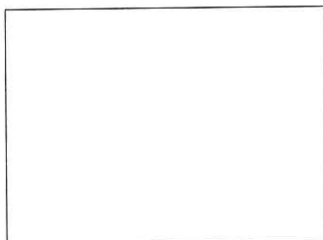
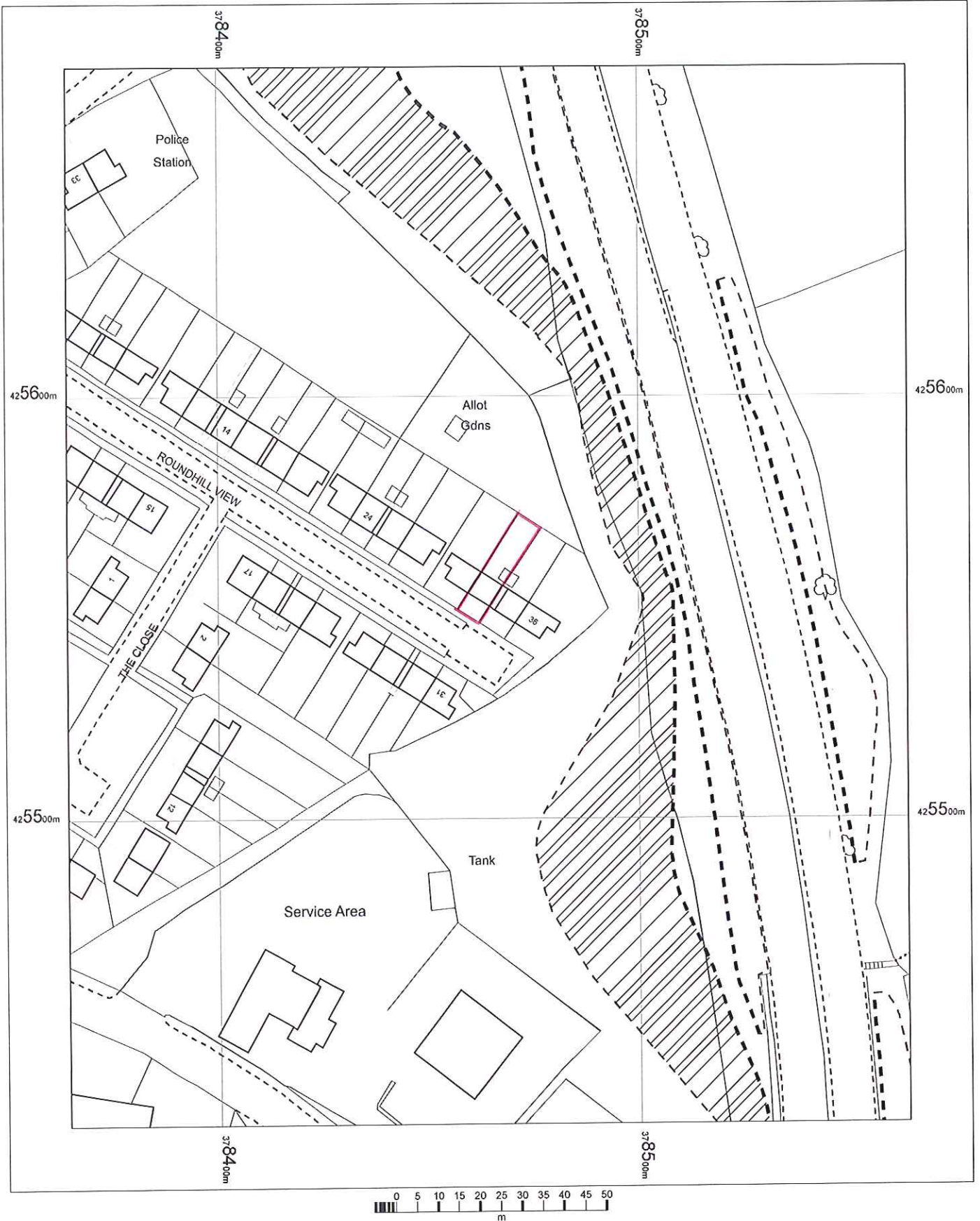
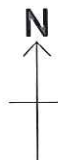


