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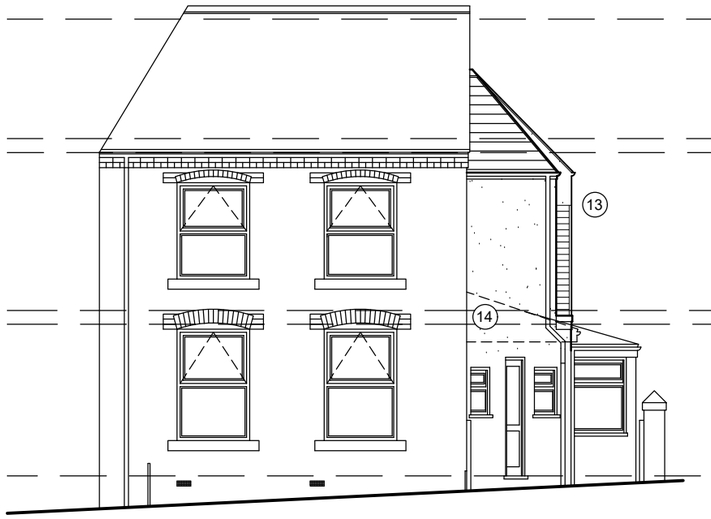
Notes:

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.



Front Elevation to Derby Road



Rear Elevation



Side Elevation Facing No. 138 Derby Road

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(other lighter construction forms could be used such as timber studwork but will require structural calculations to prove stability); build in new 1500mm wide double doors (acts as a means of escape) with a "juliet balcony" 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/. Dotted line of extg. rwp to be removed.

9/. Extg. boiler flue outlet to be altered to suit the proposed extension with a new outlet finished as construction notes - also see note 19.

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. New box guttering to No. 148 Derby Road eaves junction & to rear slope of main house roof to No. 146; detail will vary slightly dependant on chosen roof tile manufacturer (to be agreed).

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

15/. Code 5 lead flashed box gutter to No. 148 Derby Road eaves junction & to rear slope of main house roof to No. 146 as note 13 - proposed ridge level to line thru' with No. 148.

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.

17/. Rear wall of first floor extension to be set back 900mm from edge of rear wall of kitchen to give 10.5m clear to rear boundary wall as specified by Local Authority Planning Officer; this will be a small section of flat roof as construction notes.

18/. New 1.8m high screening to side to protect from overlooking; stained / painted close boarded timber fencing, plain timber panel or stainless steel posts with obscure glazing.

19/. Dependant on final chosen construction for external walls of extension, allow to build-in a new beam at ground floor ceiling level to carry new external wall / flat roof over. The beam must be agreed with BCO & / or as structural engineers details / calculations & have 150mm min. end bearings and be encased in plasterboard to provide 1/2 Hr. min. fire protection as construction notes.
Note: the boiler flue may require re-positioning when the beam is built-in as it may clash.

Revisions:
Rev "a" 8/10/20 - Flat roof design replaced with pitched roof detail to side elevation, removal of balcony to rear & canopy added to rear elevation & rear wall set back & as requested by Local Authority Planning Officer.

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

Client: Mr. Gary Poulson.

Drawing Title:
Proposed Elevations & Notes.

Drawing Status: Stage 4 - Technical Design
Drawn by: BWB
Scale: 1:100
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