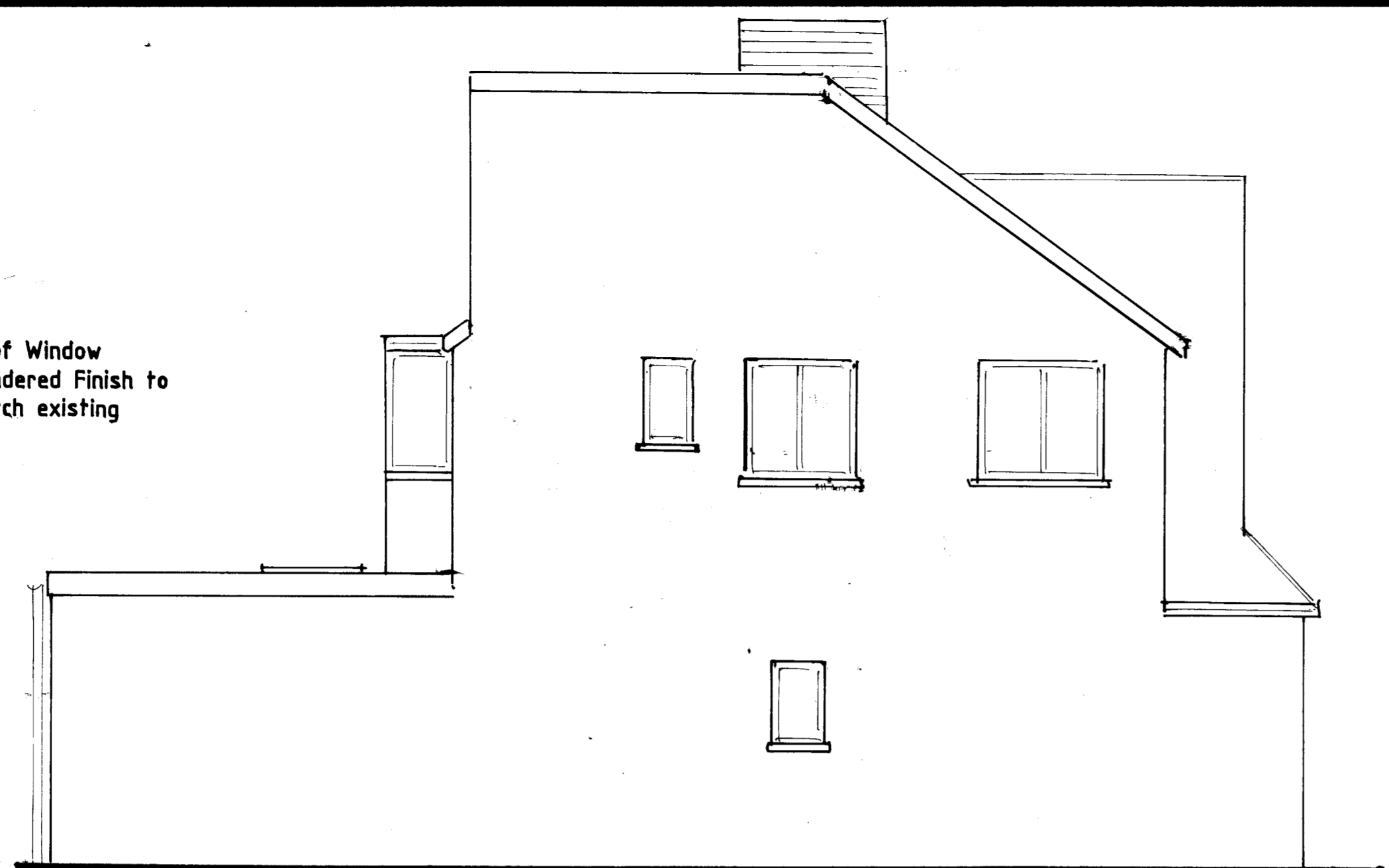
