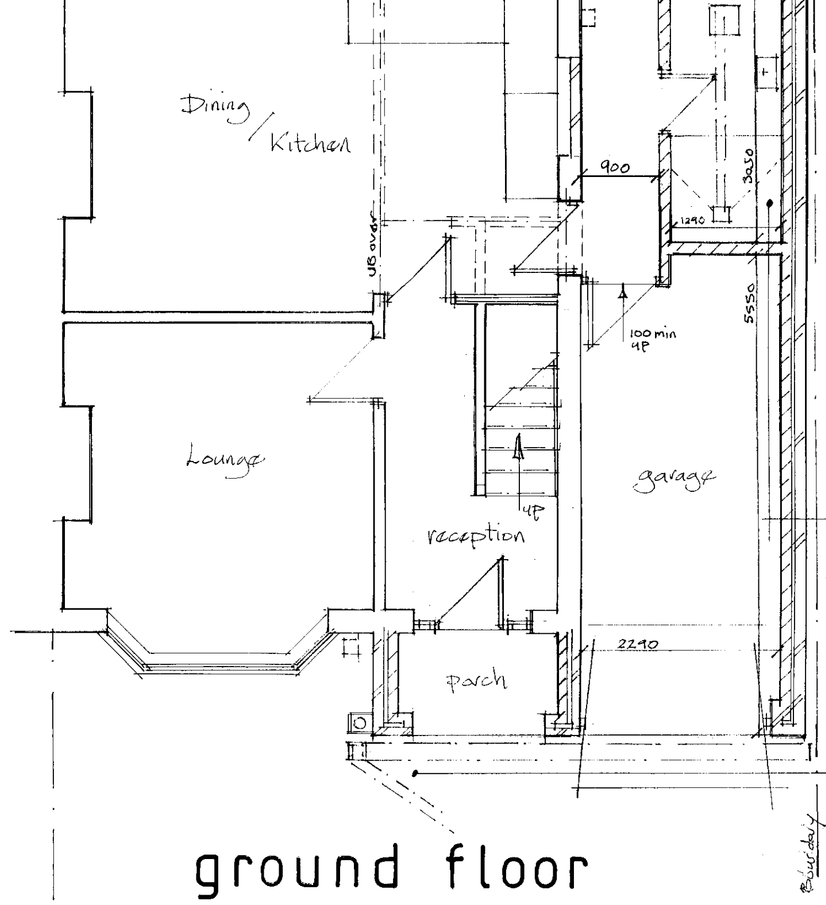
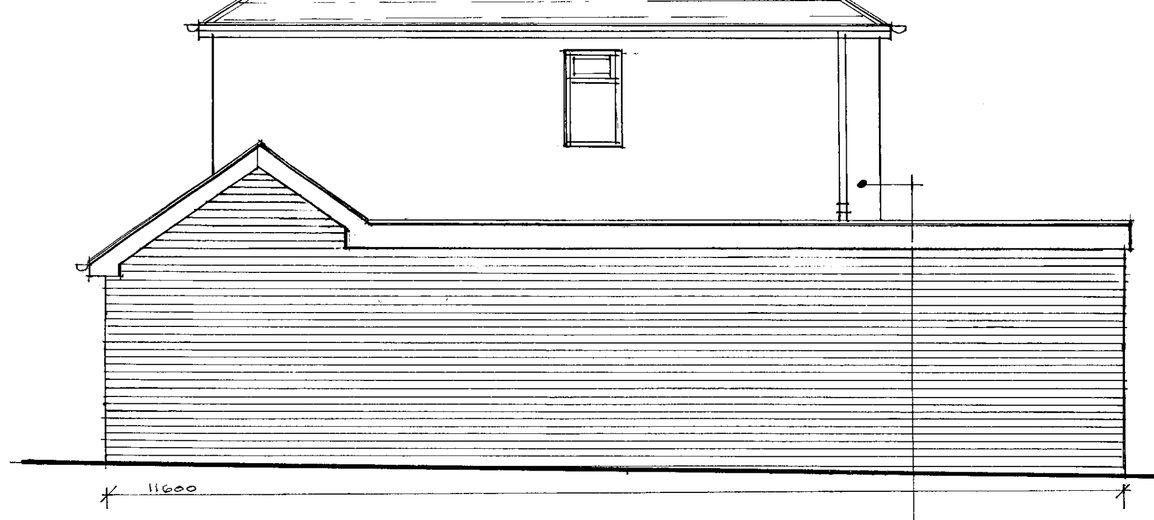


