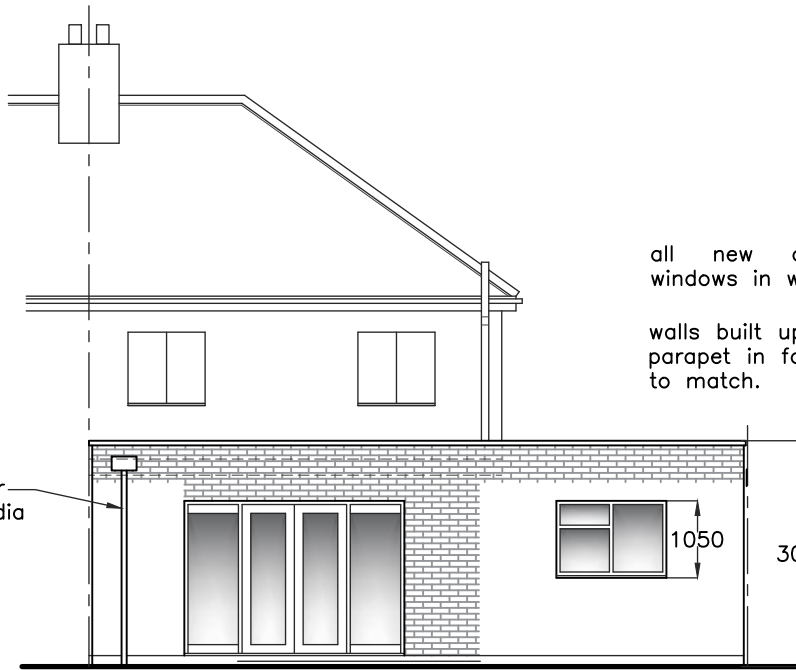
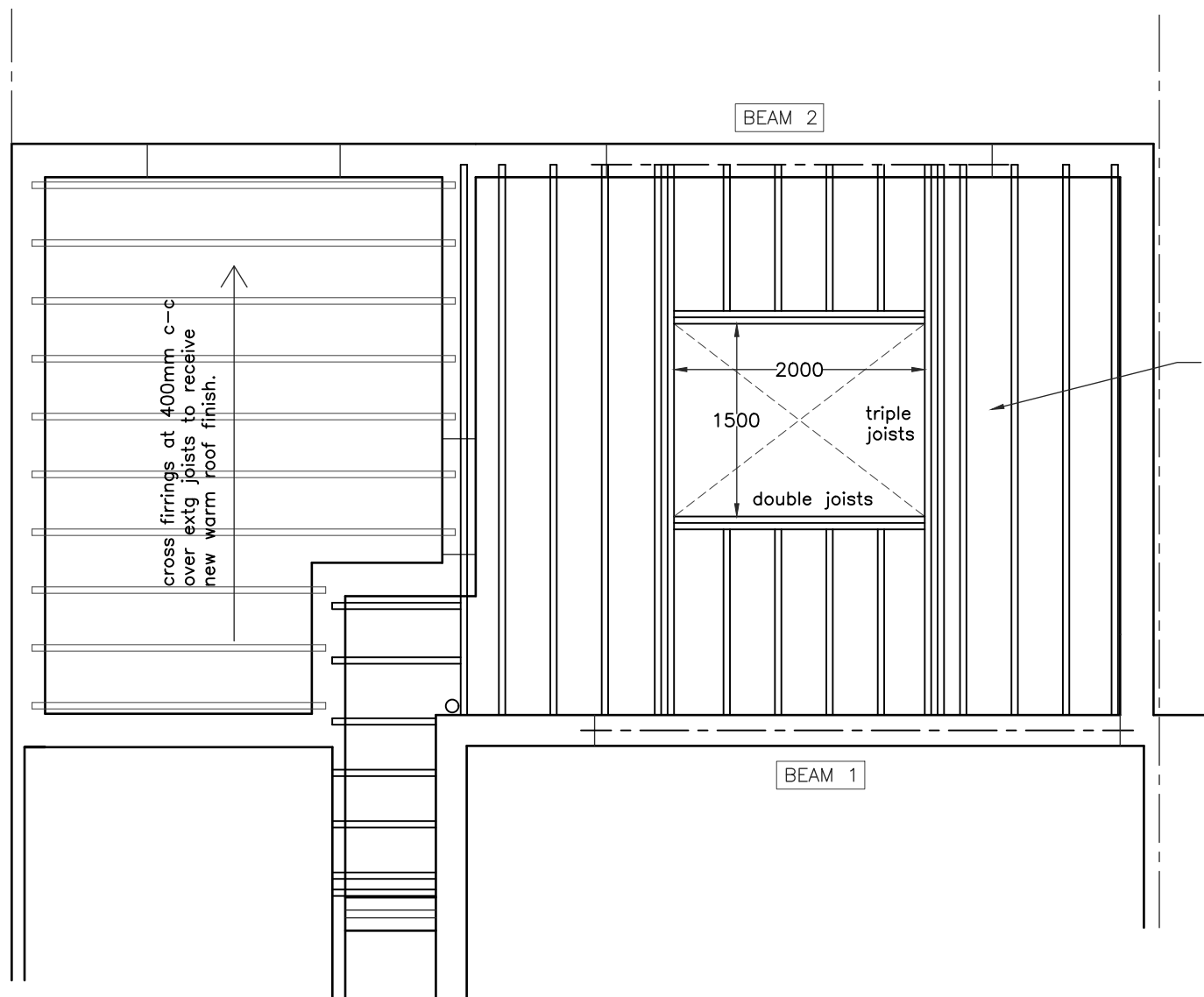




