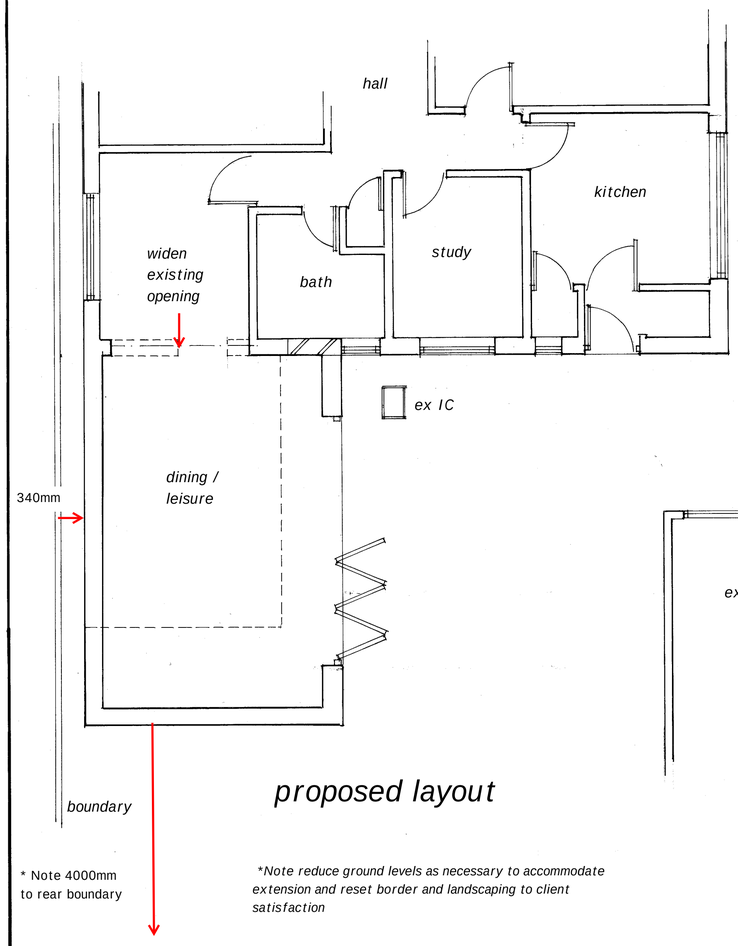
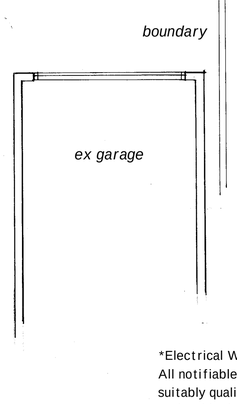
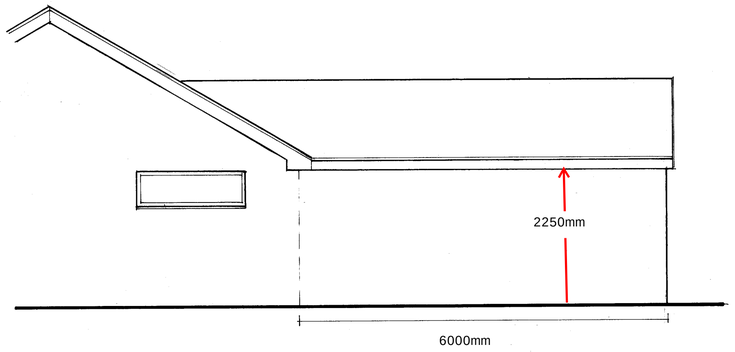


proposed layout

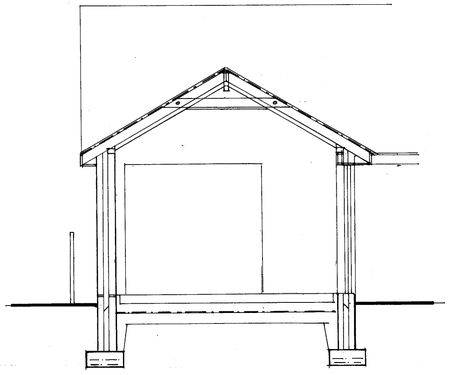
* Note 4000mm
to rear boundary

*Note reduce ground levels as necessary to accommodate extension and reset border and landscaping to client satisfaction





