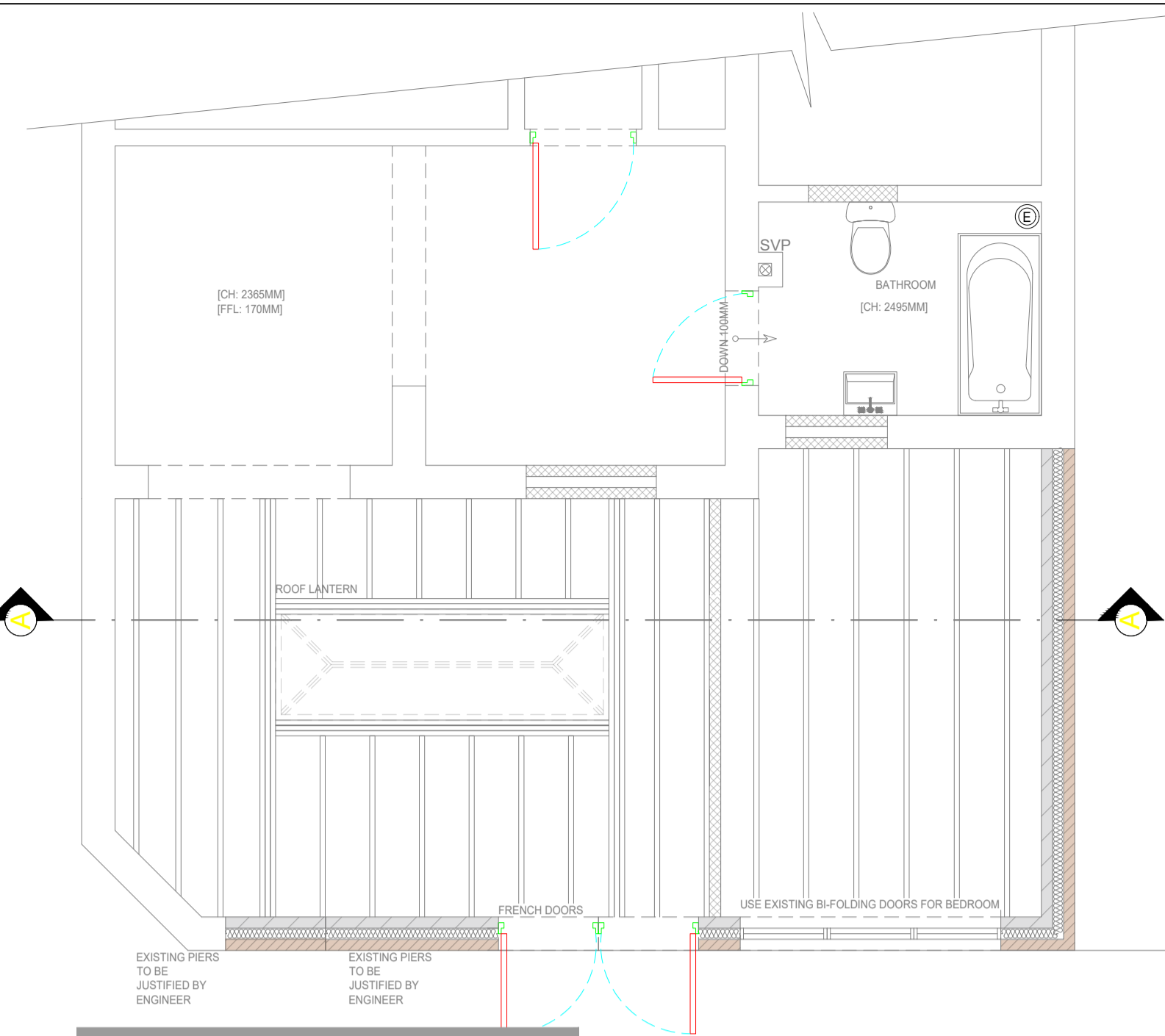


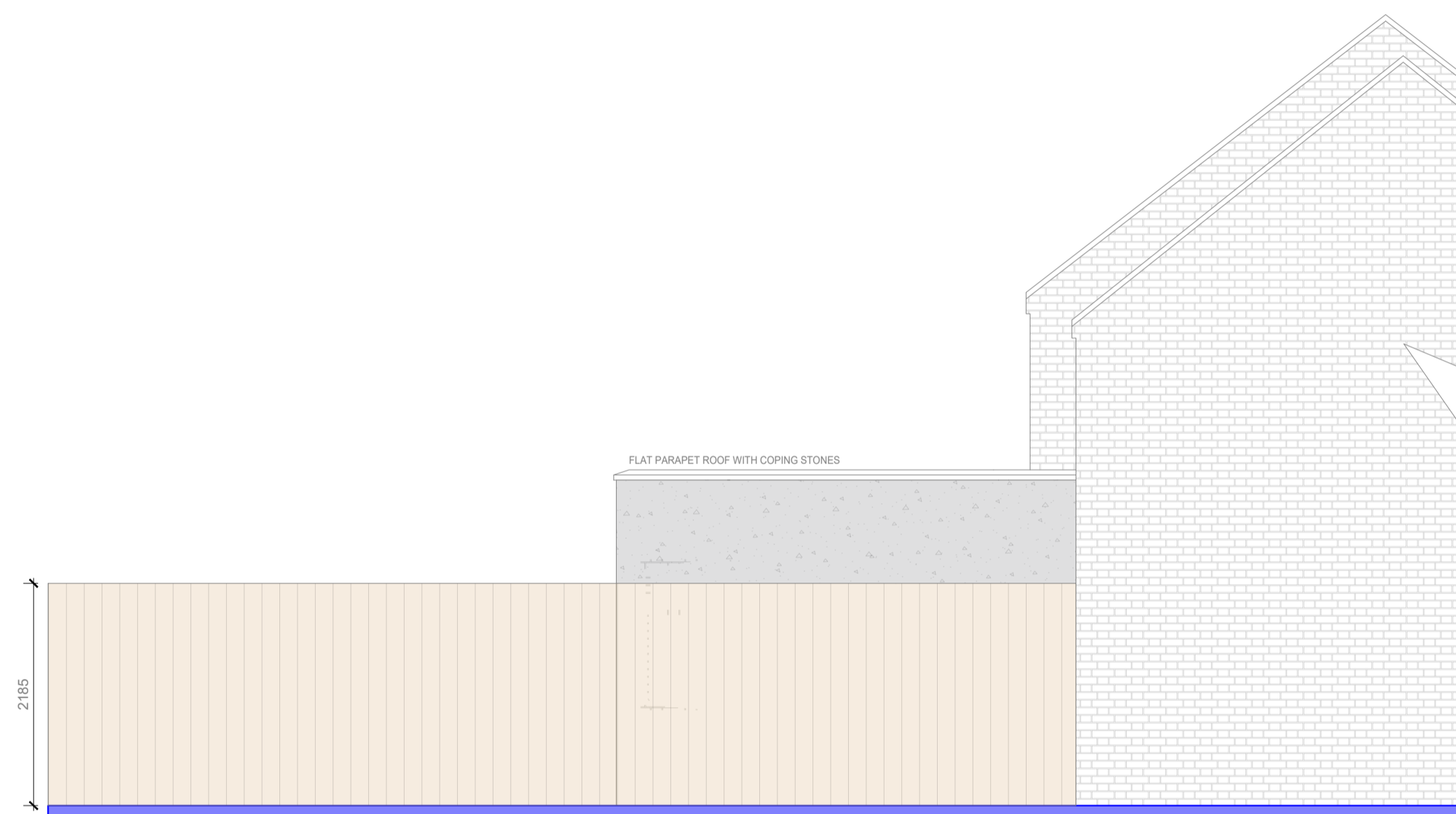
PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED JOIST PLAN  
SCALE 1:50