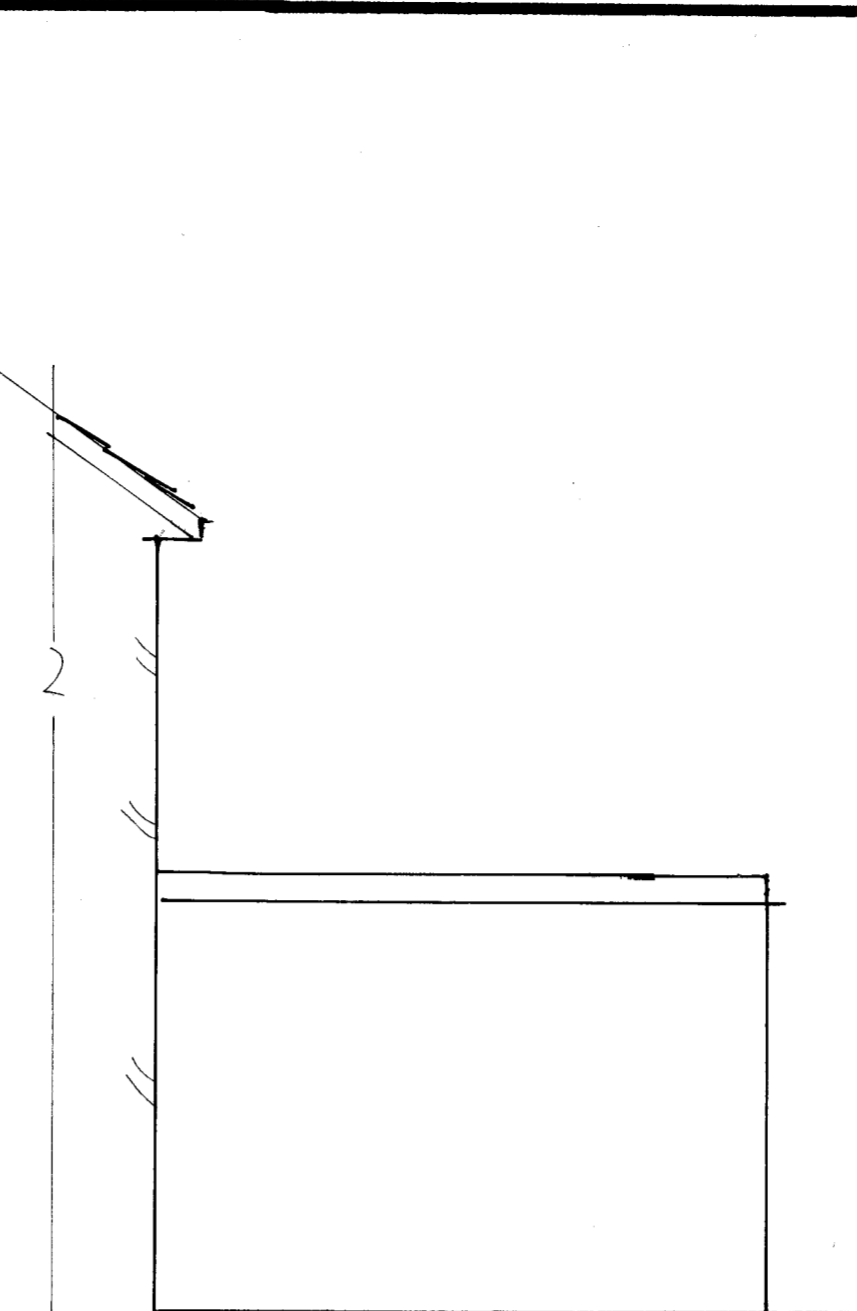


