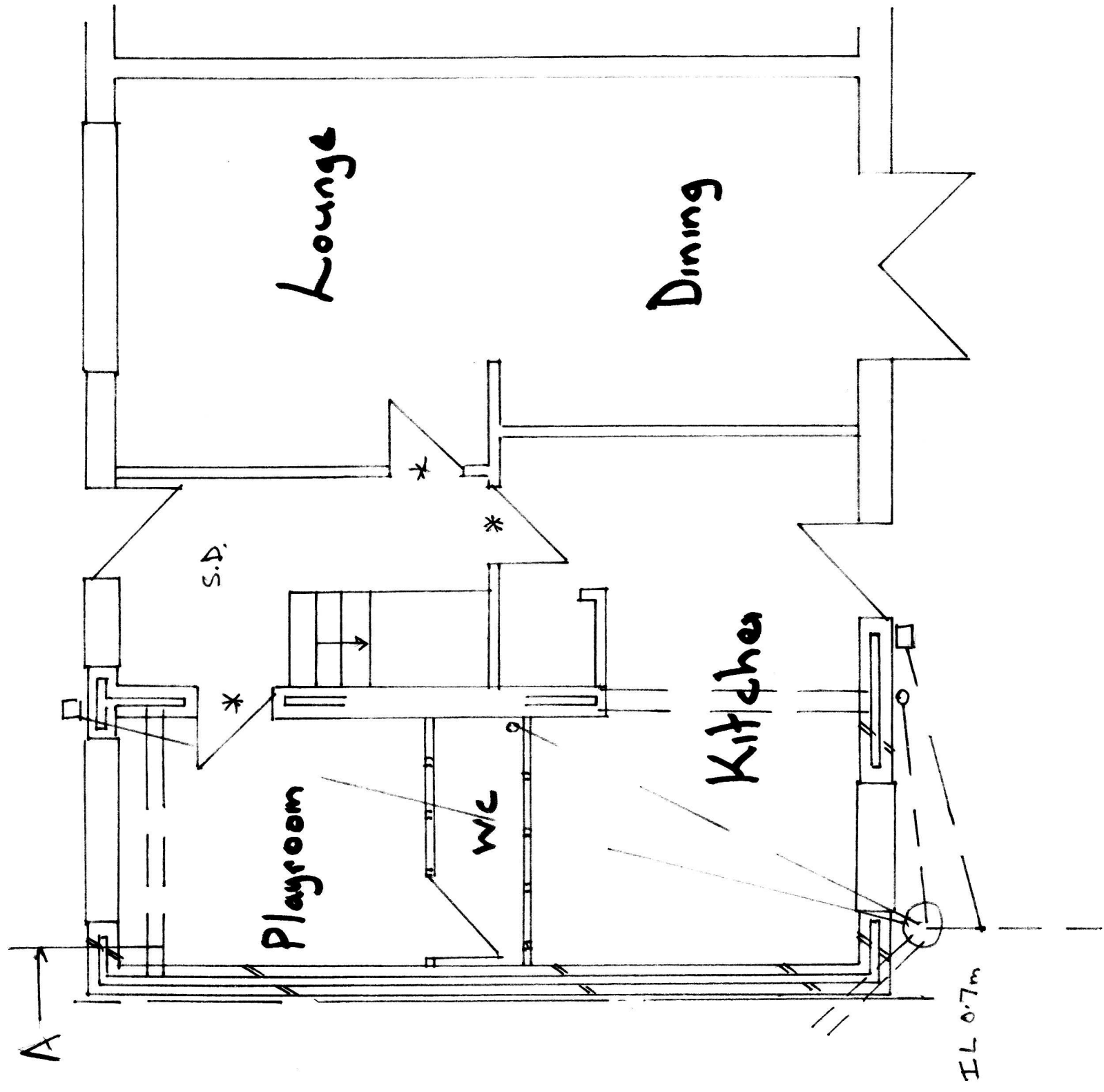
