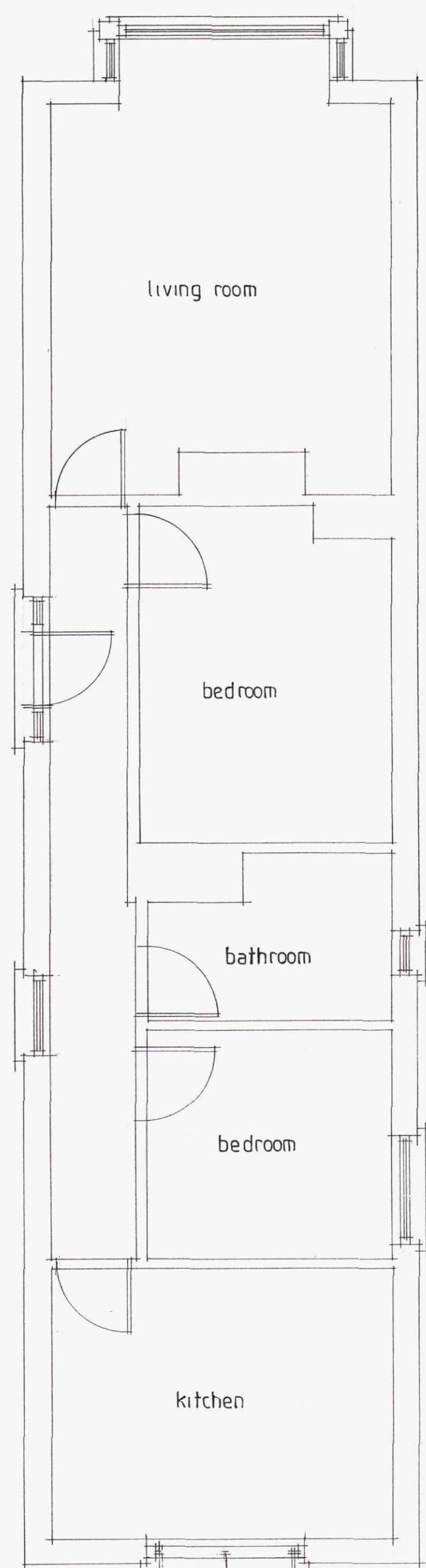
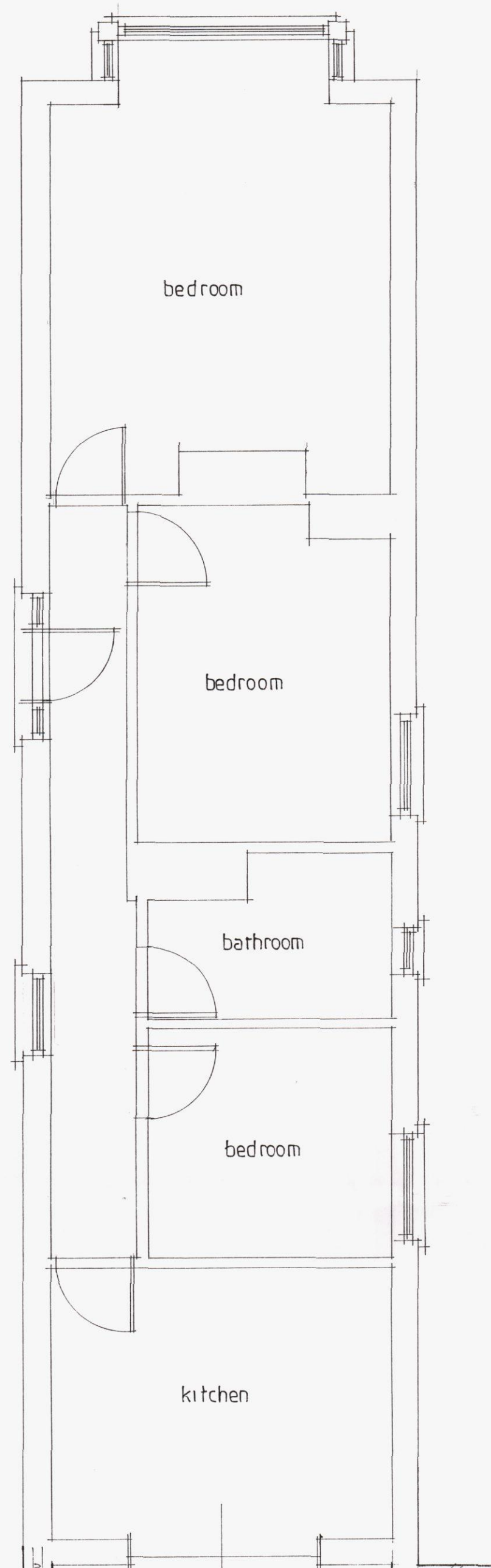




