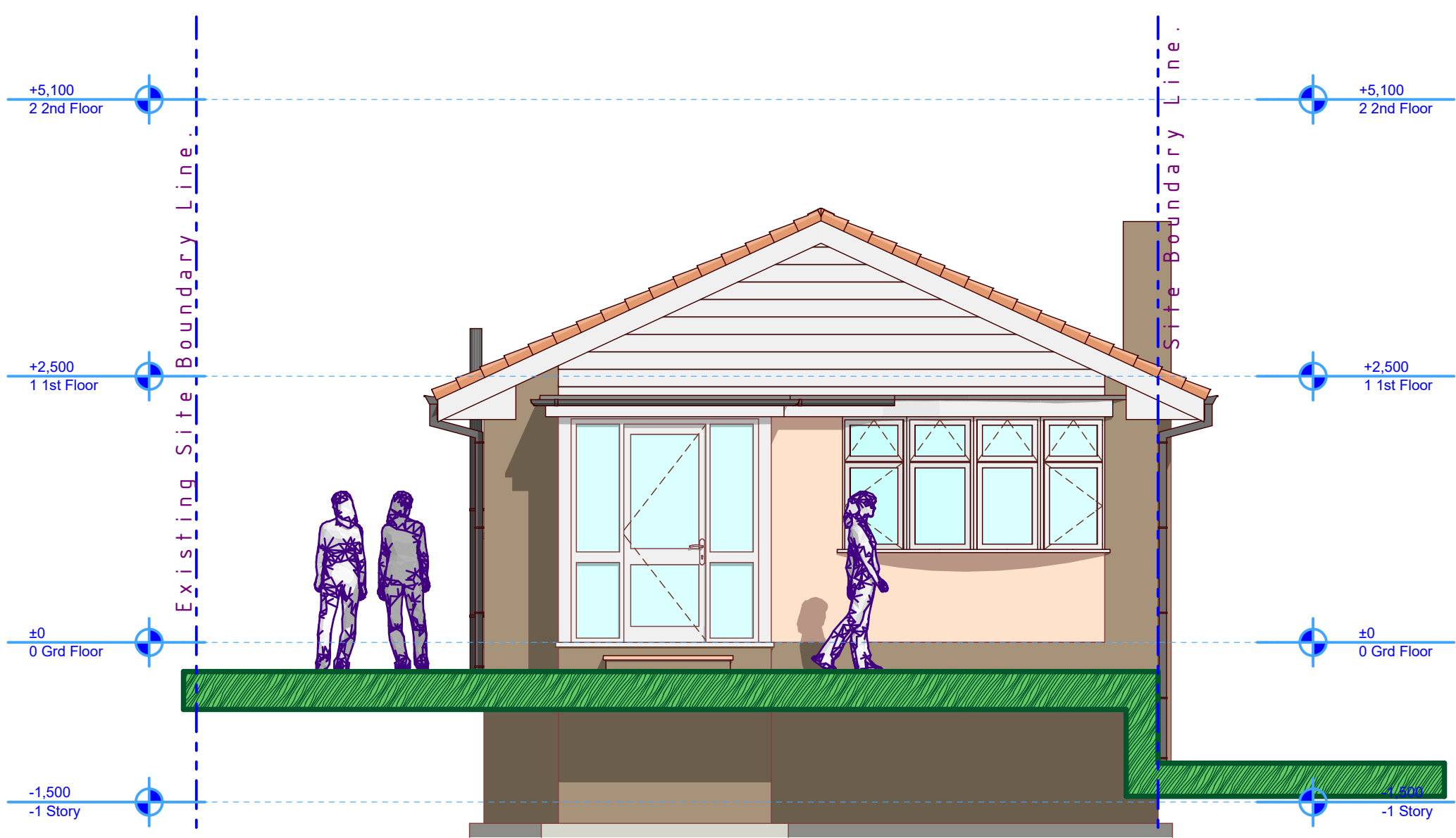




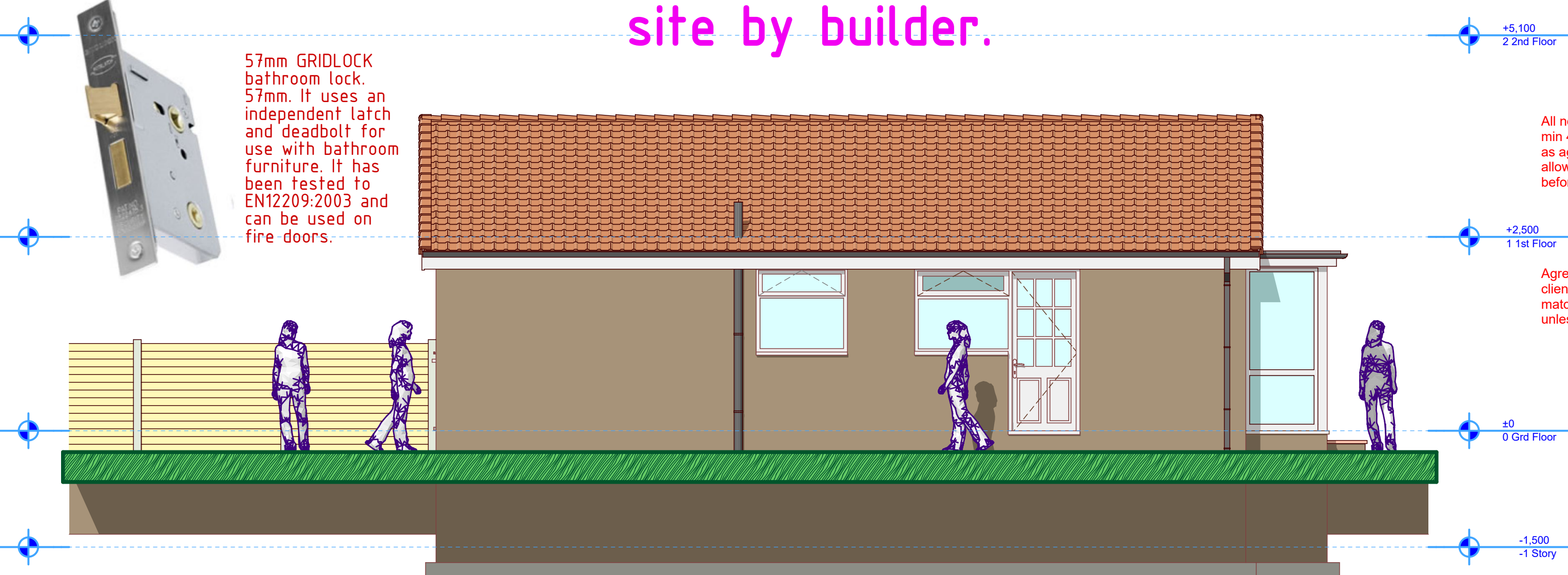
Existing Front Elevation

1:50

1