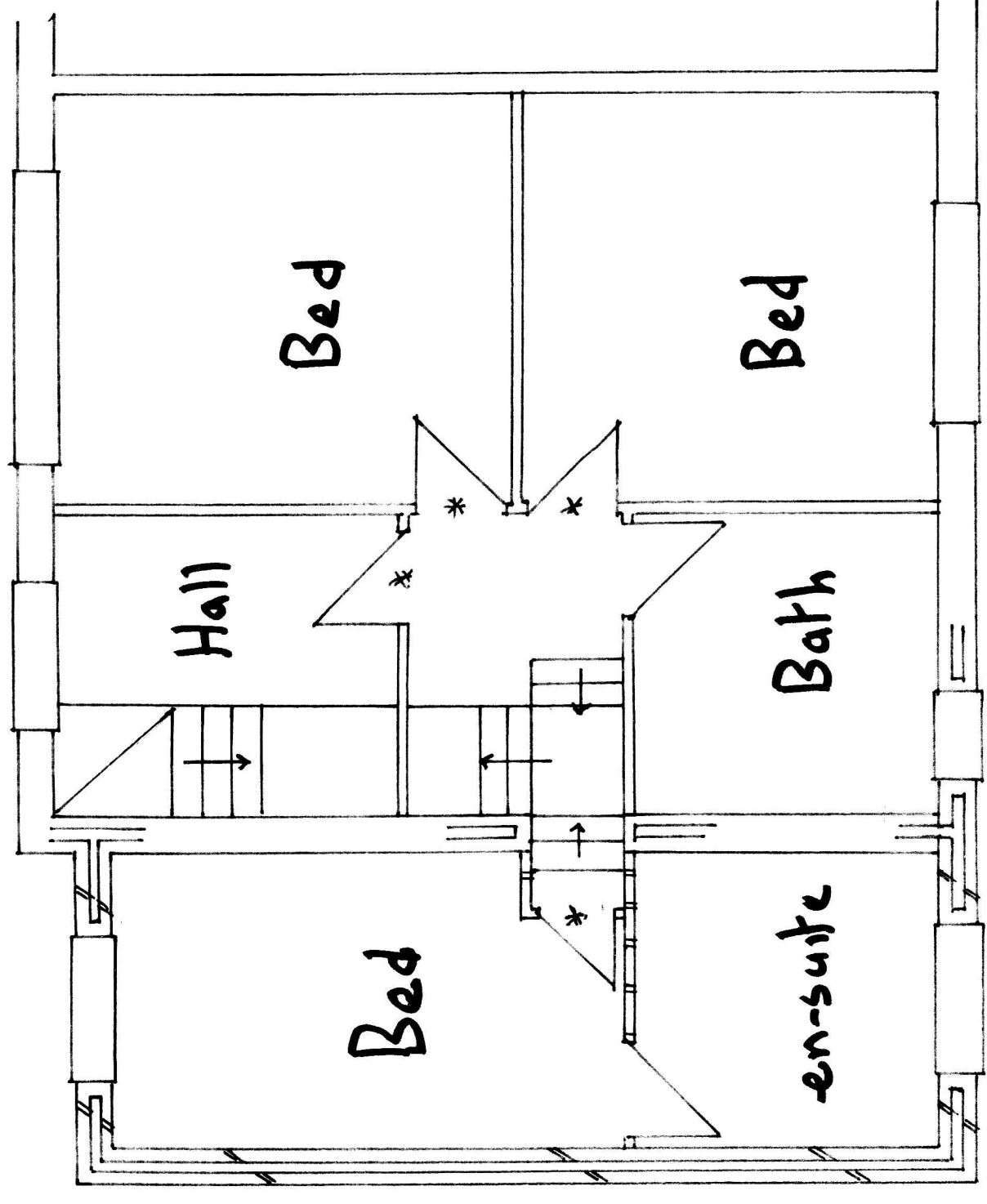