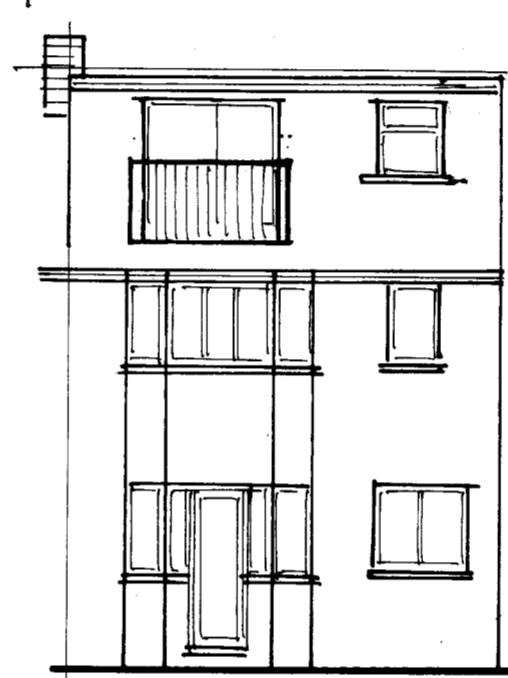
Proposed Rear Elevation



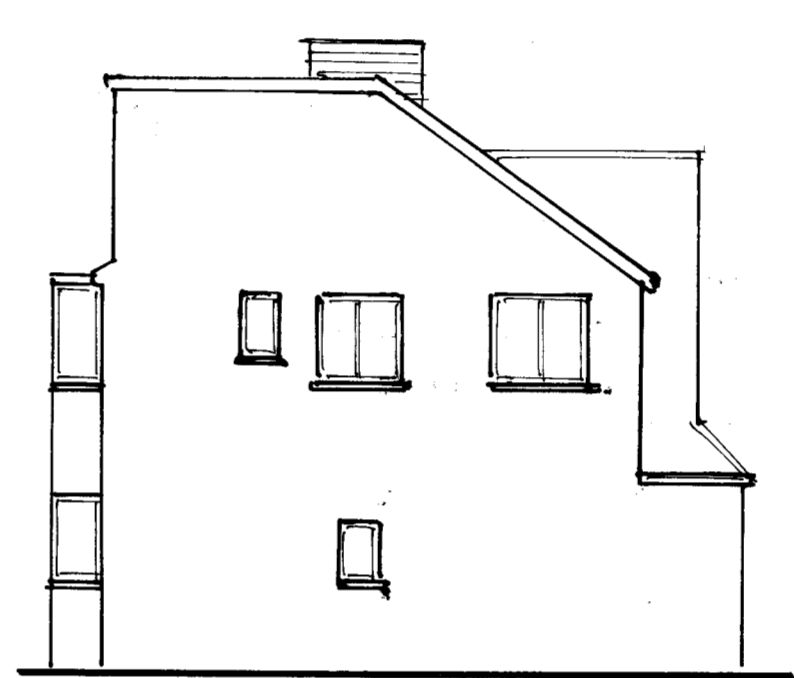
Proposed South West Side Elevation