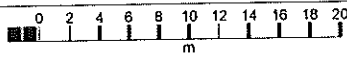
# 32 Roundhill View



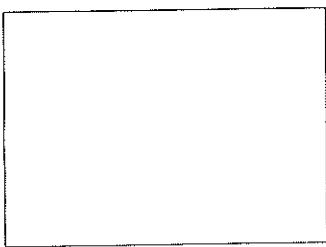
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16 June 2015, ID: M4P-00438498  
Dash SW Ltd  
1:1250 scale print at A4, Centre: 378464 E, 425553 N  
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100025026



# 32 Roundhill View



EXISTING SITE PLAN N



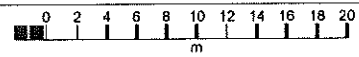
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16 June 2015, ID: M4P-00438495  
Dash SW Ltd

1:500 scale print at A4, Centre: 378464 E, 425553 N

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# 32 Roundhill View



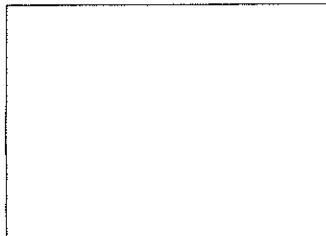
## PROPOSED SITE PLAN

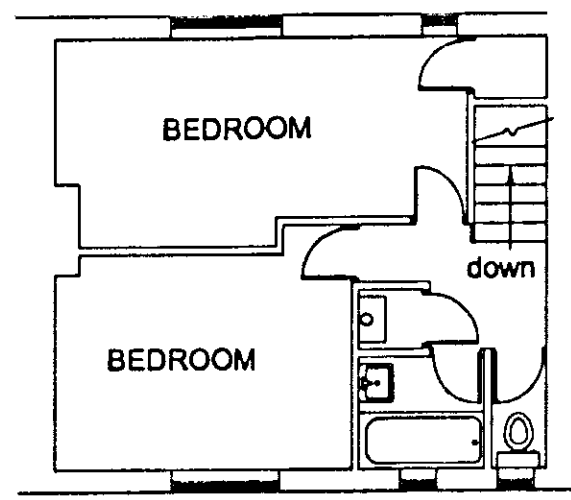
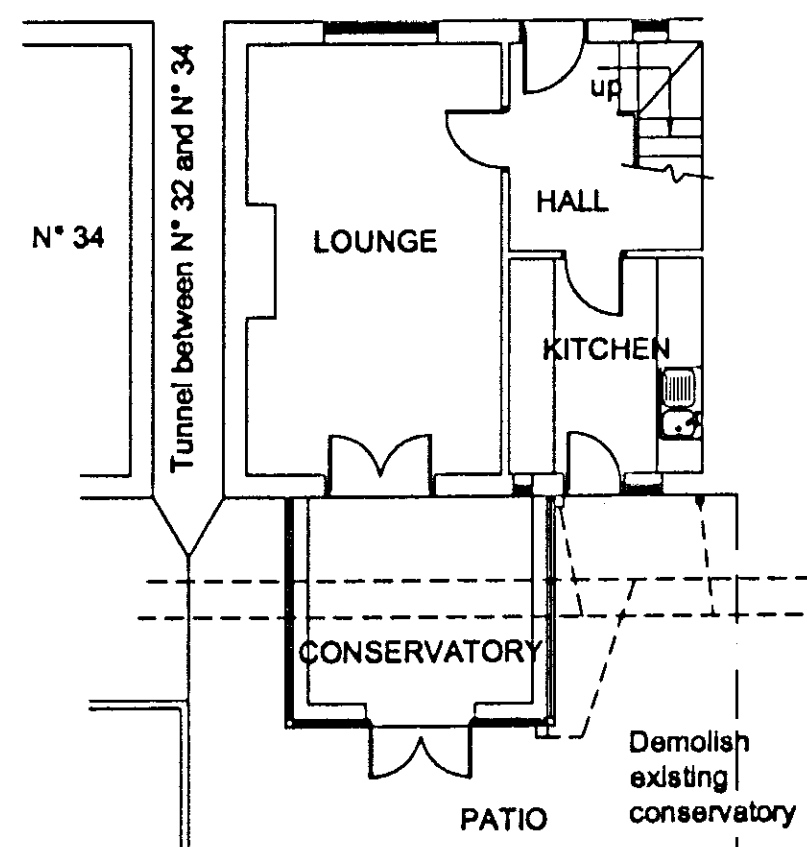