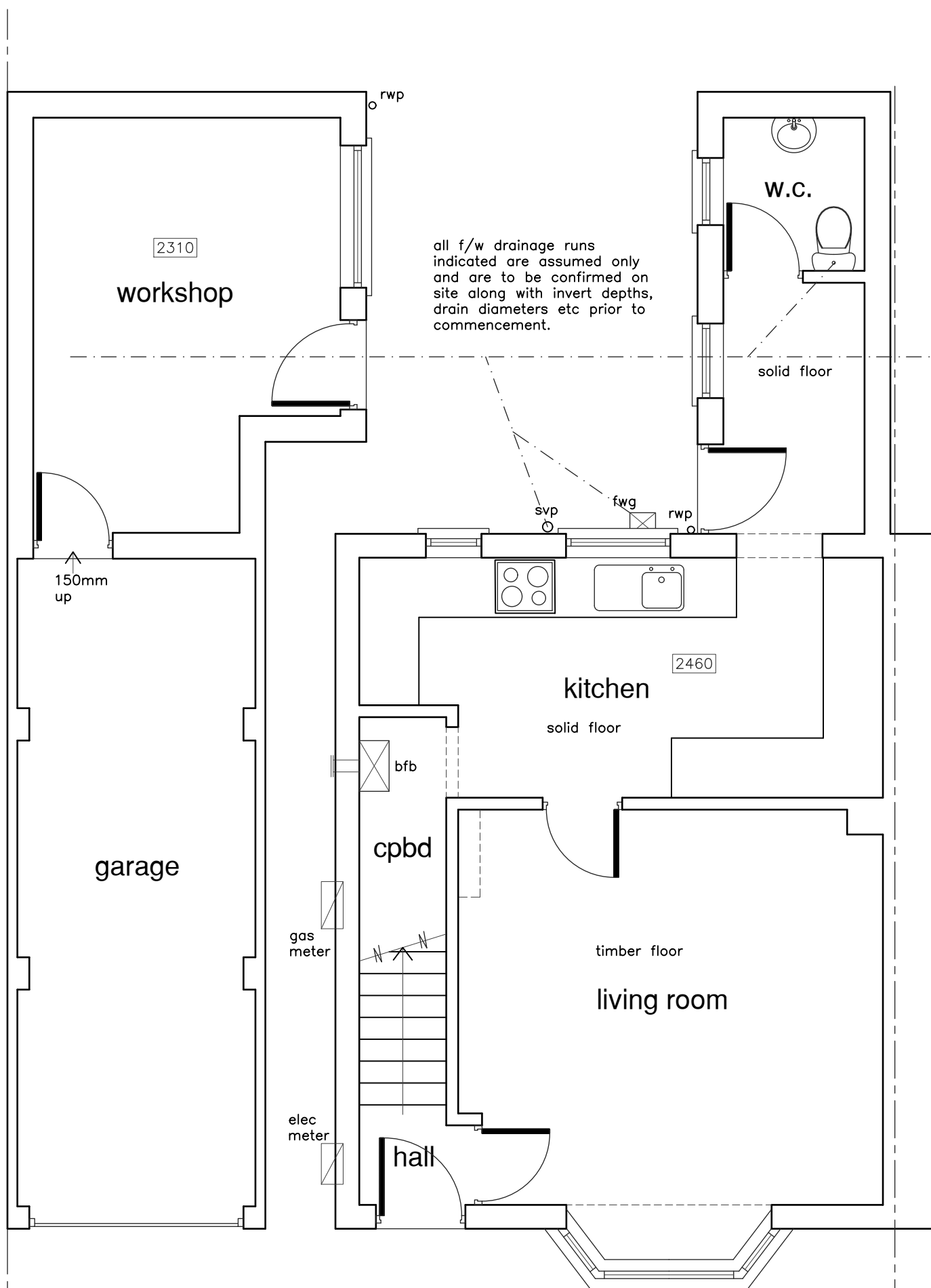
REAR ELEVATION AS EXISTING 1:100



REAR ELEVATION AS PROPOSED 1:100



ROOF JOIST PLAN AS PROPOSED



GROUND FLOOR PLAN AS EXISTING

DRAINAGE
The client is to make all necessary applications to STWA for permission to build over any public sewers that may be located below the new extension. Additionally the contractor is to allow for EITHER replacing the entire length of the existing sewer below the new extension in polypropylene (Hepworth or equal), diameter to suit, bedded and surrounded on 150mm pea gravel or the supply of a CCTV survey to prove the satisfactory condition of the drain on completion of the works all as per STWA requirements.

Drain pipes passing through foundations are to be lintoled over to form 50mm gap around the pipe. The gap is to be boarded over each side with inert material to prevent vermin infestation.

form new window opening.
incorporate 2c/s deep lintol by Catnic or equal over.

extractor fans giving min extraction rate of 30 litres p/s ducted out through flat roof via proprietary vent terminal.

