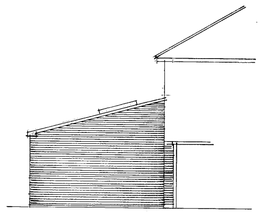
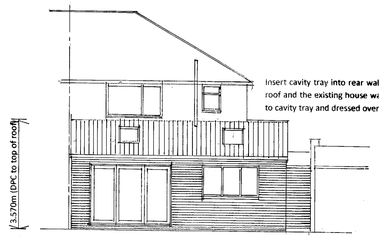
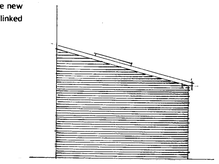


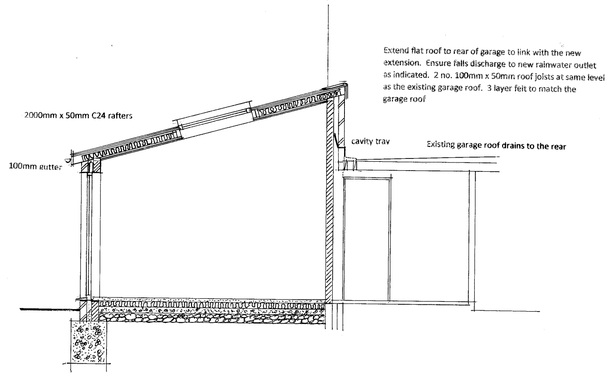
Side Elevation



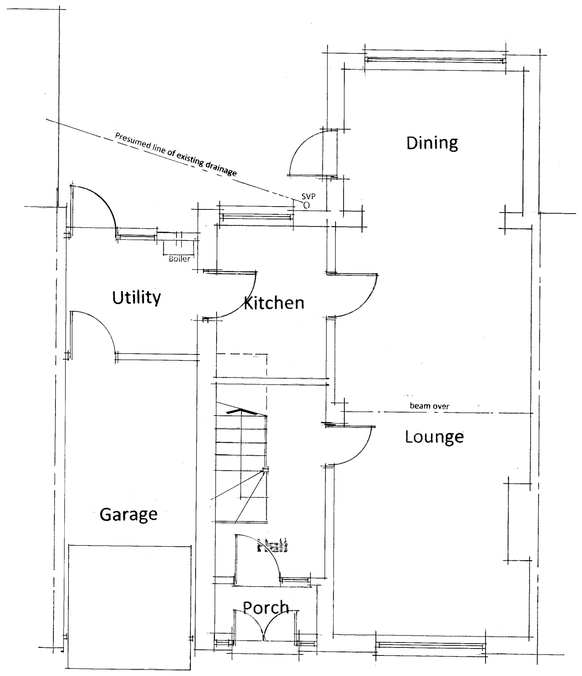
Rear Elevation



Side Elevation



Section A:A



Ex. Ground Floor

Drainage

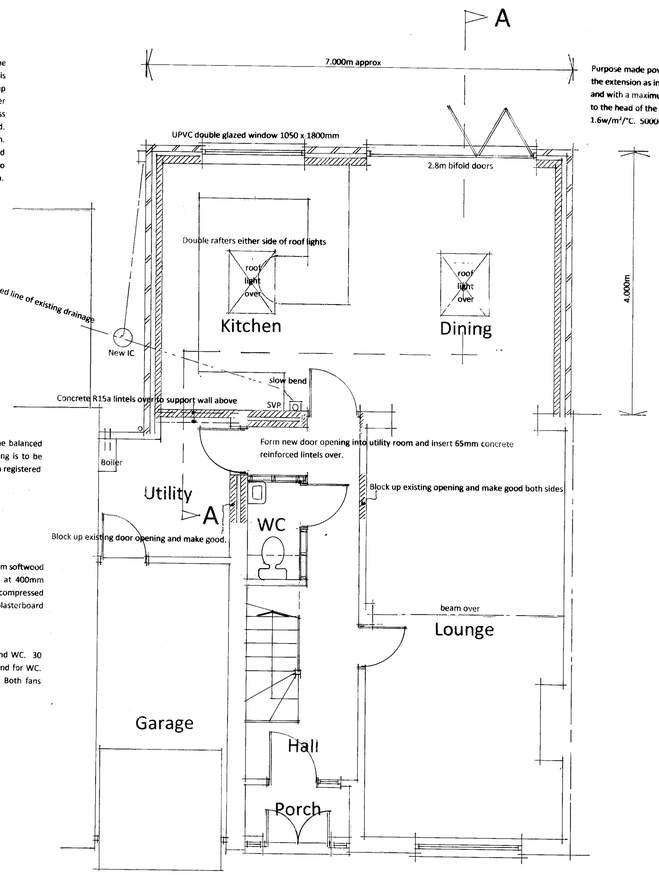
Expose existing drain run and provide slow bend connecting onto the existing drain for the repositioned SVP as indicated. Exposed this drain run and form new shallow access chamber within the gap between the extension and the neighbours extension. New chamber estimated at max 450mm depth with 300mm diametre access chamber which is to receive new WC and gully runs as indicated. 40mm waste to sinks and washing machines, 32mm to WC basin. Provide stub stack in ground floor WC to receive wastes from WC and basin. WC to connect to the new stub stack. Stub stack with Durgo or similar air admittance valve terminating above level of basin trap.

