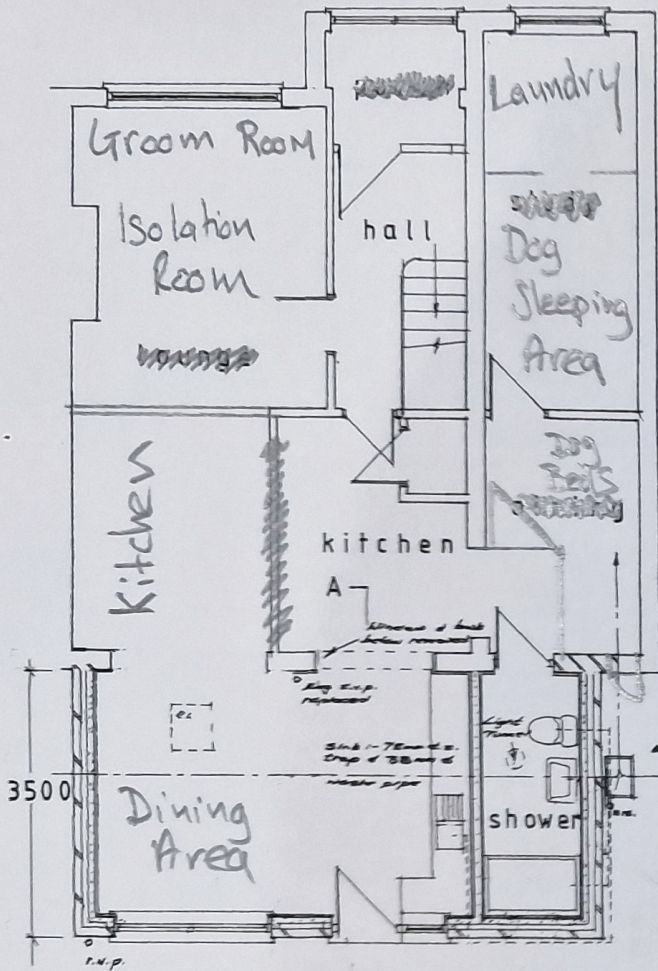


Proposed ground floor plan



Electrical work to be designed, constructed, inspected and tested in accordance with BS 7671 (The IEE Wiring Regulations) and to be certified by a qualified person. Test certificate to be provided to BCO on completion.

Ventilation to rooms as follows:- Habitable Rooms:- 8000 sq mm background ventilation. Kitchens:- 4000 sq mm back vent & ext. fan to extract 60 litres/sec. Bathrooms:- Ext. fan 15 litres/sec. W.C.:- Ext. fan 3 air changes/hour & 15 min. over-run, light switch operated.

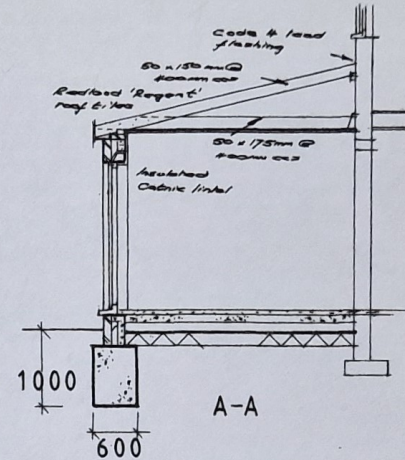
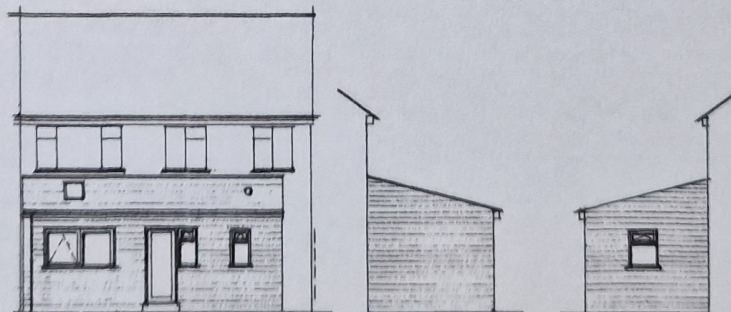
Exp. Central Heating System to be extended into extension with pressed steel radiators TRV's & insulated pipework. If boiler positions to be changed new positioning to be decided by CORGI registered engineer.

