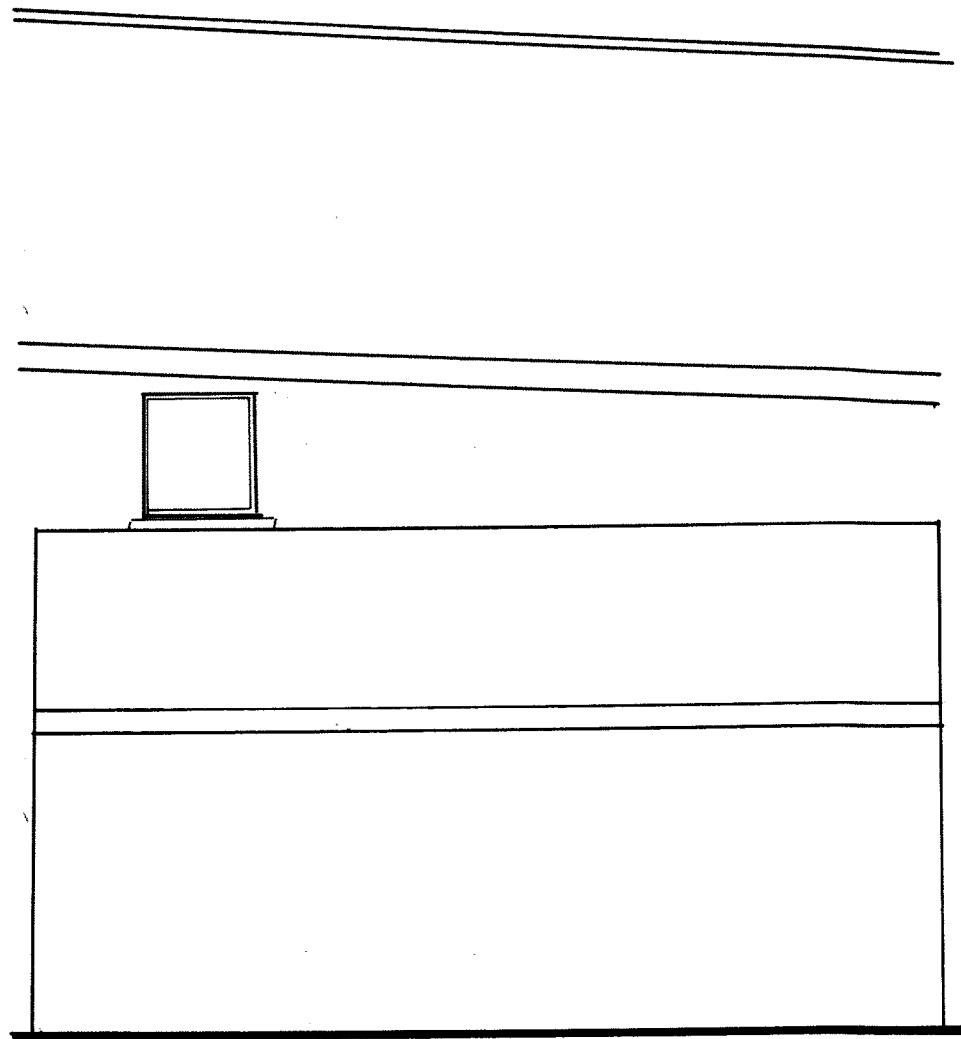
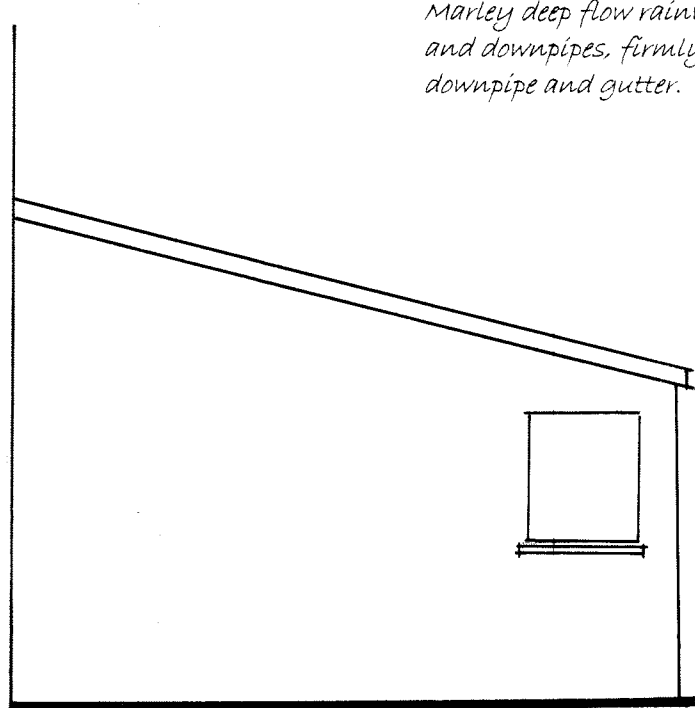


