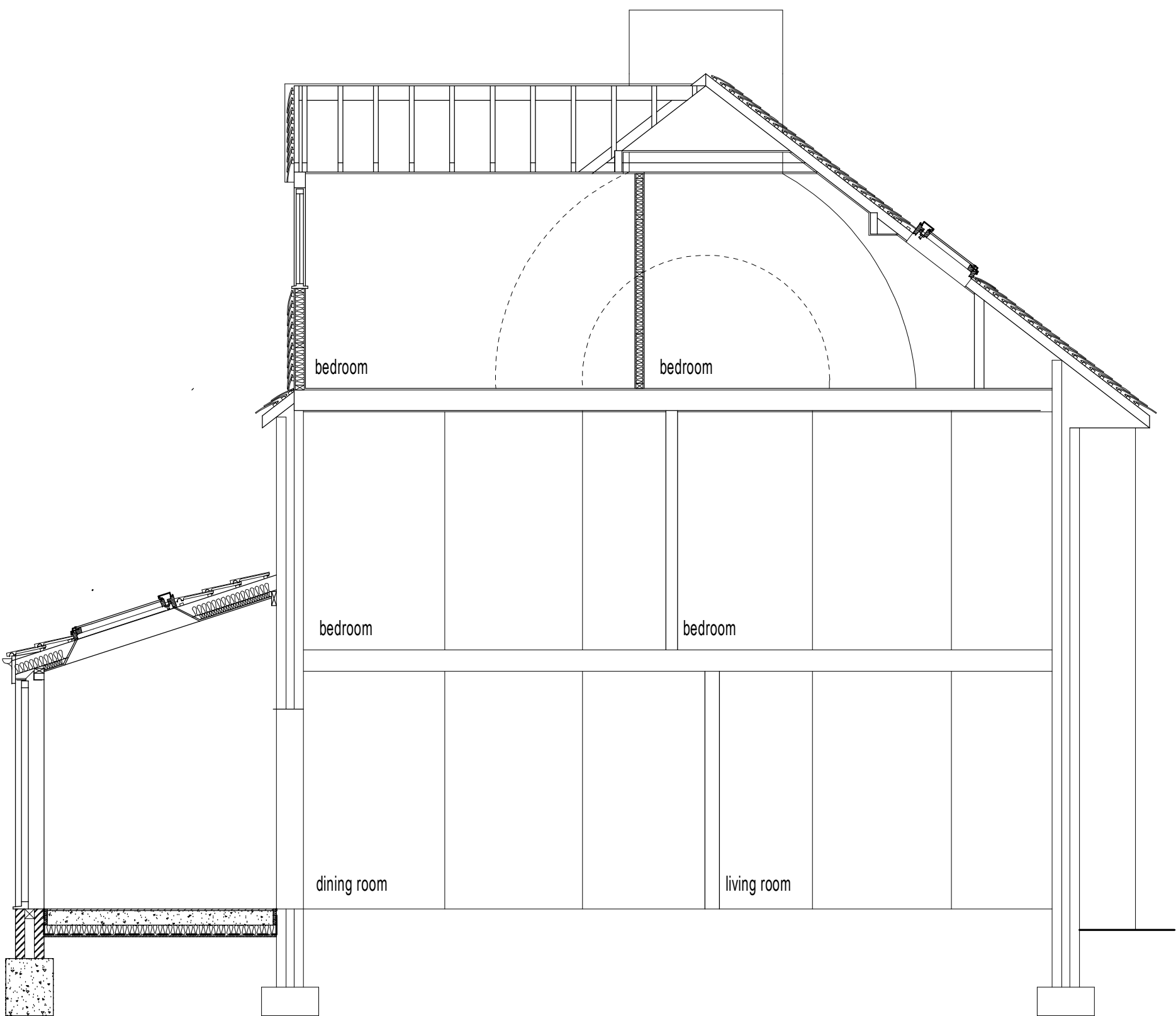
