

Foundations: 600x300mm concrete foundations 900mm deep on to the existing house foundations to B.5328. 944p foundations below down nose and finished with 150x100mm r.c. DPC over
 on 944p foundation either side of utility room external corner 1.4m deep in 250mm slope at 1m lengths due to expansion/contraction free office. Smaller from the external corner. Provide 35N concrete blockwork below ground level with lean mass cavity fill 225mm below the lowest DPC with the external DPC 150mm above ground level.

Walls: 100mm brickwork to match existing 100mm cavity with 100mm Driflith cavity insulation with 100mm Akumath block inner leaf 0.12w/jk with 12.5mm plasterboard dot and dab with skin finish. Skintex steel walltie to BD140, 750mm horizontal, 450mm vertical, staggered and 215mm to outside. Fully fixed new walls to cavity, maintaining cavity with unadvised vertical DPC's to outside. Provide unadvised Bituly C890 slates to external opening for manufacturing leading details and R55's internally to engineer design all with 125mm plasterboard and skin finish.
 External Wall: 100x50mm studwork studs at 400mm centres with 100mm horizontal insulation between the studs and 125mm plasterboard and skin finish.
 No. Utility and Lounge have a flat ceiling with Skintex walltie. Surrounds the section of the solid wall within the ceiling void with 100mm Kingspan K7 insulation.

Floor: 100mm concrete slab on 100mm Kingspan K7 insulation with 25mm concrete up-lifted on 1500x DPM topped with the inner DPC and existing DPM on minimum 150mm sand bladed consolidated sub-base with new floors level with the existing floors.

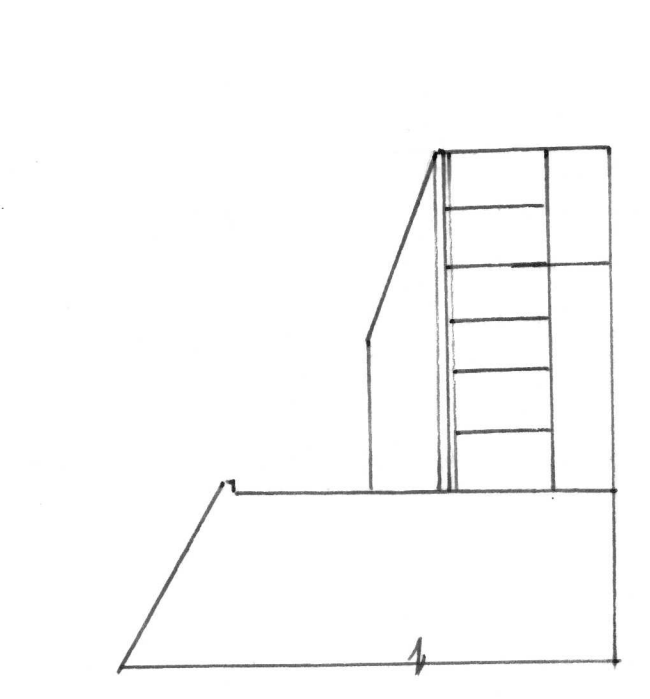
Roof: Manley Rigat roof lets all mechanically fixed to manufacturing leading details with minimum 15' pitch to suit roof lights on 50x25mm treated battens on Tyvek breathable membrane on manufactured roof trusses including all bracing by specialist supplier on 50x100 treated wallplate with sloping down slope at 1:8, 0 centres and lateral restraint slope over 3x0 trusses on 50x50mm nogging at 400mm centres and built into the existing walls.
 Note: See 2x0 different roof design. Vanted to kitchen and flat ceiling to utility and lounge.
 Provide 100mm horizontal insulation between the flat ceiling tie and 200mm horizontal lead over at night angle (Utility and Lounge) with 12.5mm plasterboard and skin ceiling finish.
 Provide 100mm Kingspan K7 insulation between the rafters and ceiling for vaulted kitchen ceiling with 25mm Kingspan K7 lead across the rafters and collar with 12.5mm plasterboard and skin finish. Maintain 50mm air space between insulation and Tyvek to both roof structure.
 Provide 150mm metal flashing with cavity trays over to walls/roof abutments. Fence boards, soffits, verges and 100mm UPVC guttering and downpipes to match existing.

