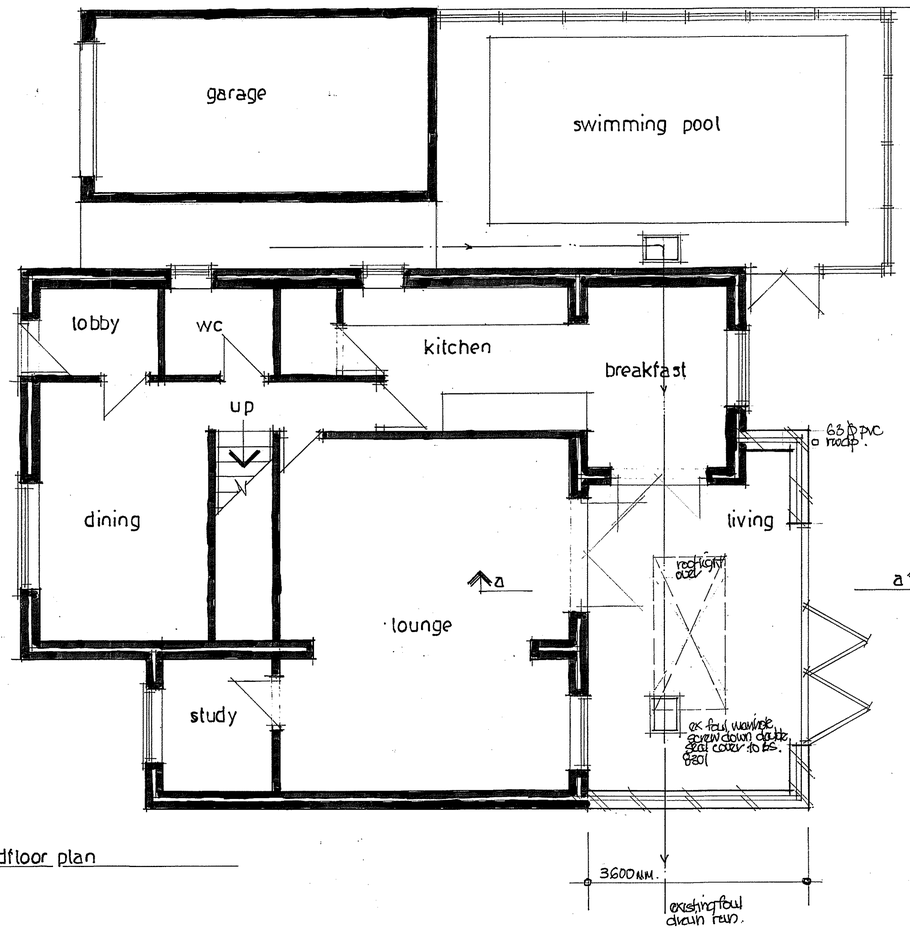


existing rear elevation

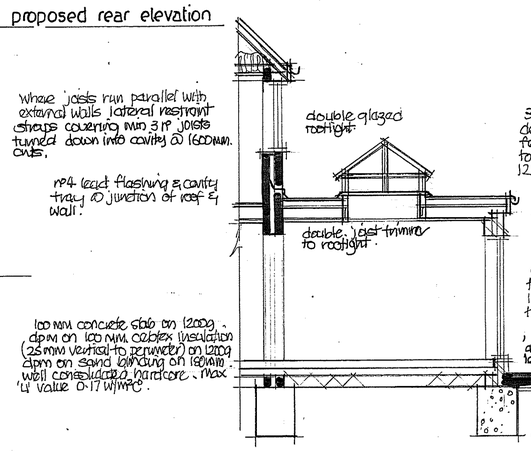
existing side elevation

proposed rear elevation

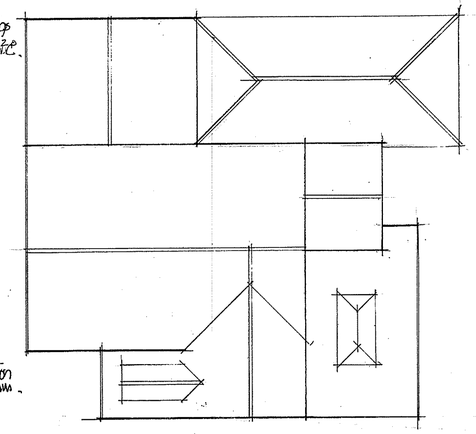
proposed side elevation



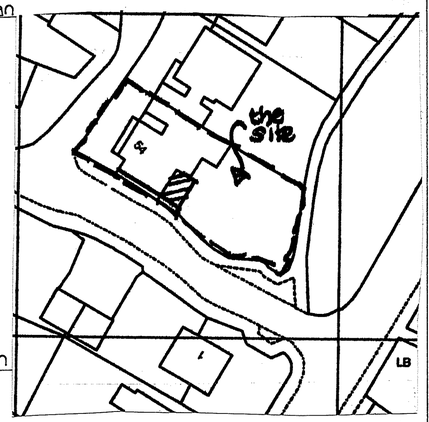
proposed groundfloor plan



section a-a



roof plan



site plan

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

SD ⊙ Detectors – All smoke & heat detectors to be mains operated with battery back all units interconnected to BS 5839 part 6.2004

*** Mechanical Extraction** – cooker hood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min. extraction rate 15 litres/sec linked to light switch with 15 min overrun.

Bathroom Drainage – 50 mm dia pvc waste to bath, showers & kitchen sinks 38 mm dia pvc waste to handbasins all with 75 mm deep seal traps to discharge into 100 mm dia pvc. soil & vent pipe all to BS 5255 Code.

Below ground drainage – 100 mm dia pvc foul drains encased in 150 mm pea shingle min fall 1:40 concrete lintols over where drains pass through walls all to BS 8301.

Heating – Gas fired Boiler SEDBUK rating A (existing) for supply of space heating & hot water needs, separate zone controls thermostatic radiator valves, gas certificate provided on completion All to BS 5258.

Stormwater Drainage – To discharge into existing stormwater system or soakaway. dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min. size of soakaway 1m³ subject to percolation test.

Windows & doors – double glazed windows cathic cougar lintols over all openings insulated dpc to jambs, opening lights equal to 1/20th floor area, trickle vent to head equal to 8000 mm² habitable rooms means of escape windows min clear opening size 450 x 750 mm. max 'U' value 1.2 W/m²c.

Drawing title

Proposed rear extension, at 54 Ladywood, Boyatt Wood, Eastleigh, Hants.

scale 1:50 1:100

Date April 17

Drawn by David Winder.

Drawing no LW.001.

Rev.