infill extg window opening in medium density blockwork.

PLUMBING TO WC / UTILITY:
New waste connections taken to repositioned svp.
w/m: 40mm waste and 76mm trap.
Wash basin:- 32mm waste and 76mm trap
WC and cistern:- 100mm branch connection

Reposition SVP in 100mm UPVC, connect into adjusted extg drain as necessary.
Provide rodding points at each change of direction of the S&VP and above the spill over level of the lowest connected appliance. Ensure SVP has rodding access point at base, all as agreed on site with building inspector.

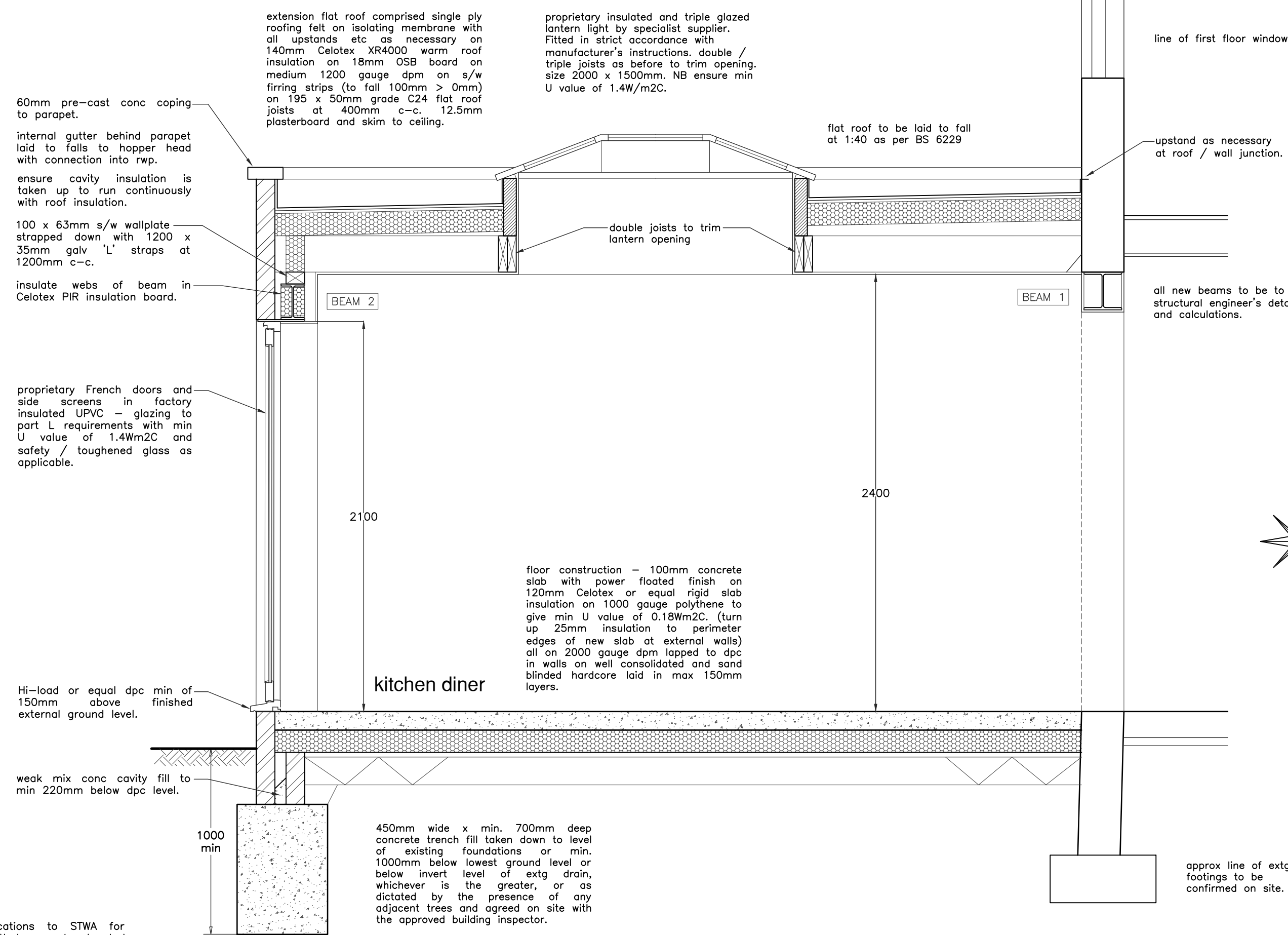
form new opening, incorporate 2no- 2c/s deep precast conc lintols over.
external wall to garage to be drylined where adjoining new w.c. as follows: 50 x 25 s/w treated battens at 450mm c-c vert centres over 1200 gauge dpm over face of masonry, 100mm G44000 Celotex PIR insulation board fixed over battens, breather membrane over insulation with further 50 x 25mm battens to receive 12.5mm plasterboard and skim finish (NB gap to surface battens to be ventilated)