Drainage: F.W. uses shared SVP with injection chamber in rear down garden. Provide roddable B.I.T. gullies and 300mm diameter injection chambers as indicated in 100mm UPVC pipework with 150mm granular bed and surround with 100mm concrete haunching over laid to 1:40 falls.

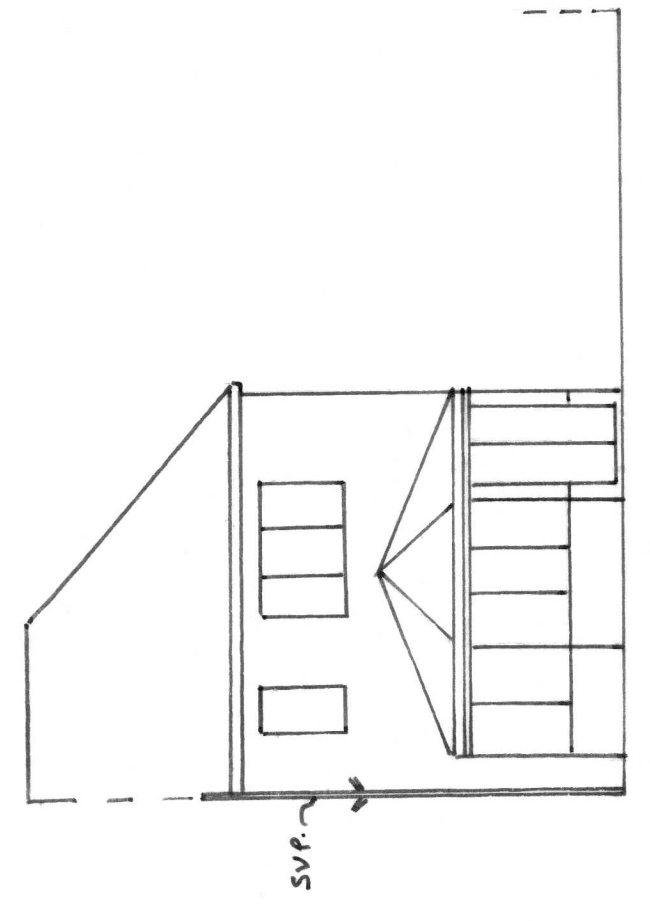
Ventilation: Change to the minimum 2.0 of the rooms floor area fitted with 8000mm² louver ventilation with lounge window having opening area 750x1450mm clear opening (0.33m²) with the cell height between 0.9 and 1.1m above floor level.
 Provide mechanical extraction to the kitchen and utility room ducted to the outside at a rate of 60 litres/sec. All new glazing to the Pilkington K double glazed argon filled units in fully insulated frames to 1.6 w/jk with all glazing in critical locations to be safety glass.

General: Ensure there are main double linked smoke detectors at the top and bottom of the existing staircase with battery back-up. Electrical layout to be agreed with the client including 75% energy efficient lighting installed to Part P by a competent electrician.
 Heating engineer to site radiators including thermostatic valves to locations agreed with the client. Client to obtain adjoining access consent for work on the boundary line including Party Wall Act if deemed necessary.

