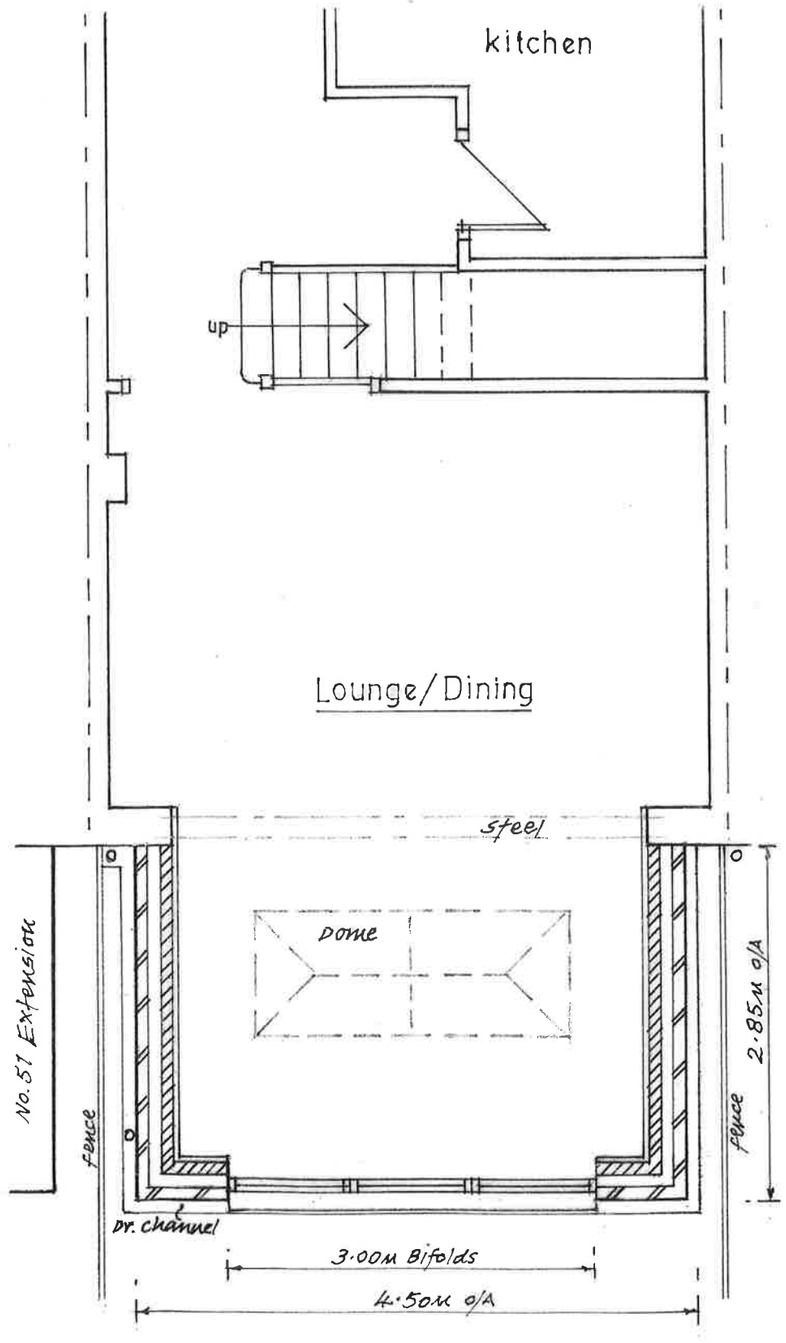


proposed rear elevation 1:50



proposed ground floor 1:50

STEELWORK

Structural steel beams are required for the new opening in the rear cavity house wall. Calculations are to be provided to Building control by a Qualified structural Engineer for the steel dimensions and the bearings. Steelwork to be rendered to achieve one-hour of fire resistance.

ELECTRICS

All electrical work to be carried out by a Qualified Electrician and an appropriate Electrical Installation Certificate issued for the work. New switches and sockets to be positioned between 450mm and 1200mm from 'finished' floor level.

DRAINAGE

All roof surface water to r.w. hopper and 62mm black r.w. pipe all to s.w. channel.

ROOF

Fibreglass waterproof layer. 22mm OSB. 120mm kingspan roof insulation. 22mm OSB. 175×50mm S.W. roofing joists at 400/450mm cc's. S.W. firrings. 12·5mm plasterboard and skim to the ceiling. Roof to achieve a U-value of 0·15W/m²K. Provide Code 4 lead flash to all abutments.

FLOOR

New floor to line with the existing ground floor. 20mm flooring to match existing. 500g. Visqueen Vapour barrier. 100 mm concrete. 120mm Kingspan K103. 1200g. damp proof membrane. DPM to be lapped into the cavity walls DPC. Floor to achieve a U-value of 0·18W/m²K.

HEATING

Any new radiators to be fitted with Thermostatic valves.

GENERAL:

- Do not scale from the drawings. All structural members and materials are to be measured on the actual job before ordering.
- No founds, walls or roofing etc to encroach over the property boundaries.
- All final sizes to be measured on site by the Builder.