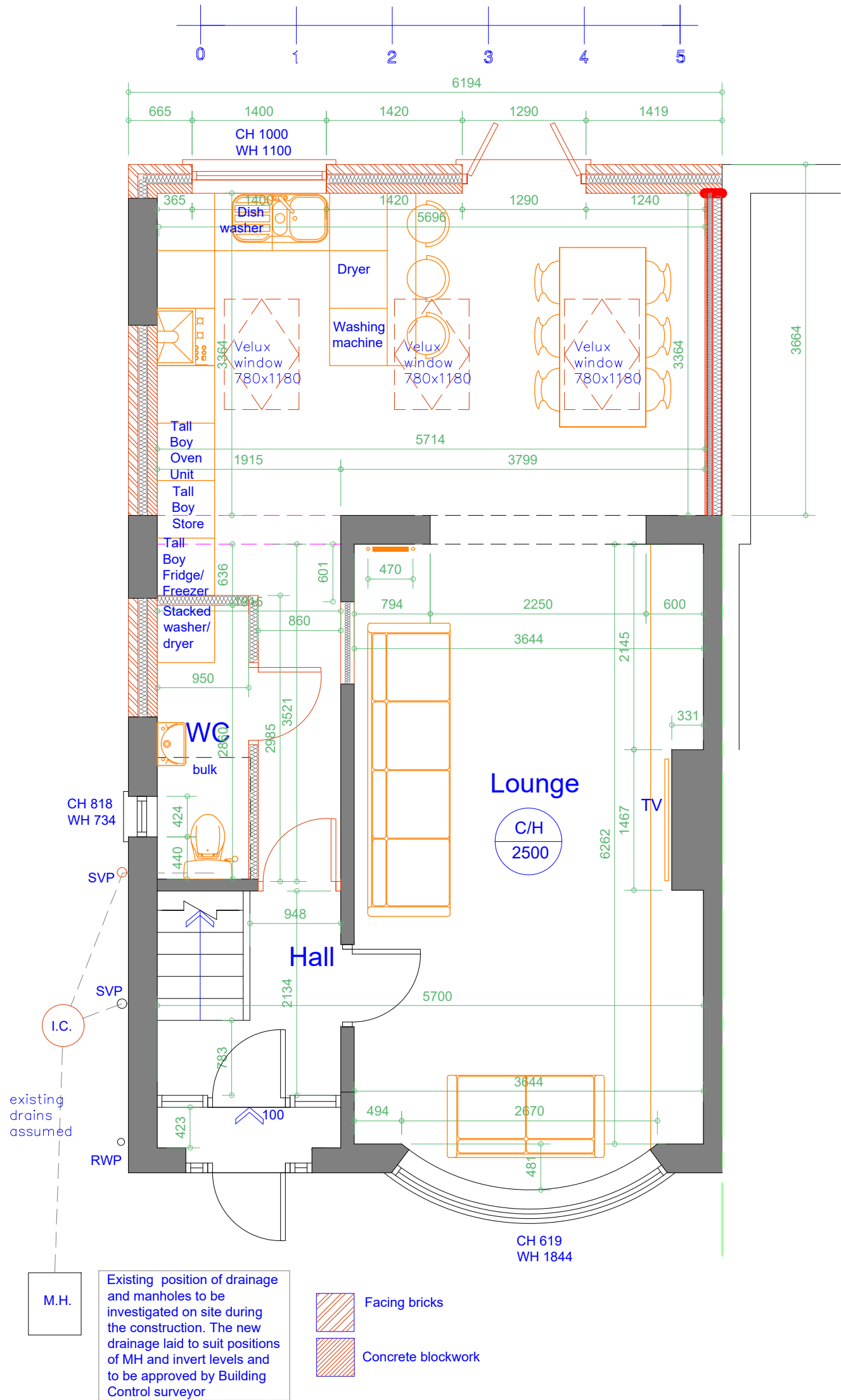




Proposed Ground Floor Plan
Scale 1:50

All windows to have openable casements equal to min. 1/20th floor area of room and to be fully weatherstripped all non-habitable rooms IE bathrooms, kitchen, utility. etc

Kingspan Thermabate Cavity Wall Closers (or equivalent) will be used.