new cavity wall off foundation etc as before.
boiler flue adapted to discharge through roof or boiler repositioned as agreed on site with GAS SAFE registered specialist.

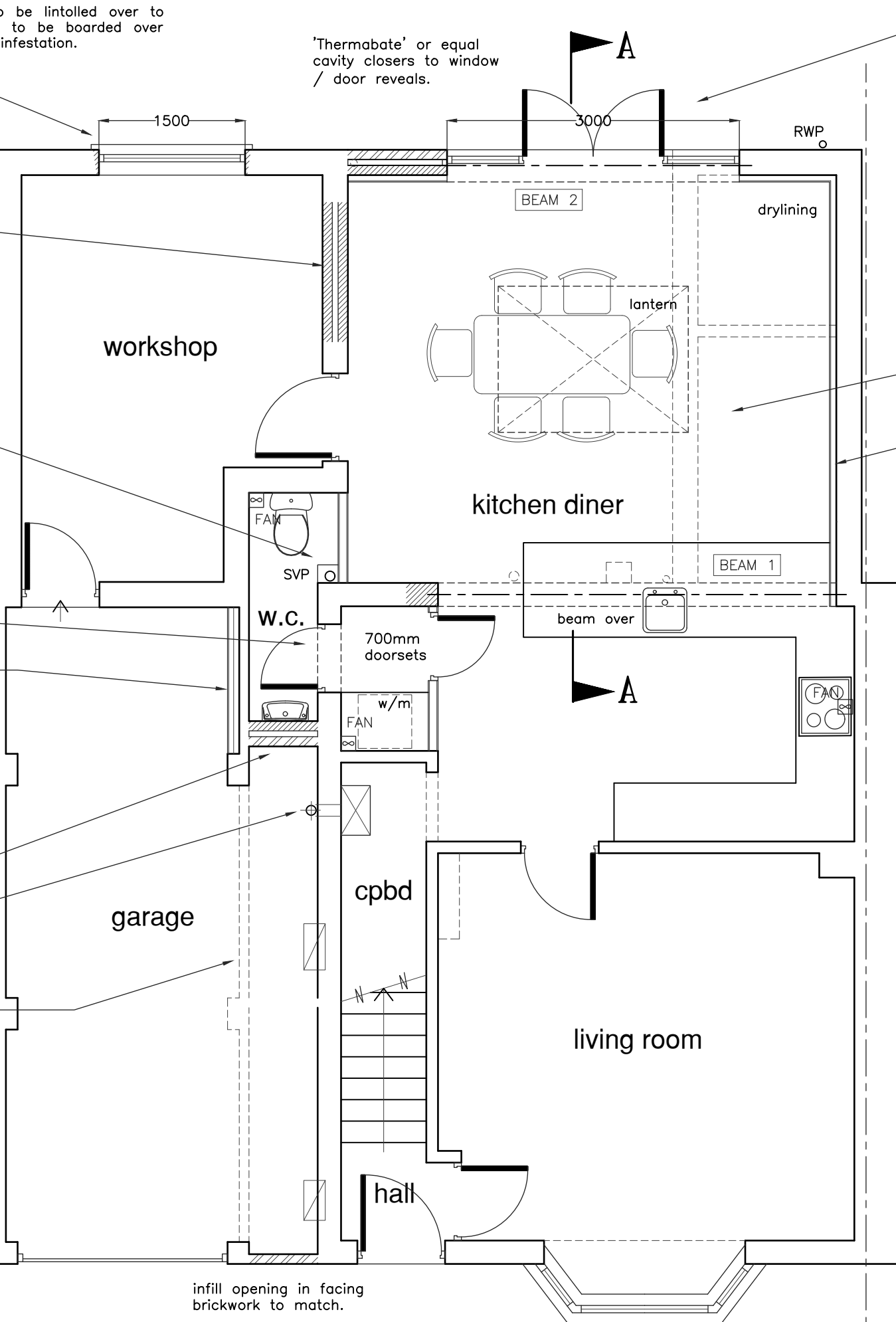
extg wall to be removed, make good as necessary and allow for new conc floor slab to former entry area.

