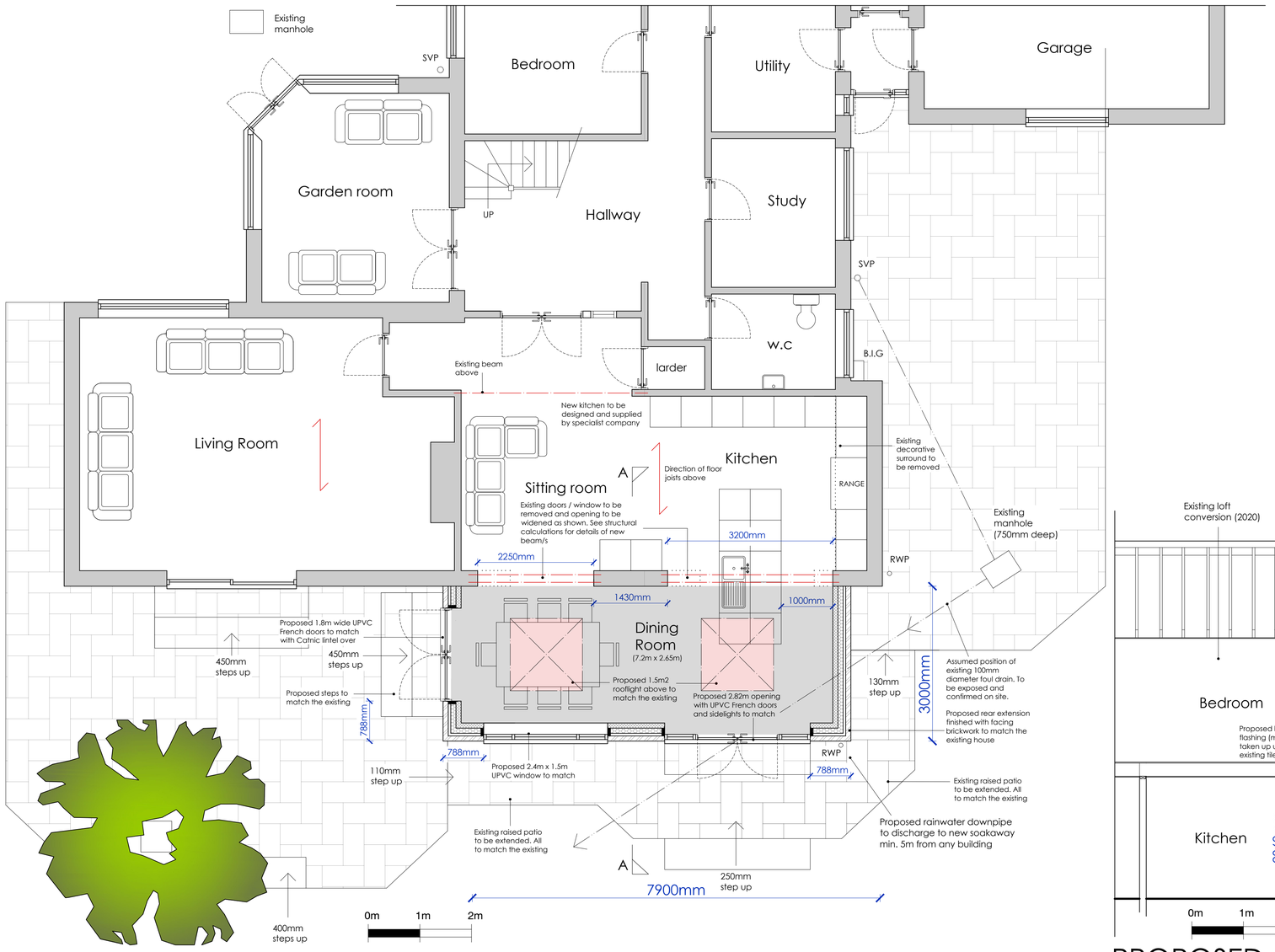


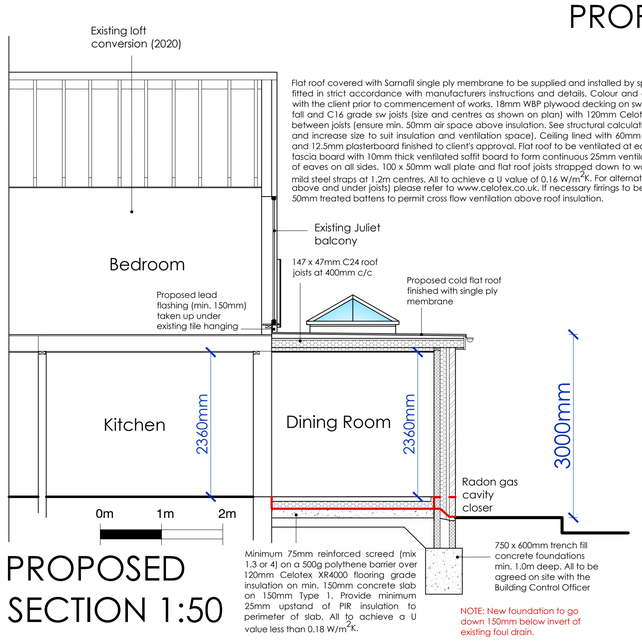
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED SOUTH ELEVATION 1:100