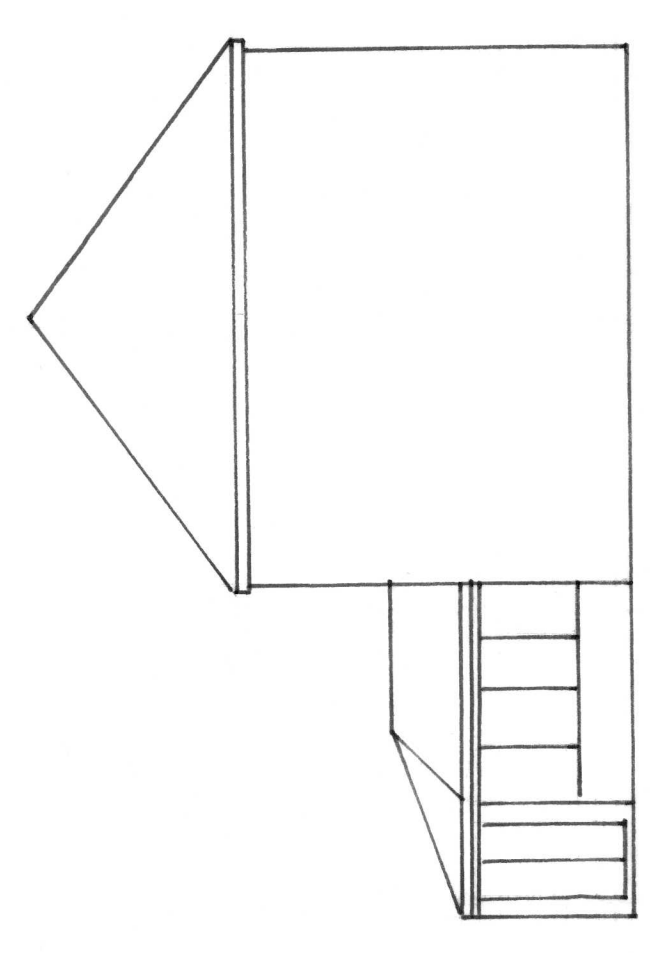
19, Ernwill Ave
 Rear and Side Single Storey Extension
 Scale 1:50 and 1:100