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Dash SW Ltd

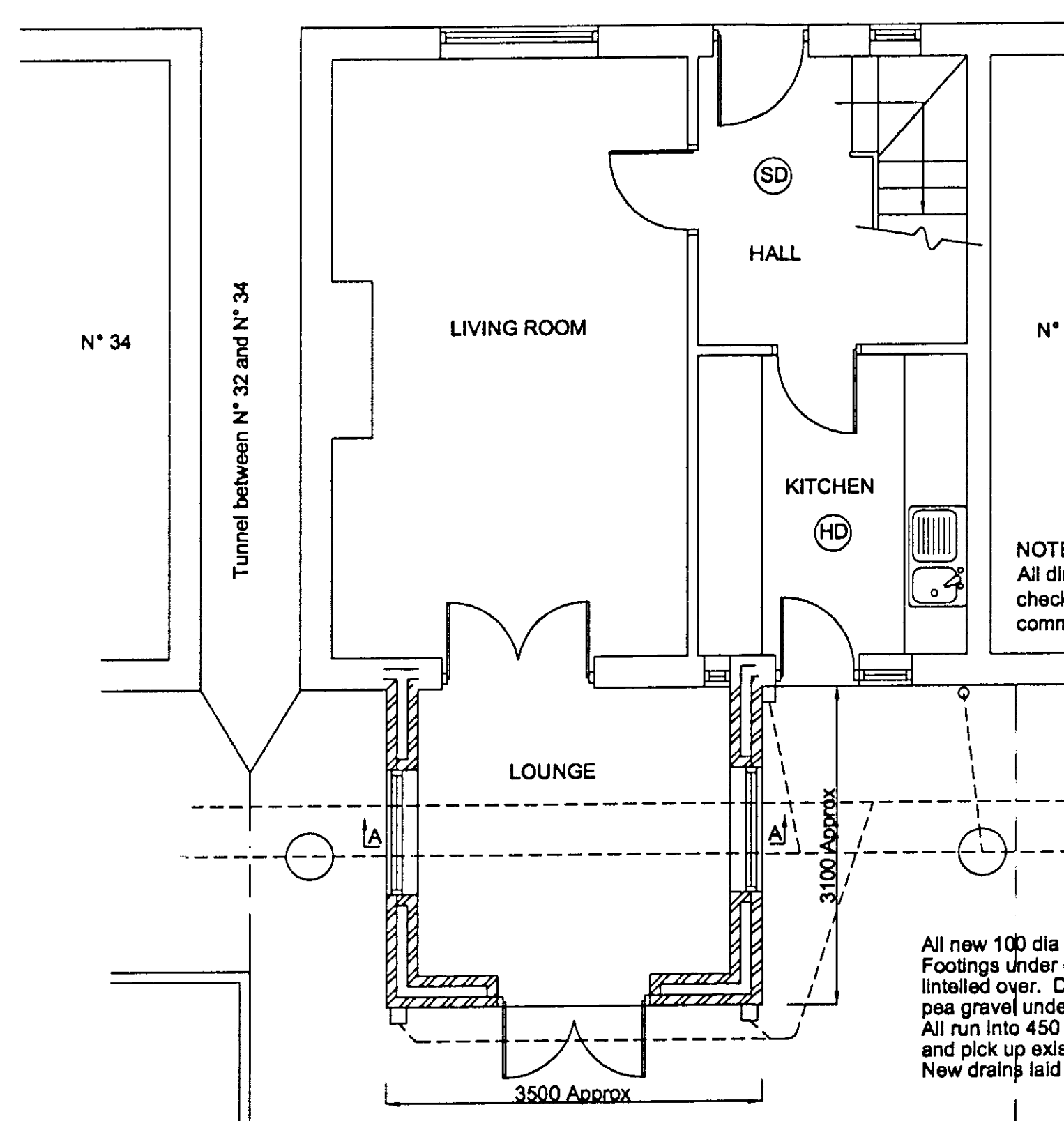
1:500 scale print at A4, Centre: 378464 E, 425553 N