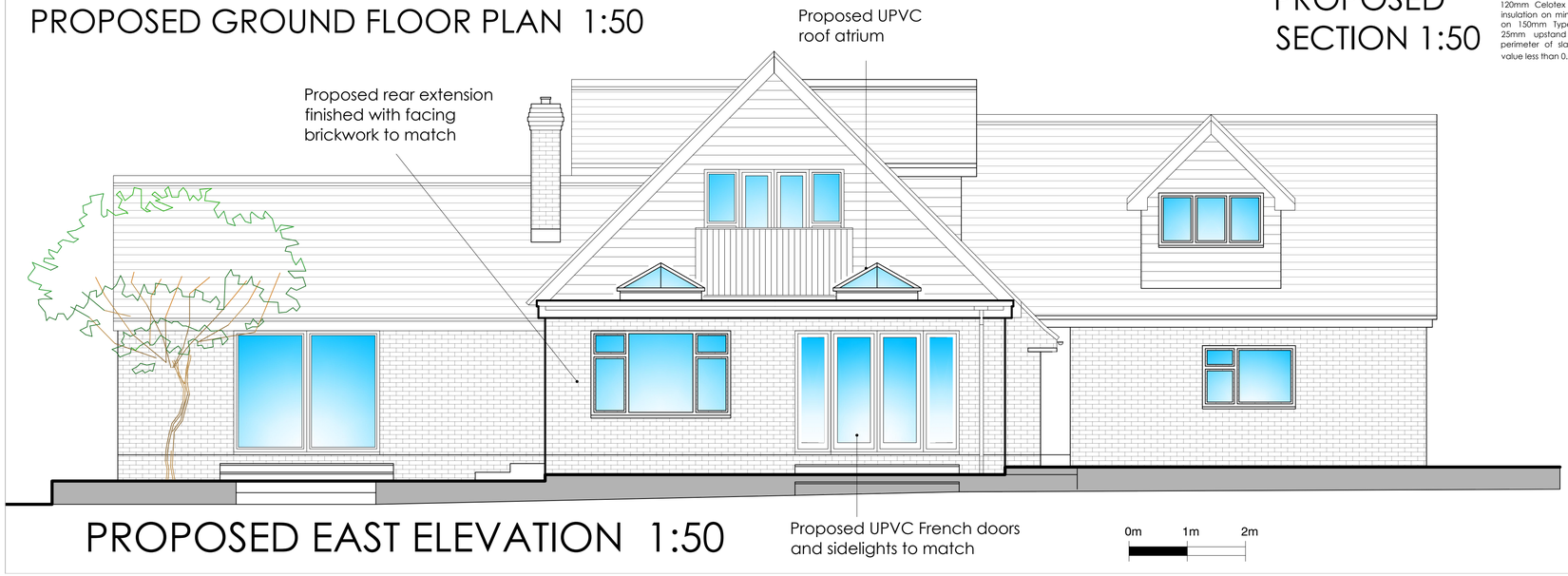


PROPOSED NORTH ELEVATION 1:100



PROPOSED SECTION 1:50

Flat roof covered with Sarnafil single ply membrane to be supplied and installed by specialist contractor. To be fitted in strict accordance with manufacturers instructions and details. Colour and exact finish to be agreed with the client prior to commencement of works. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan) with 120mm Celotex XR4000 insulation fixed between joists (ensure min. 50mm air space above insulation. See structural calculations for details of joist sizes and increase size to suit insulation and ventilation space). Ceiling lined with 60mm Celotex TB4000 insulation and 12.5mm plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate and flat roof joists strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0.16 W/m^{2}K. For alternative insulation methods (ie. above and under joists) please refer to www.celotex.co.uk. If necessary firrings to be cross battened with 50 x 50mm treated battens to permit cross flow ventilation above roof insulation.



PROPOSED EAST ELEVATION 1:50

THE OAKS, CASTLEGATE, WEST CHILTINGTON

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Drawing Title: PROPOSED REAR EXTENSION

Paper Size/ Scale: A1

Date: NOV. 2024

Drawing Number: HM-270-01

Revision: Revision

General Notes:

1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.