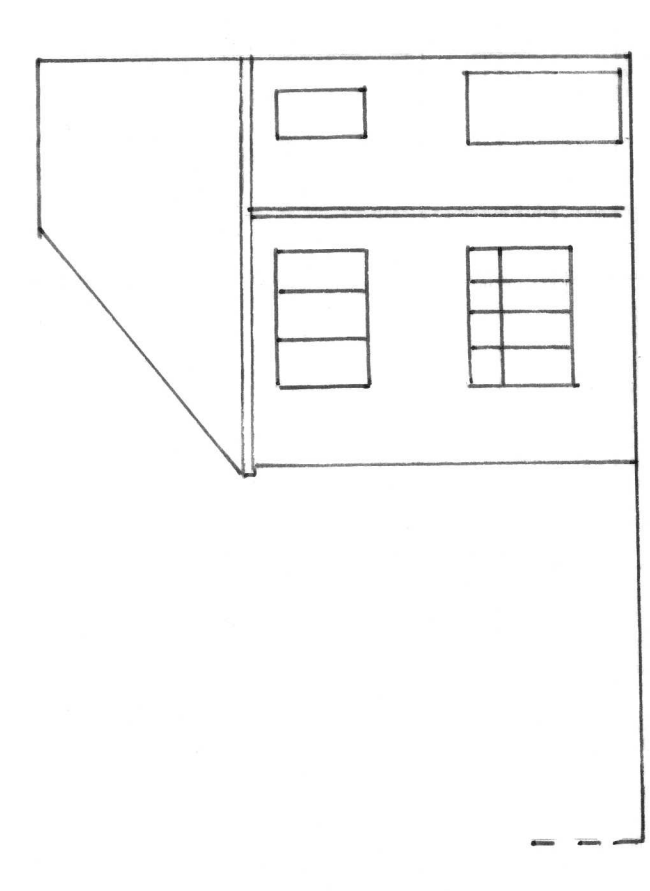
Existing Front Elevation



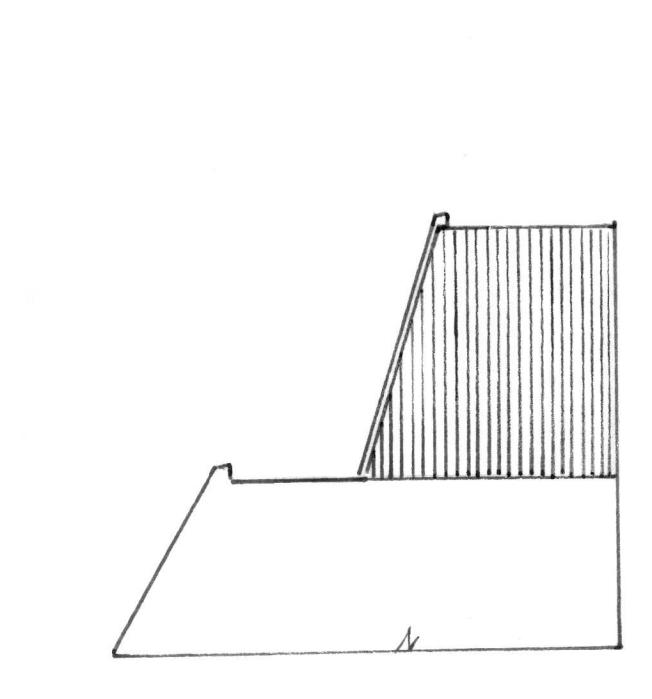
Existing Side Elevation