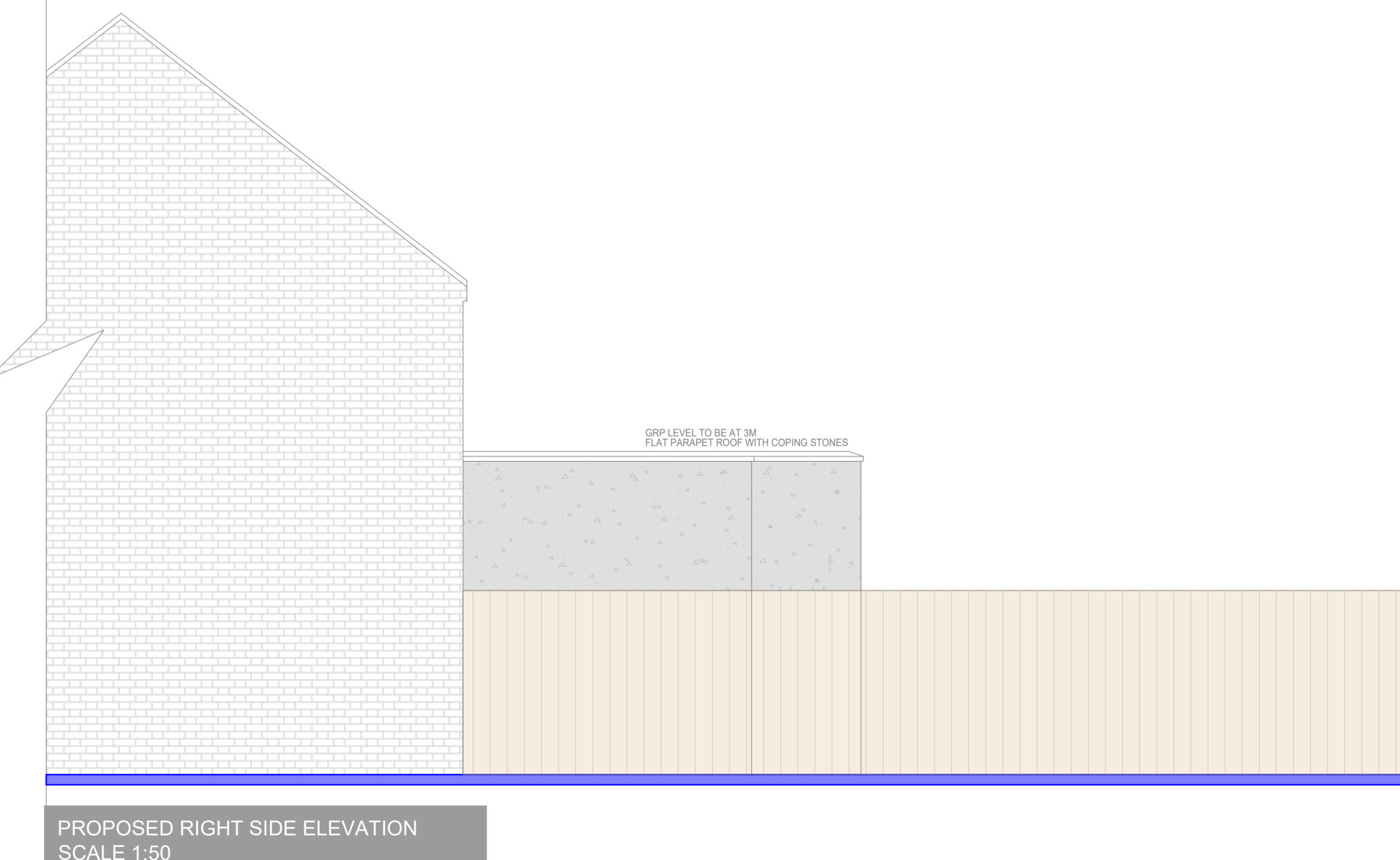
PROPOSED REAR ELEVATION  
SCALE 1:50



PROPOSED LEFT SIDE ELEVATION  
SCALE 1:50



PROPOSED A-A SECTION  
SCALE 1:50



PROPOSED RIGHT SIDE ELEVATION  
SCALE 1:50

- 1 Ground Floor Construction 100mm Concrete Slab laid on 100mm Kingspan insulation, exposed perimeter edges to receive 25mm perimeter vertical insulation upstand laid on 1200g DPM linked to DPC (to give a Uvalue of 0.22 W/M2K) on sand binding and 150mm well consolidated approved fill.
- 2 Roof Construction of High Performance roofing membrane to achieve BROOF(I4) rating or Fibre Glass to BS 476-3:2004 min bonded to 22mm exterior grade plywood on 150mm Celotex T1400 sheet insulation or similar approved (to give a Uvalue of 0.18 W/M2K) on vapour control layer on 22mm exterior quality plywood or similar approved on sw firings to minimum 1 in 80 fall on 200 x 50mm grade C24 Ceiling joists @ 400 centres. Underside to be finished with 12.5mm plasterboard and skim finish.
- 3 FOUNDATIONS: Base of Foundations are to be taken down from base of Existing foundations min 950mm finished ground level ( to be agreed with builder control.) If existing foundations go deeper than 900mm then new foundations to be taken down to match. To be taken down below invert of any adjacent drain runs Foundations are to be minimum 500mm wide x 225mm Deep and reinforced at bottom (40mm Cover) with C25 Fabric, 400 end laps. Concrete is to achieve a minimum crushing strength of 35N/mm2 @ 28 Days. Ground is to be inspected By Building Control before concrete is poured. The depth of foundations to be in accordance with NHBC practice note 4.2 in relation to nearby trees. 305mm cavity walls comprising 105mm engineering bricks up to ground level or Thermalite trench blocks, and 2 course facing bricks above ground level to the outer leaf. 100mm cavity filled up with lean mix concrete to a level 25mm below DPC, 100mm concrete block inner leaf. Provide damp proof course to BS 743 to external and internal walls, minimum 150mm above the external ground level, with minimum 300mm end laps. Internal leaf damp proof course to be linked with the floor damp proof membrane forming a continuous barrier.
- 4 150mm Gravel margin with 50mm pin Kerb to outside edge
