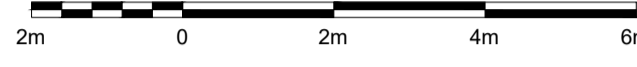
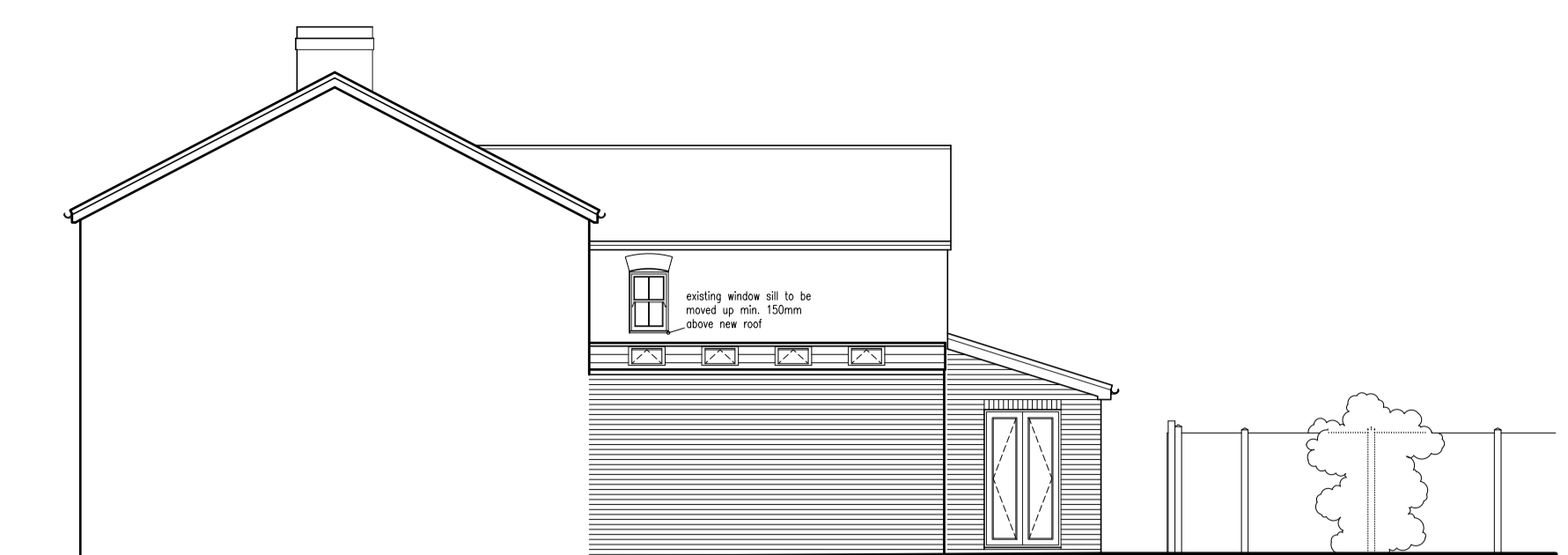
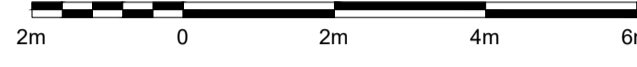