Eaves ventilation to be type FV100 by 'Glidevale' to 10,000mm² / lin. metre free air space

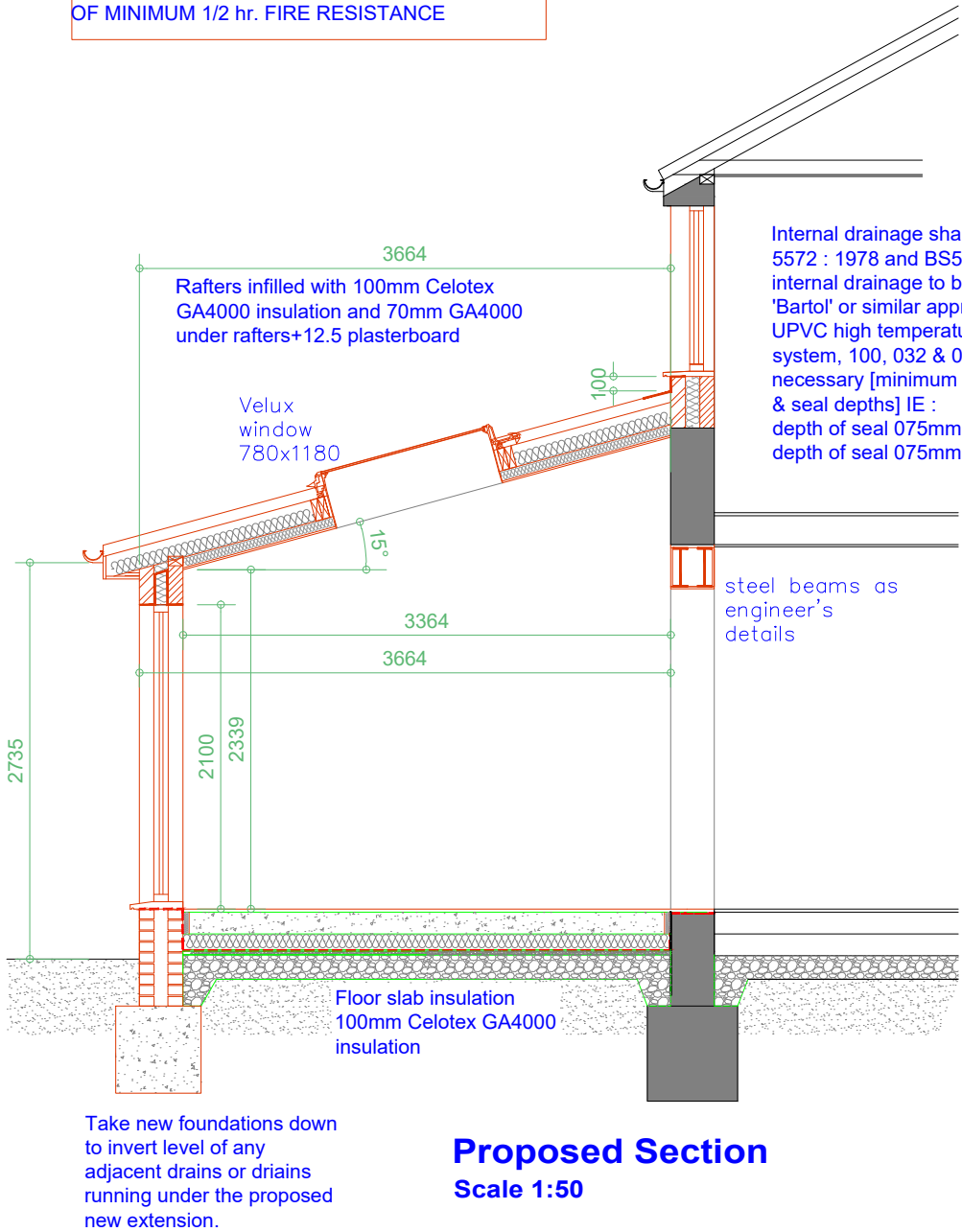
Lateral restraint provided to bottom truss chords parallel to external wall to be of 030x005mm MS straps, carried over min. 3 no. chords [with 050x100mm noggins under] at 2000mm centres.

wall construction to be of 300mm wide o/all comprising 102.5mm wide facing brick outer leaf, 100mm wide cavity partially filled with 90mm thick Kingspan Kooltherm K106 Cavity Board insulation retaining a 10mm wide residual cavity and 100mm wide Thermalite or similar load-bearing blockwork inner leaf.

NOTE. cavity wall insulation to extend past DPC to top of cavity fill.