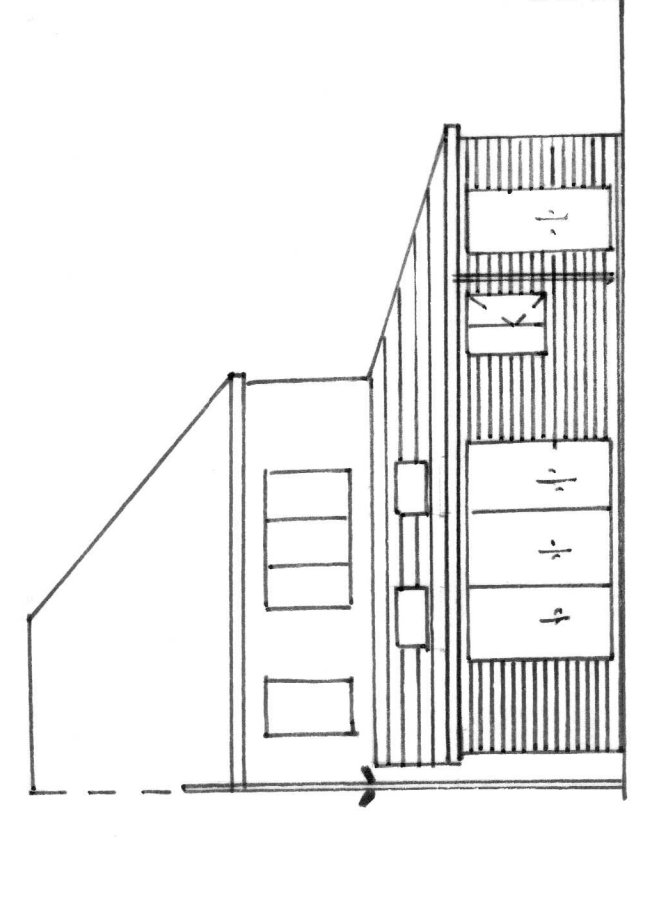
Existing Rear Elevation



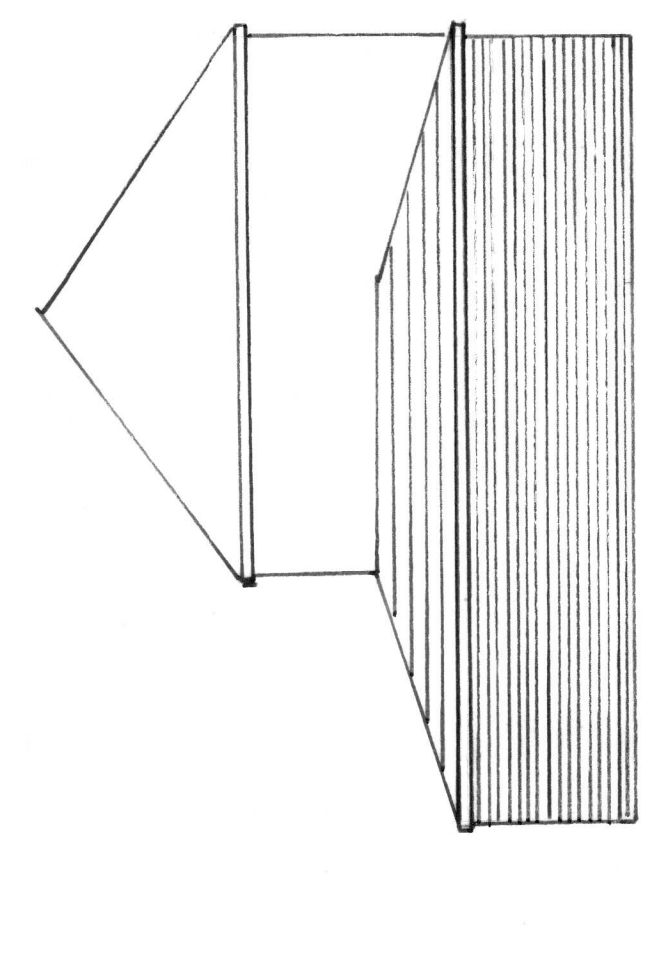
Existing Side Elevation