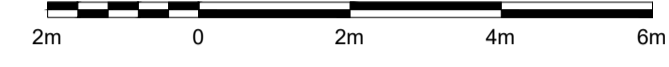
EXISTING SIDE ELEVATION 1:100



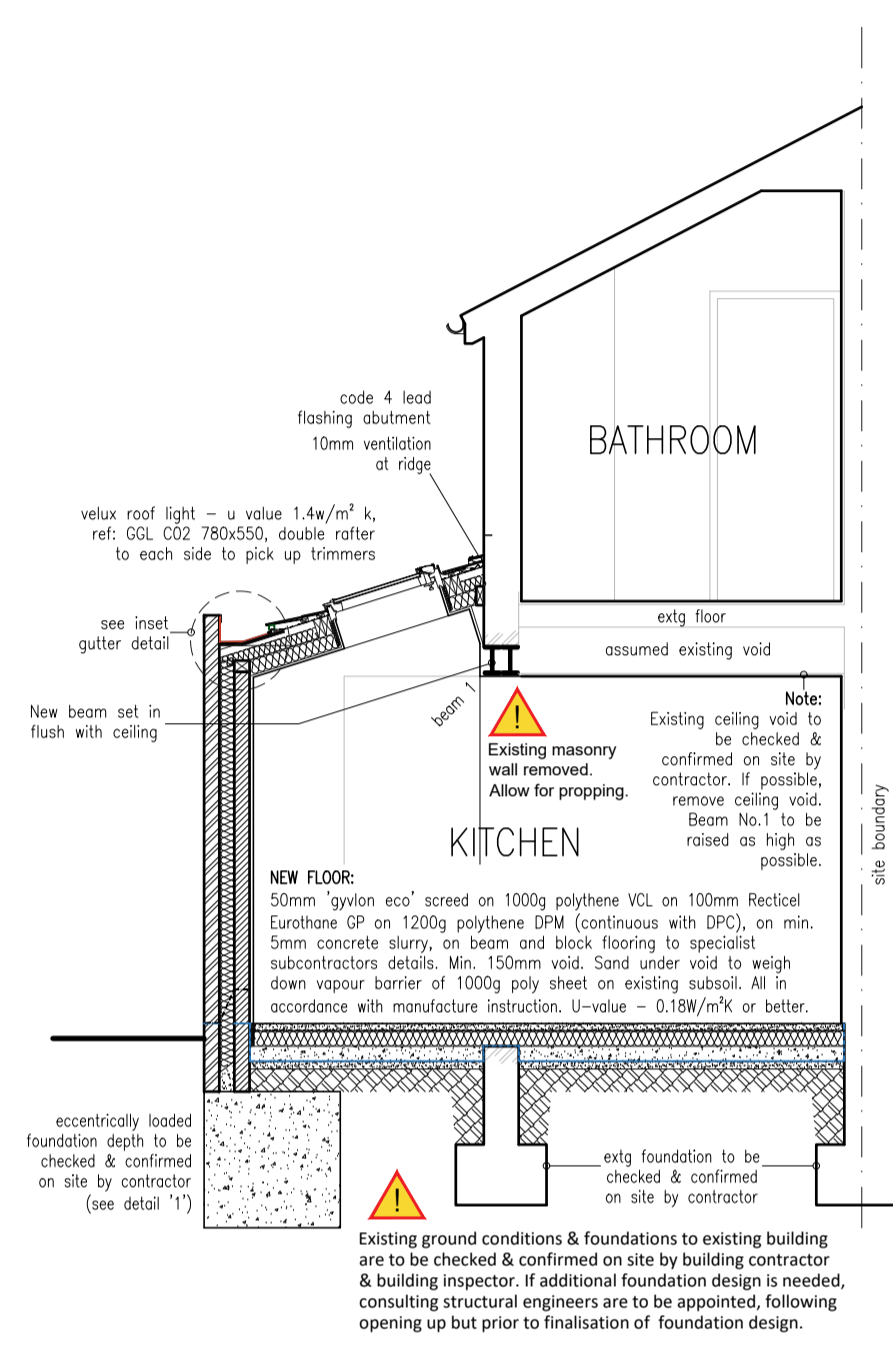
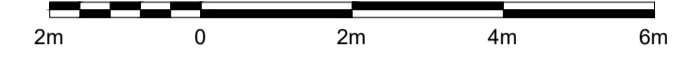
EXISTING REAR ELEVATION 1:100