Cavity Walls formed of inner & outer leaf of block work. 100mm wide cavity-all tied with "twist" type ties at 450mm vert & 750 horiz. cca. Cavity filled with g.l. with weak mix and closed at top & openings with D.P.C.'s 100 mm Rockwool insulation in cavity. "Hyload" DPC and min. 150mm a.g.l. and connected to ext. Walls bonded to ext. with Furfix profiles. Below DPC walls of common blk in 1:3 cm. Above D.P.C.s Walls to have E.M.L. in every 3rd course block work, internally wall rendered and set. Externally wall rendered with 1:4 c.s. render with waterproof additive and bell drip above DPC.

New rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt.

Windows and Doors to be d.g. uPVC framed units with draught-strip to all opening casements. All glazing in safety glass & locks on casements. Sealed units to have 25 mm gap. Low E glass. Bedroom windows to have minimum width 450mm and minimum o/s area of 0.33 sq.m. to act as escape windows. Average U value to be 1.8W/m²/K. Background vents to windows to be 1.75mm above floor level. Vent to bedroom min. 8000mm sq. & 4000mm sq. to bathroom.

Proposed elevations



Fitted Roof to be of s.w. timber to sizes and centres shown, & all framed together. Rafters & clg joints to be strapped to walls & plates with 30 x 6 x 900mm galv. ms straps @ 1200mm c/c, plugged & screwed to walls. Gliderails vert. at eaves and tile vents at ridge. Slope covered in reinforced sarking felt with s.w. battens at gauge to suit tiles. Tiles nailed & verges bedded in cm Code 4 lead flashings at abutments. Ceiling of 500 gauge polythene v.b. stapled to joists & clg of 9.5mm plasterboard, taped and skimmed. 270mm thick. Rollbat insulation to 'cold roof'.

New Solid Floor formed of min. 150mm thick, well rammed, broken brick hardcore, blinded with 50mm sand. 100mm thick 1:2:4 conc. slab. Marley 'Dampseal' DPM connected to ext. & new DPC's min. 1200g 100mm dia. PVC air-ducts built in as necessary to vent. ext. timber floor. Floor to have 100mm. Jable insulation & 65mm 1:4 c.s. screed. Perimeter insulation upstands & separating membrane.

Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc. Eccentric foundations to have min. 50mm outer spread.

Exp. Hatch foundations etc. to be exposed for inspection by B.C.O. All new s.w. to be vacuum impregnated with suitable pres. Structural timber to be stress graded and stamped.

Rainwater Disposal by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 63mm dia. r.w.p., connected at base to i.g. & run via drain to new brick stein S/A min. 5m from buildings.

Exp. drains where becoming internal to be surrounded in 150mm conc. & bridged where passing through structure with r.c. lintals with flexical between drain & lintal.

New Drains to be of 100mm dia. Superdrievie, laid to 1 in 40 falls & run as shown, with 150 mm thick pea-shingle bedding. Where internal, new drains to be encased as for exp. (i.e. surrounded in 150mm concrete). Bridged with 2 no. 100 x 150mm r.c. lintals.

Stack as shown to 100mm dia. uPVC with air-inlet valve screw top & connected at base to drain. Access plate to base of stack. Rodding eyes at all changes in direction of waste pipes. Cent. line of bath/shower waste min. 200mm below cent. line of WC soil pipe. Lowest connection on stub stack to be minimum 450mm above floor of base, top to be higher than weathered basin.

Exp. to be 100mm dia. uPVC connected to drain at base & terminated 900mm above head of windows. Bosses to be built-in to receive waste pipes & access plate at base. Fittings with uPVC wastes and traps:- Bath:- 38mm dia., 75mm d.s. trap. Basin:- 32mm dia., 75mm d.s. trap. W.C.:- 100mm dia., 'j' trap. Rodding eyes at all changes of direction. Centre line of WC connection min. 200mm below centre line of bath or shower waste.

All dimensions checked on site by Contractor. Any discrepancies brought to attention of B.C.O. External dim's not to be increased. Contractor to foresee any construction problems and liaise with B.C.O./client. All drain runs/depths to be checked by contractor prior to start of work and consult B.C.O.

Mr. B. Hemmings
5 Glebe Way, Erith, Kent.
Single storey rear extension
1:100 1:50