Relocate existing boiler to position shown and adapt the balanced flue outlet to a side flue outlet. The boiler repositioning is to be carried out by a Gasafe engineer and with the installation registered

Stud Partition

Construct new stud partition to form GF Wc 75mm x 50mm softwood timbers including head and sole plates, vertical studs at 400mm centres and noggins at one third heights. 100mm compressed fibreglass between studs. Line both sides with 12mm plasterboard and set

Provide mechanical vents to the existing Utility room and WC. 30 litres/second extract rate for utility room, 15 litres/second for WC. Both ducted to discharge directly to the external air. Both fans operated by the light switch.



Prop. Ground Floor

Purpose made powder coated aluminium bifold doors to the rear of the extension as indicated, 2.8 metres wide, glazed with safety glass and with a maximum U value of 1.6w/m²/°C. 5000mm² trickle vents to the head of the frame. UPVC window with a maximum U value of 1.6w/m²/°C. 5000mm² trickle vents to the head of the frame.

Roof

Concrete interlocking roof tiles at 15 degree pitch to match existing main roof as near as possible on 50mm x 25mm tantalized softwood battens on 1 layer Tyvek or similar breathable roofing membrane on 2000mm x 50mm C24 softwood rafters at 400mm centres birdsmouthed over wall plate in new wall and 200mm x 50mm plate rawlbolted to the existing wall at high level. Provide double rafters either side of the proposed roof lights. 100mm Celotex, friction fitted between rafters and an additional 50mm to the under face with 12mm foil backed plasterboard and set finish.. UPVC facias, soffits and barge boards No ventilation as the roof is designed as a breathable roof. Provide stepped lead code 4 flashing at abutments with house wall with cavity trays inserted into existing walls.

Rainwater

100mm half round gutters to connect to 68mm PVC gutters and discharge into new soakaway 5 metres from building

Walls

300mm cavity walls generally, 100mm facing brickwork outer skin to match existing, 100mm cavity with 100mm Rockwool cavity wall insulation wall ties at 750mm centres horizontally and 450mm vertically, double wall ties at reveals every block course . Both skins are built off 110mm Hyload or similar horizontal DPCs min. 150mm above finished ground level. New walls to be toothed into the existing The high level return wall adjacent to the existing garage is to be supported off 2 no. 150mm x 100mm R15a lintels with min 100mm end bearings. Provide Thermabate cavity closers at new reveals installed in accordance with the manufacturers instructions and details.
Walls below ground level in brick and blockwork with cavity filled to within 225mm of DPV with leanmix concrete.
Catnic CG90/100 lintels over new bifold doors and window with minimum 150mm end bearings,

Ground Floor

65mm cement sand screed on 500 micron vapour barrier in 100mm Celotex insulation on 100mm concrete floor on 300 micron polythene damp proof membrane on sand blinded type 1 hardcore subbase. Floor levels to run continuous with the existing. Any subfloor ventilation to be extended through floor to the new external wall.

Foundations

600mm wide trench fill concrete foundations min. 900mm below finished ground level. Foundation depth subject to ground conditions discovered on site and to the satisfaction of Building Control

Provide mains powered smoke detectors in hall and on landing interlinked.
All electrical work to be carried out by Part P registered installer and to be certificated on completion with Competent Person Scheme.
Extend existing heating system into the new extension

Project

Proposed single storey rear extension @

Address
11 Albert Road
St Peters
Broadstairs
CT10 3HY

Client
Mr S Smith

Drawing Title
Working drawing

Date Jan 2021 **Scale** 1:50 & 100 **Dwg No.** SS1

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