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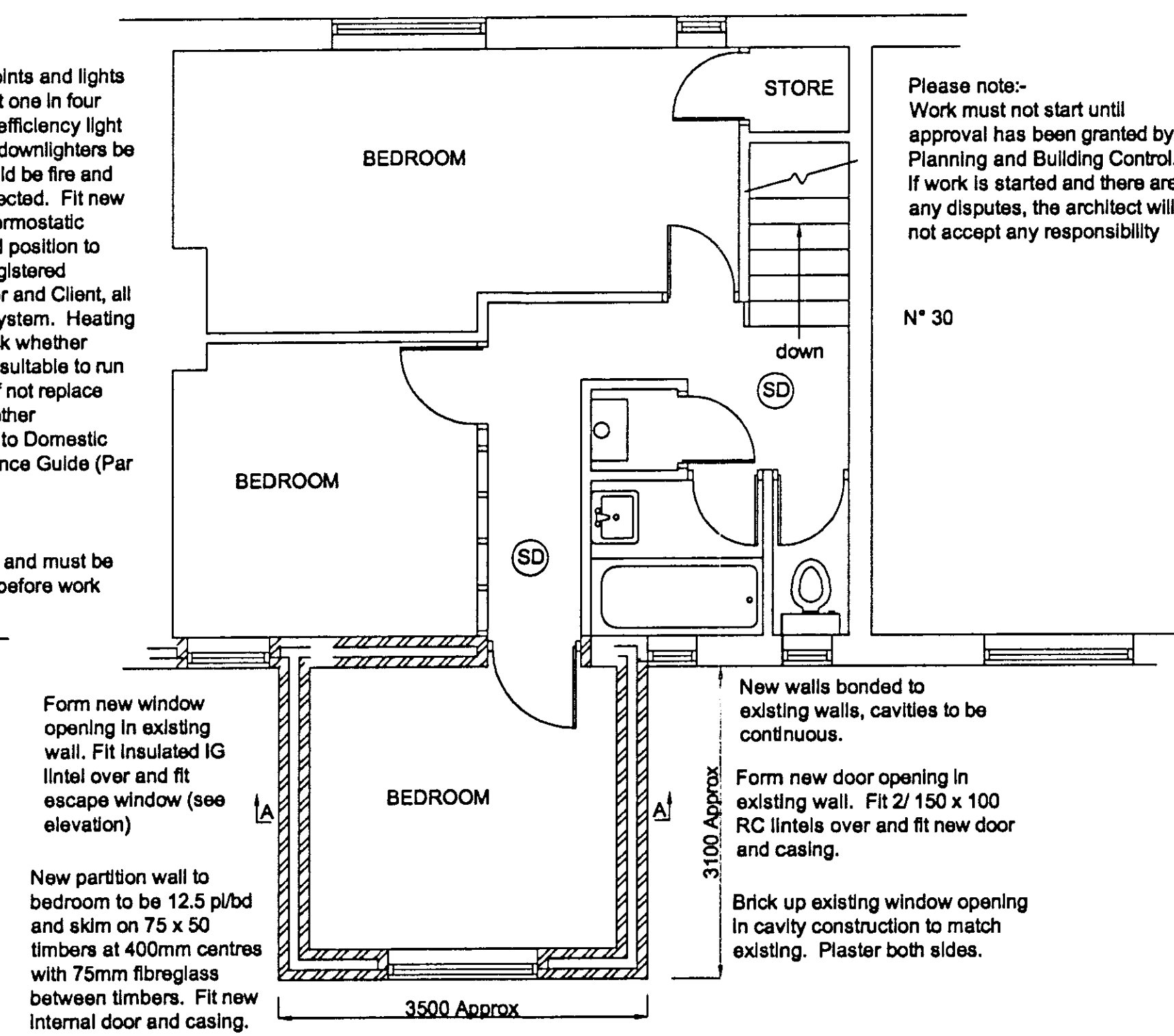
EXISTING FIRST FLOOR PLAN SCALE 1:100



Fit new power points and lights to suit Client. Fit one in four low energy high efficiency light fittings. Should downlights be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Size and position to suit Gas Safe registered Heating Engineer and Client, all run off existing system. Heating Engineer to check whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Par 35/39 Inc.)

NOTE:- All dimensions are approximate and must be checked and confirmed on-site before work commences.

