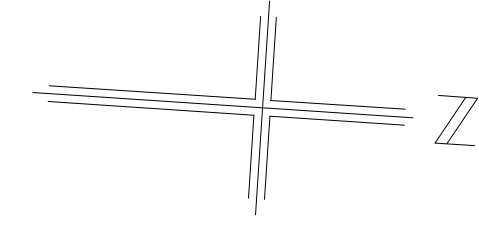


Proposed soakaway to be min 5m from any building. Allow for min 1.5m cubed area below invert of drain entry. Soakaway to be constructed of honey comb brickwork. Allow for provision of reinforced concrete cover over. Allow for percolation test to be carried out before commencement to ascertain suitability of sub soil to take surface water disposal. Alternatively explore possibilities of connecting into existing surface water system. Provide gutters and downpipes discharging to gulleys placed as per plan linked to soakaway with 100mm drains laid and bedded in pea shingle.

Proposed windows to be double glazed with argon fill and low emissivity coating. Max U value to be 1.4W/m2k. Suggest Pilkington K glass. Glazing to french doors to be safety glass. Provide 8000mm square trickle ventilation to heads.

Glazed rooflight fitted in accordance with specialists requirements. Allow for trimming as per engineers requirements

Glazed rooflight fitted in accordance with specialists requirements. Allow for trimming as per engineers requirements



Provide Thermabate cavity closers to all reveals and openings.

Face brickwork to match extg. 100mm cavity with 90mm Recticel Euro wall. Inner leaf of 100mm celcon solar blockwork. Provide stainless steel cavity wall ties at 450cc vertically and 750mm cc horizontally. Double up ties each side of openings. Provide 12.5mm plasterboard internally

Note: All new radiators to be provided with thermostatic radiator valves(TRVs)

Remove wall and make good. Allow for provision of new beam in accordance with engineers details. Allow for encasing in two layers of plasterboard.

Provide firefix profiles where new walls abuts existing. Allow for provision of vertical dpc where new works meet extg

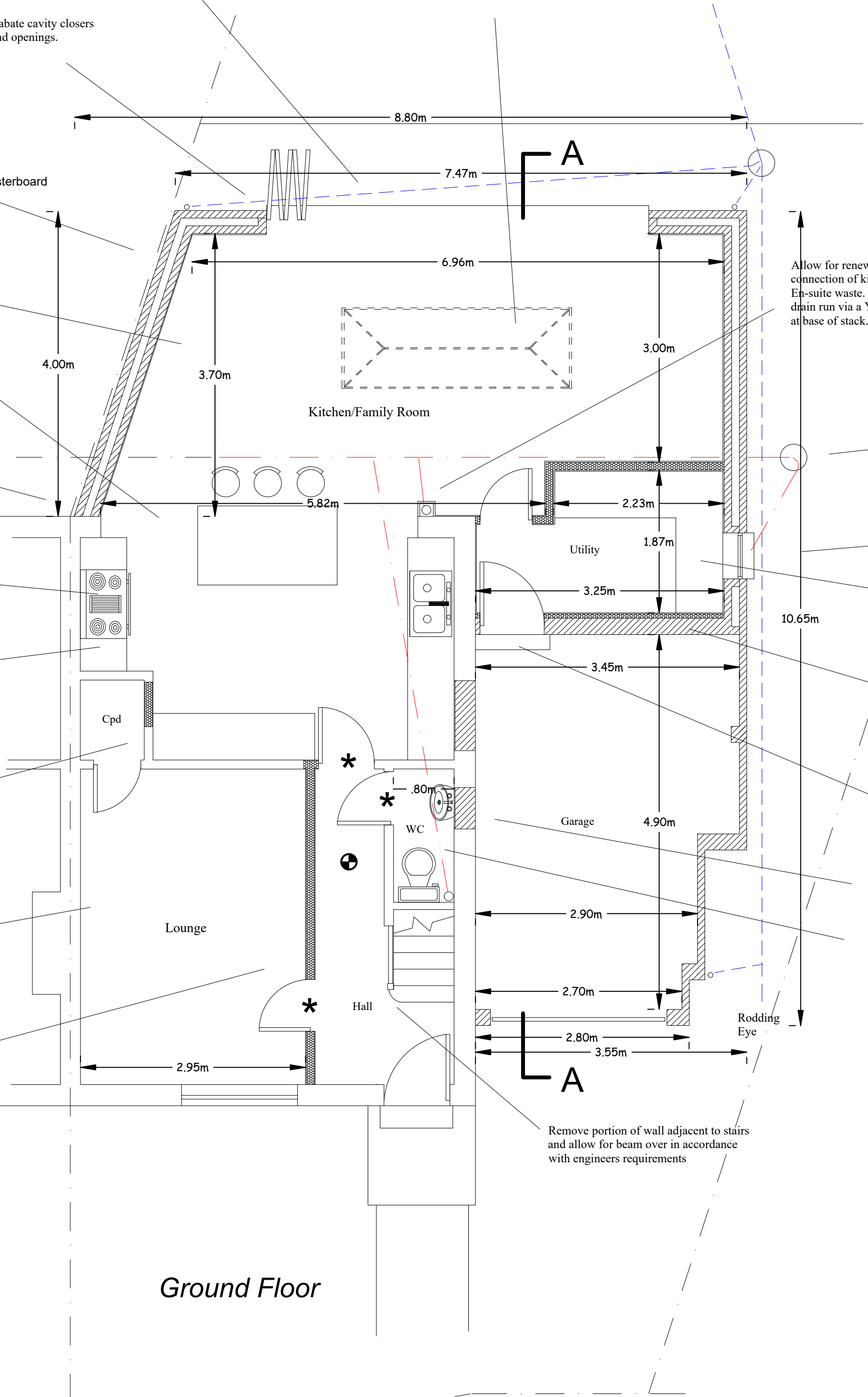
Provide new kitchen units to clients final spec. Allow for tiling and decoration of kitchen to clients spec. Allow for provision of power sockets to kitchen area and fused spur socket for cooker/dishwasher.

