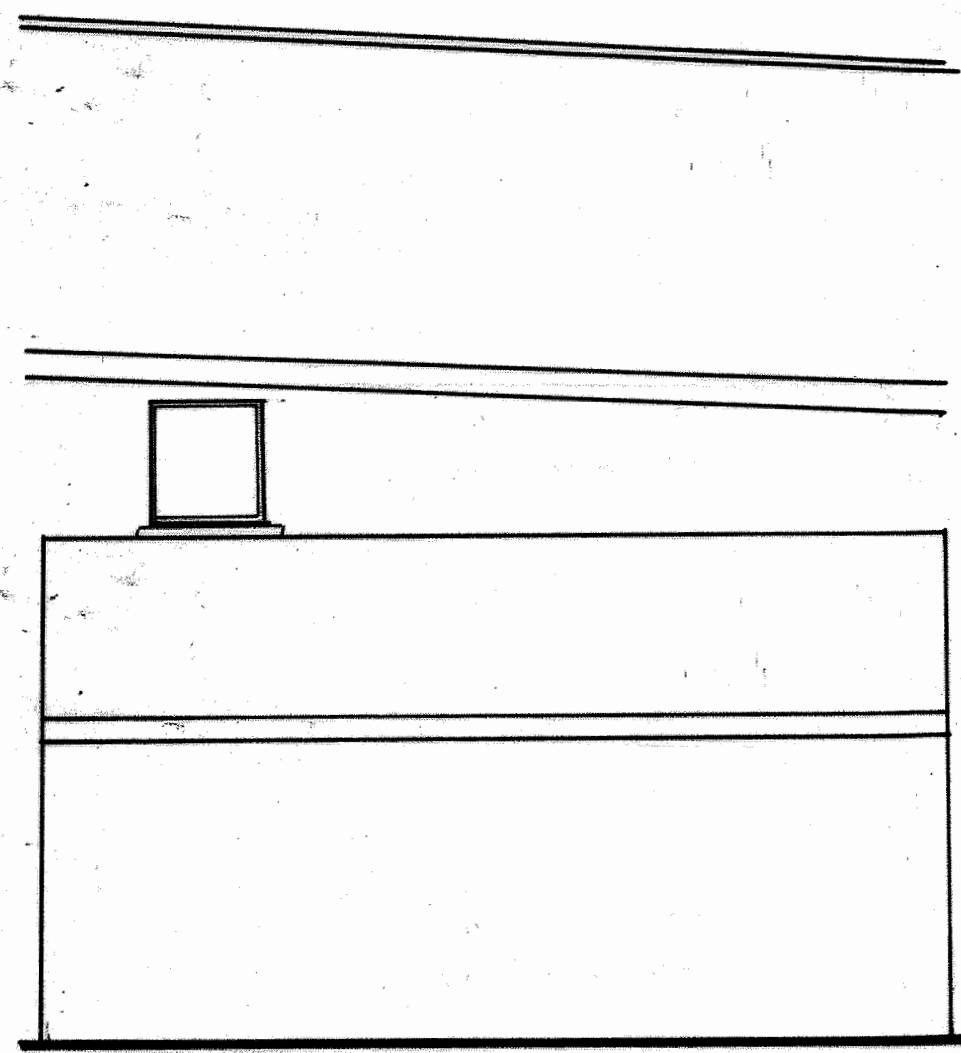
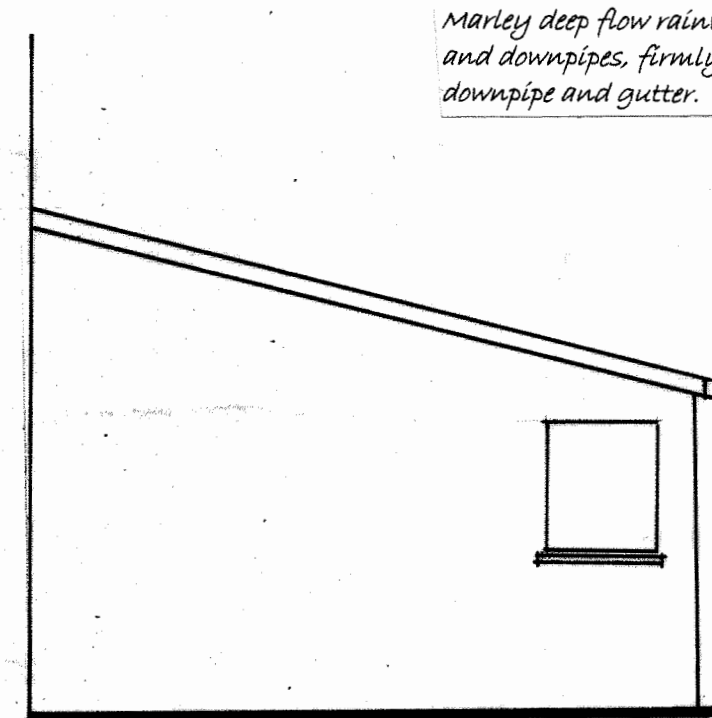