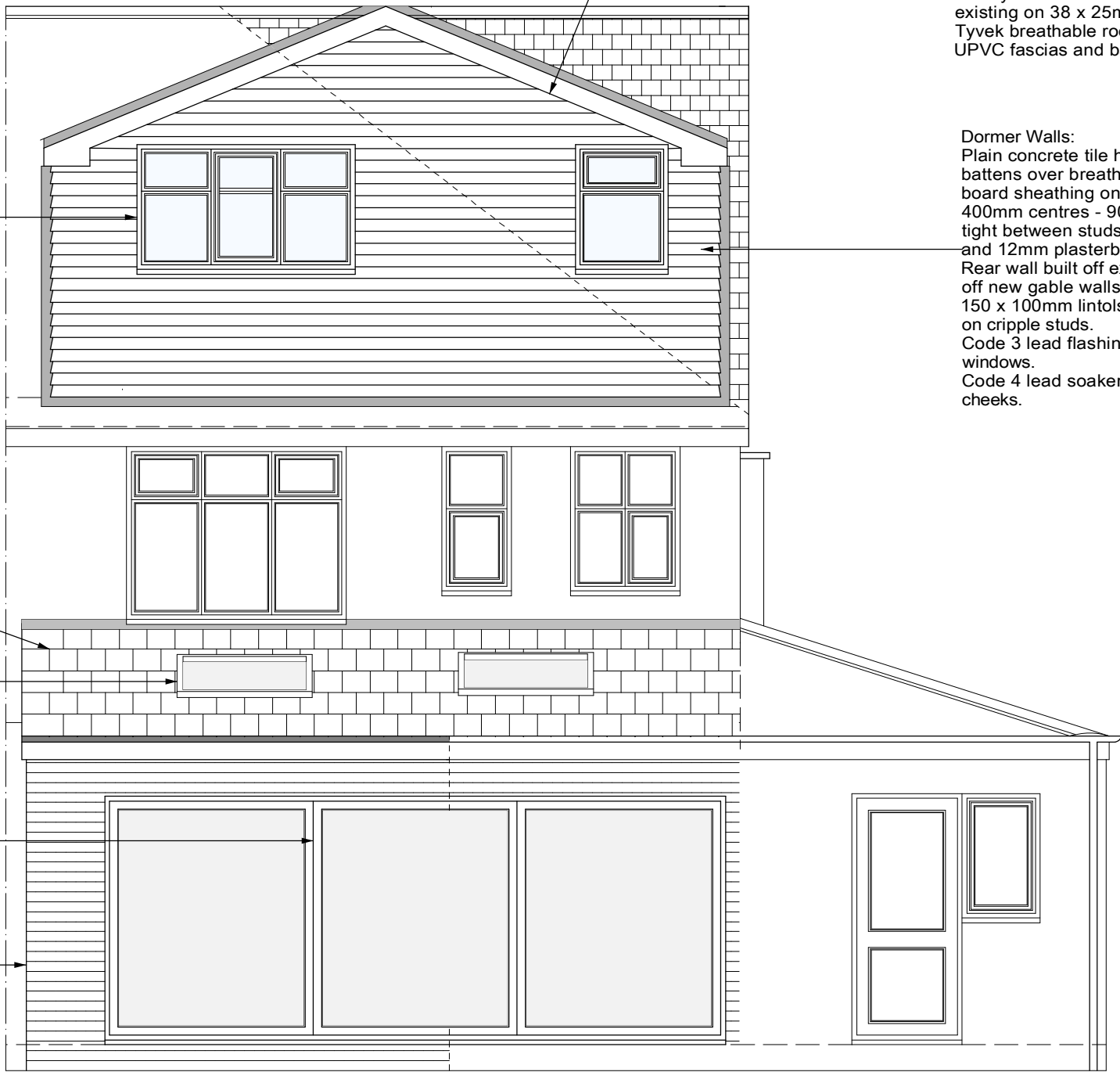