All new 100 dia plastic drains. Footings under drains wall lintelled over. Drains cased in pea gravel under extension. All run into 450 dia plastic M.H and pick up existing drains. New drains laid to min 1 in 40 fall



Please note:- Work must not start until approval has been granted by Planning and Building Control. If work is started and there are any disputes, the architect will not accept any responsibility

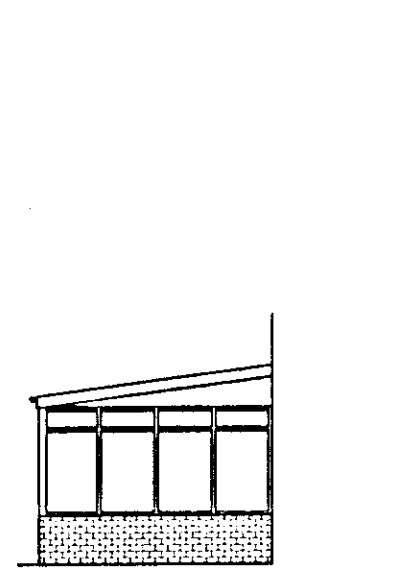
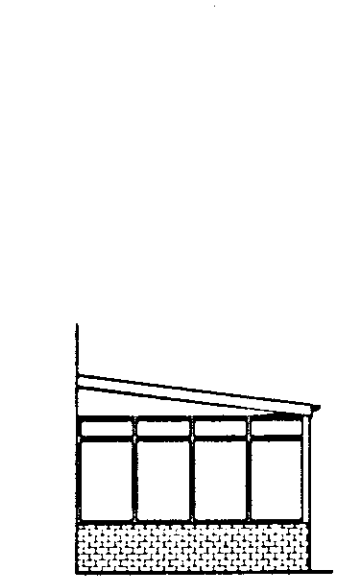
New walls bonded to existing walls, cavities to be continuous.  
Form new window opening in existing wall. Fit insulated IG lintel over and fit escape window (see elevation)  
New partition wall to bedroom to be 12.5 pl/bd and skim on 75 x 50 timbers at 400mm centres with 75mm fibreglass between timbers. Fit new internal door and casing.  
Form new door opening in existing wall. Fit 2/ 150 x 100 RC lintels over and fit new door and casing.  
Brick up existing window opening in cavity construction to match existing. Plaster both sides.

PROPOSED FIRST FLOOR PLAN SCALE 1:50

Notes:-  
Wallplates strapped down with 30 x 5 m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates. Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to rafters and trusses and floor joists, minimum 3N\* with noggins between and up to gable wall. Vertical leg of strap built into gable wall.  
Fit cavity trays with weepholes over external openings.  
Fit vertical and horizontal insulated DPC's to external openings.  
Close cavities with brick on edge.  
All new windows to have a U-Value of 1.6 Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 5000mm<sup>2</sup> trickle ventilation.  
All windows, doors and glazed partitions to be glazed in toughened safety glass in areas shown on diagram 1, Building Regulations, Document N.  
Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals.  
All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (17th Edition). An electrical installation certificate will be required.  
(SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected.  
(HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source.  
(FD) denotes half hour self closing fire door and casing with intumescent strips.  
Building Inspector will require types of fans and locations in walls and ceilings to accord with pages 48-50 Approved Document Part F (2006 Edition).  
All construction to be robust with continuity of insulation and air tightness.  
Steel beams and angles to be cased in 2 layers 12.5 Gyproc Fireline board and skim.

