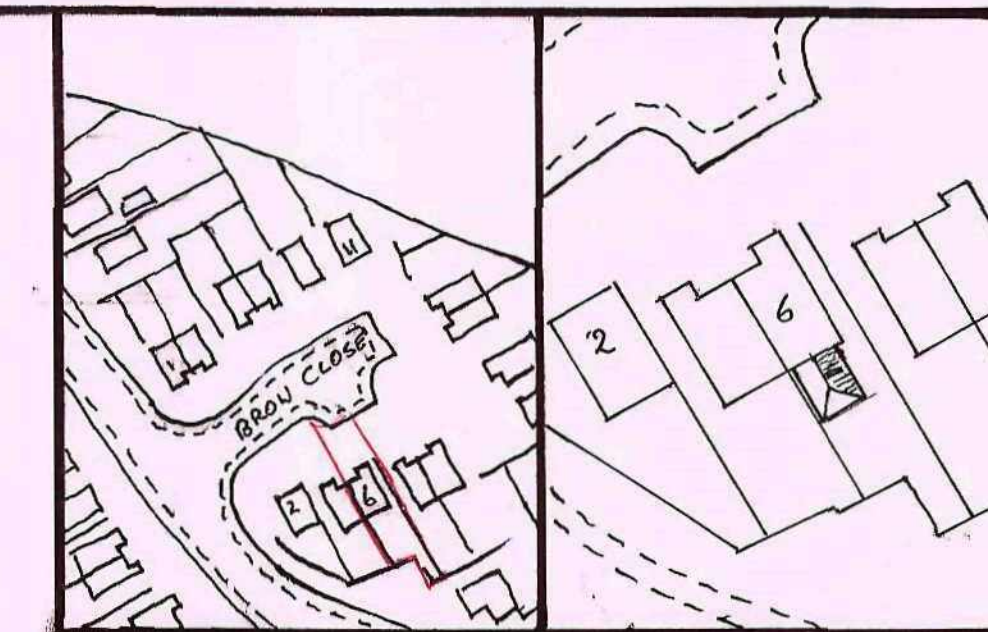