Typical Bathroom Lock and catch.

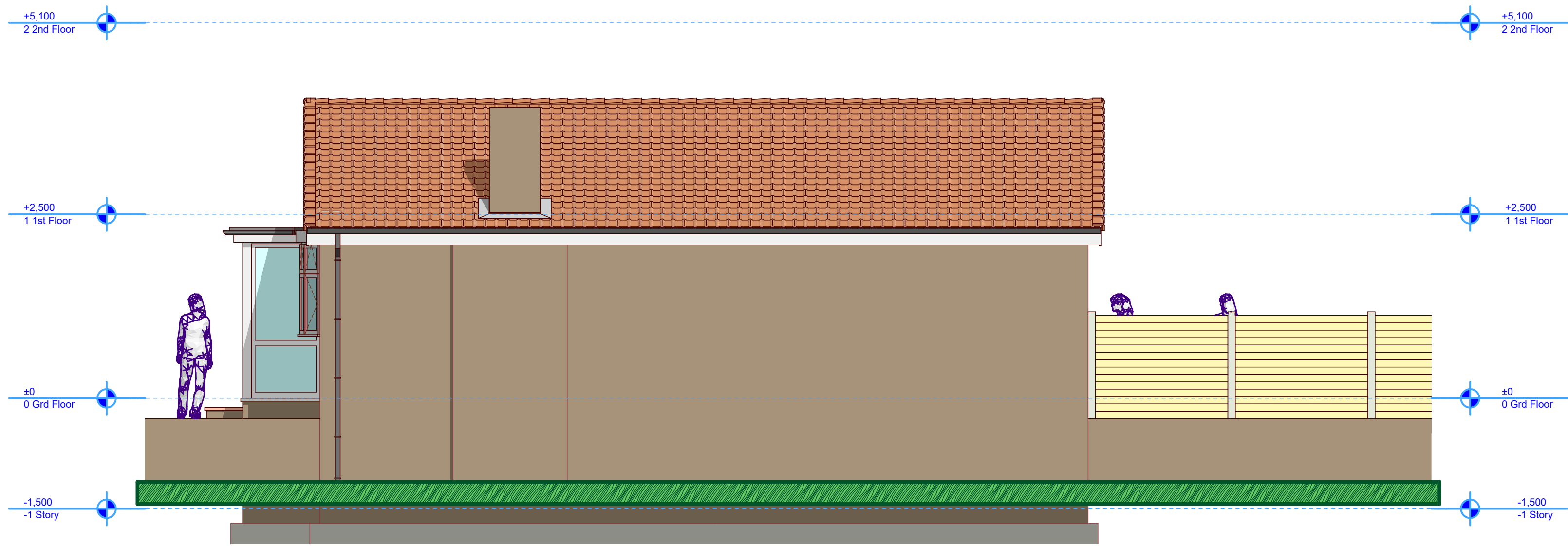
All dims are to be checked on site by builder.