Proposed Ground Floor Plan



Proposed 1st Floor Plan

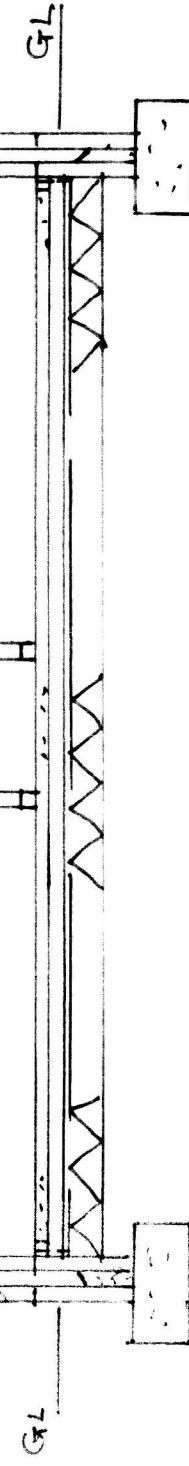


Foundations: 600x300mm concrete foundations offset on the boundary and increased to 600mm thick. Min 900mm below ground level or to the existing house foundations to BS5328.
 Step foundations below the lowest level of all drain runs and protect with 150x100mm r.c. kerbs over. Provide 3.5N 100mm concrete slabwork below ground level with clear rise cavity full 225mm below the lowest DPC with the external DPC min 150mm above the ground level.

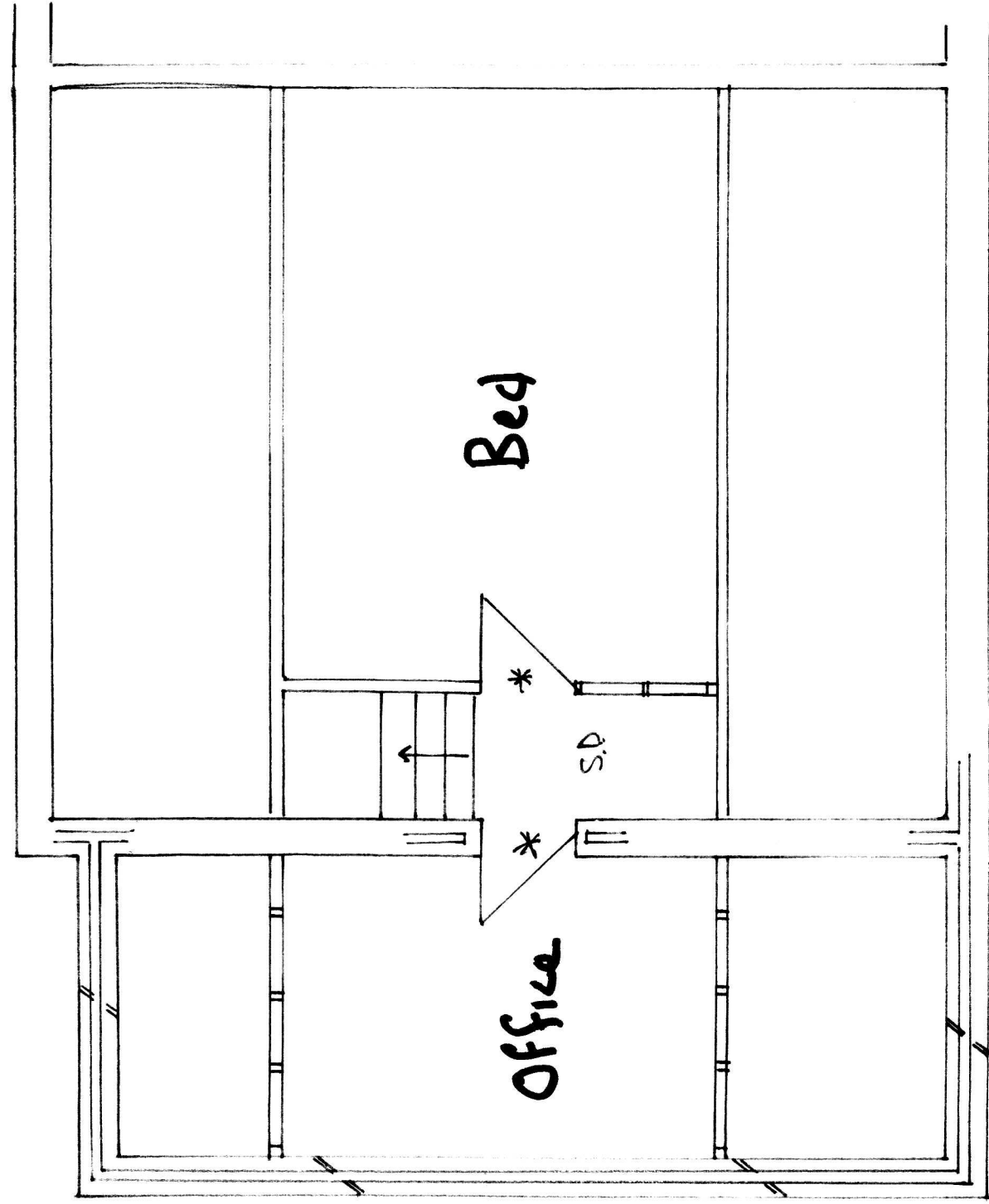
Walls: 100mm handwork to match existing 100mm cavity with 100mm Durotherm 32 insulation (0.032 w/jts) in the cavity with 100mm thermal shield block inner leaf 0.15 w/jts with 52mm insulated plasterboard and skim finish.
 Provide standard steel wall ties to DD140, 750mm staggered, 450mm vertical staggered and 215mm to reveal. Fully bond new walls to existing masonry cavity with insulated vertical DPCs to all reveals.
 Provide unadvised Bartly CB90 lites to all external openings to manufacture loading details with 150mm min. walling. All internal R55s design by engineer. Provide 150x100mm r.c. lites to angle door opening. AC lites and R55s to have min 125mm plasterboard and skim finish.
External Walls: 100x50mm studwork studs at 400mm centres with 100mm Rockwool insulation between the studs with 12.5mm plasterboard and skim finish, sealed on double up floor joists as necessary.
2nd Floor External Walls: All as above, except provide 100mm flexible GA4000 0.15 w/jts between the studs with 50mm flexible GA4000 across the face of the studs with 125mm plasterboard and skim finish.