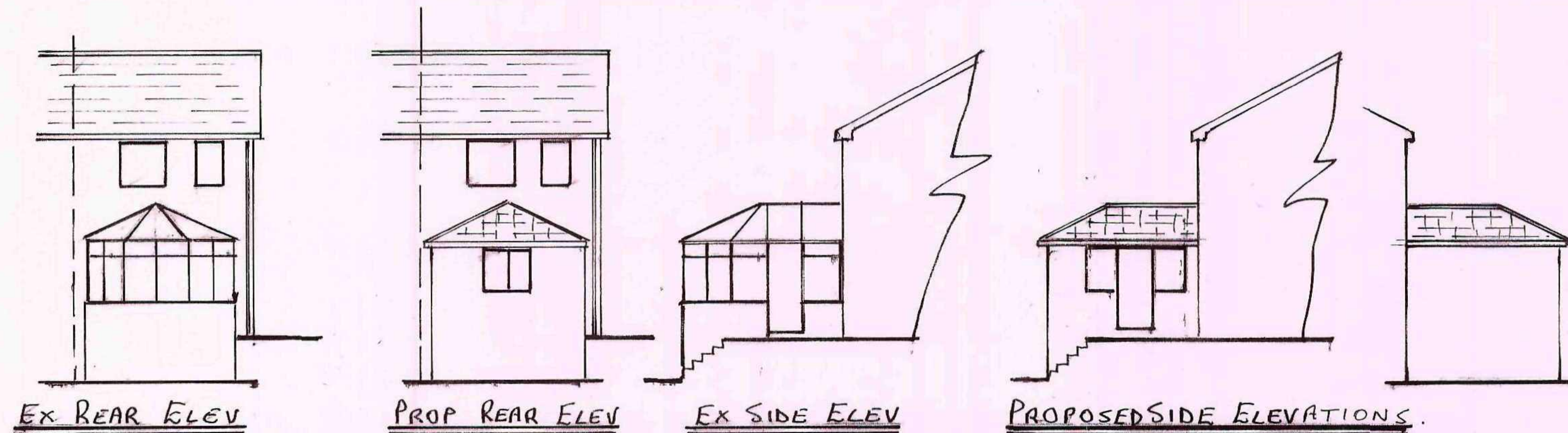
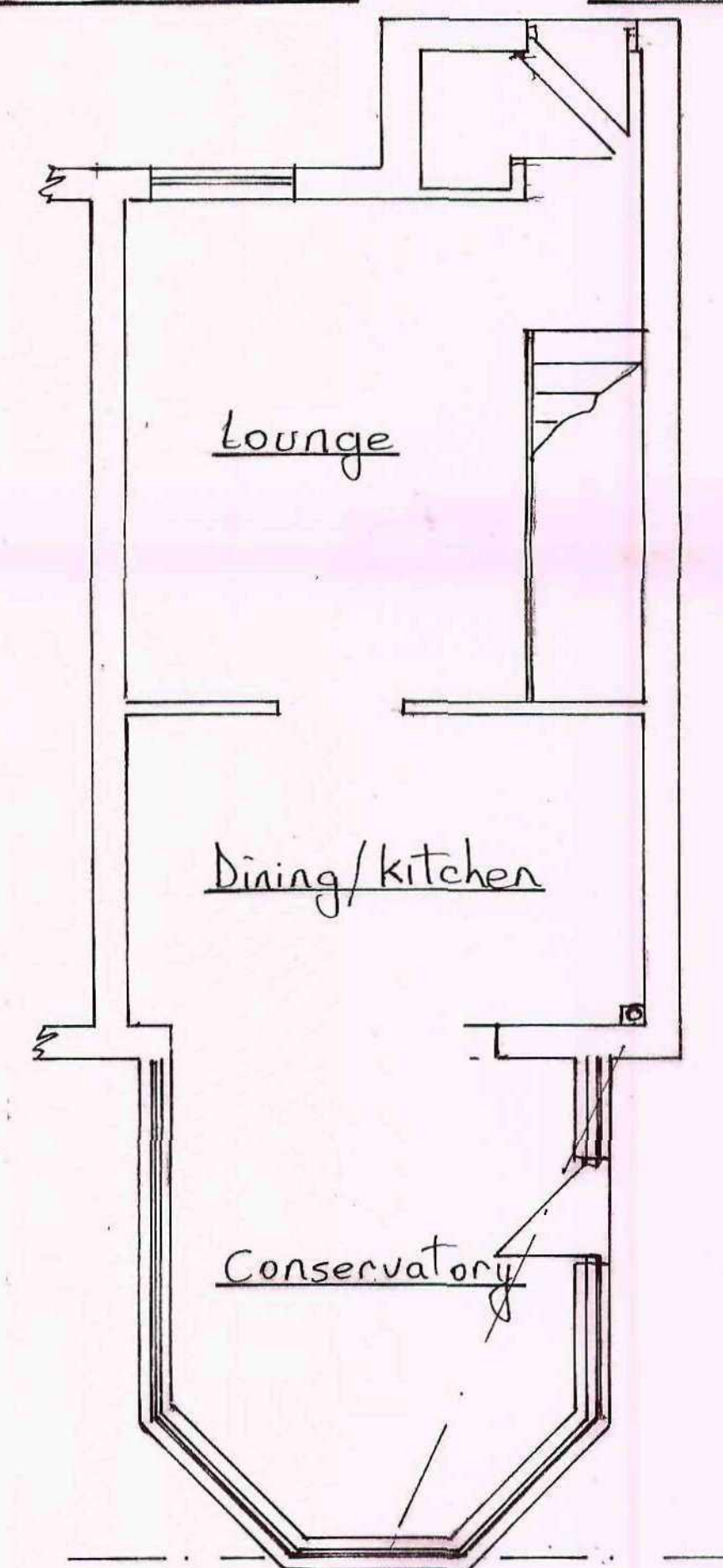
