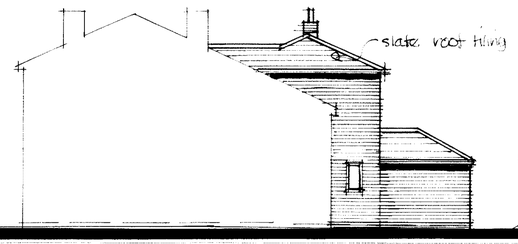
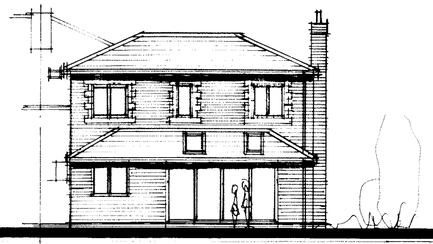


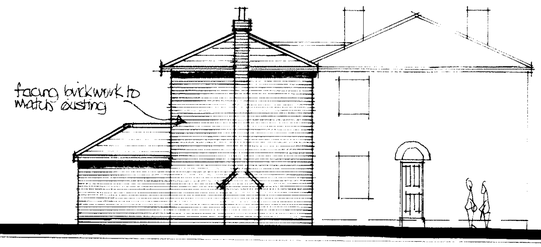

proposed front elevation



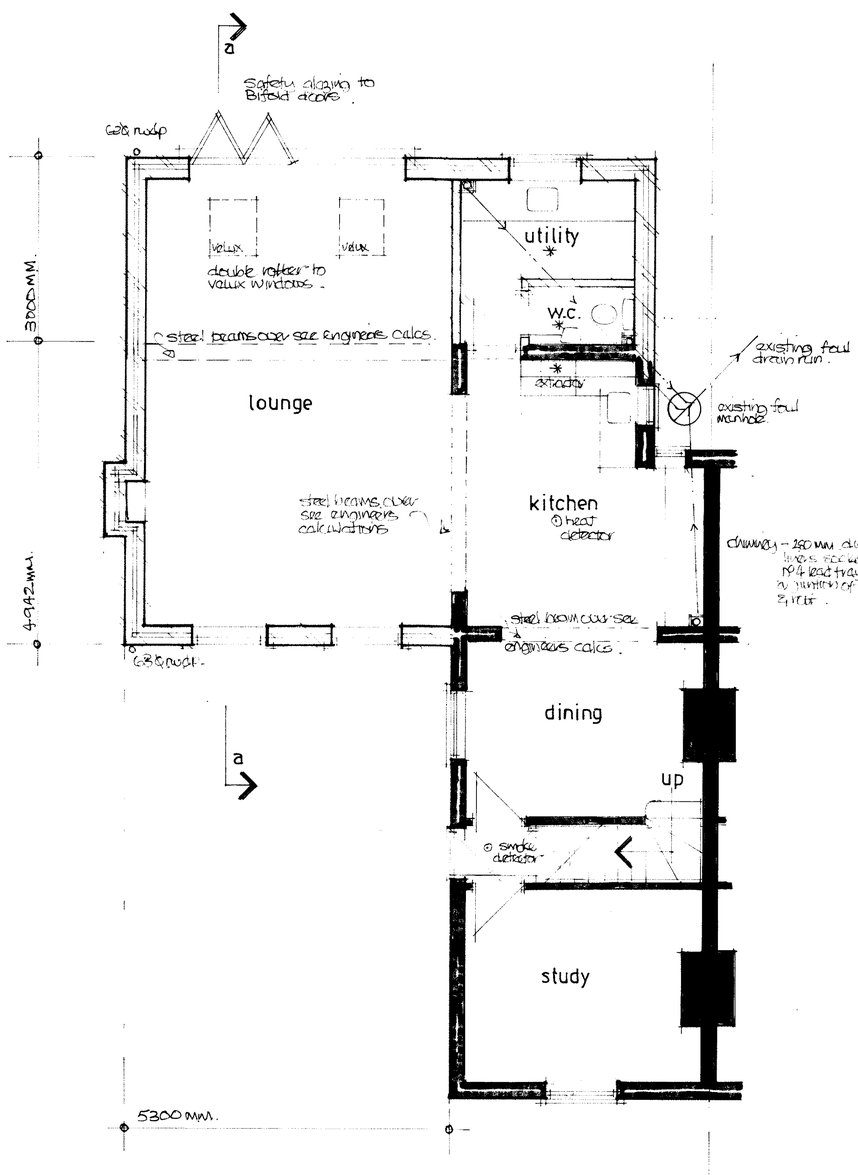

proposed side elevation



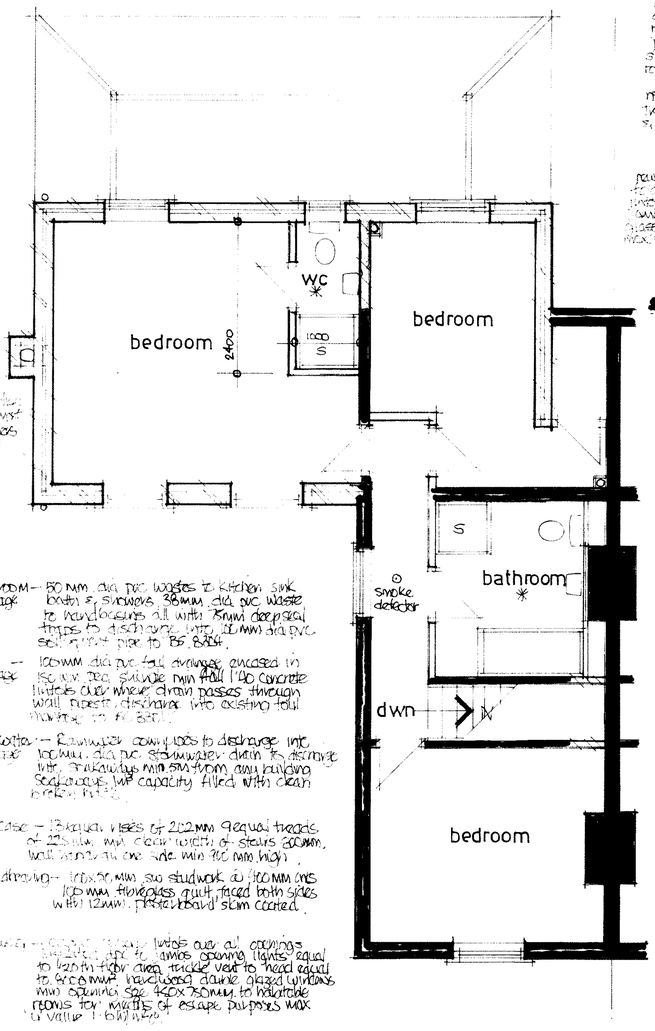
proposed rear elevation




proposed side elevation




proposed groundfloor plan




Bathroom Drainage – 50 mm dia pvc wastes to kitchen sink bath s, shower. 38mm dia pvc waste to hand basins all with 75mm deep seal traps to discharge into 110 mm dia pvc soil system to BS 5255.

foul drainage – 160mm dia pvc foul drainage encased in 150 mm pcc spindle min thick 150 concrete lintels over where drain passes through wall. Inspection chambers to be provided.

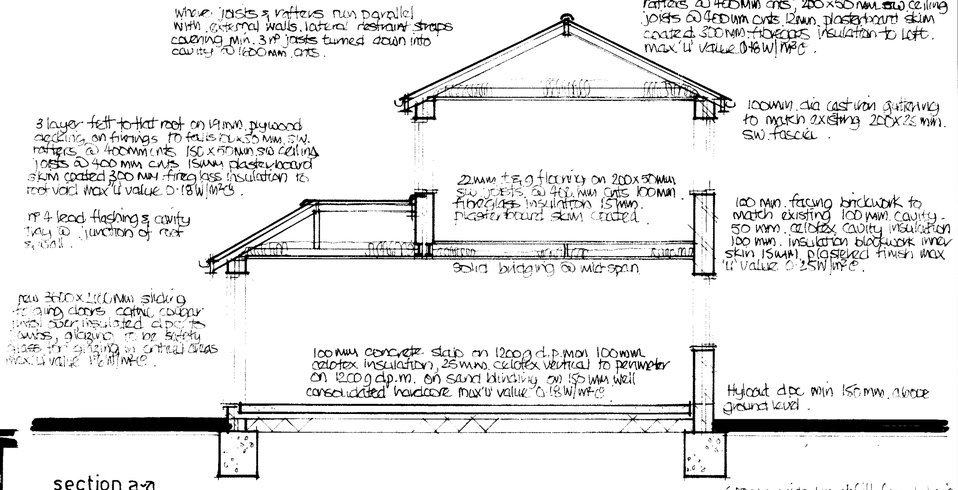
storm water drainage – Rainwater downpipes to discharge into 160 mm dia pvc stormwater drain to discharge into soakaways min 5m from any building Soakaways 1m³ capacity filled with clean broken brick.

staircase – 13 equal risers @ 202 mm 9 equal treads @ 225 mm. min clear width of stairs 800mm. Wall handrail one side min 900 mm high.

non load bearing walls – 100 x 50 mm sw studwork @ 600 mm cnrs 100 mm thick glass quilt faced both sides with 12mm plasterboard skim coated.

