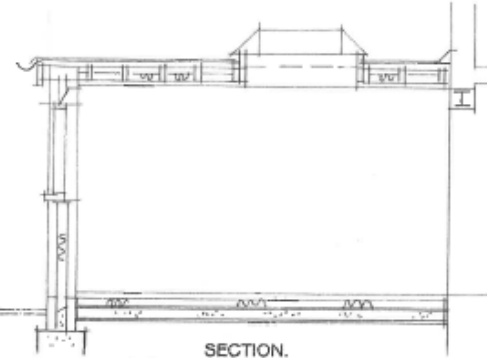


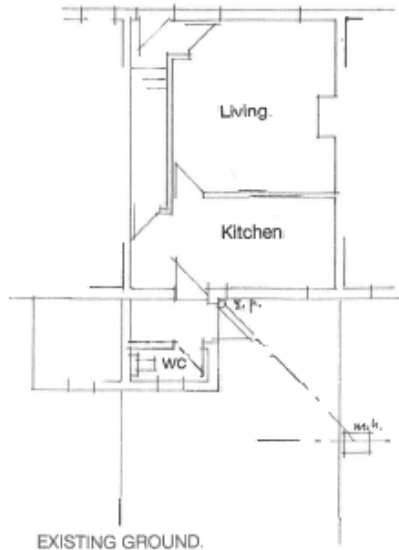
EXISTING REAR.



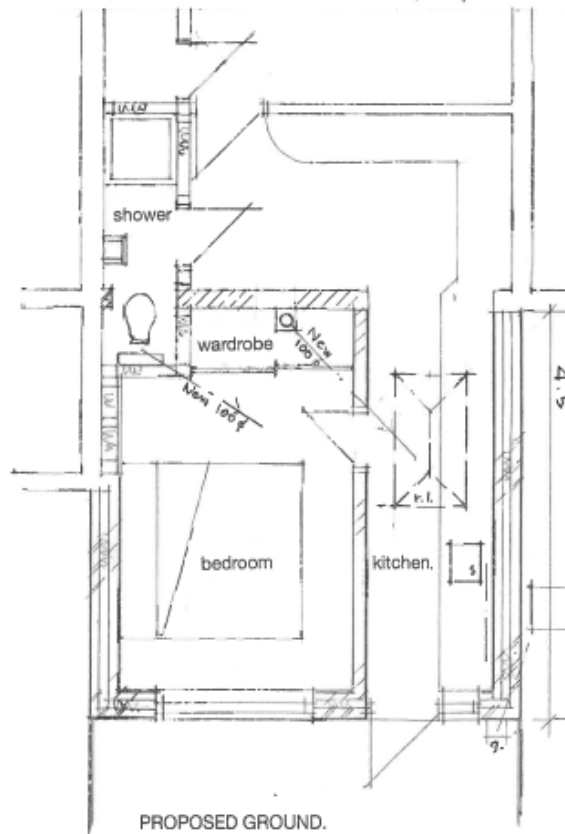
PROPOSED REAR



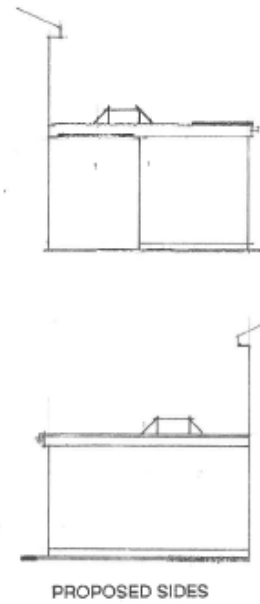
SECTION.



EXISTING GROUND.



PROPOSED GROUND.



PROPOSED SIDES

Foundations
Trench fill concrete, depth to be agreed on site with Building Control.
Eccentric boundary footings 750x750 reinforced with 2 layers of A193 mesh top and bottom.
Ground Floor
Sand / cement screed on Celotex GA 4000 , 100 thick, on 150 conc. slab, 1200 Visqueen DPM turned up to lap DPC. Sanded hardcore. U v 0.18 w/m2K. 25 insulation upstanding to slab perimeter.
Walls
Brick (block for render) 100 l.w. block inner leaf,150 full fill cavity with Rockwool cavity batts
Galv. twist ties at 750 h.& 450 v. Cts. 12.5 p/board & skim on dabs.
U val. 0.17 w/m2K. Crocodile s.s. ties
Catric insulated lintels to masonry openings unless struct. steel.
Insulated d p closures (Thermobate) to wall jambs. Insulated p/board to window and door reveals.
100 l w block internal partitions or 75 x 50 studs with full fill insulation,12.5 plasterboard and skim finish.

Flat roof
Single ply membrane on 19 ply deck to falls on 175x50 c24 joists @ 400 cts. strapped @ 1600 cts. Celotex XR120 between joists and PL 4000 (50+12.5) below. Skim finish. U val. 0.15 w/m2
25 continuous soffit vent strip. Upvc fascia. Double bolted trimmers to double glazed roof light

Ventilation
Fan rate- kitchen 60 l/sec. utility 30l/sec. bath &wc. 15 l/ sec.
Trickle vents- Habitable room 5000mm2. equivalent area.
Kitchen / utility/ bath 2500 mm equiv. area. 15 min overrun to internal wc's.
Plumbing
Deep seal traps to fittings with 38 dia. wastes (50 dia. on long runs) to new or existing soil stacks or b l gullies.Double seal gullies to internal connections.
Existing boiler capacity check. Extension to system by Gas Safe En
Thermostatic valves to all radiators
Drainage
100 dia. extension to new or existing manholes. Precast conc. lintel when passing through b w k.Double bolt down covers to internal manholes. Pipes under building surrounded with pea gravel.
Rain water pipes to discharge into existing storm drain or to soak away 5m. from building. (Agree on site)
Glazing
Upvc framed double glazed Pilkington K class A BS 6206.
Unobstructed opener to habitable rooms 0.33m2, 750 x450 min. Bottom of openers min.800 max.1100 from floor level.
Electrical
By registered engineer certified to part P regs.
Mains interlinked smoke detection to BS 5839-6/13,
Marked SD on drawing . HD heat detector
Structural steel
Design by engineer cased with 2x9.5 plasterboard and skim.
Support, needle and prop prior to insertion.
Fittings and fixtures, power sockets, radiators etc to be agreed
Party wall Act
Extensions within 3 m. of boundary to have written approval with neighbour.In the case of a disputed a Party wall surveyor may have to be instructed at the expense of the applicant
General
Where applicable,1/2 hr. fire doors marked 1/2FD.
Code 4 lead flashings at abutments. Duct through exist. A.Bs.
Client responsibility.
When building close to or over a Public Sewer a Severn Trent Agreement is required. The sewer beneath the extension must be replaced and any manholes removed and a slow bend connection made where required . New manholes to be located outside the extension where possible or next available upstream manhole to be identified on adjacent property.
New foundations to be taken below the sewer invert.
A post build cctv survey report by builder to be issued to S T

PROPOSED EXTENSION AT 7, FALKLAND CRESCENT WOLVERHAMPTON,WV1 1JN. scale 1-100 & 1-50