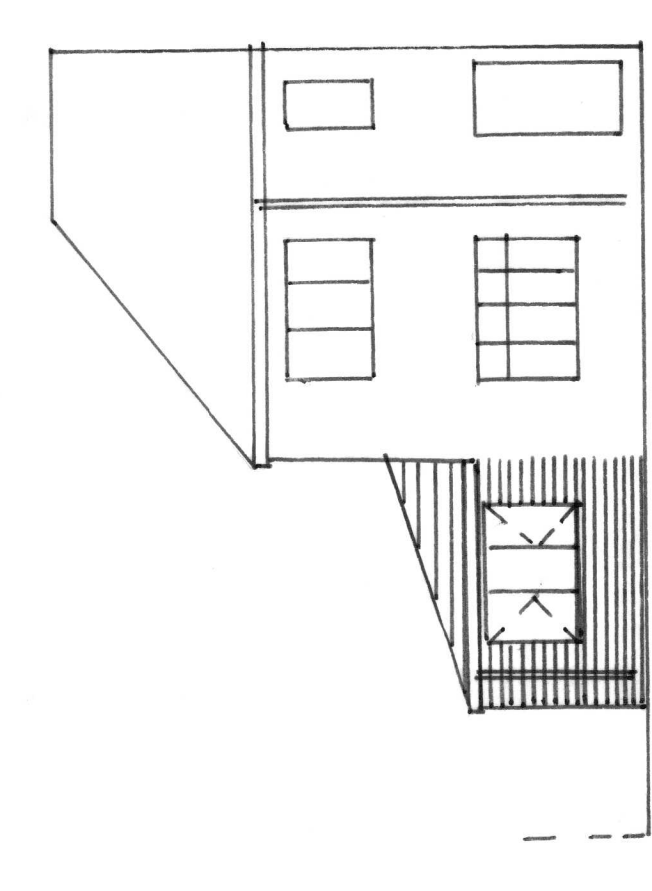
Proposed Side Elevation



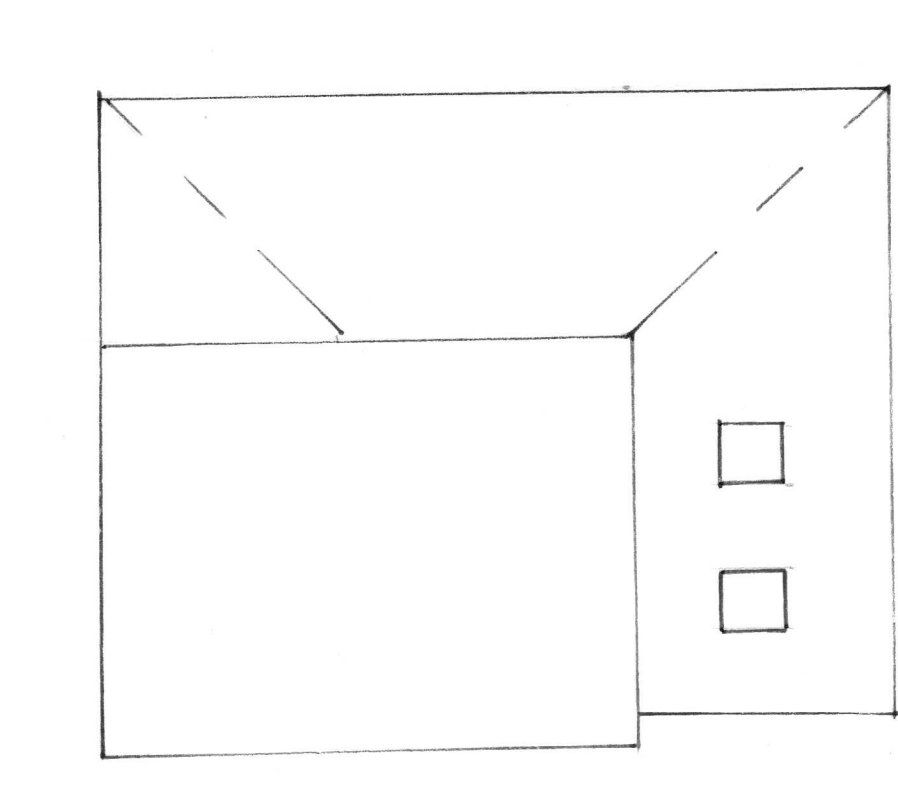
Proposed Rear Elevation



