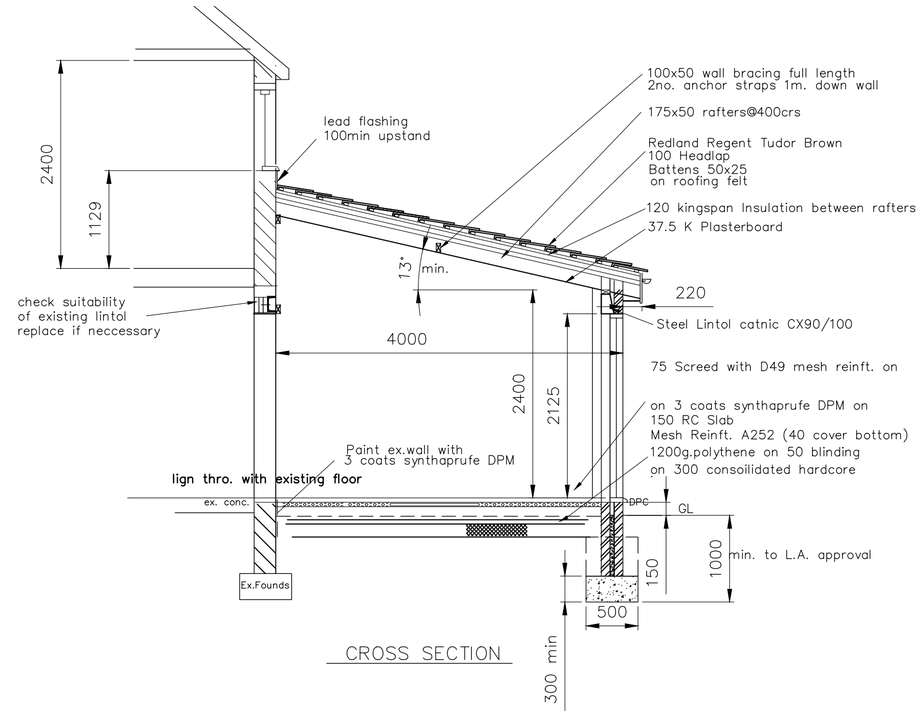
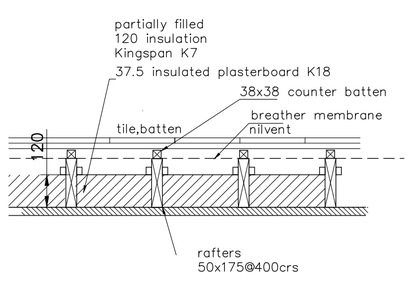
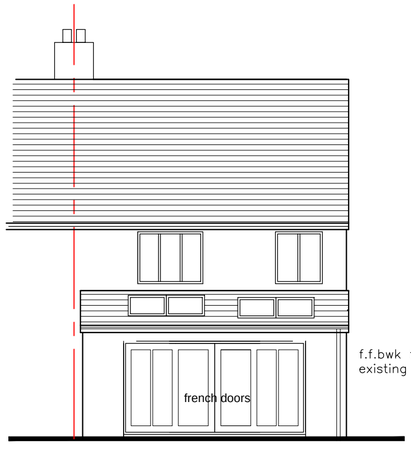