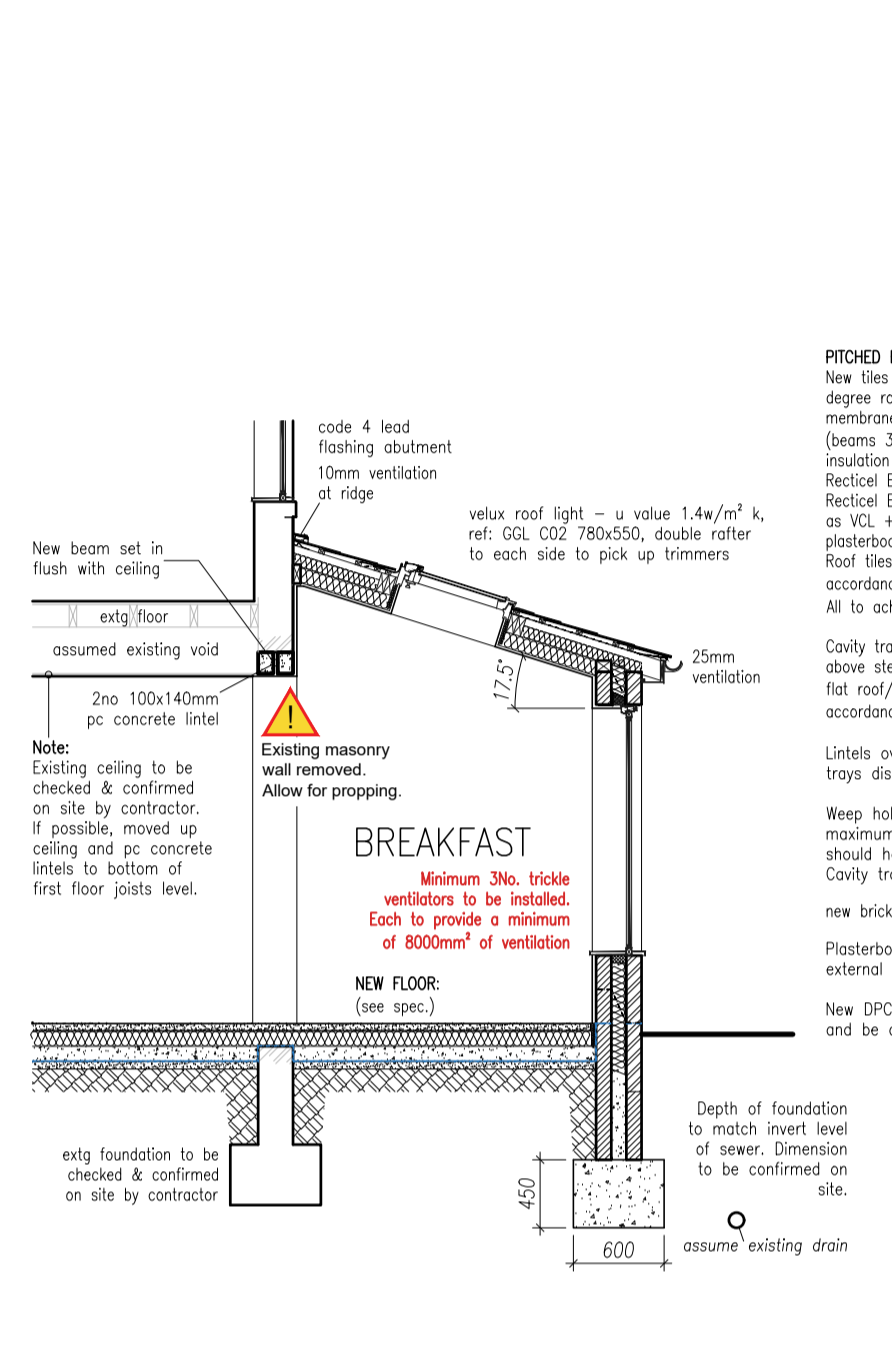
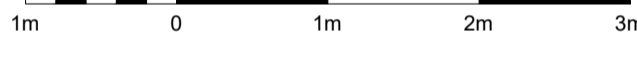
PROPOSED SIDE ELEVATION 1:100



