Copyright This drawing is the property of Home Extension Plans & must not be reproduced wholly or in part, nor the information therein disclosed to a third party, without the written consent of the owner.

Notes:

Home Extension Plans
Architectural Services
5 Wildanes Green, Wessington, Derbyshire, DE55 6JN.
Tel: 0739 800 99 79. Facebook: homeextensionplans
E: homeextensionplans@outlook.com

Revisions:

-

Project Title:
Proposed First Floor Extension to Rear of 146 Derby Road, Ripley, Derbyshire, DE5 3HT.

Client: Mr. Gary Poolton.

Drawing Title:
Proposed Elevations & Notes.

Drawing Status: Stage 4 - Technical Design
Drawn by: RHB
Date: July 2020
Paper Size: A3
Scale: 1:100
Drawing Number: 1028 / 004
Status Revision: -



Front Elevation to Derby Road

Rear Elevation



Side Elevation Facing No. 138 Derby Road

PROPOSED MATERIALS:- (all to match the existing house)
External Walls: (front elevation & adj. house No. 148)
To remain unchanged.
External Walls: (side & rear elevations to first floor level extension)
Off-white smooth finish modern render - the entire house is to be re-rendered as phase 2 of the project at a later date.
Window:
Double glazed in white Upvc frames with brick soldier course cill.
Flat Roof: (main house roof to remain unchanged).
Light coloured single ply flat roofing membrane with reflective surface to help reduce solar heating.
Rainwater Goods:
Black round section rwp's & guttering.

NOTES / LEGEND: (to be read in conjunction with dwg numbers 001 - 004 & the construction notes).

1/. Extg. bedroom door to be removed to form new hallway thru' to extension - allow to make good the opening ready for re-decoration.

2/. Form new hallway to extension / bathroom in non-loadbearing timber studwork as construction notes; hallway width to suit new door opening into extension / corner return brick pier size that is required (665mm).

3/. Remove extg. radiator & allow to re-position in hallway / bathroom.

4/. Chop-out to form new lintelled door opening into the extension - structural engineer to calculate stability of the corner / return pier if requested by Building Control - 665mm pier suggested.

5/. New external wall construction to extension in cavity blockwork with rendered finish; build in new 1200mm wide window (means of escape window) centrally to match the extg. house, all as construction notes.

6/. Party wall to lined internally with insulated timber studwork & 2 layer plasterboard with skim coat finish as construction notes.

7/. Extg. rwp to be replaced upto the new extension roof & utilise the extg. gully for rainwater.

8/. Extg. rwp with shoe outlet to be replaced to discharge over the new flat roof.

9/. Extg. boiler flue outlet to be altered to suit the proposed extension with a new outlet finished as construction notes.

10/. The extg. bedroom 3 / loft as to remain as extg. subject to approval / necessary changes as recommended by the Building Inspector.

11/. New bathroom layout to be agreed with client. New SVP taken under the hallway floor out to an external pipe with new drainage to connect into extg. manhole.

12/. New ceiling mounted extract fan ducted to external air & rated as construction notes.

13/. New bedroom 2 floor level to be set 1 step down from the main first floor level based on the kitchen / extg. bathroom ceiling level to maximise the available ceiling height so that the new flat roof will fit to the underside of the party wall guttering to No. 148 Derby Road & still allow for adequate flashing at the extg. external wall / new flat roof junction. This should enable a ceiling height of approx. 2.0m by using Kingspan or similar vacuum insulation & short but thick flat roof joists as detailed in the construction notes.

14/. Dotted line of extg. rear single storey rear ground floor part of house.

15/. Code 5 lead flashing to extg. external wall / new flat roof junction (1 course minimum) & to extg. conservatory roof junction / extension.

16/. A trial pit / s are to be dug at the extg. rear extension & the foundations are to be exposed & checked by the L.A. Building / Approved Inspector prior to the extension works commencing to ensure that the extg. foundations will be of suitable depth / thickness to carry an additional floor / roof loading - underpinning / a revised external wall construction to be employed depending on what is found.