windows – Safety glass to windows over all doorways. Windows to habitable rooms to be provided with an openable area not less than 1/20th of the floor area of the room. Trickle vent to be provided to windows. Min opening light equal to 1/20th floor area. Trickle vent to head equal to 9500 mm². Hardwood double glazed windows min opening size 450 x 750 mm. to habitable rooms for means of escape purposes max U value 1.8 W/m²K.

proposed firstfloor plan



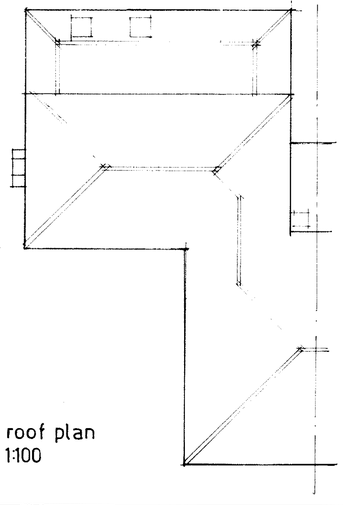

section a-a

Electrical – All electrical work to be designed installed and tested by a competent person certificate of compliance practical on completion. All sockets & switches sited between 450 & 1200 mm. of finished floor level. All new light fittings low energy type.

smoke – All heat & smoke detectors to be mains operated detectors with battery back up. all units inter-connected.

Boiler – New gas fired condensing boiler supply natural flow space heating & hot water needs separate time controls thermostatic radiator valves.

* Mechanical ventilation – Zehnder heat extractor to kitchen & bathroom ventilation rate of both 30 litres/sec. ceiling grills to walls & terminating through external wall. Extraction rate of both 60 litres/sec. ceiling grills to walls & terminating through external wall. Extraction rate 15 litres/sec linked to light switch with 15 min. over run.



roof plan
1:100

Drawing Title

Proposed 2 storey extension rt 1 Barnsland Cottage Swaythling Road Hants.

scale 1:50 1:100

Date February 15

Drawn by David Winchester

Drawing no B.C.001.

Rev.