Existing ground floor plan



Proposed ground floor plan

**Opening window areas** to be minimum 1/20<sup>th</sup> of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 25% of floor areas

**New windows:** new double glazed windows to have minimum U value of 1.6w/m<sup>2</sup>k. Doors to have a min U value of 1.80w/m<sup>2</sup>k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

**Ceilings ground floor:** 12.5mm plasterboard. First floor 12.5mm foil back plasterboard.

**Foundation** concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level

**Floor** 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

**External walls,** two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated) 50mm clear cavity with Celotex CW4025 on outer face of inner skin. Render and set internal, two coat render external. (overall cavity 75mm) Insulated 'cathic' lintols over new openings, tooth into existing walls and maintain all cavities. Close cavities at eaves with non-combustible material. Wall ties to be at 900mm ctrs vertically and 450mm ctrs horizontally and staggered. 'Cathic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

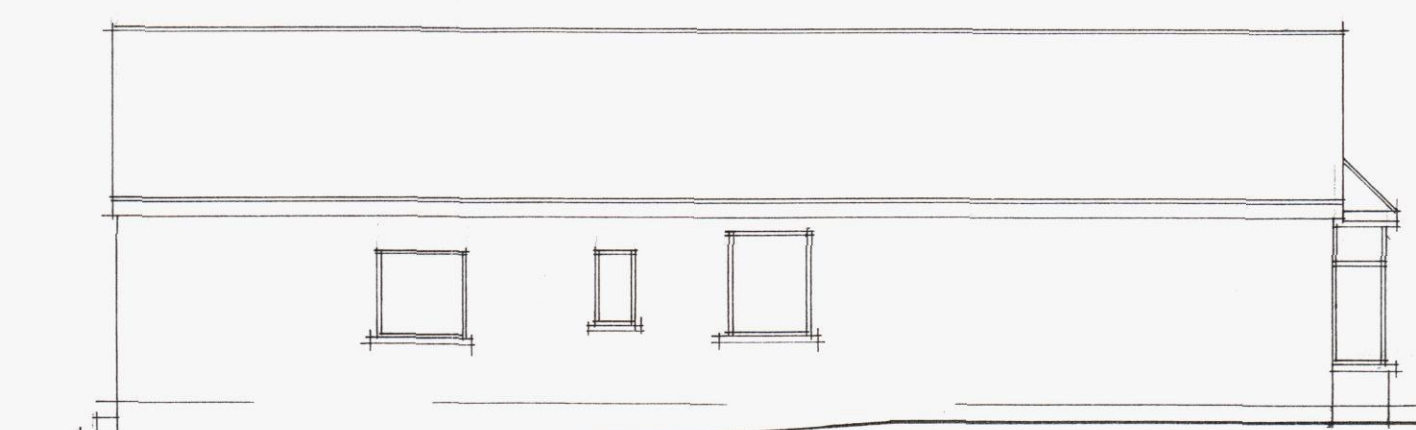
**Flat roof,** 13mm spar chippings on 3 layer high performance torch on felt to BS747 cp144 part 3 1977 on Celotex TD4126 insulated roof decking on firings on 4x4mm x200mm roof joists at 400mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres.