- 5 Install Proprietary 3 m X 1.2m Roof Lantern to specification of owner. To be installed to manufacturers details with minimum 150mm upstand to perimeter edges. Upstand to be 50 x 50 timber frame with plywood or chipboard face with sheet insulation between. Timber rafters to be doubled up either side of openings.
- 6 WALL CONSTRUCTION: 100mm SN Blockwork outerleaf. 100mm innerleaf to be Airtac concrete blockwork in cement lime mortar 1:1.6 mix. (1:4 below ground level). Cavity Width to be 100mm filled with rockwool full fill insulation batts and a lean mix fill is required at 225mm below DPC level. Internal walls to receive 12.5mm Gyproc plasterboard on 10mm Dabs plus 3mm skim finish. Ruberoid damp proof course min 150mm above F.G.L. Stainless steel Ancon wall ties suitable for cavities of 100mm fixed at 750mm horizontal & 450mm Vertical centres. Cavity Filled to Ground Level with lean mix concrete. External Face to receive additional layer of 100mm EPS insulation with render finish to manufacturers details.

LEGEND

AS BUILT DWG 26/03/24 BASED ON BUILDERS WORKS CARRIED OUT DIFFERENT TO PLANS

REVISIONS

| REV | DATE     | CHANGES       |
|-----|----------|---------------|
| 0   | 30/01/23 | Initial Draft |
| 1   | 09/02/23 | Changes       |
| 2   | 10/10/23 | Fence         |
| 3   | 26/03/24 | AS BUILT      |

JOB INFORMATION

ADDRESS: 60 CASTLEMARTIN, INGLEBY BARWICK, TS17 5BA

PROJECT: SINGLE-STOREY REAR EXTENSION

DRAWINGS :

Proposed Plans & Elevations - Page 02

DATE :

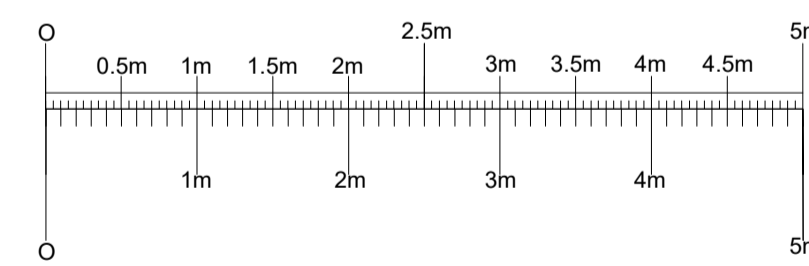
10/10/23

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DRAWN BY :

PF



- All Rights Reserved.
- This Drawings must not be reproduced without permission.
- Do not Scale off Drawings.
- All dimensions to be checked by contractor on-site.
- Construction must only commence once planning, building control and any other relevant approvals have been obtained.
- It is the responsibility of the owner to ensure approvals have been granted.
- Any discrepancies must be reported to the architect, surveyor, engineer or responsible person immediately.
- The contractor is responsible for ensuring compliance with the cdm regulations and mandatory h&s on site precautions.
- The client/building owner must obtain the necessary party wall agreements prior to commencing works on site.



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