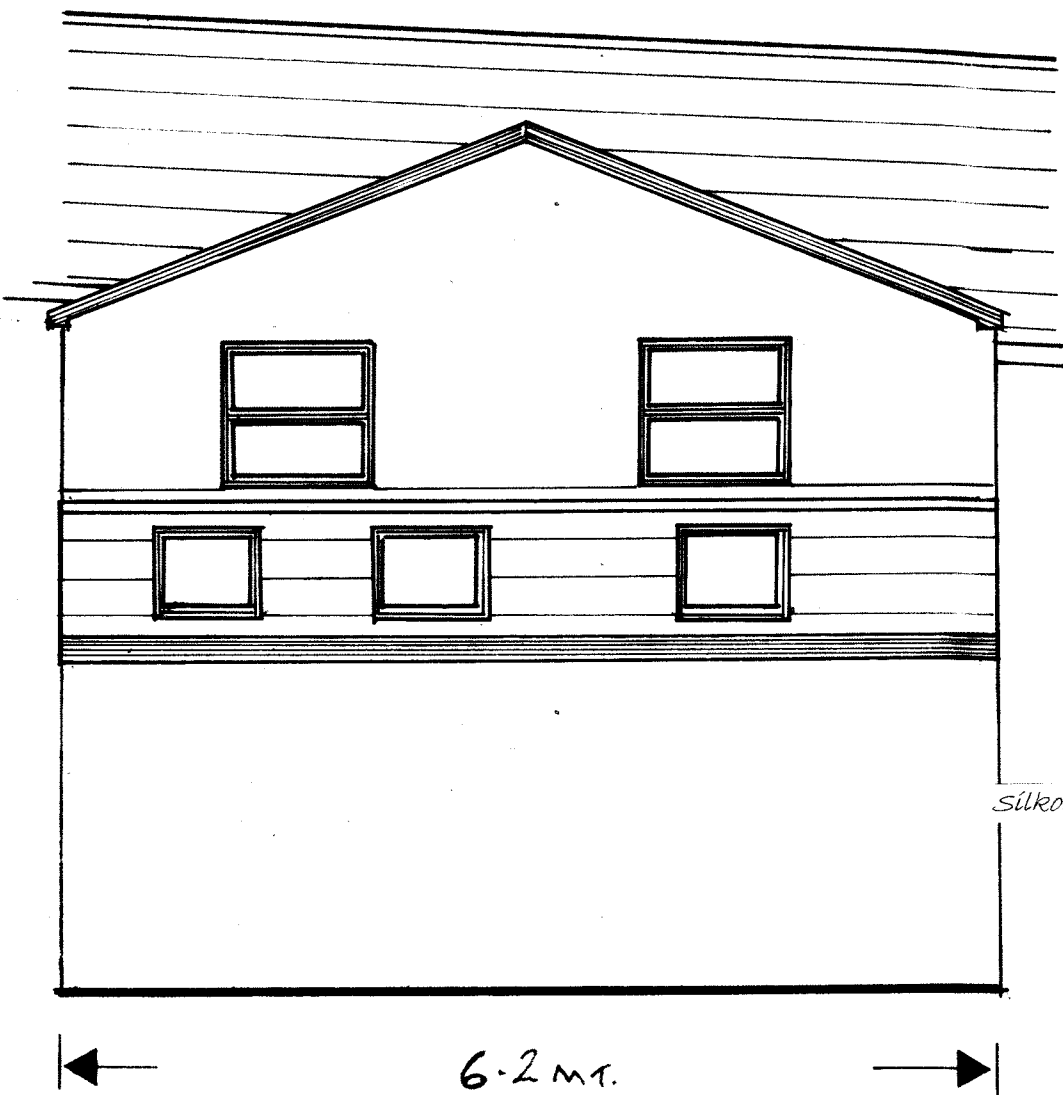
Existing



Exist' Rear

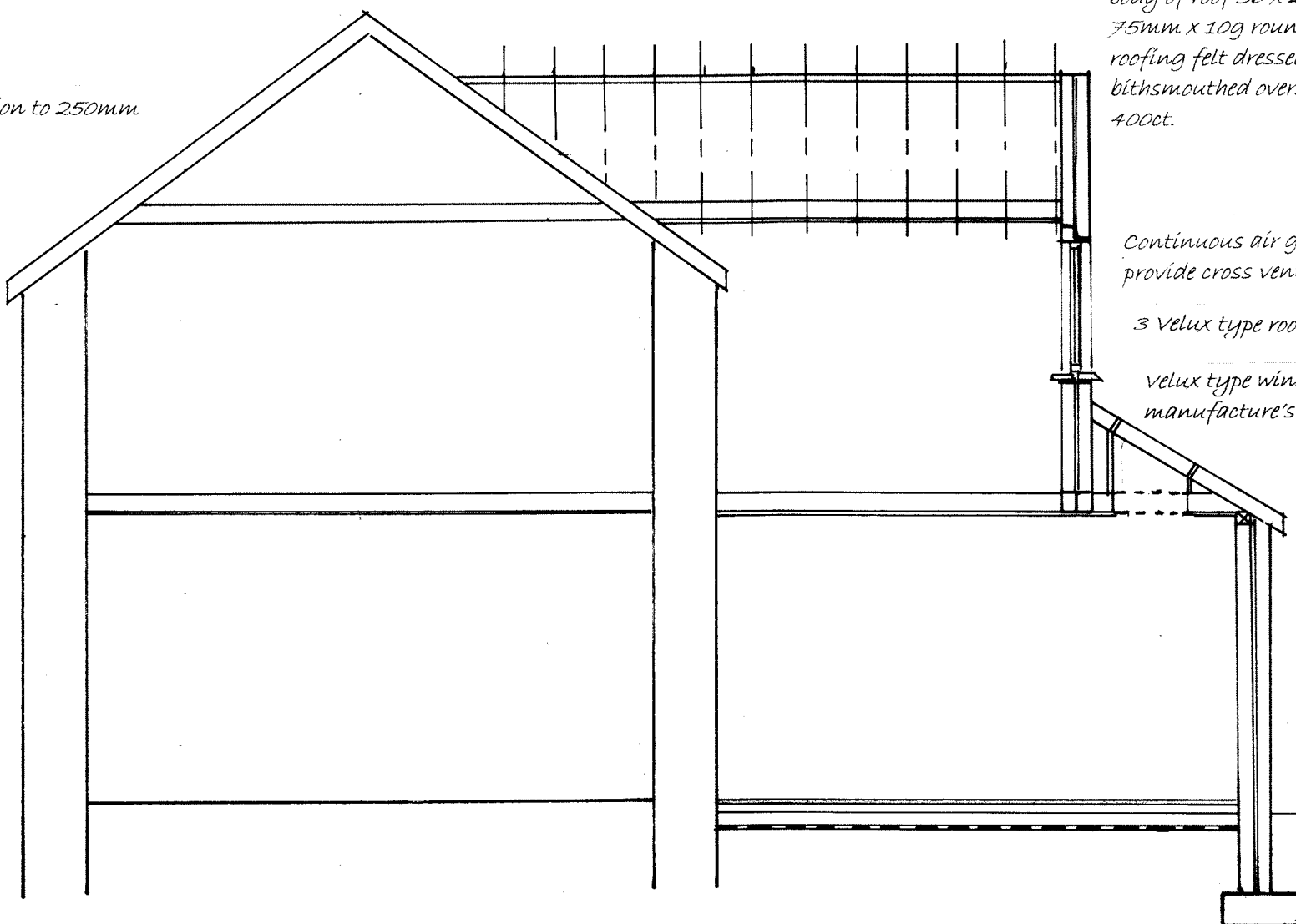


Exist' Side



Rear

Increase loft insulation to 250mm



Section Thro

50 x 225mm rafters @ 400mm centres
50 x 100mm rafters @ 400 ctrs
50 x 225mm ceiling joist @ 400 ctrs

Marley Wessex or similar conc. Roofing tile with a min headlap of 75mm max gauge 355mm. All tiles to be mechanically fitted at perimeter and over main body of roof 36 x 25mm treated battens secured with 75mm x 10g round wire nails on a untearable roofing felt dressed well into gutters. Rafters to be bituminoused over 100 x 50mm wall plate bolted at 400ct.

Continuous air gap maintained at the eaves to provide cross ventilation

3 Velux type roofing windows

Velux type window to be installed to manufacture's spec'

Lintels to be 1.4, 1.4m galvanized lintels incorporated into new cavity work.
Self types L/S 100. Internal non loading in masonry walls to be 1.4, 100 all lintels to have a min end bearing of 150mm.

All new timbers to be Canadian pine or similar -15 SS grade.

All new joinery to be supplied by a reputable supplier Magnet and Southern or sim'

Galvanised mild steel anchor straps to be provided to anchor all timbers to external walls. Straps to be 30 x 5mm at 2.0m ctrs.