Existing

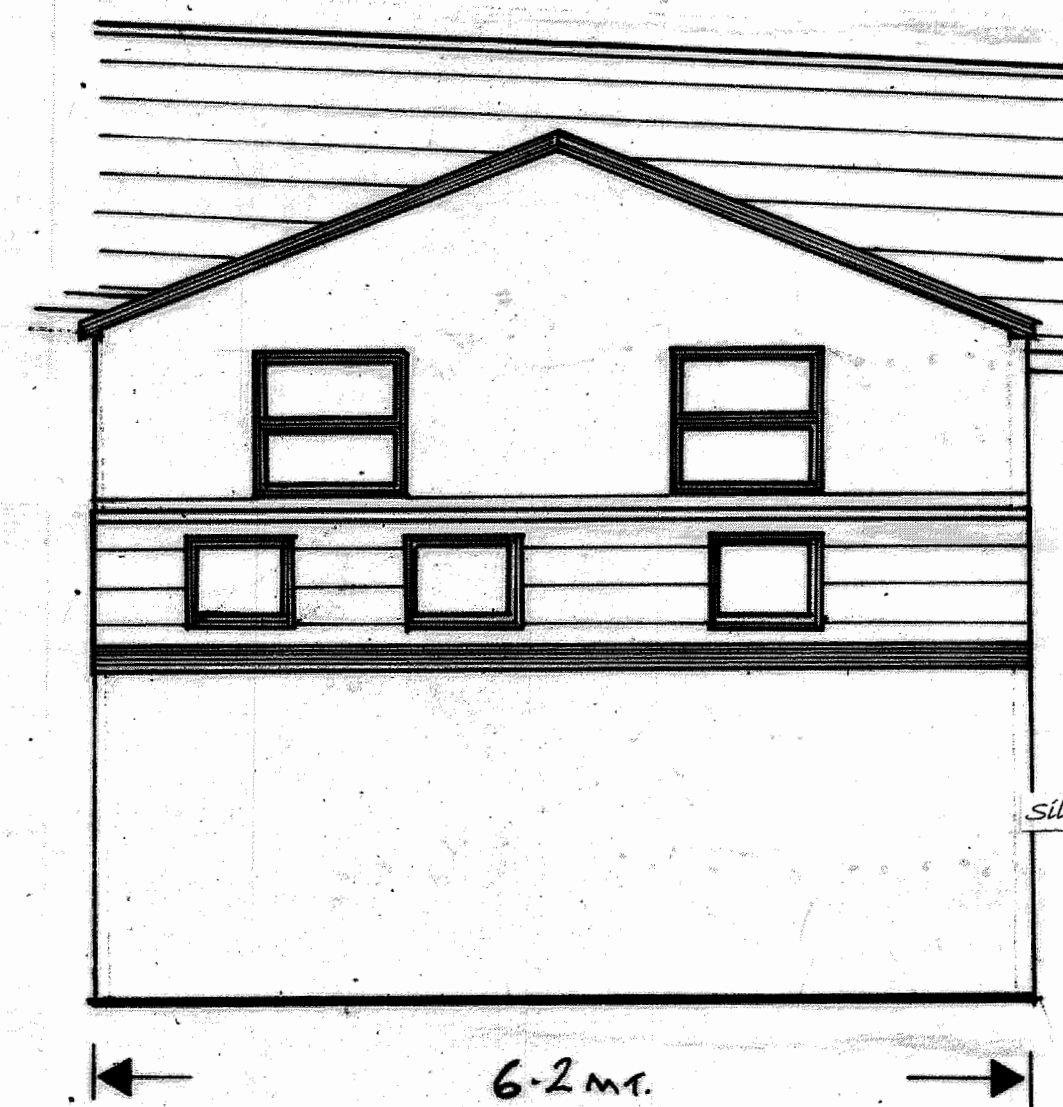


Exist' Rear



Exist' Side

Marley deep flow rainwater system for gutters and downpipes, firmly secured. 100mm downpipe and gutter.