EXISTING GROUND FLOOR PLAN SCALE 1:100

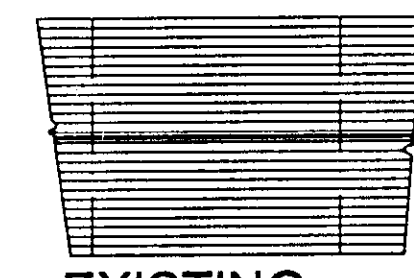
PROPOSED GROUND FLOOR PLAN SCALE 1:50



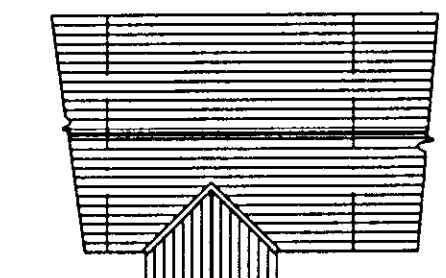
EXISTING SIDE ELEVATION SCALE 1:100

EXISTING REAR ELEVATION SCALE 1:100

EXISTING SIDE ELEVATION SCALE 1:100



EXISTING ROOF PLAN SCALE 1:200



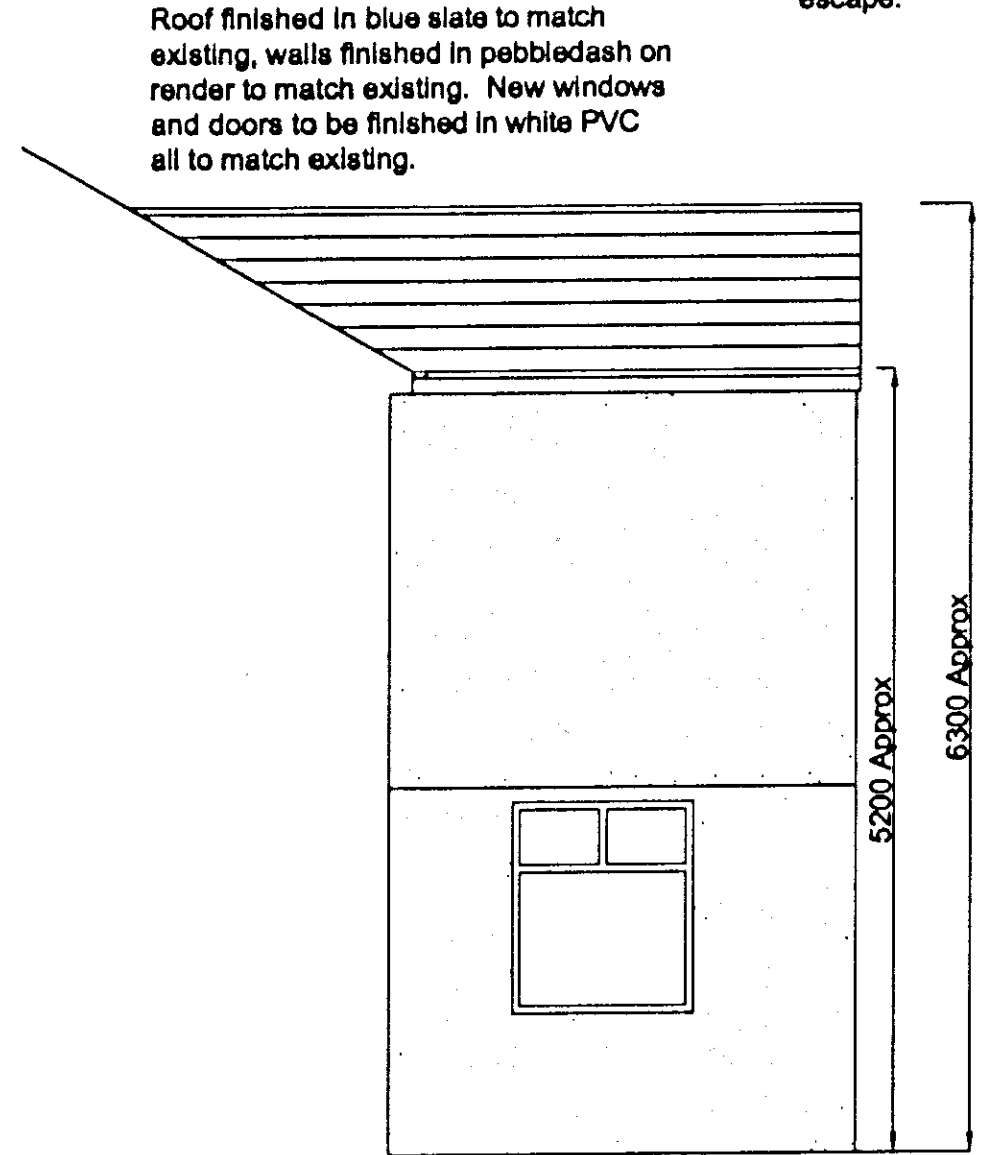
PROPOSED ROOF PLAN SCALE 1:200

Roof:- Blue slate to match existing. Headlap and fixing to suit manufacturers specification. Slates on tanalized timber battens on breathable felt on gang nailed trusses at 600mm centres. Trusses and bracings to be in accordance with manufacturers specification and BS 5268 Part 3, 1985 and BS 6399 Part 3, 1998. Trusses to be designed, manufactured and installed by Specialist contractor. Trusses fixed securely to timber wallplates. Roof slope to match existing.  
Ceiling:- 12.5 pl/bd and skim fixed to underside of trusses. Lay 170mm fibreglass between bottom ties of trusses with a further 170mm fibreglass laid across. This construction will achieve a U-Value of 0.16.

New bedroom windows to be escape type windows with side hung O.L min 0.34m<sup>2</sup> with min width or height of 450mm. Height to bottom of O.L from floor should be 1100mm max. Should window locks be used they should be of a type where the key cannot be removed. Should easy clean hinges be used, please ensure that they can be opened beyond 90° for effective escape.

