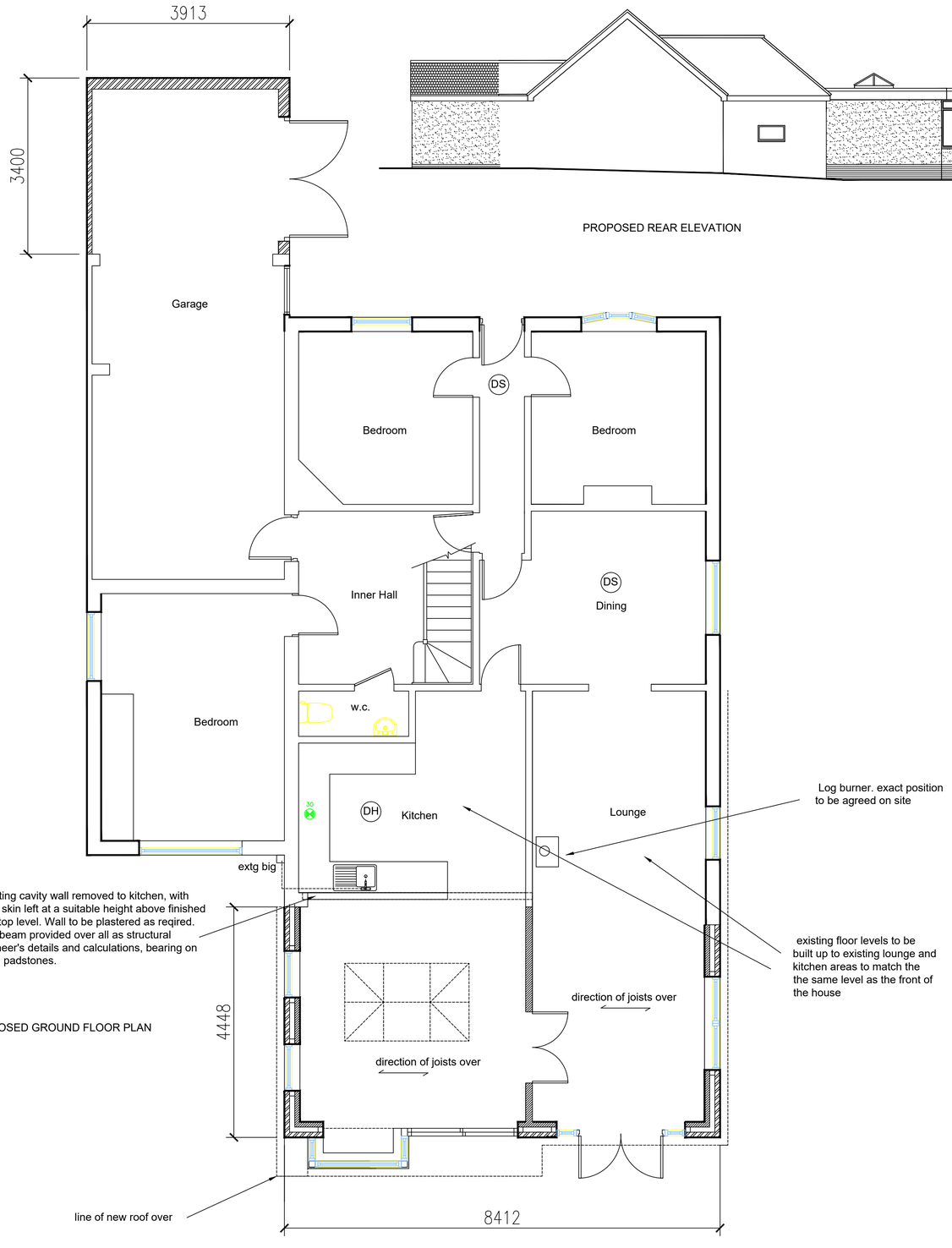


PROPOSED GROUND FLOOR PLAN

PROPOSED REAR ELEVATION

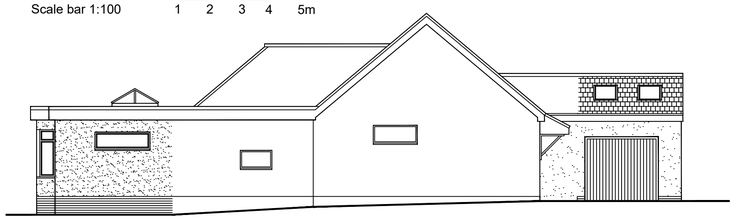


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Scale bar 1:100 1 2 3 4 5m



PROPOSED SIDE ELEVATION

Foundations to be 600mm wide trench fill to a depth to suit site conditions, External walls up to damp proof course to be 100mm external skin of facing bricks or 100mm solid concrete blocks, 100mm wide cavity filled up to ground level with weak mix concrete and an inner skin of 100mm thick solid concrete blocks or common bricks. Floor construction to be 65mm thick cement and sand screed on, bed of 100mm concrete, on layer of 1000g polythene damp proof membrane, on a layer of 100mm thick Celotex rigid insulation board, on another layer of 1000g polythene damp proof membrane, on a 150mm thick bed of well consolidated hardcore blinded with sand.

Horizontal damp proof course provided a minimum of 150mm above finished ground level. New external walls to be 100mm thick external skin of solid concrete blocks finished external with cement and sand rendering to match the existing, 100mm wide cavity filled with Dritherm (or similar) cavity insulation, and an inner skin of 100mm thick lightweight insulation blocks. Cavities closed at reveals with Thermabate insulated cavity closer (or Similar). Catnic lintels provided over all new openings with a minimum end bearing provided at both ends of 150mm. Where new cavity walls join existing the cavities are to remain continuous. New block walls tied to existing with galvanised mild steel wall starters.