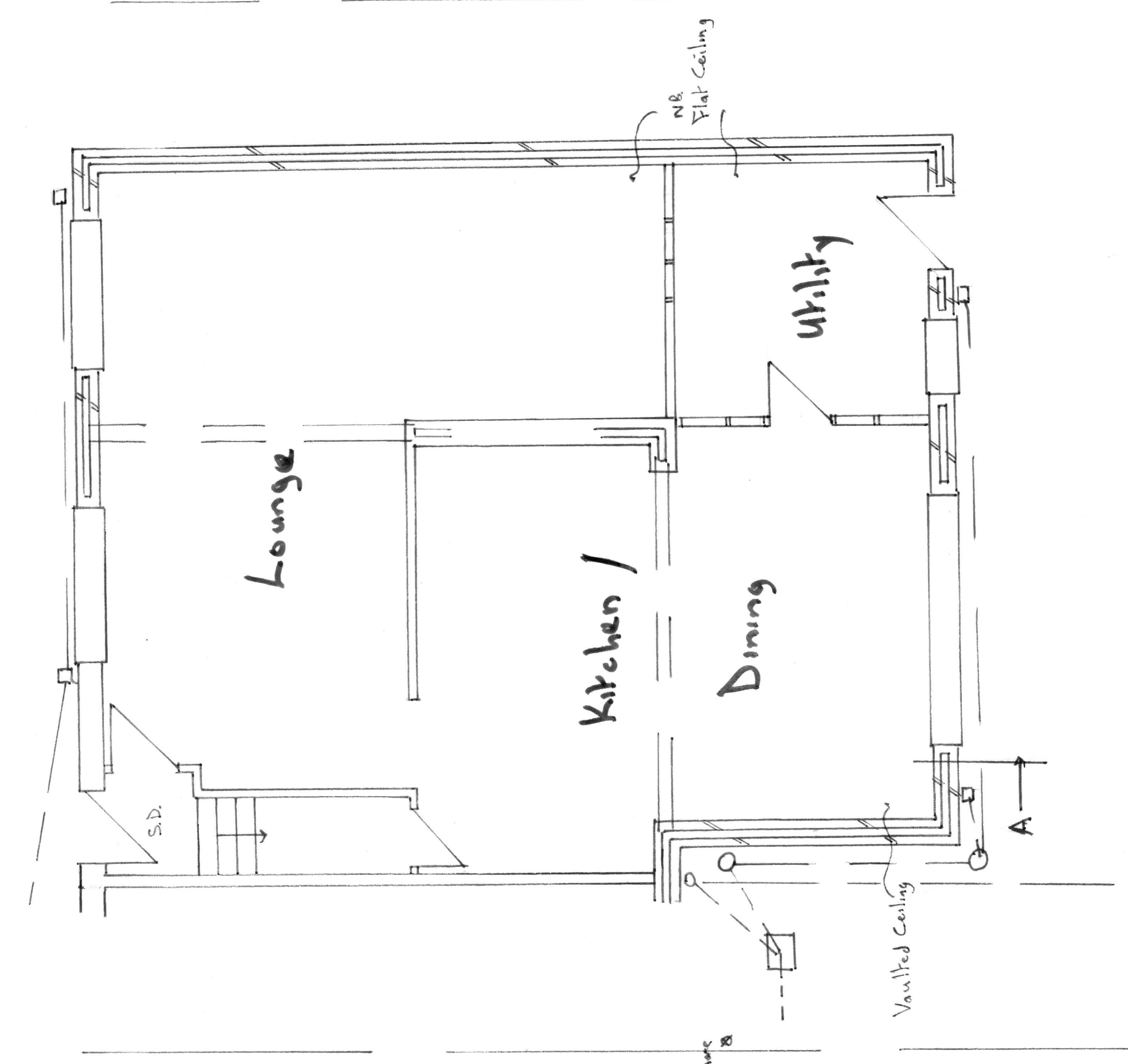
Proposed Side Elevation



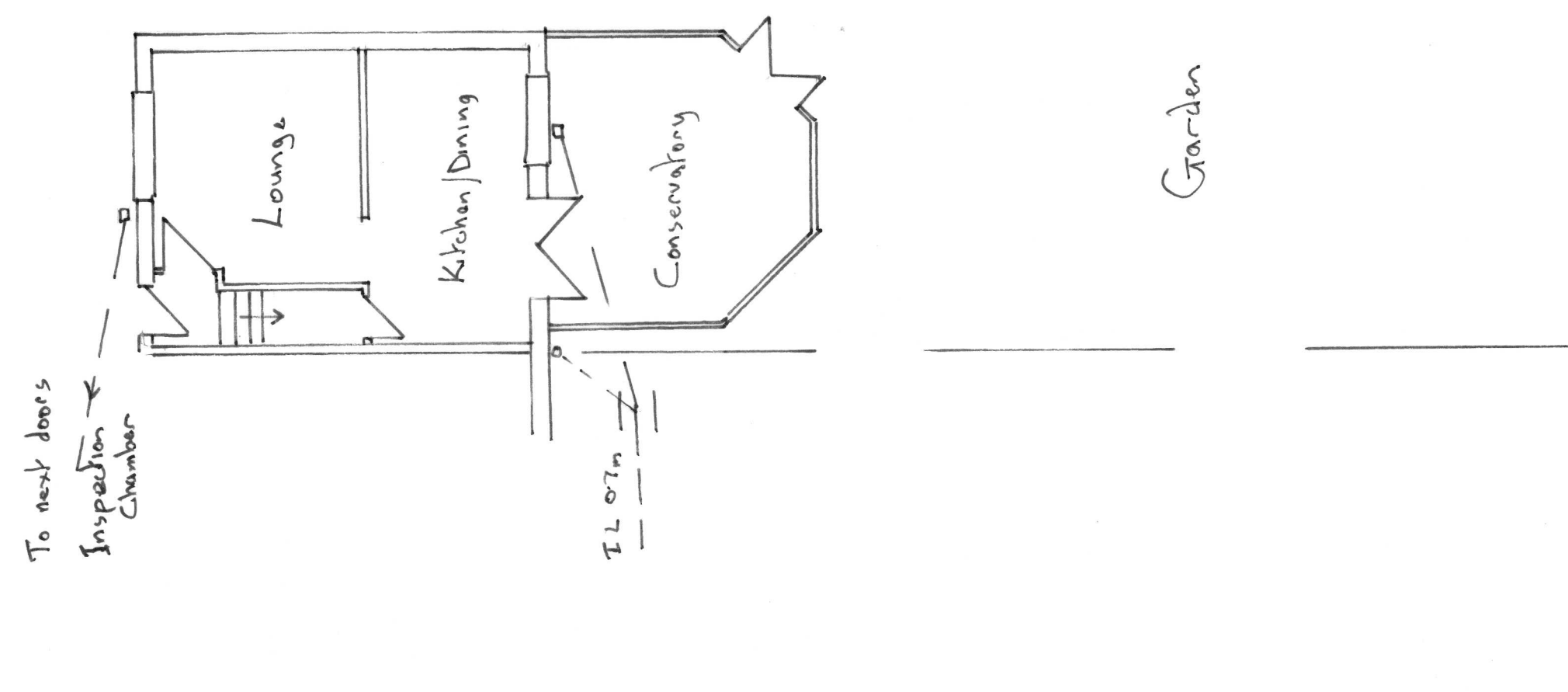
Proposed Front Elevation