new 100mm non-loadbearing internal wall to form cloak cupboard built off 450 x 450mm garage slab thickened in concrete.

the contractor is to allow for all new 170 x 50mm C24 flat roof joists at 45 to garage after removal of entry wall. (fix to sides of extg joists)



SECTION A-A AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

INFILL EXTENSION WALL
inner leaf of 100mm thick Duxox 'Superblock' insulating blockwork with insulated plasterboard and skim drylining to inner face.
60mm cavity fully insulated with Dri-therm 32 cavity insulation batts, to give full wall U value of 0.18Wm2C
outer leaf of 103mm facing brickwork to match extg.

new 70mm dia UPVC rwps where indicated, connected to new drain and taken into extg s/w system or soakaway min of 5m from any building. NB soakaways to comply with the requirements of BRE Digest 365

flank and internal walls to extg extension removed inc grub up and cart away extg floor slab.

retained extension cavity wall insulated with 70mm Celotex insulated plasterboard and skim finish.

form stud wall to utility / w.c. in 12.5mm plasterboard & skim each side of 75 x 50mm studs at 450mm cts, 25mm acoustic mineral wool in cavity (density 10kg/m3)

sink waste taken into roddable collection manifold to drain head and taken into extg gully position.

extractor fan/cooker hood to giving min extraction rate of 60 litres p/s ducted out through extension roof

heating to new extended rooms to be by extended extg radiator system, work to be carried out by specialist 'GAS SAFE' registered installer and certified on completion, all new radiators to be fitted with TRV's.

The new rooms are to be fitted with energy efficient lighting

STRUCTURAL STEELWORK
BEAM SIZES ARE TO BE CONFIRMED AND PROVED BY STRUCTURAL ENGINEER CALCULATION PRIOR TO COMMENCEMENT OF WORK ON SITE IF DEEMED NECESSARY BY APPROVED BUILDING INSPECTOR.
all steelwork to be encased in 12.5mm Gyproc Fireline board or equal approved to give min half hour fire resistance

- WHERE POSSIBLE AND NECESSARY EXTG. AIRBRICKS TO BE RETAINED, VENT TO NEW EXTENSION WALLS VIA 100MM UPVC PIPE TO 225X150MM AIR BRICKS BELOW DPC

NB - ALL NEW ELECTRICAL WORK TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT P AND BS7871 AND TO BE DESIGNED, INSTALLED AND INSPECTED BY REGISTERED SPECIALIST. CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORKS.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

- EXTG. STORM AND FOUL DRAINS TO BE LOCATED AND CONFIRMED VISIBLE TO MAKE NEW CONNECTIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE

- ALL DIMENSIONS AS STATED EXCLUDE INTERNAL PLASTER FINISH