New roof construction to be 3 layers of high performance felt roofing on a layer of 130mm thick Celotex (or similar) roof insulation board, on a breathable membrane, on a layer of 18mm thick WBP external plywood, on 50mm wide swd treated firrings, on 47 x 200mm C24 roof joists at 400mm centres. Double joists provided around new rooflight. Roof plate to be 50 x 100mm and fixed to new internal skin at 2m centres with 30 x 2.5mm galvanised wall plate straps. New fascia and soffit to be in white upvc to match existing. New build up felt roofing to be dressed up roof to 1st tile batten on a 12mm thick wbp plywood layboard..

New internal block wall to be 100mm thick lightweight insulation blocks on a 450mm wide trench fill foundation. 100mm thick solid concrete blocks laid beneath horizontal damp proof course.

New windows and doors are to be in white upvc to match existing. Double glazed units to be in 28mm thick Low E glass and toughened in critical areas. Trickle vents provided to both door and window heads.

Electrical work to be carried out by an approved self certificating individual or contractor. Copies of completion certificates provided to building control upon completion of the works. New mains inter-linked smoke and heat detectors provided where shown on floor plans. Note; a smoke detector is also to be provided to 1st floor landing area.

Space heating by extension of existing gas boiler system. Boiler to be checked to determine if suitable to provide the additional loading. All gas works carried out by an approved GAS SAFE engineer. Again, copies of completion certificates provided to building control upon completion.

All new waste pipework to kitchen to be 40mm diameter and fitted with deep seal traps.

Note the existing roof over the lounge is to be removed and the walls are to be extended up so all floor and ceiling levels are the same. The floors to the existing lounge and kitchen are also to be raised to the same level and the existing front part of the house. This is to be done with a minimum 75mm thick screed on a layer of 1000g polythene dpm , on suitable thickness of Celotex rigid floor insulation.

New guttering to be 100mm white to match existing extending to rain water pipes where shown. New pipework to soakaway to be 100mm diameter upvc in a pea shingle bed and surround. A new soakway is to be provided a minimum of 5m from any building and is to be at least 1m3 in volume, Soakaway is to be construction of standard soakaway crates wrapped in a geotextile membrane.

Scale Bar 1:50 0 1 2 3 4 5 m

DS Mains interlinked smoke detector with battery back up

DH Mains interlinked heat detector with battery back up

15 Extract fan for w.c.

30 Extract fan for cooker

New lantern to be by specialist supplier and constructed to the same specification as the new windows.

New roof over garage to be concrete interlocking tiles to match existing, on 25 x 38mm swd treated tile battens on a layer of breathable roofing felt, 50 x 150mm swd treated rafters at 400mm centres, with 50 x 175mm swd treated ceiling joists, again at 400mm centres. New walls to be in 100mm wide (or 215mm where shown) concrete blocks finished in external rendering to match the existing. Foundations to be 450mm wide trench fill to a depth to suit site conditions. Floor construction to be 100mm thick concrete slab, on a layer of 1000g polythene damp proof membrane, on a 150mm tick bed of well consolidated hardcore blinded with sand.

New Velux rooflights to garage area to be installed in accordance with manufacturers instructions. Double rafters are to be provided to both sides of new Velux rooflights. The existing manhole cover and frame that will become within the new garage floor area is to be changed to a new double sealed type with a screw down cover

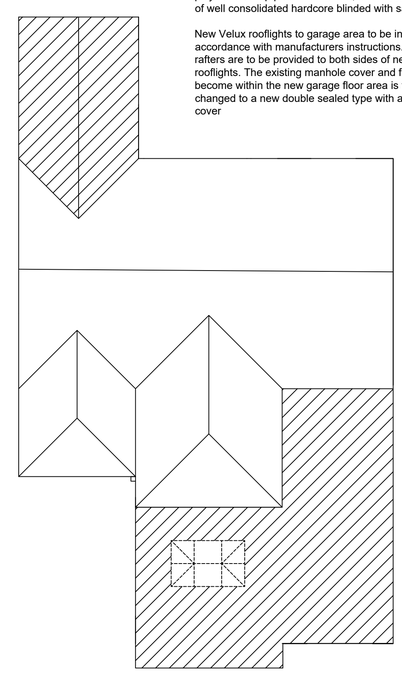
New log burner to be fitted to the lounge. This is to be supplied and installed by a specialist contractor.

New garage doors to be tradition door type in softwood or hardwood, within a suitable frame. The garage ceiling id to be finished with two layers of 12.5mm thick plasterboard to provided ½ hr fire resistance.

All new block walls finished internally with 13mm thick lightweight insulating plaster with galvanised beads provided at all external angles. New ceilings to be finished with 12.5mm thick Duplex plasterboard with a plaster setting coat finish.

New extract fan provided to kitchen to provide extraction of at least 30 litres per second to the otside air.

The existing lean too at the end of the kitchen is to be demolished and removed from site.



PROPOSED ROOF PLAN

PROPOSED REAR EXTENSION AND FRONT GARAGE EXTENSION

at

89 Swaythling Road
West End
Southampton
Hampshire

Client

Mr & Mrs Ngomuo

PROPOSED PLANS AND ELEVATIONS

BUILDING PLANS & ESTIMATING

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