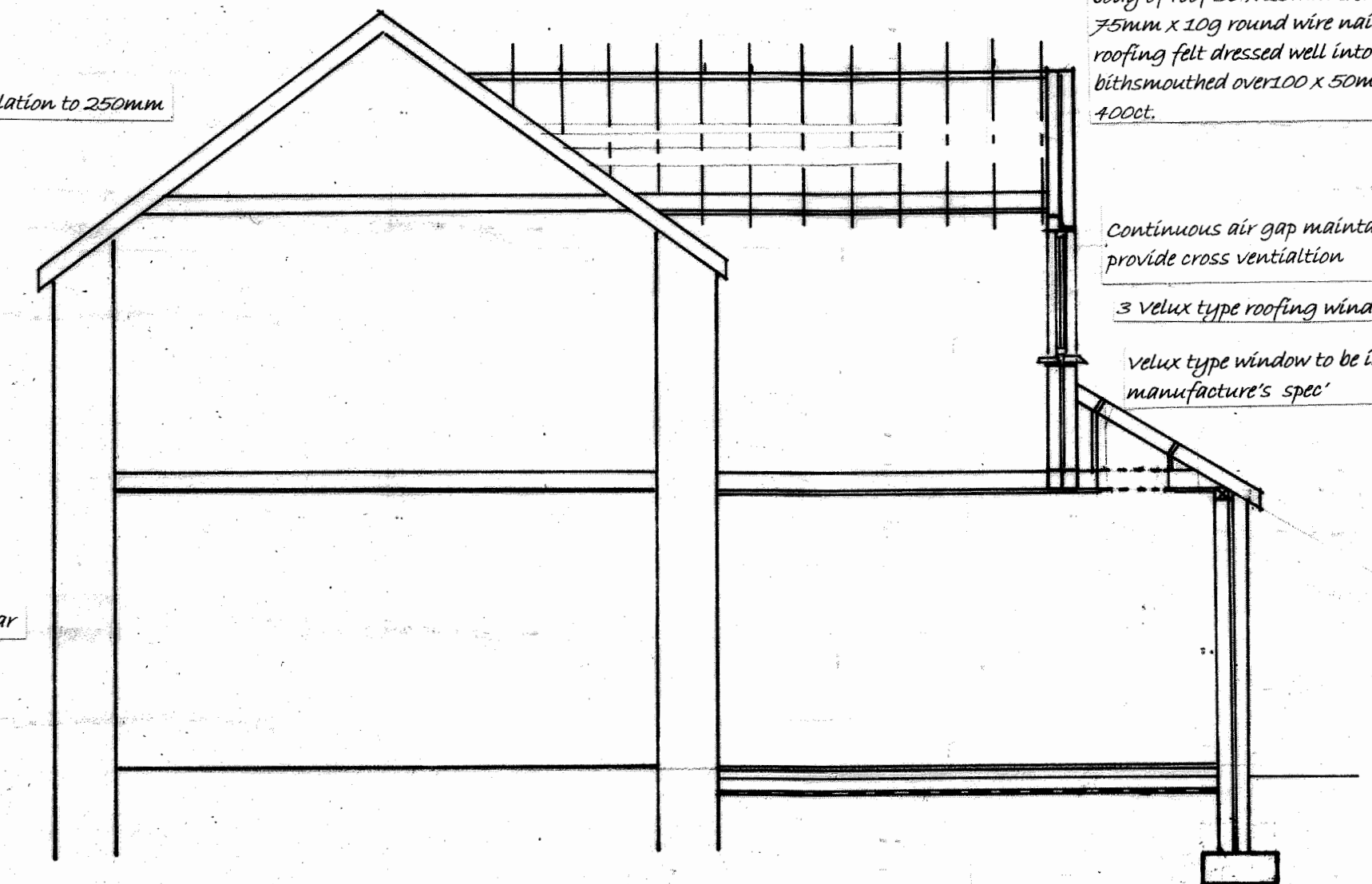


Rear

Increase loft insulation to 250mm

Silikon based flat finish to rear

Proposed



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 cone. 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 bithsmouthed over 100 x 50mm wall plate bolted at 400c.