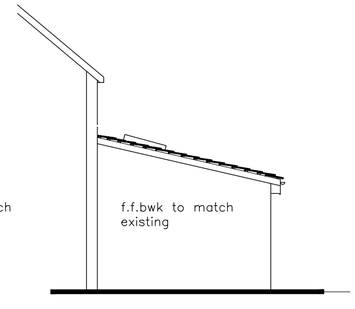
CROSS SECTION



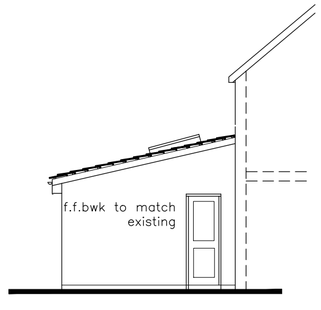
WARM ROOF SECTION



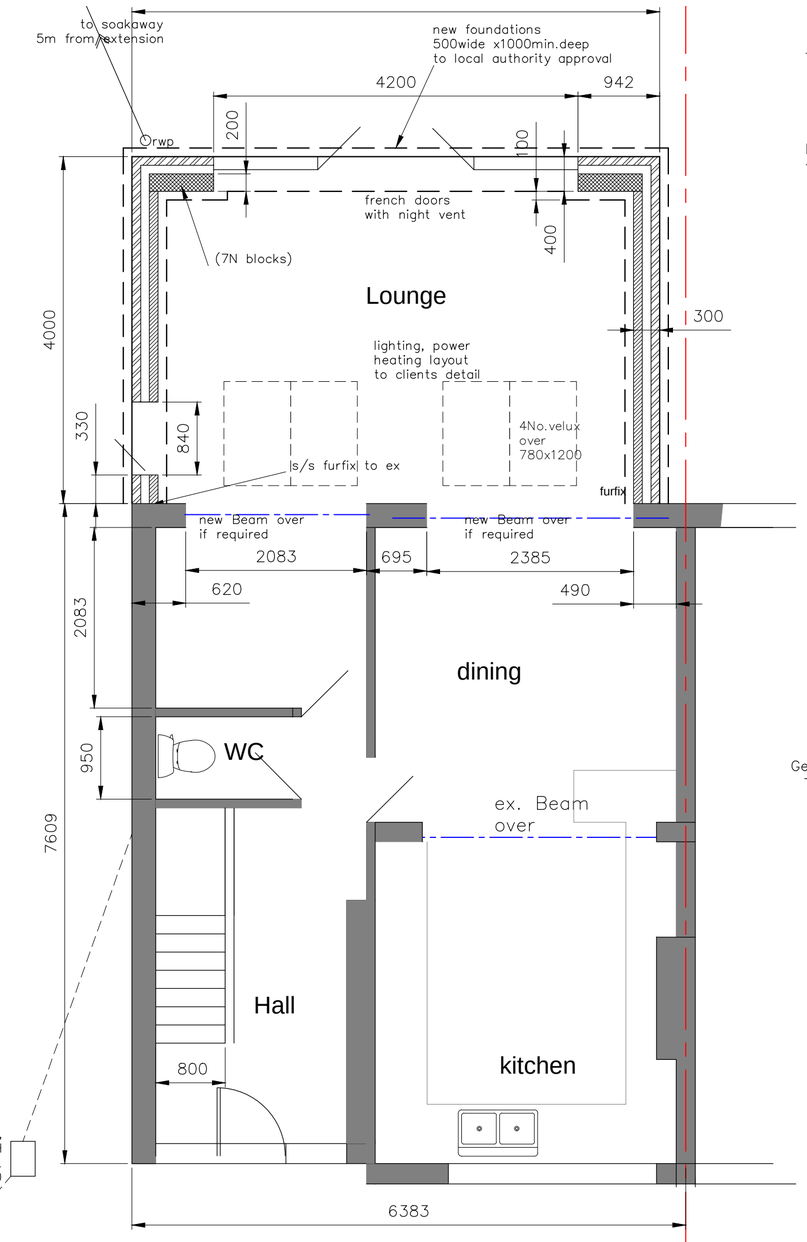
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR

PRELIMINARY

Plumbing sink basin to be 38dia.upvc waste with standard traps
Heating addition radiators to be agreed & existing boiler checked for adequacy by qualified CORGI installer

This drawing is for negotiations with the Local Authority Building Control Dept. the builder is responsible for checking on the site all dims & relevant info. prior to commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.

All external material to match existing where possible

Foundations conc. strength 30N/mm @28days(1:1.5:3)
depth of foundations to L.A. approval 1m min.

Ground floor Tiles to clients specification
75 screed finish
on kingspan kooltherm k103 insulation on
oversite slab 150 min. mesh reinft. A252top .
on 1200g dpm on conc. blinding
on 150 consolidated hardcore

Doors & windows all windows/doors double glazed upvc white to match existing
double glazed(U-value 1.8)
with toughened safety glass to BS7620 class A
& to have night trickle vents

Thermabate around all ext. doors & windows openings to provide Vertical dpc & insulation

Habitable rooms to have openable window area of $\frac{1}{20}$th of floor area together with 80sq.cm of background ventilation (F1 1.2)
Roof windows glazing to be a min. of 4mm thick (B4 15.5 &15.8)

Roof/Floor All timber treatment to B.S.4072:1974 Rentokill (Wood worm killer type)
total immersion 10 minutes to prevent infestation by the house longhorn beetle.
New fascias/soffits to be white upvc
Redland Regent
13° min slope with anchor clips to manuf. instructions
roof to achieve U-Value 0.16(W/sq.mK)

Extractor Fans W.C. 150 vent thro. wall (25l/sec)

Electrical Work design installation & test by NICEIC registered person to comply with Part P building regs
Low energy efficient lighting LED through out
power points & lights to clients requirements
no additional external lighting requirements

General drainage All foul & surface water pipe work to be 100dia. upvc

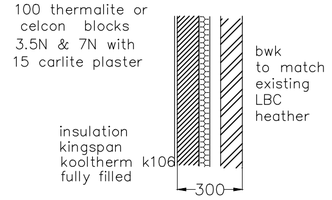
with min. falls of 1 in 80.

Rodding eyes shall be provided at the bottom of all rain water and foul water stacks generally 900mm above ground and/or finished floor levels.

Long radius bends are to be used at the base of all soil stacks.

All pipes passing through walls and/or concrete ground beams or footings shall be sleeved with expanded polystyrene or similar approved.

Drainage installation to be constructed to any special requirements of the local Authorities and Highways Department.



WALL SECTION

to achieve U-Value 0.28(W/sq.mK)
Mortar mix 1:1:6 wall ties to BS1243 900horz.
450vert 300vert @ reveals
Furfix s/s to existing walls

Extension Floor area 24 sq.m

DRG No. 11:1
JAN.2017

KB Designs
01932 560966

REAR EXTENSION
PLAN & SECTION

scale 1:50, 100 @A2

11 EARLSHILL GARDENS
ROYSTON
HERTS
SG89DA