Lead lined valleys between new roof and existing roof:- 5Lb lead on 2/ 220 x 20 timber valley boards. Fit tilting fillet under slates. Lead flashed over tilting fillet and up under slates. All on diminishing trusses fixed to 12.5 exterior plywood fixed to existing rafters and new trusses.

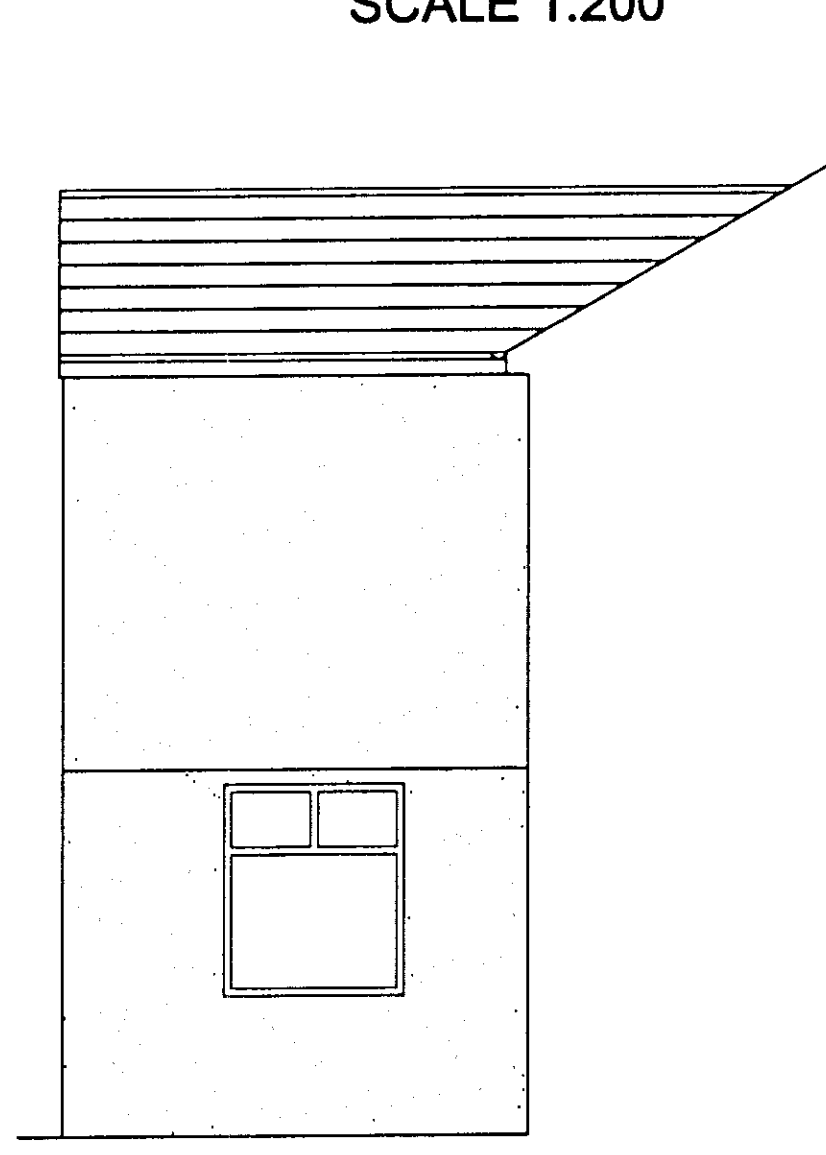
Notes:- Roof finished in blue slate to match existing, walls finished in pebbledash on render to match existing. New windows and doors to be finished in white PVC all to match existing.