Continuous air gap maintained at the eaves to provide cross ventilation

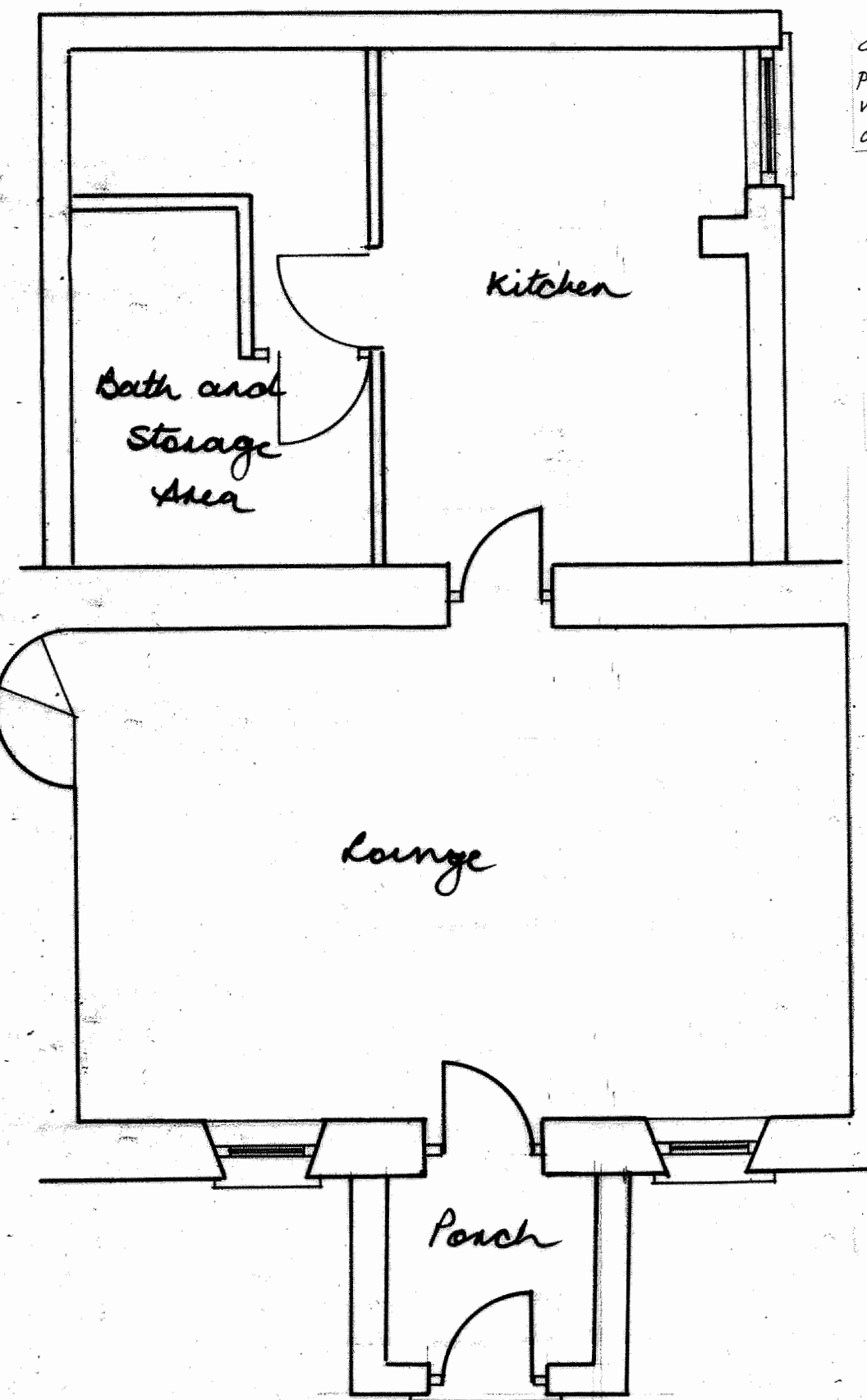
3 velux type roofing windows

velux type window to be installed to manufacture's spec

Lintels to be 1.4g/calcio galvanized lintels incorporated into new cavity work.