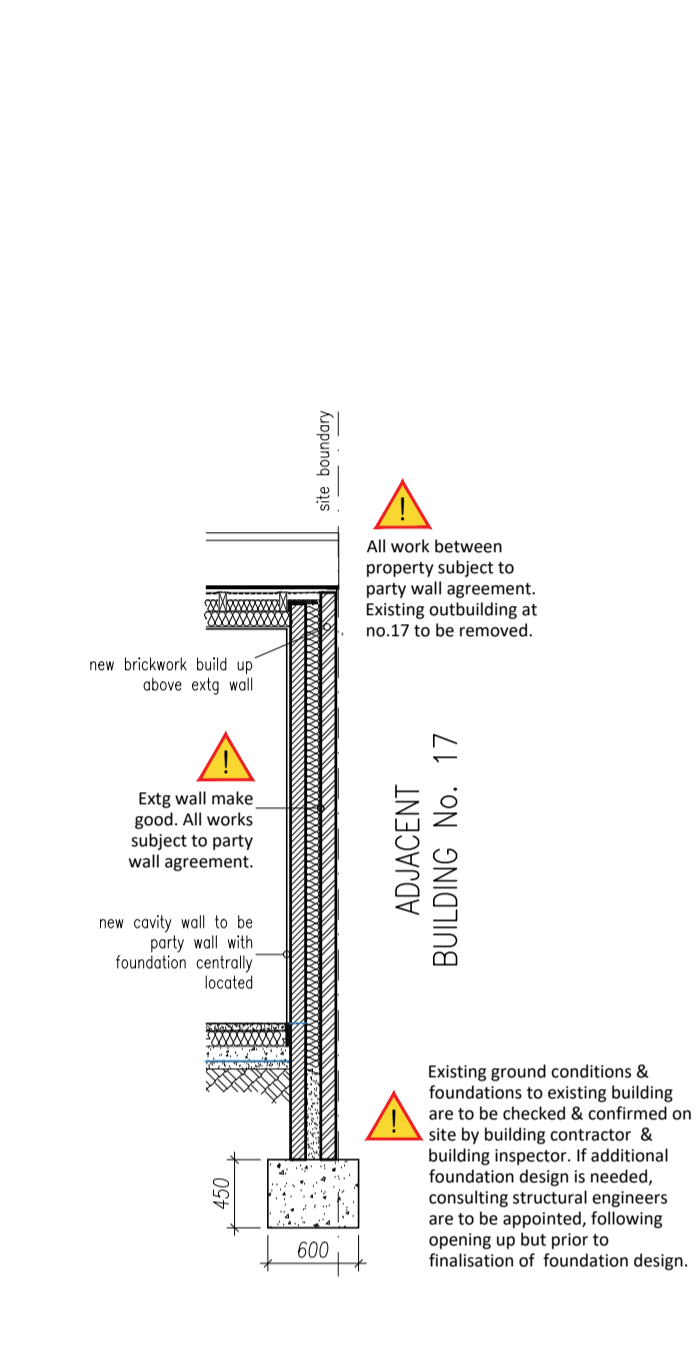
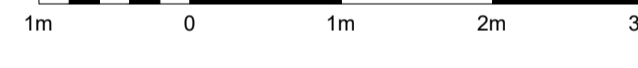
PROPOSED REAR ELEVATION 1:100