NOTE, Positions of proposed drainage runs and types of drainage indicated on drawings are provisional only, and may be altered to suit site conditions. Contractor to check invert & position of existing drainage systems to ensure adequate fall & to ensure BCO is satisfied with proposed drainage layout, fall and site inverts before excavation of drainage runs

ALL ELEMENTS OF CONSTRUCTION TO BE OF MINIMUM 1/2 hr. FIRE RESISTANCE



Proposed Section
Scale 1:50

Cross flow ventilation provided to roof rafter space via propriety eaves strip (continuous and dry ridge (5mm) ventilation systems levels at least to a min 25mm continuous wide strip

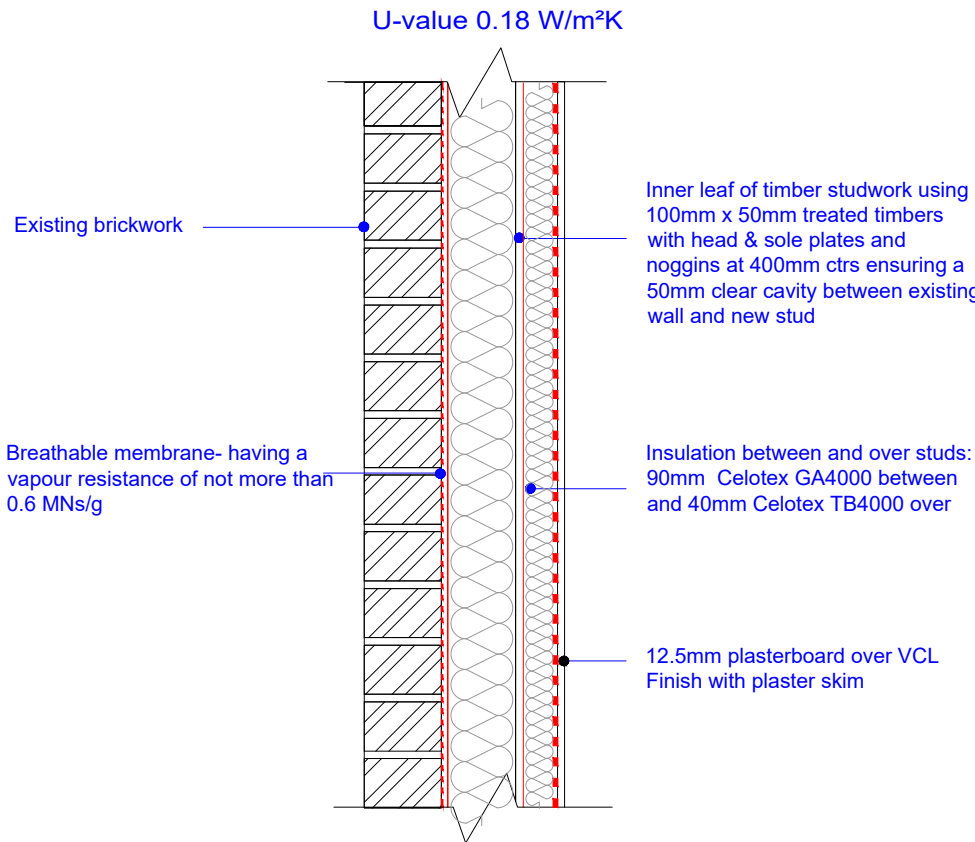
ELECTRICITY service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with UK Power Networks (plans@ukpowernetworks.co.uk) before commencing on site, position of service cable to be marked on site, and also on copy of plans.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected froaccidental / wilful damage at all times, contact United Utilities 0845 746 2200

GAS service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with Transco 01204 - 546900, before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 111999 IMMEDIATELY

Maintain any existing floor ventilation from the existing dwelling with 100mm dia PVC duct over / under new floor and extending telescopic air vents and air bricks with cavity trays over at maximum 1500mm centres. all vegetable strip to be removed from site of slab & ground to be treated were necessary with proprietary weedkiller

UPGRADE OF PARTY WALL



UPGRADING SINGLE SKIN PARTY WALL

To achieve minimum U Value of 0.18 W/m²K
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer.
Existing garage floor to be exposed and checked for suitability to carry the load from the new stud wall prior to commencement of work and as required by the Building Control Officer.
Construct a studwork lining using 100mm x 50mm treated timbers with head & sole plates and noggins at 400mm ctrs. 90mm PIR insulation, e.g Celotex GA4000, to be provided between studs and 40mm over. Finish with VCL under 12.5mm plasterboard and 3mm plaster skim. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

Rev	Date	Description
Issued For		INFORMATION PURPOSES ONLY

Client
Mrs. Helen Ferguson

Project
12 Desford Avenue M21 OTG
Proposed single storey rear extension.

Scheme - Drawing Title
Proposed Floor Plans and Section.

02
Drawing No. Revision Date 23.04.25 Scale 1:50 @A2



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