Ref types 1/5 100. Internal non loading in masonry walls to be 1.4g 100 all lintels to have a min end bearing of 150mm.

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

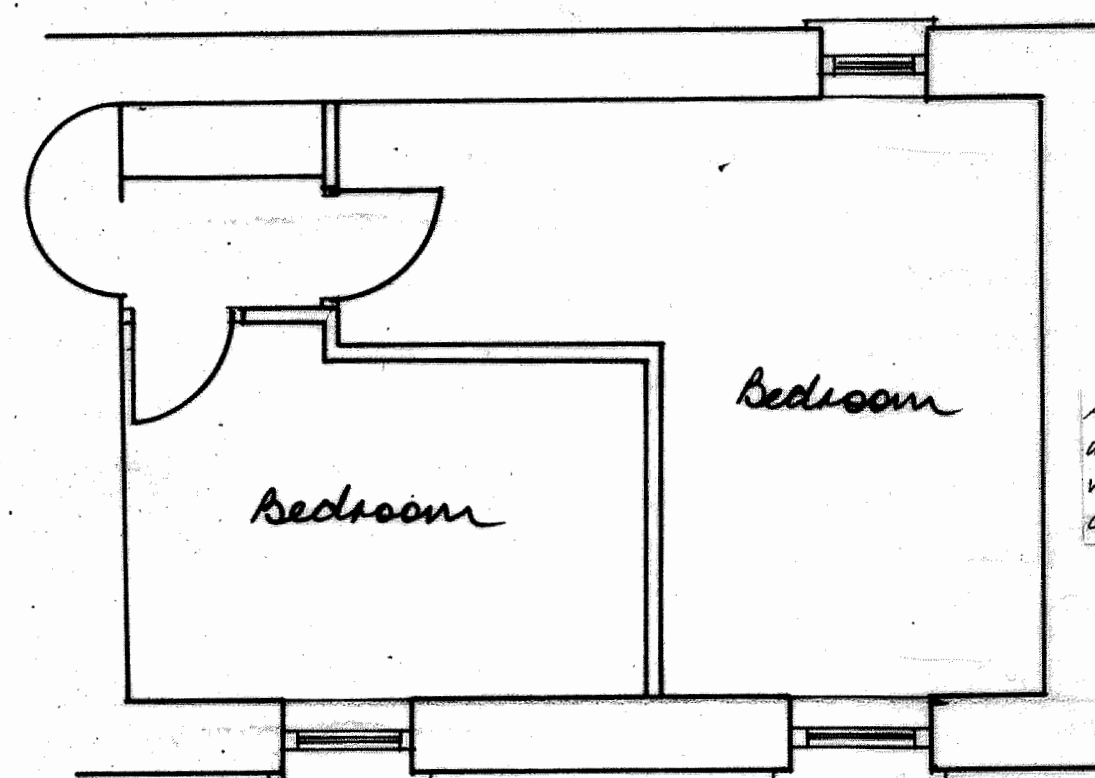
All new joinery to be supplied by a reputable supplier Magnet and Southern or sim