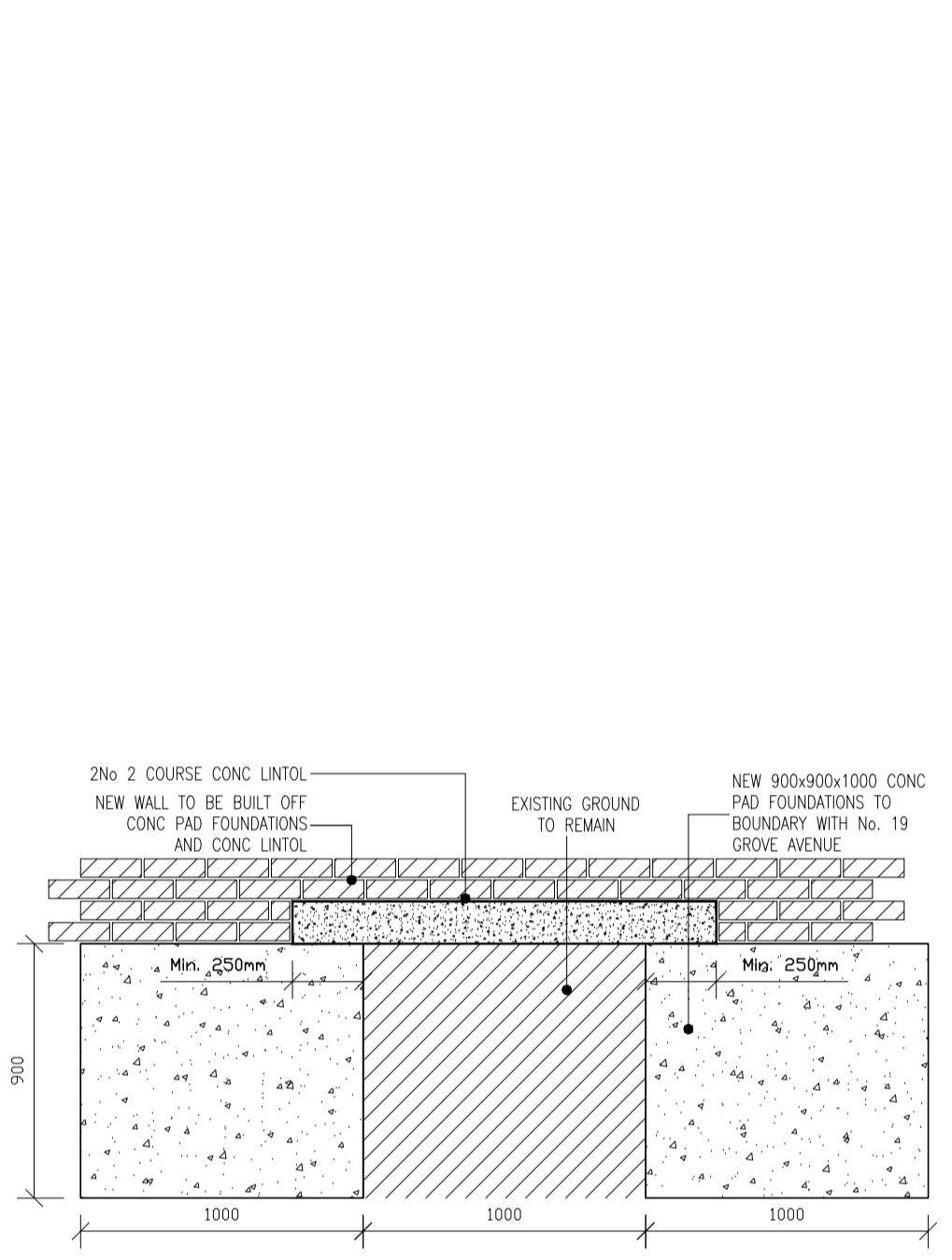
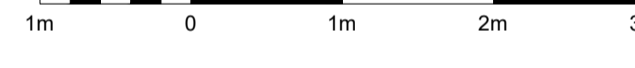
PROPOSED SECTION A-A 1:50