Take down existing rear extension and remove from site

Provide a suitable mains operated smoke detection system within main escape routes

Form new door opening

Construct double sealed manhole with SVP connection

Where sewer passes under new work encase in 150mm conc. Where sewer passed thro foundation bridge over with conc lintel

All new cavity work to be secured to existing by means of metal fixings (Furfix) and mastics seals.

All new drainage to be of a plastic type (Osmia)
All drains laid to falls with a granular bed and surround.

337.5mm cavity walls, 100mm dense concrete blockwork outer skin/102.5mm facing brickwork outer skin, 100mm cavity, with 50mm Kingspan Kooltherm x 8 cavity insulation bats in accordance with manufacturer's instructions. 50mm clear cavity to be maintained throughout the cavity.

All new windows to be UPVC double glazed units fitted with 8,000mm trickle vents, windows to habitable rooms to have a minimum opening of 1/20th of respective floor areas.

Kitchen area to be fitted with mechanical ventilation of at least 60L/s or 30L/s if within a cooker hood

Hot water supply to bath designed and installed as to incorporate measures to ensure that the temp' of the water to bath shall not exceed 48 degrees C

Steel beams to support cavity work above

75mm Anhydrite floor screed pump applied self levelling screed on 125mm Kingspan Kooltherm KS floor insulation to achieve a U value of 0.13W/m²K turned up under D.P.C. at wall abutments on 150mm concrete floor slab (1:3:6) mix, 1200 Visqueen DPM and radon protection. All joints lapped folded and taped on 50mm sand blinding on 150mm consolidated hardcore.

Conc strip founds taken down to a suitable depth, but to a minimum of 600mm below ground level, below invert level of all drains in close proximity. Founds to be 600 x 250mm with engineering brick to within 150mm d.p.c.

All electrical work to be designed, installed, inspected and tested by a competent person. Works to comply with part P and an appropriate BS7671 electrical certificate again issued by a competent person.

Overall stairs

Form new opening with steel beams over

Exist' Ground

Existing Upper

Proposed Ground

Proposed Upper

Details other than those indicated on plans to comply with the current Building Regulations and allied legislation

Scale 1:50 SCALE 1:100

Two storey extension to the rear of 3 Upper High St., Bedding For Miss C. Ashton Drawing no 2 of 2