ground floor



front elevation



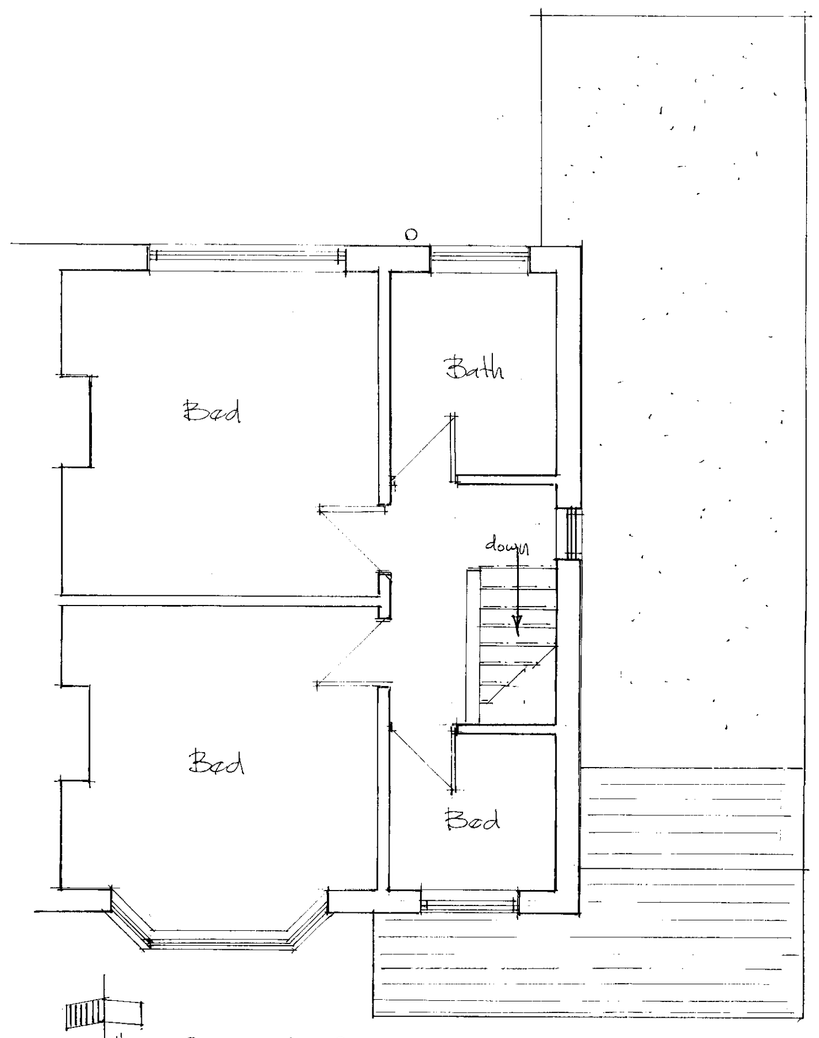
side elevation

* form wet room/loc area shower with approved tile or altro type floor system laid to fall to trapped accessible gulley shown (link extract fan to light switch)

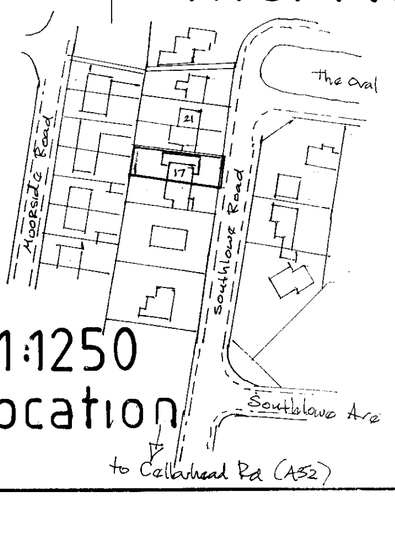
* reposition existing yard drainage gulley to receive new porch rainwater downpipe and side inlet from new galvanised drainage trough set across new frontage as shown. Ensure adequate discharge to existing drainage system

* replace existing soil and vent pipe at rear in upvc with cage at terminal set 900mm min above adj. opening lights. Replace exstg hopper for bath and sink wastes with new direct connection to new stv. (ensure 75mm deep seal traps to fittings)
* reposition existing IC at rear (shown dotted) with new access chamber on drainage line.