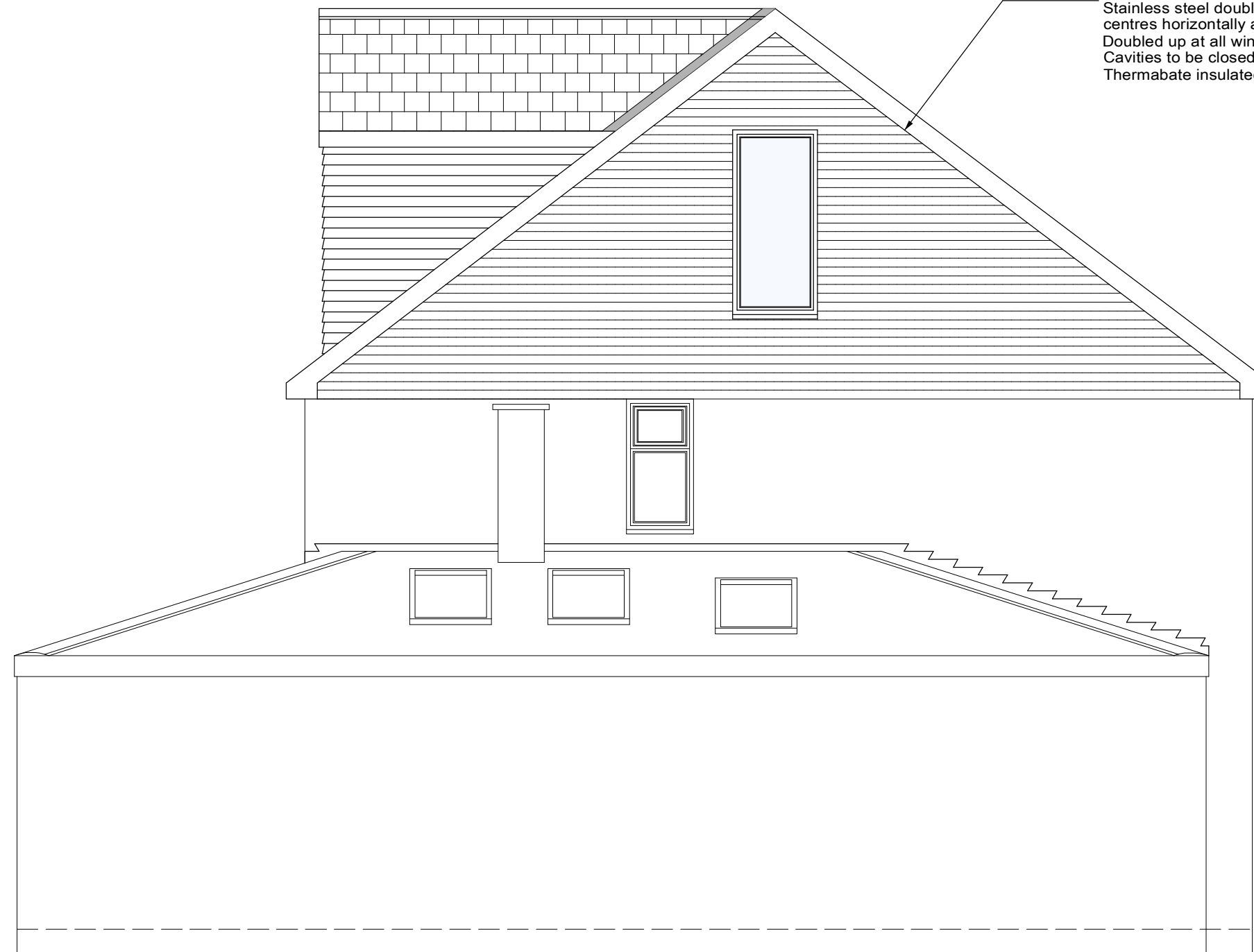