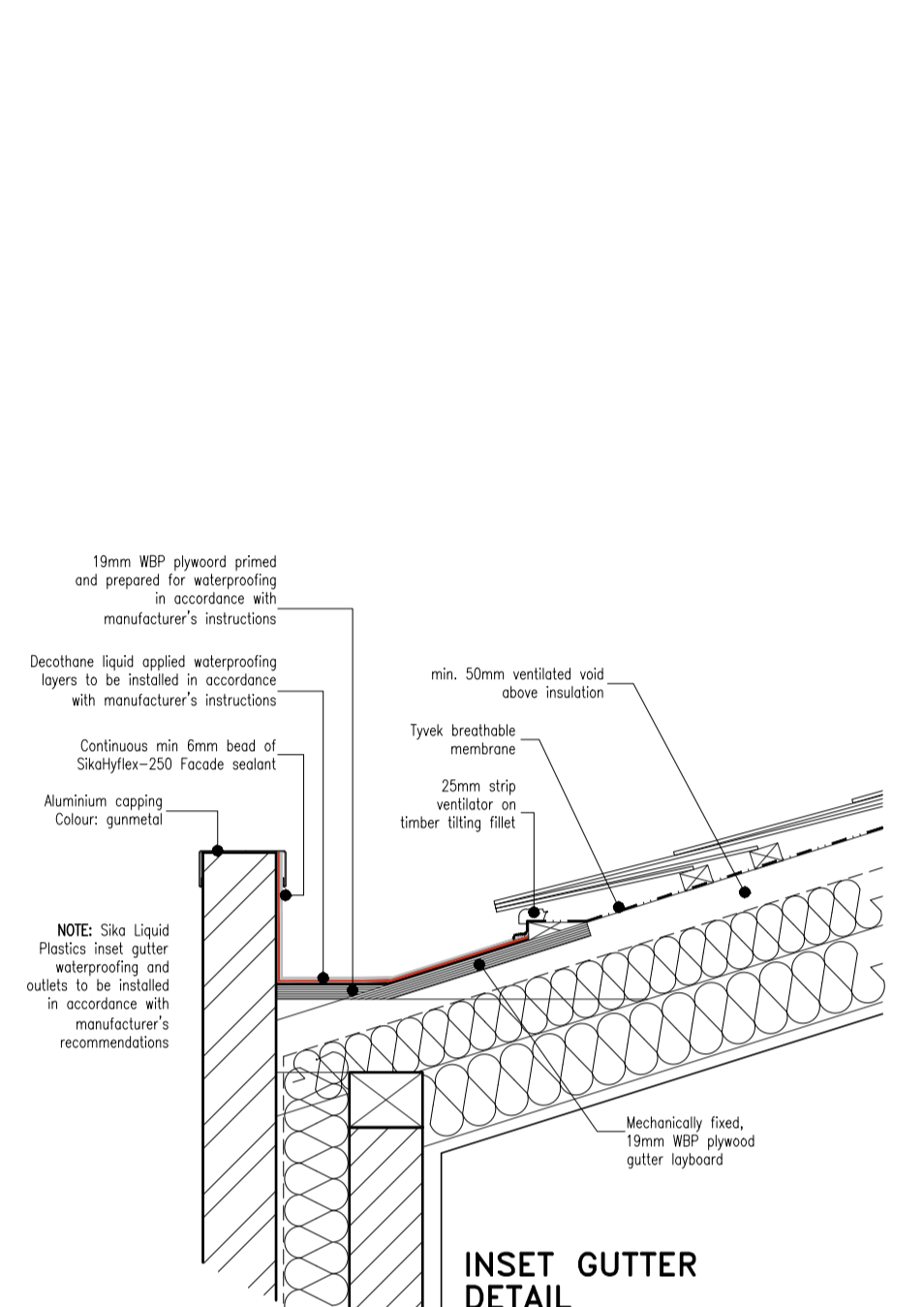
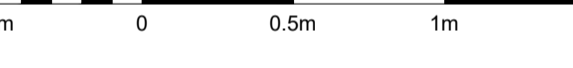
PROPOSED SECTION B-B 1:50



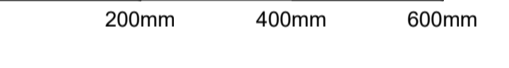
PROPOSED SECTION C-C 1:50



FOUNDATION DETAIL 1:25



INSET GUTTER DETAIL SCALE 1:10



PITCHED ROOF:
New tiles to match existing and suitable for 17.5 degree roof on 25x38mm timber battens on sarking felt membrane on 50x125 C24 timber rafters at 400cc (beams 3 & 4 - see plan for details).
Insulation on rafters: 50mm well ventilated cavity, 75mm Recticel Eurothane GP between rafters and 100mm Recticel Eurothane GP below rafters, board joints sealed as VCL + Air Leakage Barrier, finish with 12.5mm plasterboard & 3mm skim.
Roof tiles to be spaced, fixed and lapped in strict accordance with manufacturer's instructions.
All to achieve 0.19W/m²K U-value or better.

Cavity tray and associated weep holes to discharge above sarking and flashing level of junctions where flat roof/pitched roof abuts external wall, all in accordance with manufacturer's instructions.

Lintols over external openings to have cavity trays discharging to outside with weep holes.

Weep holes should be provided spaced at maximum 450mm intervals. Each opening should have at least two weep holes.