Proposed North East Side Elevation

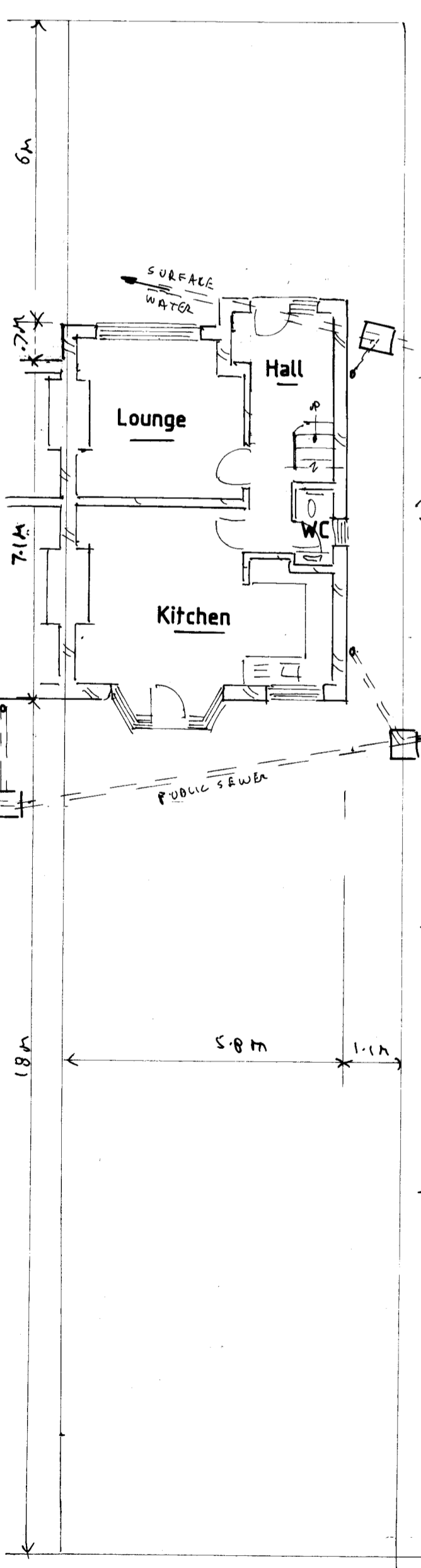
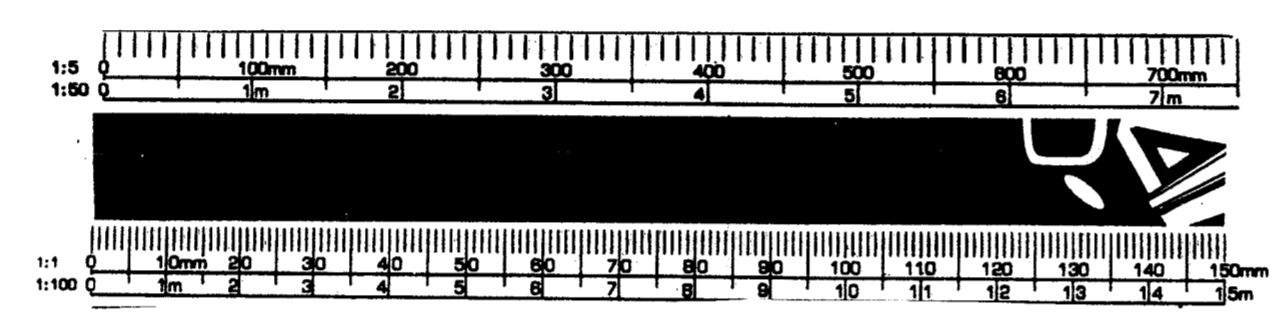