Kitchen to be provided with 30 litre per second extract fan ducted to external air.

Block up extg door and make good.

Remove extg chimney breasts and allow for Beam 4 to support chimney in loft

Form new wall in 100x50 studwork @ 400cc. Line both sides with 12.5mm Gyproc wallboard 10 and set. Provide 100mm sound insulation quilt within stud spaces.



Ground Floor

Allow for renewing extg stack and allow for connection of kitchen waste, bathroom and En-suite waste. Allow for connecting into new drain run via a Y junction. Allow for rodding access at base of stack.

Grab out extg manhole and extend pipe to flank and provide new inspection chamber.

Allow for external gully to take proposed Utility waste and allow for connection into new inspection chamber.

Utility to be provided with 30 litre per second extract fan ducted to external air.

Provide 200mm block wall between garage and utility. Allow for 65mm gyproc thermaline to utility side. Allow for thickened slab under wall

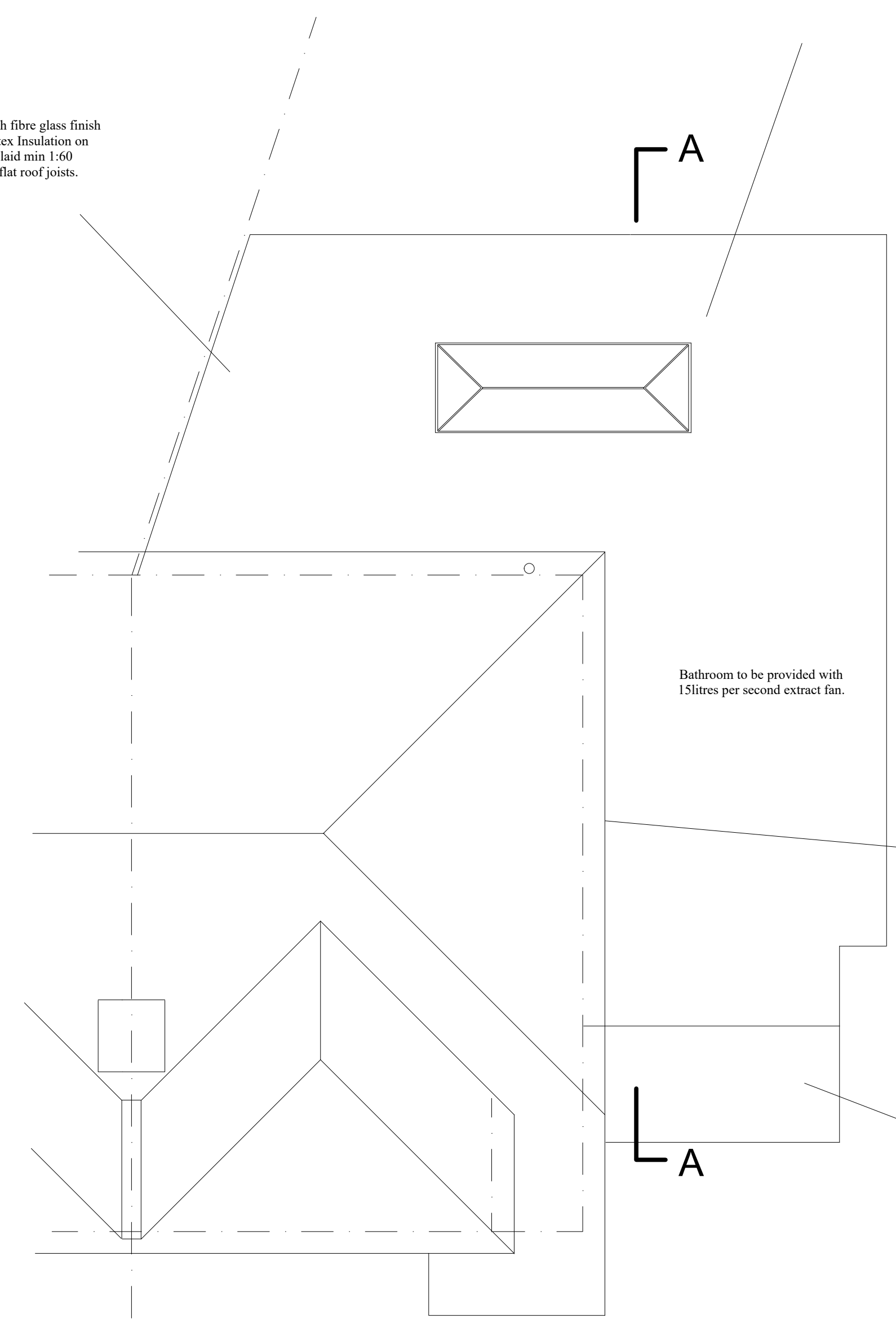
Provide self closing half hour fire door with intumescent strips

Block up extg window and door and make good.

Form WC and allow for new stub stack run to rear to connect into extended drain by Y junction. Allow for stub stack to be provided with rodding access.