Exist' Ground

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



Existing Upper

Proposed Side

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

Form new door opening

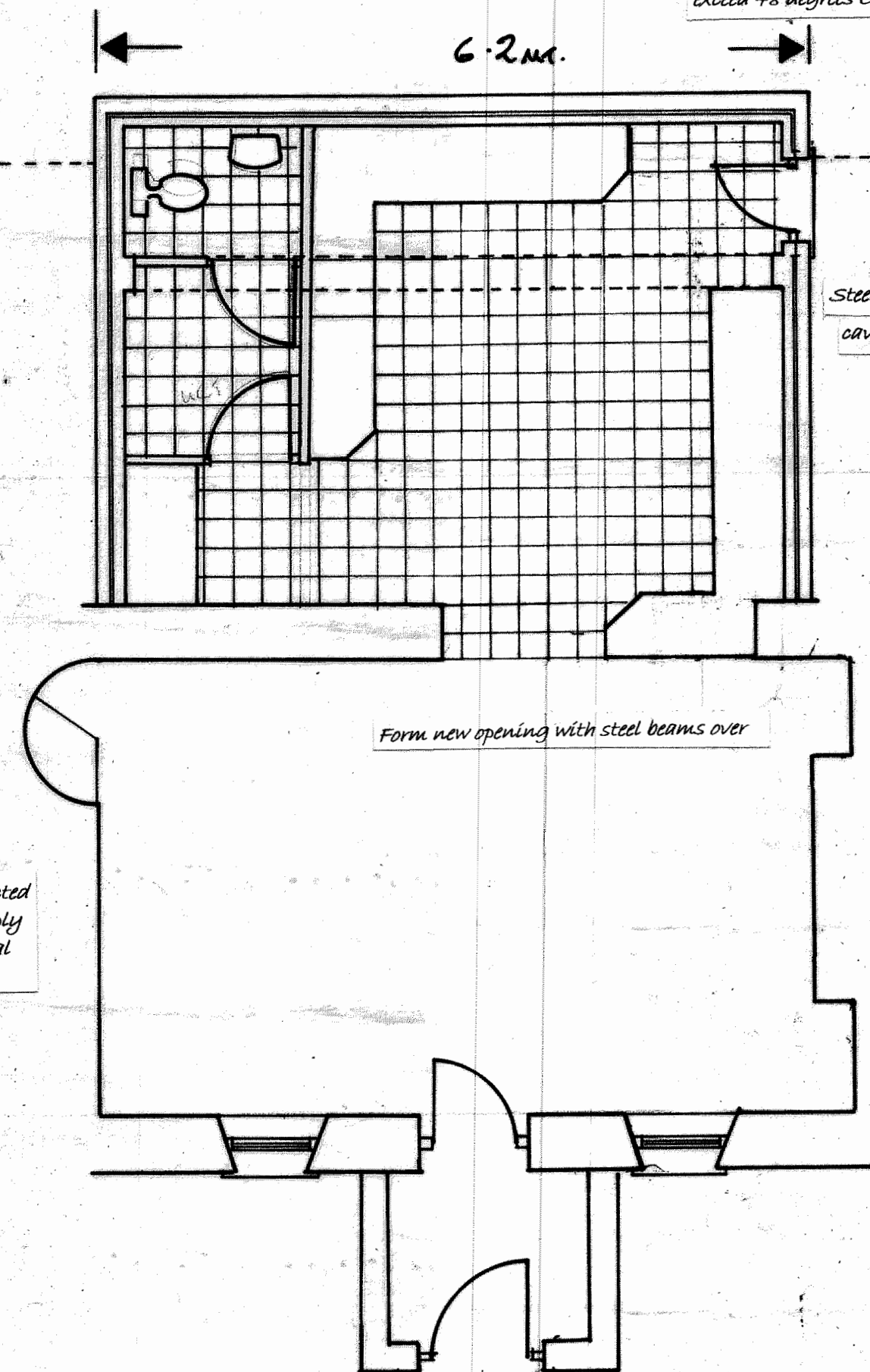
Construct double sealed manhole with SVP connection

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

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

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

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.