Cavity trays to have stop ends.

new brick & render to match extg

Plasterboard dry lining on sarking to extg external walls & new extension

New DPC to connect with existing DPC and be continuous

Depth of foundation to match invert level of sewer. Dimension to be confirmed on site.

assume existing drain

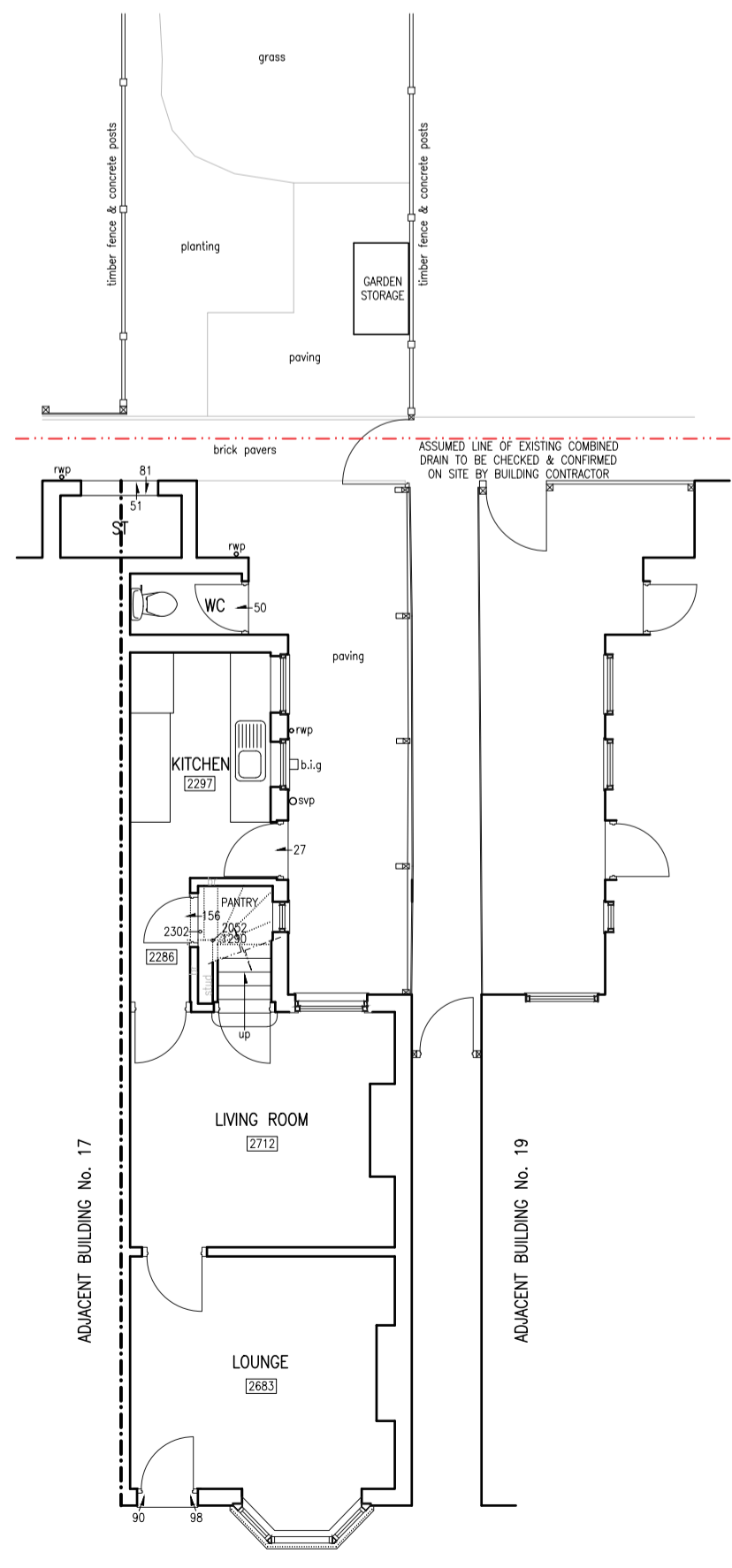
ADJACENT BUILDING No. 17

All work between property subject to party wall agreement. Existing outbuilding at no.17 to be removed.