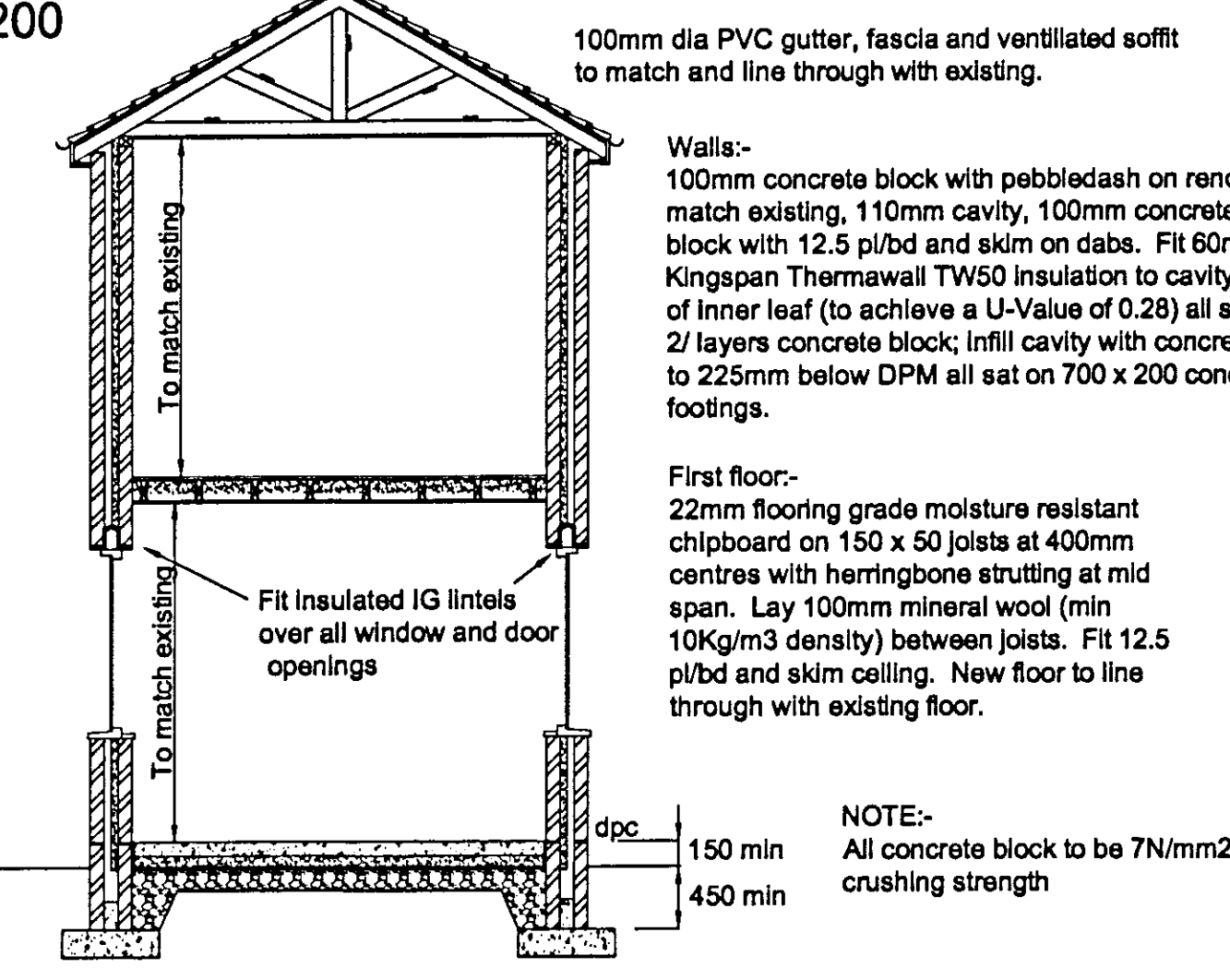
PROPOSED SIDE ELEVATION SCALE 1:50



PROPOSED REAR ELEVATION SCALE 1:50



PROPOSED SIDE ELEVATION SCALE 1:50



Ground floor:- 100mm concrete on 500g polythene on 80mm Kingspan Kooltherm K3 insulation on 1200g Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing floor.

PROPOSED SECTION A-A SCALE 1:50

NOTES  
Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely be able to research these issues Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.  
Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.  
Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.  
All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice  
All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.  
Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.  
All work should be carried out to current British Standards, Codes of Practice and Health and Safety legislation including the Construction Design and Management Regulations.  
Working from Heights is dangerous. Be properly trained and prepared with appropriate precautions.  
Builder MUST check whether or not there are any United Utilities sewers present within the site BEFORE any work commences. If this is not done the Architect will accept no responsibility for any disputes at a later date. If in doubt consult Building Control.  
Contractor to be responsible for the stability of all temporary works required to complete in a safe manner.

2015/0259

REVISIONS		
PROJECT		
Proposed two-storey extension 32 Roundhill View Rising Bridge		
DRAWING TITLE		
Existing and Proposed Plans, elevations section and notes		
DRAWING NUMBER		
R.V / 1		
SCALE	DRAWN BY	DATE
A1	E.L	JUN 15
1:50, 1:100		