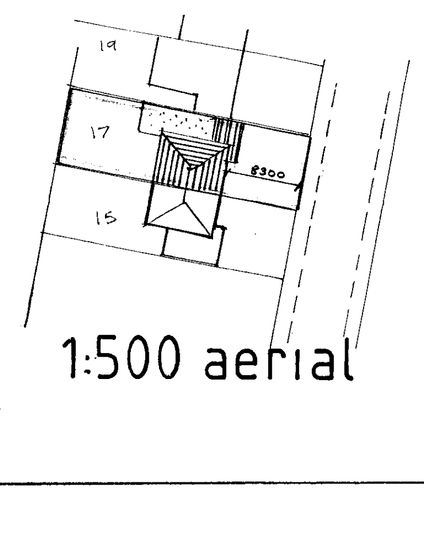
* steel up and over door and frame by specialists with 175 x 63 s/w c16 bearer over to support spar feet (same support to rear facing spars. and above porch door frame)



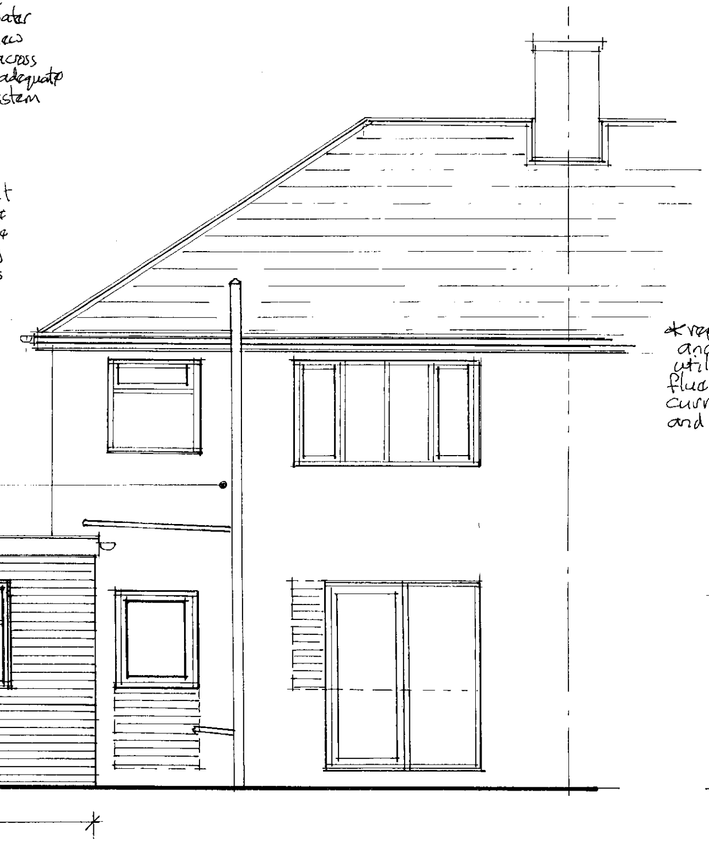
first floor



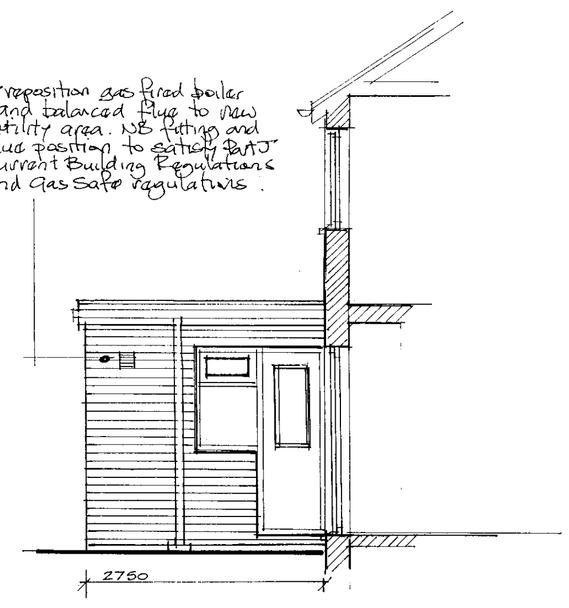
1:1250 location