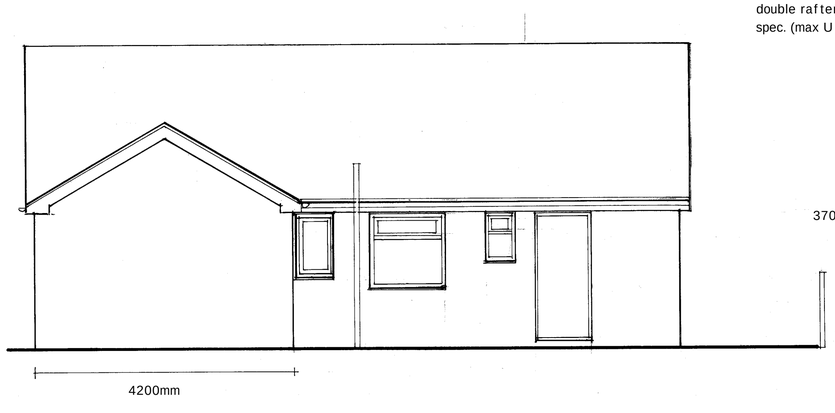
proposed rear side elevation



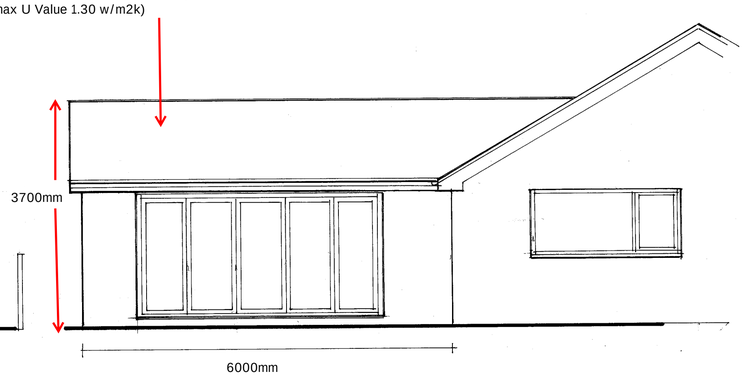
section view

*Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of local authority surveyor
Note: all lighting to be low energy type

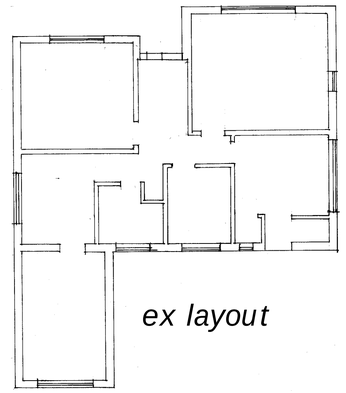
* Install Velux type roof lights to client requirements with double rafter trimming and weathering to manufacturer spec. (max U Value 1.30 w/m2k)



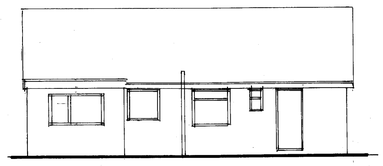
proposed rear elevation



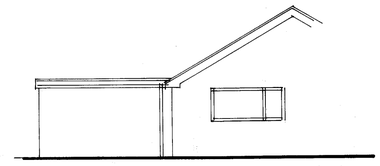
proposed rear side elevation



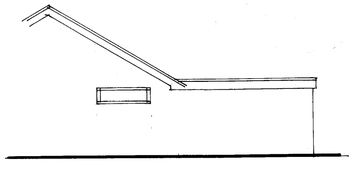
ex layout



ex rear elevation



ex rear side elevation



ex rear side elevation

*General Specification
*Preliminary Works
Carefully demolish existing flat roofed structure over similar footprint to proposed extension. Grub up existing foundation if unsuitable for retention and floor slab and remove all rubble from site to approved tip facility.
Expose existing drain serving bathroom pipe and prepare to modify drain line to new access chamber position - see drainage notes

*Walls (External):
Selected brickwork to match existing, min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of 100mm load bearing thermal blockwork (egg: Celcon Solar) faced internally with plasterboard on treated battens or cement dabs. This or similar construction to achieve max 0.28 w/m2 k U-Value
*Note: new walling to be effectively bonded to existing structure to satisfaction of local authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140.

*Roof
Selected tiles to match existing and suitable for pitch on treated battens on approved breathable membrane over 175x47mm sw C16 rafters at 400mm centres birds-mouthed and screwed through truss type steel clips to continuous 100x75mm sw wallplate anchored to supporting wall by galvanised ms straps at max.1500mm centres.
head of rafters screwed to ridge beam (see engineer notes) and members tied with continuous galvanised metal strap fixings to restrict spread - see detail.
Install 100x47mm sw C16 ceiling ties bolted through to rafters with m13 steel bolts using steel timber connector washers.

*Roof Insulation:
Pitched ceilings to have Celotex FR5000 (120mm) insulation board between rafters ensuring min 25mm air gap behind roof membrane and under-draw with Celotex PL 4000 insulation backed plasterboard incorporating vapour check membrane all to manufacturer specification.
Note: This or similar construction to achieve max 0.16 w/m2k U-Value

*Foundation Detail:
lay new 600mm x 225mm concrete strip to abut adjacent foundations reinforced with 2 no layers B503 steel fabric at depth to suitable bearing strata as indicated on section view.
All foundation works to satisfy local authority surveyor

*Floor ;
Floor finish to client requirement on min 60mm screed or power float finish to 100mm concrete slab on 1200g dpm over Celotex GA 4000 (70mm) insulation board turned up in 25mm thickness at floor perimeter to dpc to avoid cold bridge. Lay further dpm linked to dpc over well blinded natural stone, sulphate free hardcore compacted in maximum 150mm layers.

*Drainage - External:
Lay new 100mm pvc drains on granular bed at min 1:40 falls to connect to existing system on site. Ensure adequate support and protection to all drains passing through walls and building footprint. Provide trapped accessible gullies as shown and allow for full inspection by local authority surveyor.

*Fenestration:
Install high performance double glazed aluminium sliding and folding door uinits by specialist supplier.
*min 10000mm2 trickle ventilators to head of frame.
Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.

Proposed Replacement Single Storey Extension at Rear of 5, Trevor Drive, Caverswall, Staffs. scale : 1:50 + 1:100

*Note This drawing has been prepared for submission to the local authority for necessary statutory approvals. Nominated contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal construction work on this site.

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RICS