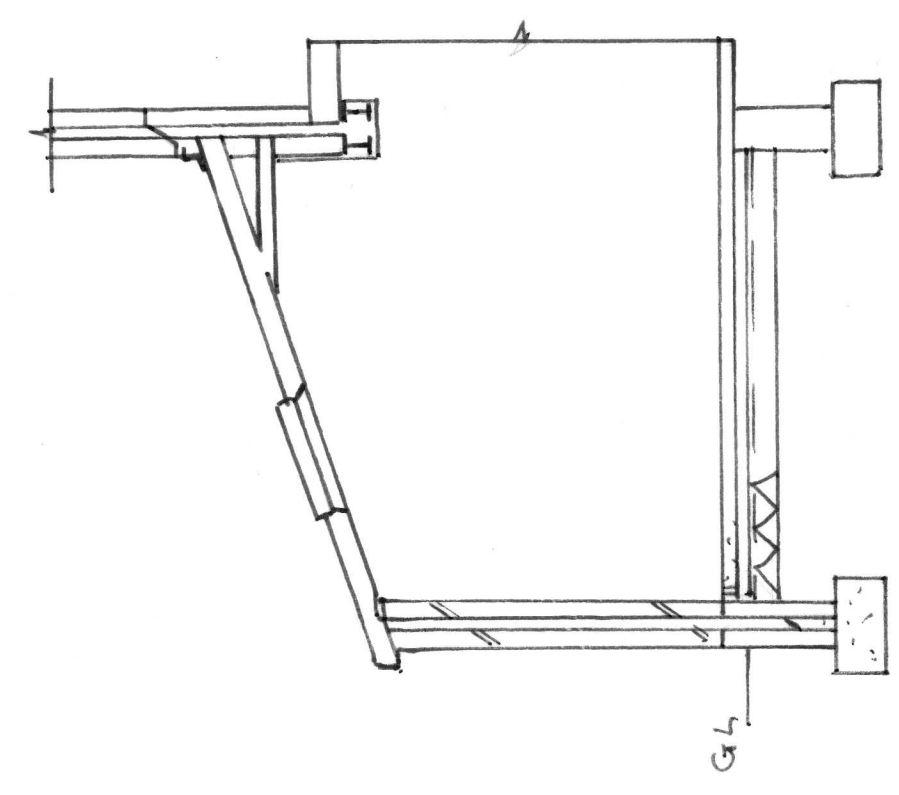
Roof Plan



Proposed Ground Floor Plan



Existing Ground Floor Plan



Section A