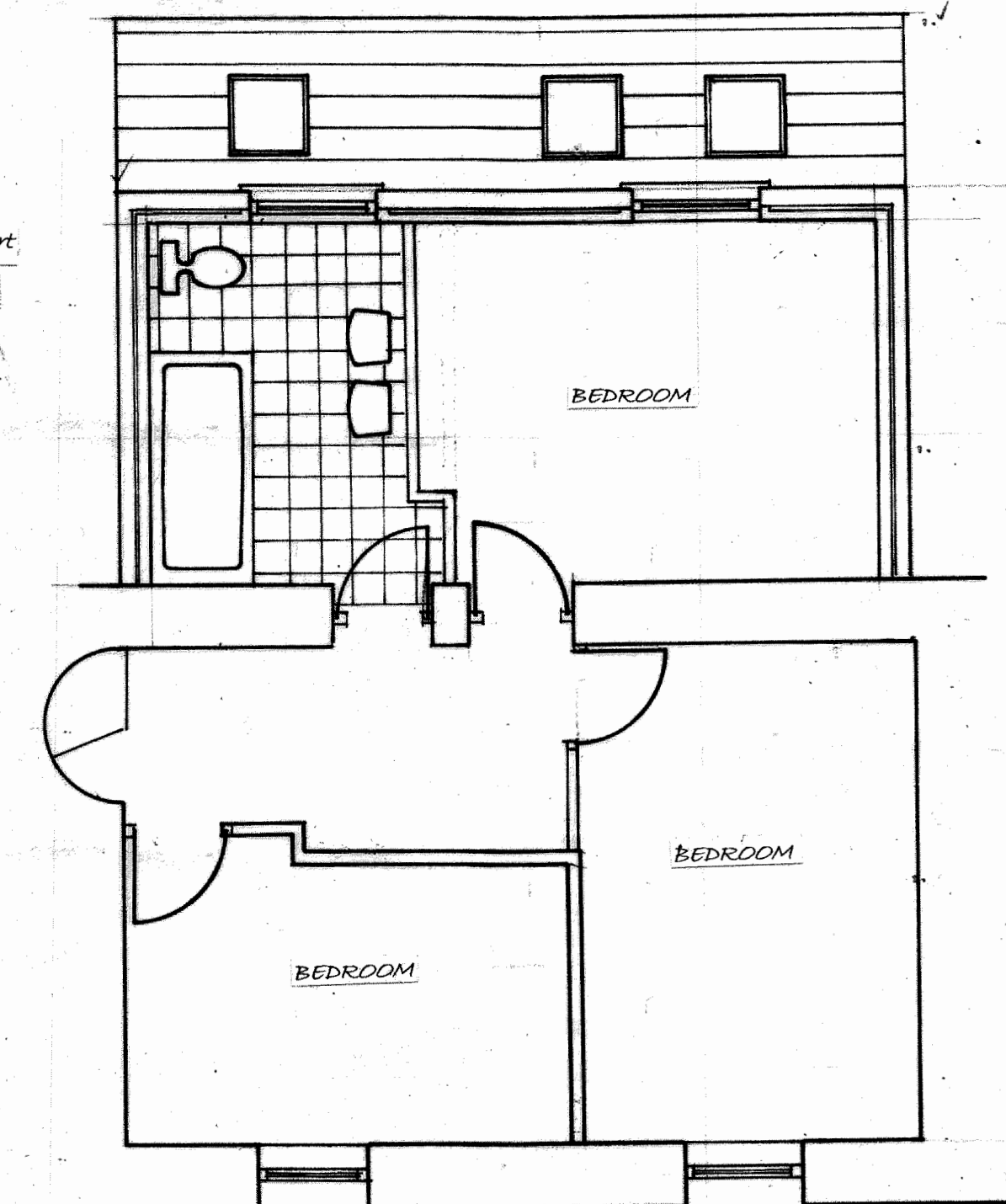
Proposed Ground

All new windows to be UVPC 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 +8 degrees C

Steel beams to support cavity work above



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 1 of 2