Existing Rear Elevation

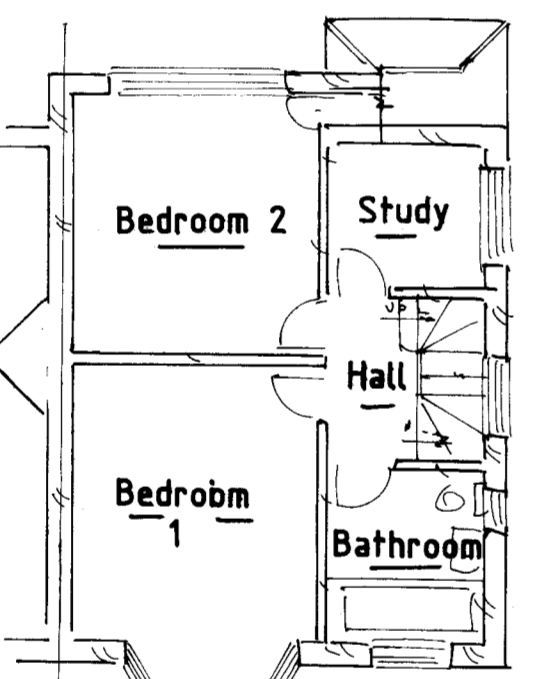


Existing South West Side Elevation

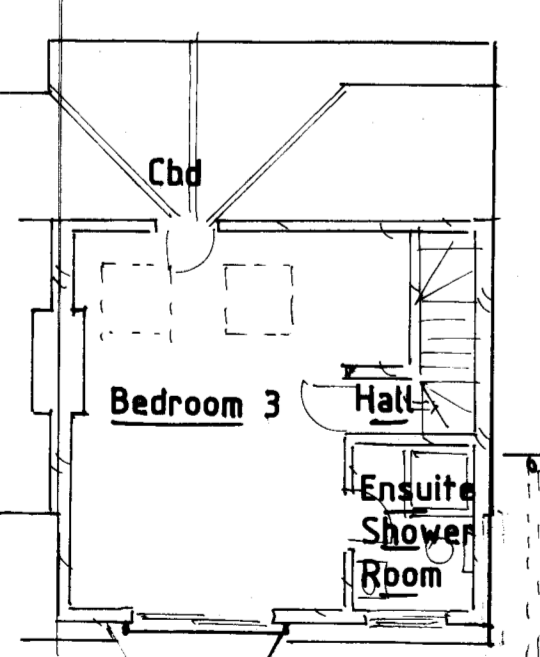
SUGGESTED CONSTRUCTIONAL DETAIL NOTES
 ALL WORK to conform to Building Regulations 2010 to Local Authority Approval
 FLAT ROOF 3 layer high performance felt system to BS 747 per manufacturers rec. bottom layer to be black underlay middle layer black perforated felt & capping high tensile green mineral torch on felt on 150mm Celotex XR4000 board with ply topside finish to 0.15w/m²c on firing pieces on 50 x 175mm joists at 400mm ctrs anchored at 2m ctrs with MS straps. Ceiling 12.5mm plasterboard & skimcoat
STEEL BEAMS on 150mm min. brg. painted with rust preventative zinc phosphate paint & encased with 2 layers of plasterboard & 12mm vermiculite gypsum plaster cover
STUD PARTITIONS 100mm square SW frame with 12.5mm plasterboard & skimcoat both sides infilled with 75mm fibreglass batts
DRAINS FOUND or newly located under building to be encased in 150mm pea shingle
NEW WALLS sraight bonded to existing with furfex profiles
NO TREES within influencing distance of footingsSubsoil shrinkable clay
OPENING LIGHTS to windows at least 1/20th of floor area
TOUGHENED GLASS to doors and windows up to 0.9m above floor
EXTERNAL WINDOWS double glazed E glass/argon gas filled 6mm cavity
ALL CONNCTIONS to soil/stub stack 200mm WC branches
IT IS ADVISABLE not to start work until necessary approvals have been sought & obtained the conditions of which should be observed
PROVIDE 8000mm² trickle vent to habitable rooms and kitchen
EXTERNAL WALLS 112mm brick/150mm cavity (filled with fine concrete) 112mm brick up to DPC. 112mm facing brick/150mm cavity (filled with 150mm I.S.Over CWS32)/100mm turbo load bearing block (650kg/cub.m) Brick ties 300mm vert.900mm horiz.ctrs (with clips) vert & horiz. DPCs at openings.PLASTER inside 10mm lightweight to 0.18w/m²c
NEW MANHOLE approx. 600mm deep from 225mm engineering brick walls on 150mm concrete base & 800 x 500mm stainless steel lid channels bedded in waterproof cement
GROUND FLOOR 75mm screed (1:3 S & C) on building paper on 100mm celotex GA4000 on 3 coats synthaprufe turned to match new & existing
DPCs & DPMs on 150mm concrete with A142 mesh on 150mm well consolidated hardcore blinded with sand to 0.18w/m²c
PROVIDE 76mm P. traps & 38mm dia. wastes to bath/shower/sink to 100mm dia. S&VP/Stub stack via 100mm dia.branch at 1:40 min.fall
PROVIDE mechanical ventilation via fan to WC capable of 15 litres of air per second activated by light switch with 15 minute over run & to kitchen capable of 60 litres of air per second
Ducted to external air via high level duct terminating in 225mm air brick or suitable roof vent terminal