Floors: **Ground Floor:** 100mm concrete on 100mm flexible GA4000 insulation with 25mm perimeter upstands on 1500g BPM lapped into the inner DPC on min. 150mm and lapped completed details.
First Floor: 18mm moisture resistant wpc on 150x50mm joists at 400mm centres built into the new and existing walls with solid strutting at 1/2 joists and lateral nailing strips at 15m centres sealed on 50x50mm noggin with 100mm Rockwool insulation between the joists with 12.5mm plasterboard and skim finish (no strips over 3rd joist).
 Trims and for the new steps with double up joists including all joint trimer. New steps to walls existing with max 200mm rise and min 220mm gory with max 42° pitch.
 NB: Handwork not required (under 540mm rise).
Second Floor: 18mm moisture resistant wpc on 150x50mm joists at 400mm centres built into the new and existing walls with solid strutting at 1/2 joists, with lateral nailing strips over 3rd joist at 15m centres sealed on 50x50mm noggin with 100mm Rockwool insulation between the joists with 12.5mm plasterboard and skim existing finish.

Drainage: Relocate the impetus in 450mm diameter uPVC impetus chamber to suit the alignment of the neighbour 200 drainage leads.
 Provide 100mm SVP terminology 900mm square window head fitted with a lead cage. Steel sills to WC 11m high fitted with a ~~lead~~ sills diver valve and readable B17 gully as indicated in 100mm uPVC pipework with 150mm granular bed and surround with 100mm concrete surrounding over bed to 1:40 fall. Reconnect the existing bathroom uPVC as necessary with all water fitted with 75mm deep sealed traps.



Section A



Proposed 2nd Floor Plan

19, Warden Grove

2 Storey Side Extension

Scale 1:50