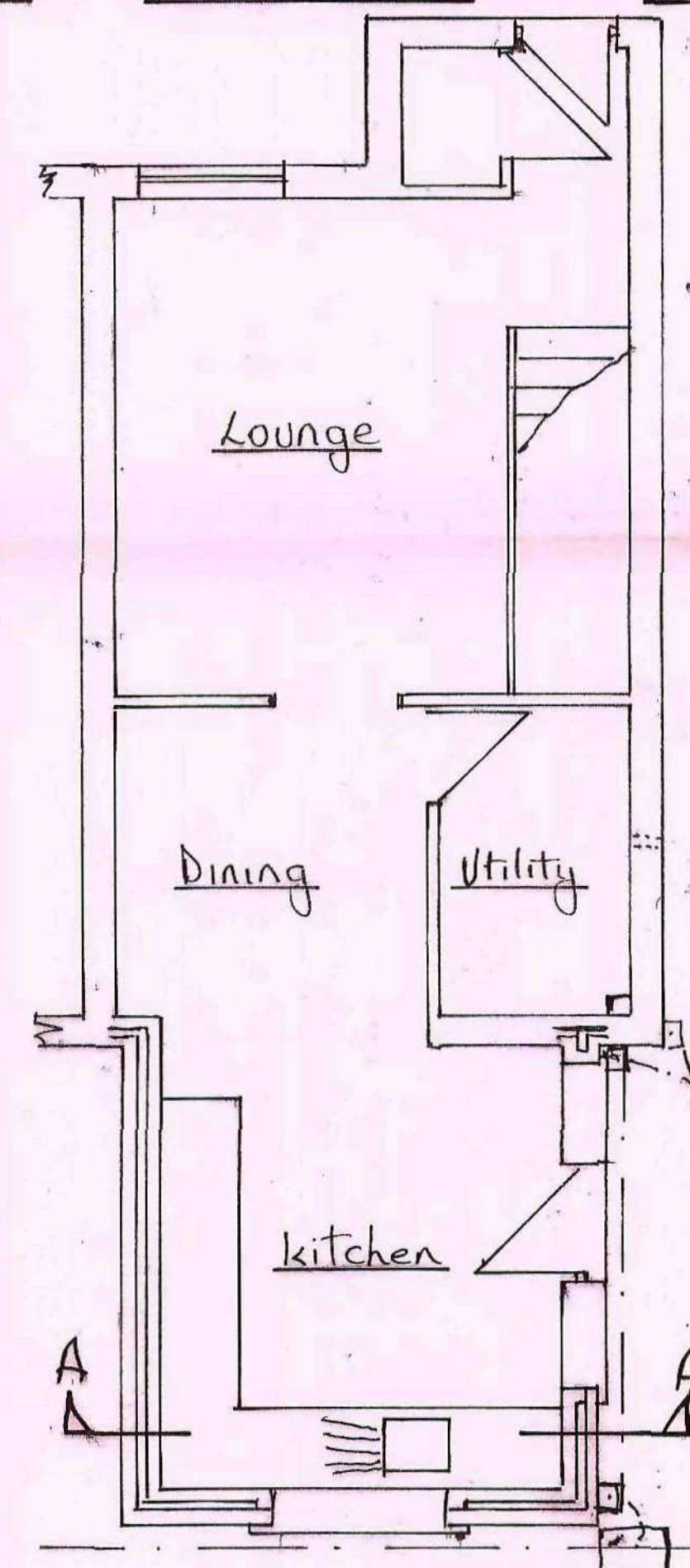