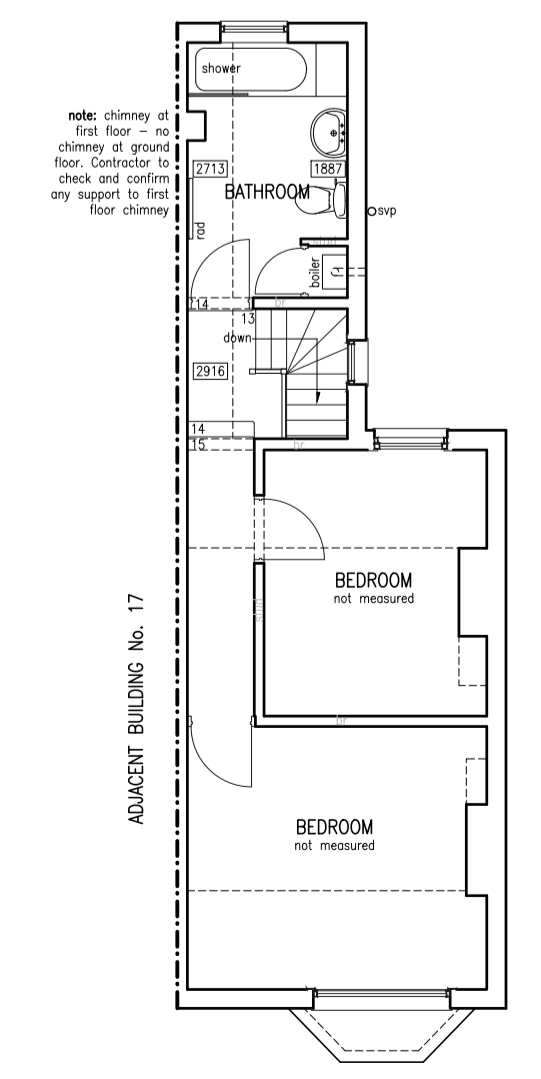
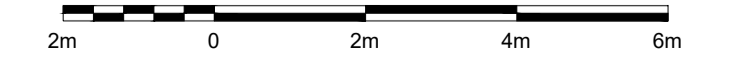
Extg wall make good. All works subject to party wall agreement.

new cavity wall with party wall with foundation centrally located

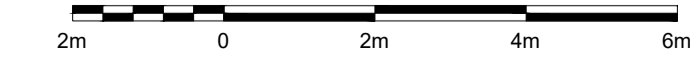
Existing ground conditions & foundations to existing building are to be checked & confirmed on site by building contractor & building inspector. If additional foundation design is needed, consulting structural engineers are to be appointed, following opening up but prior to finalisation of foundation design.



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



GENERAL NOTES:

- All dimensions must be checked on site and any discrepancies verified with the architect.
- This drawing is the sole copyright of Brophy Riaz & Partners Chartered Architects and no part may be reproduced without the written consent of the above.
- Client to commence with construction work only upon receipt of full and unconditional building regulations approval.
- Under the 2015 CDM regulation The Client will appoint a principle Designer.
- The Party Wall Etc. Act
An information leaflet on the Party Wall etc. Act is available if requested. If applicable, you are responsible for notifying your neighbours of the intended building work. On most domestic projects to a terraced or semi-detached house, (and often detached houses too) you'll find that you trigger an element of the Party Wall etc Act 1996. We recommend that you consult with an experienced party wall surveyor well ahead of works commencing on site to review this. If in doubt ask.

Window replaced with french door Minor Revisions	B A	04.04.24 26.03.24
Revision:	Issue:	Date:
Drawn By: MM	Scale: AS SHOWN	Date: MARCH 2024

Brophy Riaz & Partners
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client:
MRS ANNE-KEAR DUDLEY

job:
**18 GROVE AVENUE
SOLIHULL
B91 2AH**

drawing:
**PROPOSED ELEVATIONS
SECTIONS & DETAILS**

Job No: 3850	Drw No: 03	Issue: B
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