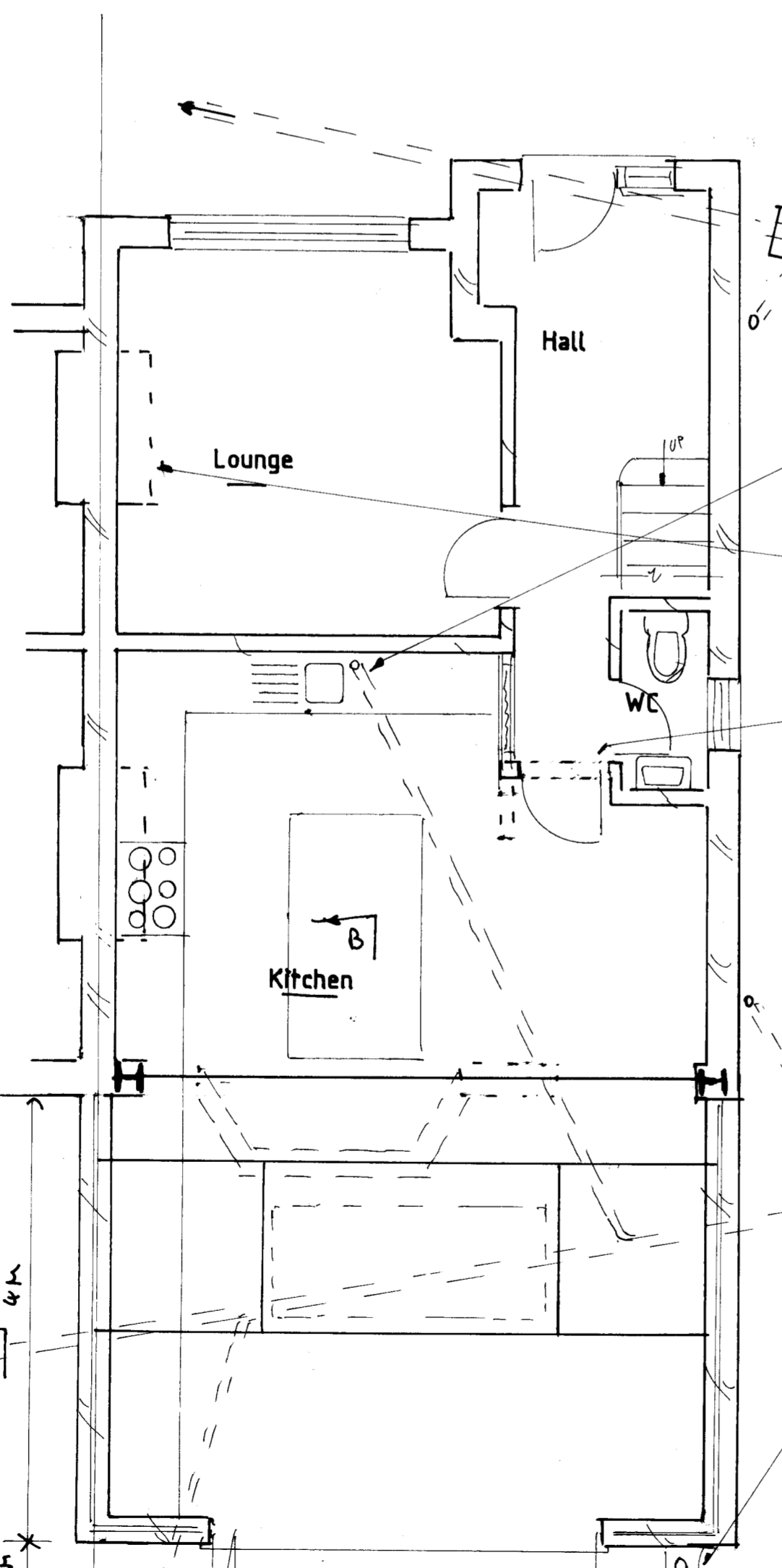
Existing Ground Floor & Site Plan



Existing First Floor Plan

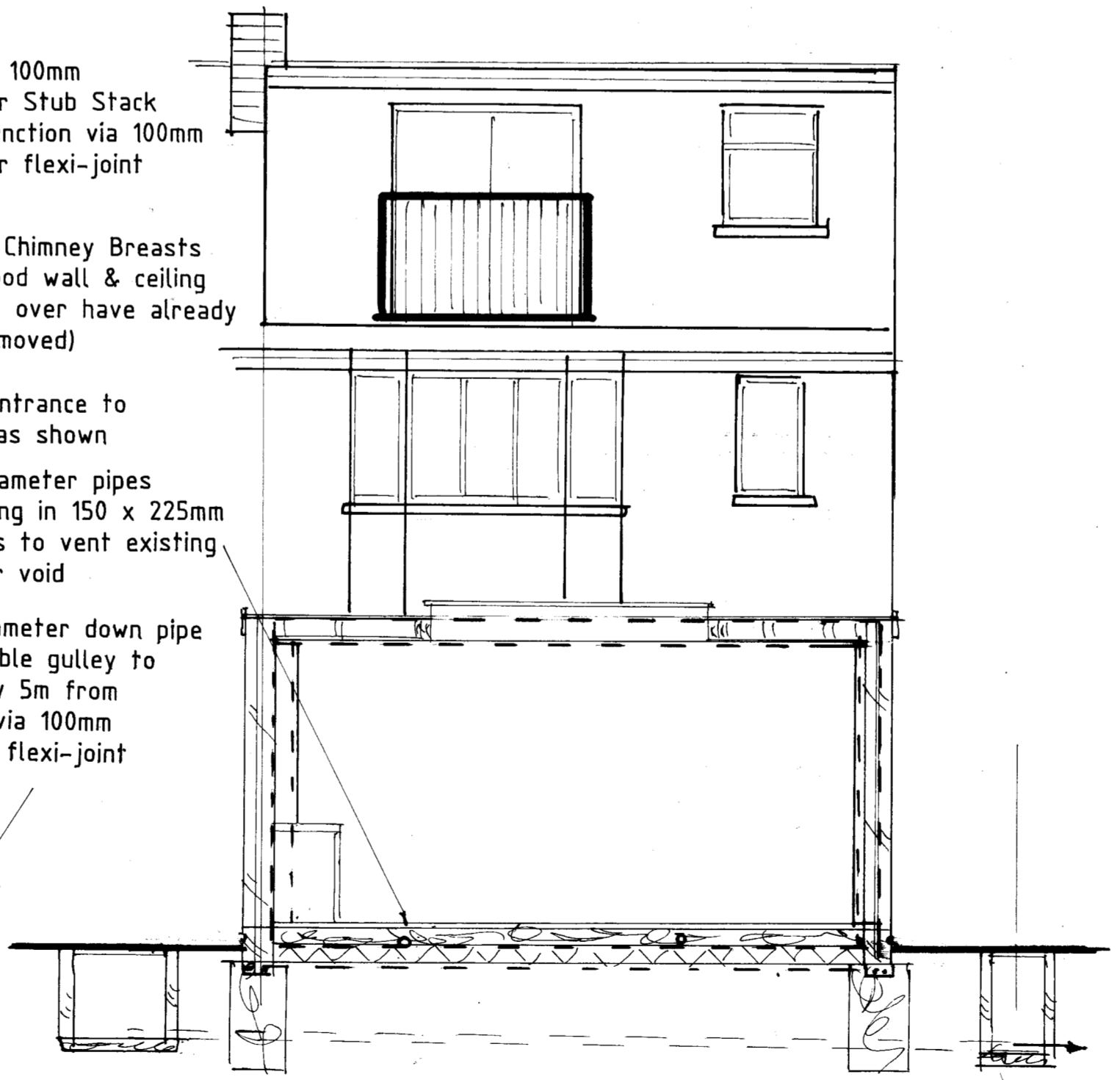


Existing Second Floor Plan

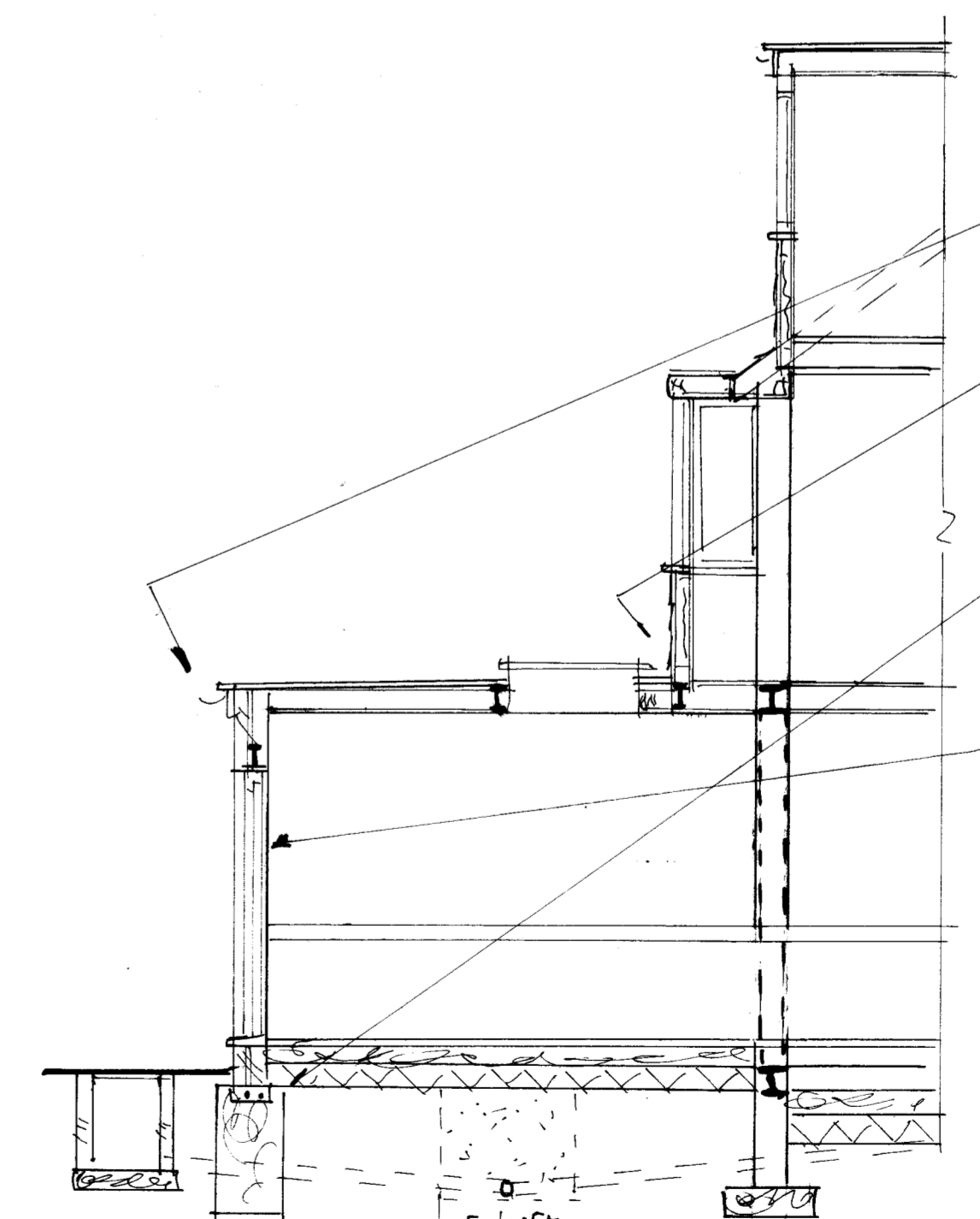


Proposed Ground Floor Plan

1m high 100mm diameter Stub Stack to Y junction via 100mm diameter flexi-joint pipe
 Remove Chimney Breasts make good wall & ceiling (breasts over have already been removed)
 Modify entrance to Kitchen as shown
 100mm diameter pipes terminating in 150 x 225mm air bricks to vent existing sub-floor void
 75mm diameter down pipe to roddable gulley to soakaway 5m from building via 100mm diameter flexi-joint pipe



Section A-A



Section B-B

150 x 25mm marine ply fascia under 100mm half round PVC Gutter
 150mm high 4lb lead flashing tucked up into wall for water proofing
 2.5 x 1m roof window with Steel Beam & fitch beams around to support
 Reinforced concrete lintel over where pipes pass through foundation concrete
 3.6 x 2.1m high Bi-Fold doors with Steel6 Beam over (see calculations)

Proposed Single Storey Rear Extension at 60 Carr Road Northolt Greenford UB5 fpr Mr Vladyka of the above address
 Drawn By John W Phillips Merryfields Star Corner Colerne Wiltshire SN14 8DG
 Tel.No 01225744788 & 07973509928 Date 24/3/24
 Amendments
 www.buildplans.co.uk Scale 1:100 & 1:50 at A1.

DRG. NO:4969/2