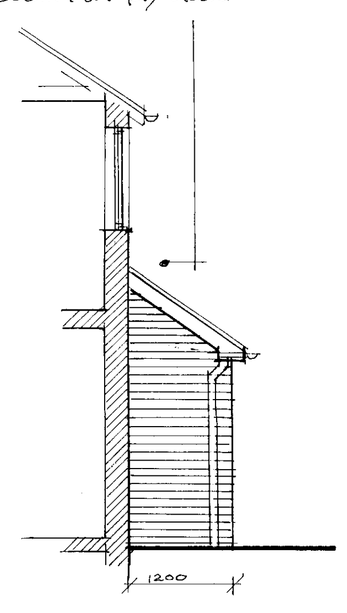
1:500 aerial



rear elevation

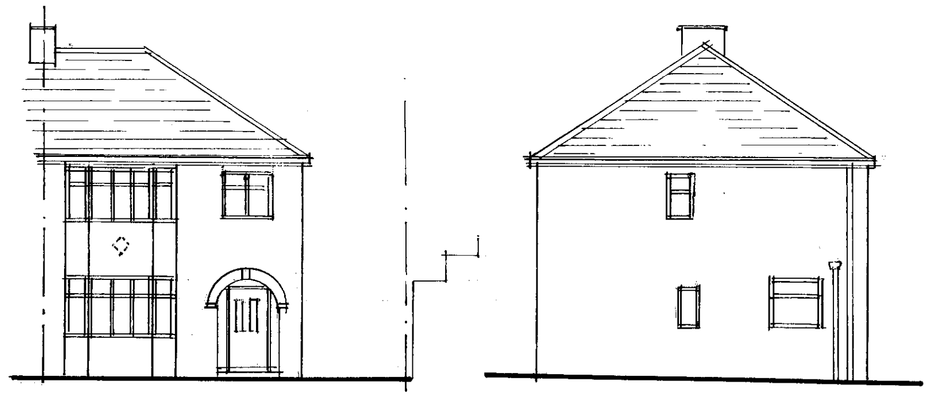


side (rear)



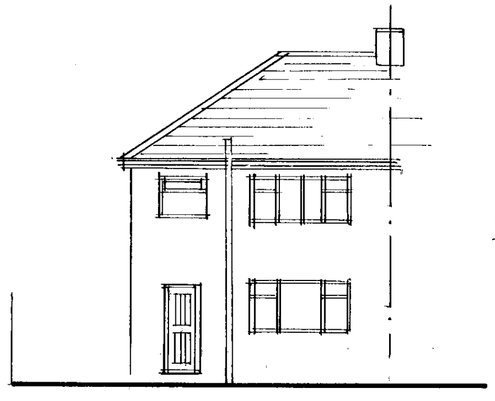
side (front)

* reposition gas fired boiler and balanced flue to new utility area. NB fitting and flue position to satisfy G4J current Building Regulations and Gas Safe regulations.