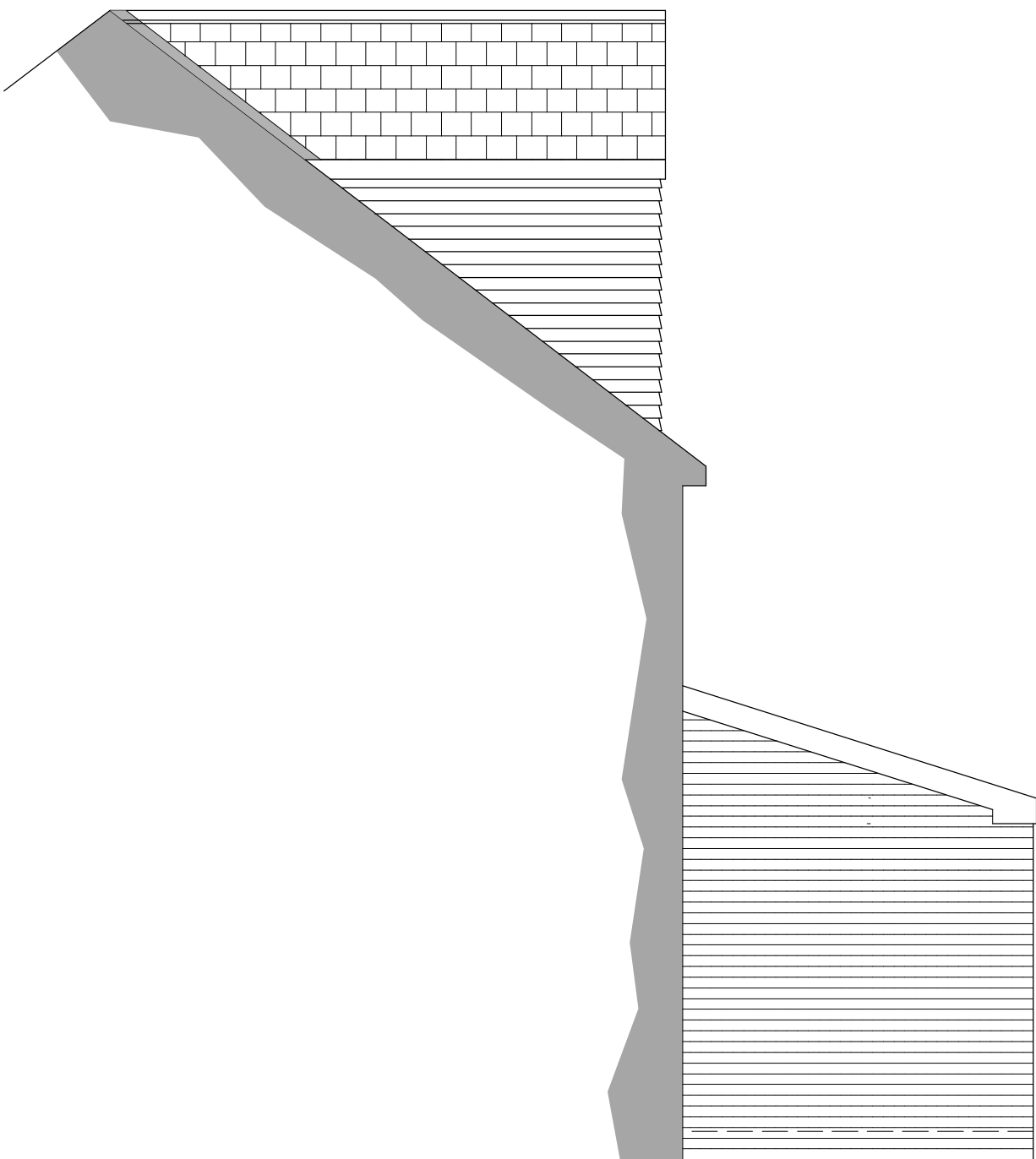
PROPOSED SECTION



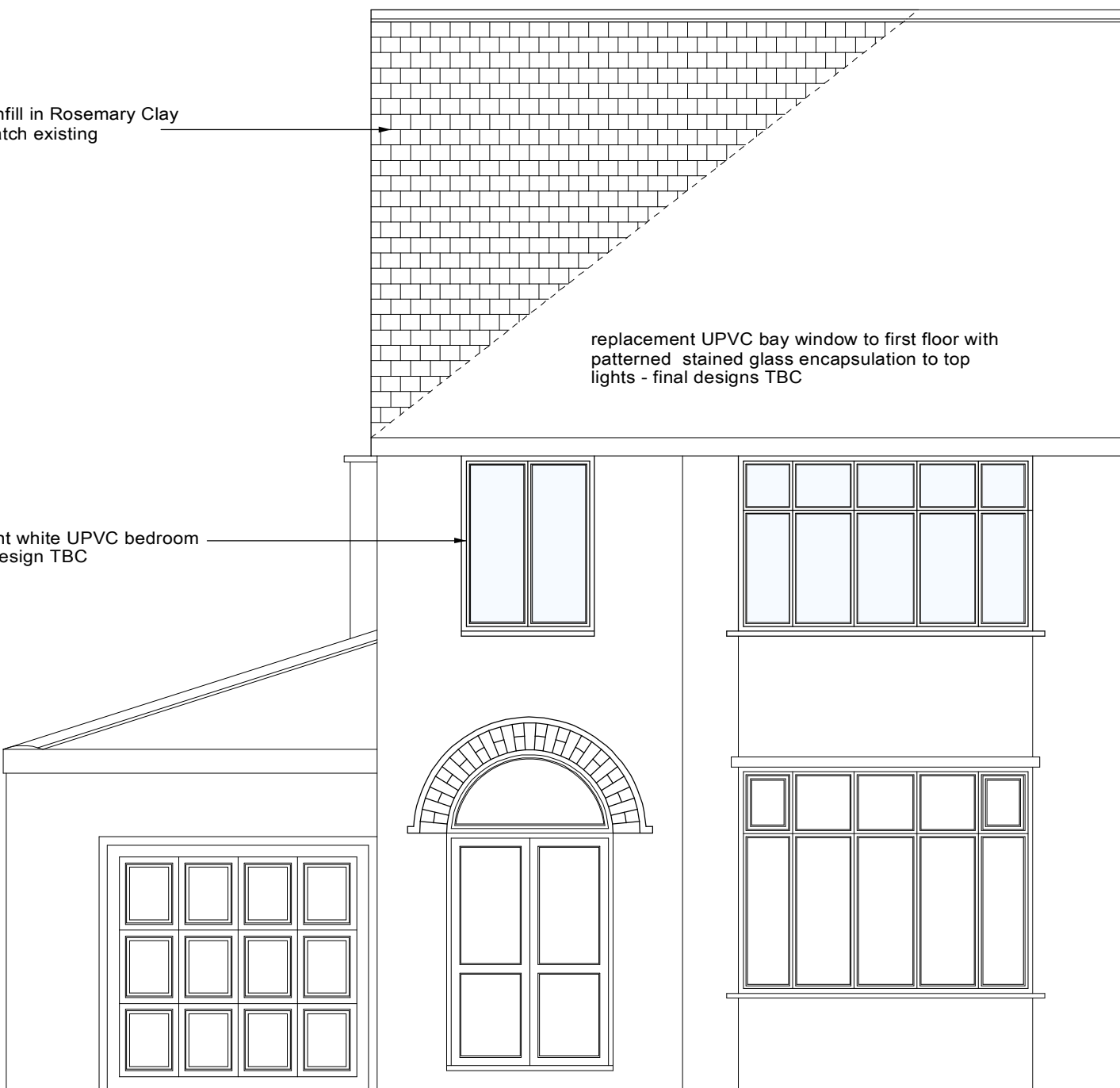
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION VIEWERD FROM 64 BROOKLAWN DRIVE



PROPOSED FRONT ELEVATION

Dormer Roof Construction: Unvented Cold Roof
Marley Modern Duo (reduced pitch) colour to match existing on 38 x 25mm tannalised battens on Du Pont Tyvek breathable roof membrane
UPVC fascias and barge boards all round.

Dormer Walls:
Plain concrete tile hanging on 38 x 25mm treated tile battens over breather membrane fixed to 11mm ply board sheathing on 100 x 50mm treated studding @ 400mm centres - 90mm Cellotex R insulation fixed tight between studs with 500g visqueen vapour check and 12mm plasterboard and skim finish internally.
Rear wall built off existing wall plate - cheeks built up off new gable walls and double rafter
150 x 100mm lintols over window opening supported on cripple studs.
Code 3 lead flashing under fascia, above and under windows.
Code 4 lead soakers and flashings to front wall and cheeks.

existing bedroom window ro be repositioned

New roof in Marley Modern tiles to match existing single storey extension roof

Velux Windows:
2no Velux GGL SK06 2060 roof windows
1140 x 1180mm with EDW flashing kits and BDV 2000 insulation collar
Double up rafters at sides of windows

Aluminium 3 panel sliding doors

External Walls:
100mm outer leaf to match existing
100mm fully insulated cavity using Dritherm Plus
Cavity Batts - 100mm thermalite block inner leaf dry lined in 12mm plasterboard and skim on Drywall dabs.
Stainless steel wall ties @ 5 per square meter and doubled up at all window and door reveals.
Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers.
NB all masonry below ground level to be in concrete common brick.
DPC to be fixed at min 150mm above ground level
NB All cavities below ground level to be filled with lean mix concrete to 225mm below DPC level

Gable Walls:
102mm facing brick outer leaf to match existing
fully insulated cavity using Dritherm 32
Cavity Batts - 100mm thermalite block inner leaf - all built off existing cavity walls at first floor dry lined in 12.5mm plasterboard and skim on Drywall dabs.
Stainless steel double triangle wall ties @ 750mm centres horizontally and 450mm vertically - staggered.
Doubled up at all window and door reveals.
Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers.