**Rain water goods;** run new 100mm diam pvc rain water gutters and 70mm diam downpipes to existing drainage system.

**All new electrical works** to be designed, installed, inspected and tested in accordance with BS7671 (IEE:17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

**Lighting,** Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

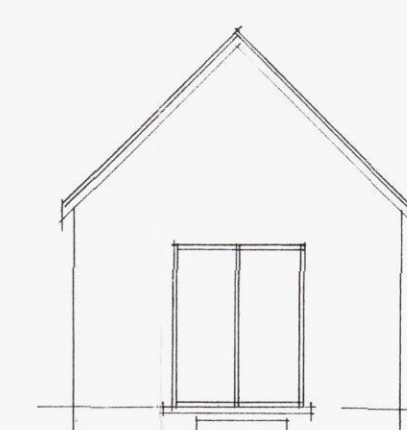
All new radiators to be fitted with TRVs



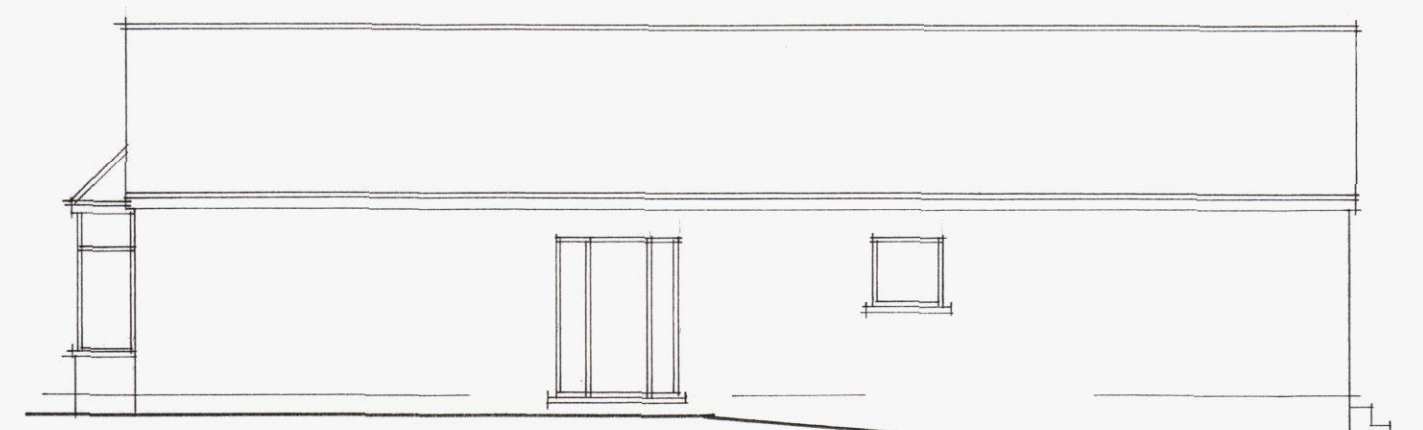
existing side



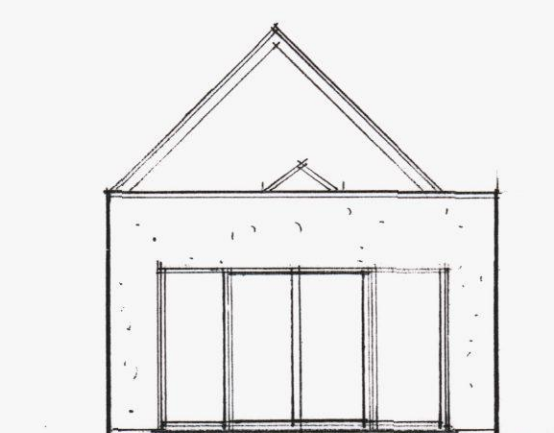
existing front



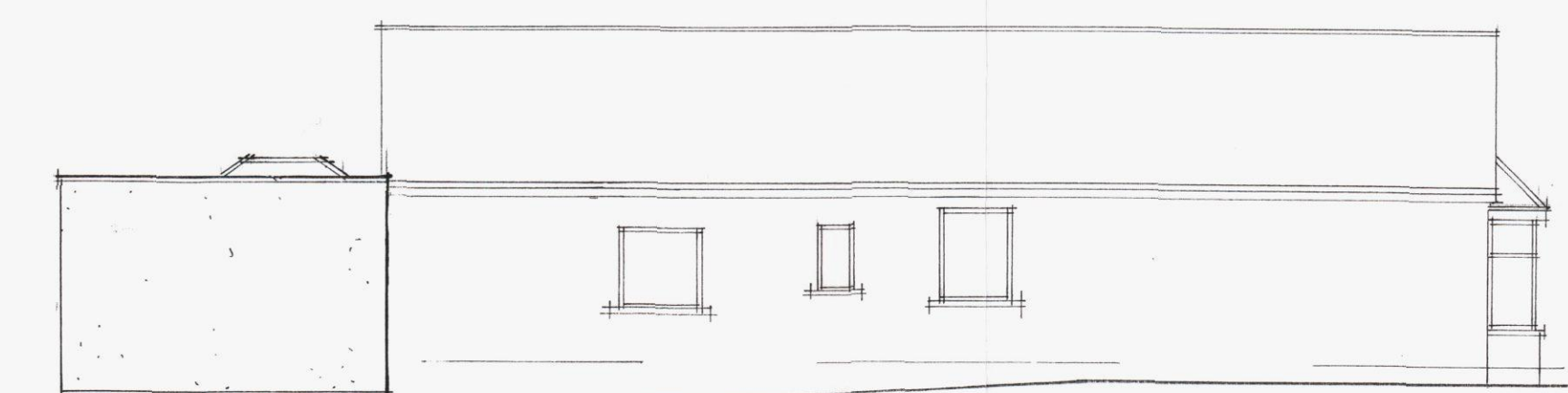
existing rear



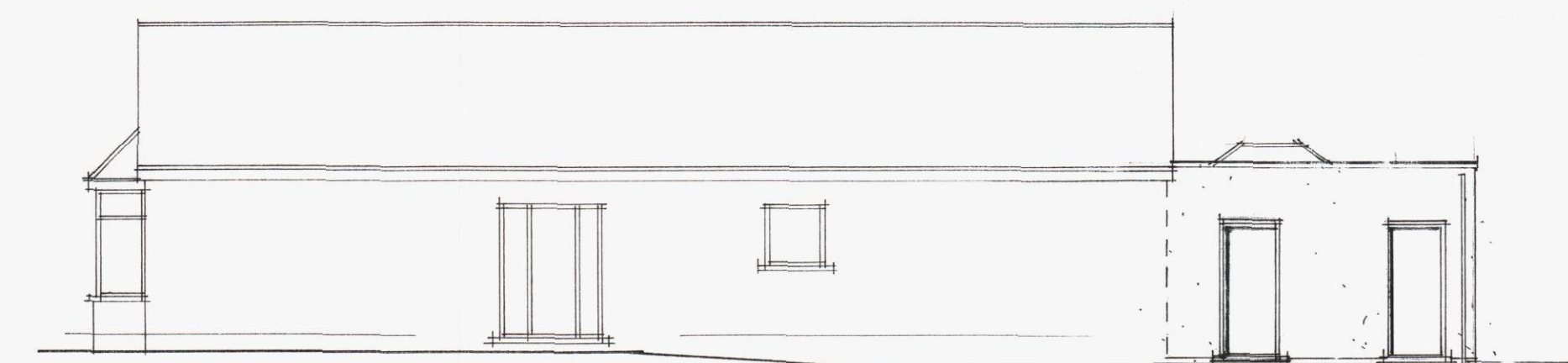
existing side



proposed rear



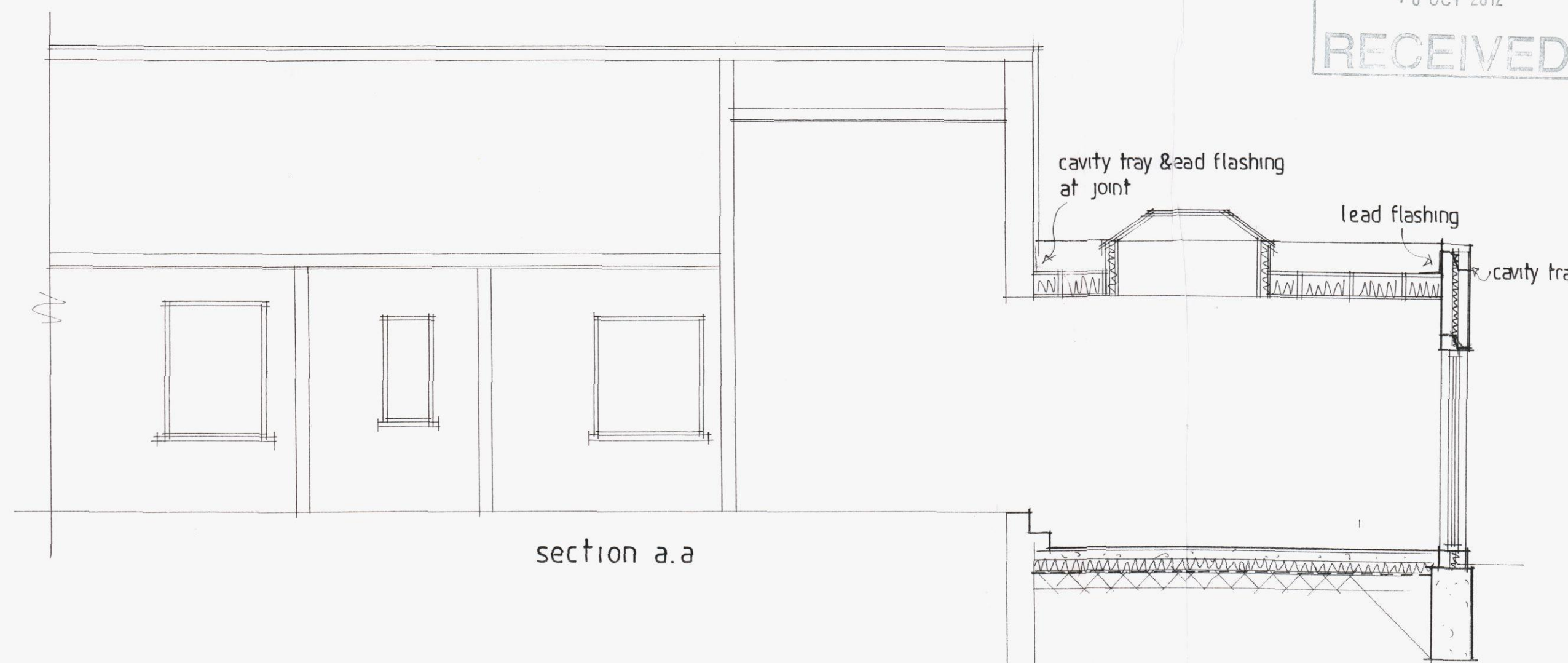
proposed side



proposed side



proposed front



section a.a



Note:  
All dimensions must be checked on site and not relied on from this drawing.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

| A    | SEPT 12 | CLIENT AMENDMENTS |
|------|---------|-------------------|
| Date |         | Revision          |
|      |         |                   |

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Client

Mr S Shaw

Job Title

56 Stakes Road  
Purbrook

Drawing Title

Rear Extension

Scale 1:100 1:50

Date AUG 2012

Drawn by RN

Dwg. No.

5114-12

Rev.

A