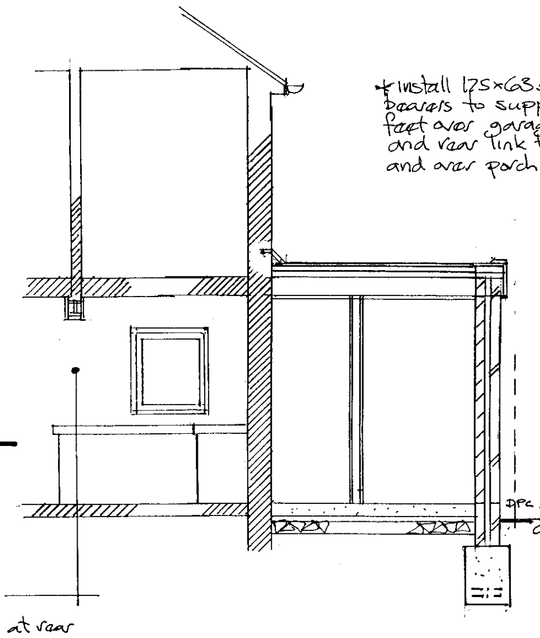


exstg front

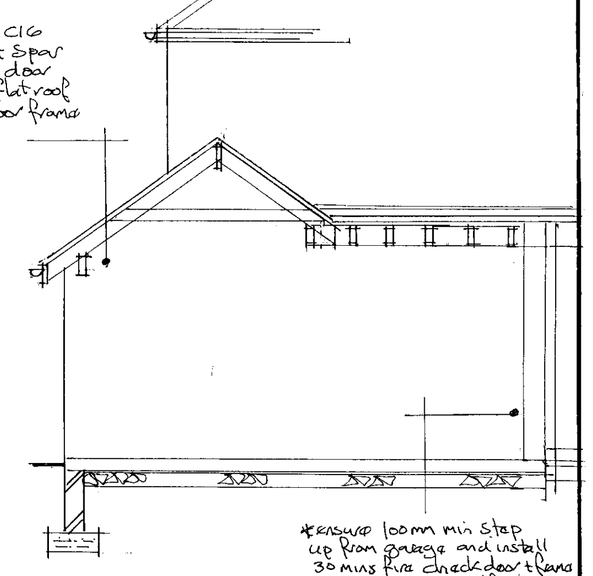
exstg side



exstg rear



* install 175x63 s/w c16 bearers to support spar feet over garage door and rear link to flat roof and over porch door frame



* ensure 100mm min step up from garage and install 30 mins fire checked doors with approved self closer

sectional views

- General Note.
This drawing has been prepared for submission for relevant local authority approvals. Contractor to verify all dimensions written or scaled on site prior to commencement of works. Similarly drainage inverts and lines of flow to be assessed prior to commencement on site. Confirm exact boundary lines.

- Electrical Works
all notifiable works to be carried out by a competent qualified electrical contractor registered with an approved national body in accordance with current Part P Building Regulations.
* new lighting to be energy saving types
new space heating to be fitted with thermostatic controls to assist energy management

- Internal Structural Work
carefully prop existing first floor at rear to allow stage removal of internal ground floor walls (shown dotted) insert new grade 43 steel UB seated on reinf concrete padstones (see calculation sheets). Prior to removal examine support offered by store room wall to floor/stairs over. If necessary trim exposed floor joists as necessary and support off new UB (dotted)

- House Rainwater
Reposition existing r/w downpipe and gulley or cut short ex downpipe to discharge onto new flat roof across slate deflector set into new roof finish

- Flashings etc
Install Code 4 stepped lead flash and soakers at tiled roof abutment with ex. brickwork. Flat roof finish to be dressed min 150mm up to ex walls over s/w fillet and carried behind new garage tiled roof min 300mm on ply deck.

- Roof
Superior built up polymer roofing system by specialists on min 18mm ply deck on firring strips laid to fall 1:60 (front to rear) over min 145 x 50 s/w c16 joists at 450c/s (ensure joists are exactly level with existing house floor joists as possible new first floor extension)
* build joist ends tightly into adj masonry or support off heavy duty galv. m.s. hangers (min 90mm bearing) to satisfaction of local authority
* Install celotex XR 3130 insulation board between joists to manufacturer spec and underdraw with gyproc fireline board - all to achieve min 0.25 w/m² °C U Value.
* Incorporate vapour control layer between plasterboard and insulation
NB: Firring strips will allow min 50mm cross ventilation above insulation.

- Walls
approved facing brick selected to match existing, min 75mm cavity enclosing crown dritherm or similar approved insulation batt. Internal leaf of Durox Supablock or similar approved load bearing thermal block with internal plaster finish to achieve min 0.30 w/m² °K U Value. Stainless steel wall ties (5 per m²) to satisfy BS1243
* New work to be effectively bonded to existing

- Floor
approved finish on 38 mm s/c screed or float finish to 100mm concrete slab on 1200g dpm on 80mm celotex floor grade insulation (wet room + utility) on further dpm to wall blinded natural stone substrate free hardcore compacted in max 150mm layers.

- Foundation
600 x 225mm concrete strip at depth to suit site conditions and to full satisfaction of local authority reinforced with 2 no layers BS03 steel mesh throughout. Trench fill to boundary line to minimise effect on adj. structure. (excavate in stages if necessary due to ground bearing conditions)

- Fenestration
selected double glazed units to match existing incorporating min 16mm air gap and a soft low E coating. Units to incorporate 8000mm² trickle vent to head (utility). Ensure toughened or laminated glass to doors.

- Ventilation
opening windows to represent min 1/20 room area plus mechanical extract set to achieve 60 litres/sec (kitchen) 30 litres/sec (utility and wet room/wc)

- Drainage
new 100mm pvc underground drains at 1:40 falls on granular bed to connect to existing system as shown to full satisfaction of local authority. Ensure full protection to all drains within new building.