New roof infill in Rosemary Clay tiles to match existing

replacement UPVC bay window to first floor with patterned stained glass encapsulation to top lights - final designs TBC

replacement white UPVC bedroom window - design TBC

Proposed	
Roof Tiles	Ridge
Brickwork	Mortar
SVP	Gutters
Rwp	
Rafters - 100 x 50mm @ 400c/c	
Ceiling Joists - 100 x 50mm @ 400c/c	
Flat Roof Joists - 150 x 50mm @ 400 c/c	
Hipped Rafters - 100 x 50mm @ 400c/c	
Purlins - 100 x 50mm @ 400c/c	
Hangers and Brackets - 100 x 50mm	
Ridge Size - 150 x 50mm	
Ground Floor Joists - 100 x 50mm @ 400c/c	
First Floor Joists - 100 x 50mm @ 400c/c	
Internal Studs - 100 x 50mm @ 400c/c	
Fascias & Soffits	
	Existing Switch
	Proposed New Switch
	Existing Pull Cord Switch
	Proposed Pull Cord Switch
	Existing Fluorescent
	Existing Single Double Power Point
	Proposed Single Double Power Point
	Existing Ceiling Light Pendant/Flex
	Proposed Ceiling Light Pendant/Flex
	New Downlight - Finish
	Shower Downlight - Finish
	Proposed New Heat Wire Smoke Detector
	Existing Open
	Proposed Open
	Existing Outdoor Power Point
	Proposed Outdoor Power Point
	Proposed Under Cupboard Tri-Lite
	Denotes a High Load Power Point
	Denotes a Low Load Power Point
	Existing Extractor In Ceiling
	Proposed Extractor In Ceiling
	Existing Extractor Through Wall
	Proposed Extractor Through Wall
	New Tri Point
	New Tap Position
	New Shower Position
	New Stop Tap Position
	New Cold Water Tap Position
	Existing Radiator
	New Radiator
	New Straight Towel Radiator
	New Curved Towel Radiator

Radiator Pipe Diameter - 15mm

Sliding - 175mm Torus	Architrave - 70mm Sanitary
SKIP LOCATION - MATERIALS - PORTALOO -	DRIVE DRIVE REAR PATIO DRIVE

During the construction process of carrying out loft conversions and alteration works to existing properties there is a slight risk that cracks may appear in existing ceilings. Additionally "nail pops" (which is the detachment of plaster from the existing nail heads) can also be experienced. Adamson Construction Ltd will take all reasonable precautions to prevent such occurrences and will carry out reasonable repairs to such cracks. However, the company cannot be held responsible for defects in the ceilings, such as existing ceilings which are out of level or are already cracked.

Adamson Construction Ltd suggest that the Customer arranges for the removal of all carpets adjacent to the proposed works for the duration of the contract. Whilst we will undertake reasonable protection measures we can not be held responsible for any removal or cleaning of carpets left in-situ.

The company does not undertake external paving, landscaping or steps.
The company will not be liable for any decoration works to new or existing ceilings, walls & woodwork.
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Adamson Construction reserve the right to modify and make necessary alterations dependent on site conditions.
Plotted on 05/02/2018

Current Continuation of Order Data:

THIS DRAWING HAS BEEN EXAMINED AND APPROVED AND I/WE ARE AWARE THAT ANY CHANGES WILL BE CHARGEABLE
APPROVED BY: DATE
CUSTOMER

E		
D		
C		
B		
A	12/02/2020	Elevation added
DRAWN	BB	SCALE 1:50 DATE Feb 20
CUSTOMER		
Mr A Bradley and Ms J Reilly		
PROJECT		
Single Storey Extension and Extension to Loft Room		
LOCATION		
66 Brooklawn Drive, Didsbury, M20 3GZ		