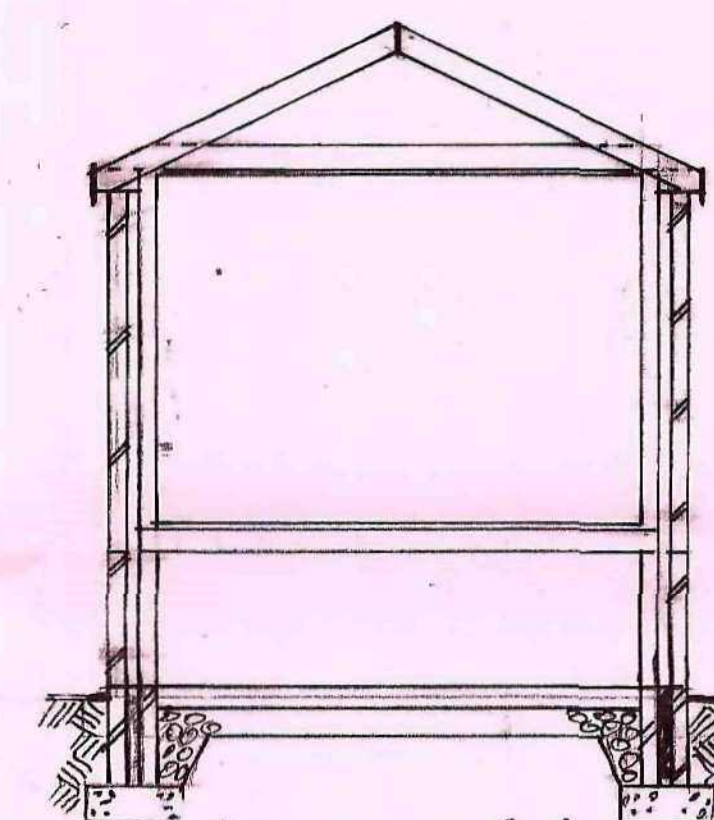
1:1250 1:500



EX GROUND FLOOR



PROP GROUND FLOOR



PROPOSED

KITCHEN EXTENSION

A-A

6, BROW CLOSE

WARD GREEN

SCALE

1:50 & 1:100

Roof: Tiles to match existing on 38 x 25mm tile battens on sarking felt on 150 x 50mm rafters & ceiling joists @ 400mm centres with 200 x 75mm, 175 x 25mm ridge board. Provide 12mm plbd and skim ceiling with 150mm fibreglass layed between joists & 150mm laid across joists. Provide 175 x 25mm UPVC fascia to match existing with 12.5mm continuous gap behind for roof venting and fitted with vermin screen. Provide code 4 lead soakers and flashings where new roof abuts existing wall linked to tray DPC in wall.

Provide 100mm half round gutters and 63mm R.W.P.s to discharge to existing S.W. gully.

Walls: 100mm matching bkww, 75mm kingspan insulation, 25mm cavity 100mm blockwork with 2 coat carlite plaster internally. Provide 5 no 250mm stainless steel wall ties per yard square and every 225mm to reveals, provide D.P.C.s to all openings with thermabate cavity closers with Catnic CG70 lintels over min 150mm bearing, new walls to be tooth bonded to existing every course with cavities continuous. Provide 300mm DPC 150mm above ground level taken across cavity linked to 1200g radon barrier under site concrete. All walls below DPC to be in class B eng bkww. Provide concrete cavity fill to within 225mm of DPC. Any drains passing through walls to be linteled over with Naylor concrete lintels.

Internal walls to be 100mm timber studs with 12.5mm plbd and skim both sides.

Foundations: 600 x 225mm deep concrete foundations with minimum cover of 600mm subject to satisfaction of BCO on site, all foundations to be taken below any drains and not to encroach over boundary.

Ground Floor: Provide 19mm t & g boarding on 175 x 50mm joists at 400mm centres with sleeper wall mid span. Provide 100mm oversite concrete laid to finish level with external ground level on 1200g radon barrier linked to 300mm DPC layed across cavity wall 150mm above ground level, on 225 limestone. Provide 100mm Kingspan insulation to floor. Provide 225 x 150 air grates 600mm from corners and every 1.8m sleeved through cavity with tray DPC over.

Drains: To be 100mm hepsleeve with P gravel bed and surround layed to fall 1 in 40 and connected to soakaway 1cu metre below invert and min of 5m from building any drain passing through walls to be linteled over.

General: All new windows to be double glazed with 'K' glass with 20mm cavity and to have opening lights equal to 5% of the floor area of extension (with min of 850mm x 500mm) and fitted with trickle vents equal to 8000mm², any glazing within 0.8m of floor and in doors and side panels to be safety glass. Provide fan to utility room and kitchen extension duct through extension roof to external air, with extraction rate of 60 l/sec ducted to external air, fan to have 15 min overrun. Provide 38 x 16mm M.S. anchor ties to ceiling, rafter where parallel to walls and situated at 2m centres and fixed over 3no joists with packing pieces between first joists and wall and struts between joists. Provide M.S. holding down straps to wall plate at 1m centres and taken down wall min 900mm. New stud wall to utility room constructed of 100 x 50 timber studs with 9mm plbd and skim both sides.

All new electrical work to comply with the Building regulations and carried out by an approved person, under a competent persons scheme.

Provide new Mains wired smoke alarms with battery backup and wired from independent fused circuit, one to Hallway on ground floor and above landing at first floor. Existing heating system to be extended into extension, new radiator to have TVR fitted as per existing house. 30% of extension lighting to be low energy lighting fittings.

ALL MEASUREMENTS, FIXTURES AND FITTINGS TO BE CHECKED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.