Remove portion of wall adjacent to stairs and allow for beam over in accordance with engineers requirements

Flat roof area to be provided with fibre glass finish on osb decking on 150mm Celotex Insulation on vapour barrier on osb on firings laid min 1:60 fall on 170 x 47 @ 400cc SC24 flat roof joists.



First Floor

Bathroom to be provided with 15litres per second extract fan.

Provide code 4 lead flashing and cavity tray where new roof meets extg

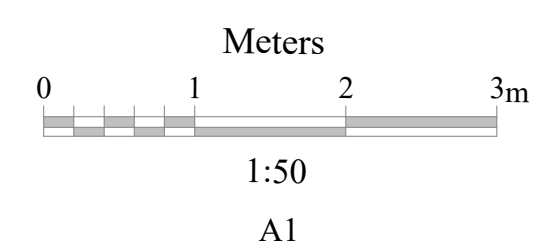
Tiles to suit pitch on tile battens on tyvek supraplus underlay on 100x50 rafters @ 400cc.

Note-No glazing to be allowed to doors/walls entering the stairwell on all three floor levels.

- Mains wired interlinked smoke alarms
- * FD20s Fire Doors

Internal/external measurements to faces of brickwork and blockwork.

Note- All new electrical works to be carried out by a competent and qualified person. The installer should provide certification of the extended system in accordance with Part P of the building regulations and BS7671



Client	Mr Hayley	Drawing Title	Proposed Ground and Roof Plan	
Job Title	87 Raymond Crescent Guildford. GU2 7SZ	Scale	1:50	Date February 2024
		Drawing No	23/54-02	Drawn By KRS Designs