Existing Side Elevation 1

1:50

2

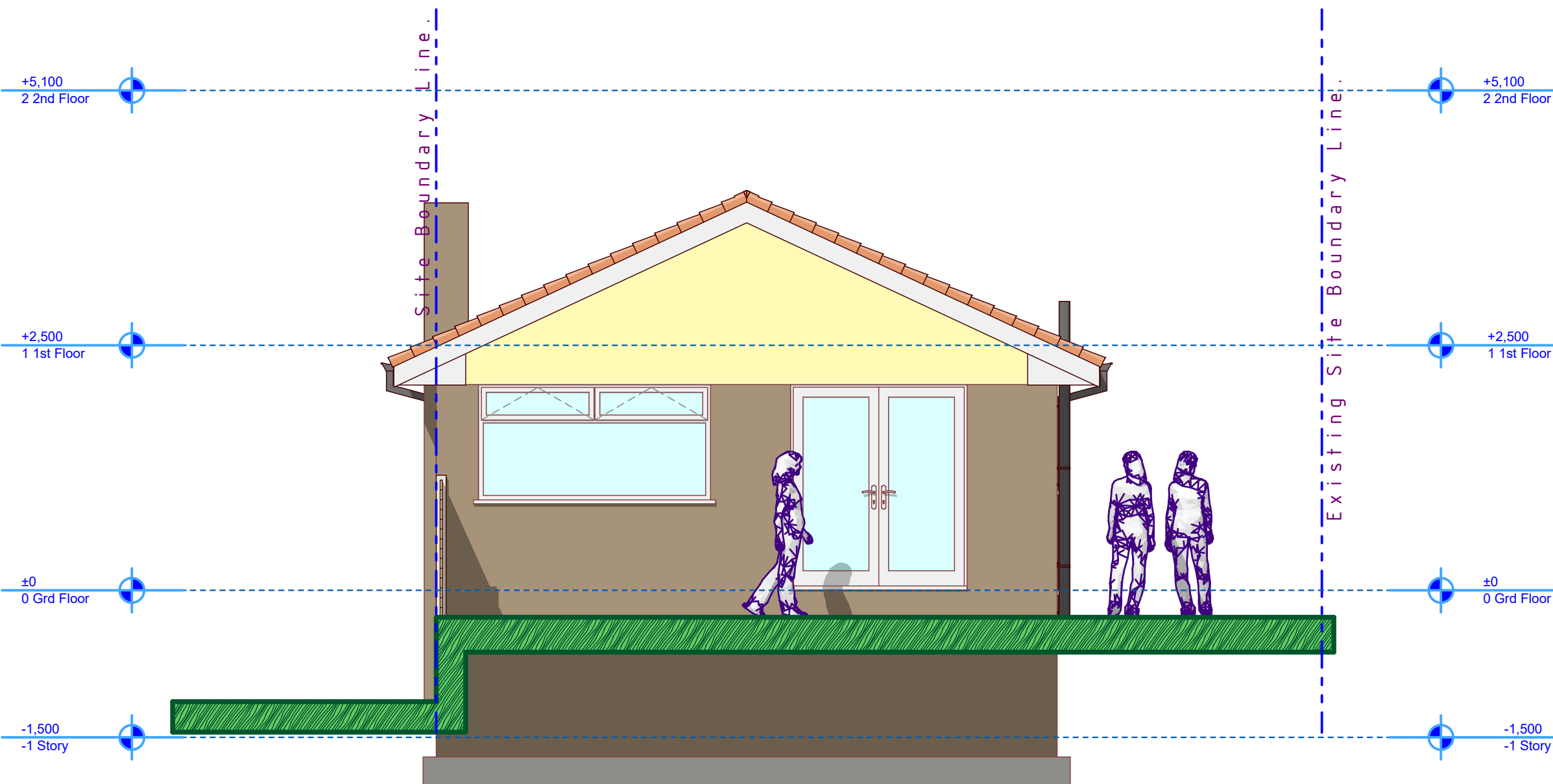


Existing Side Elevation 2

1:50

3

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

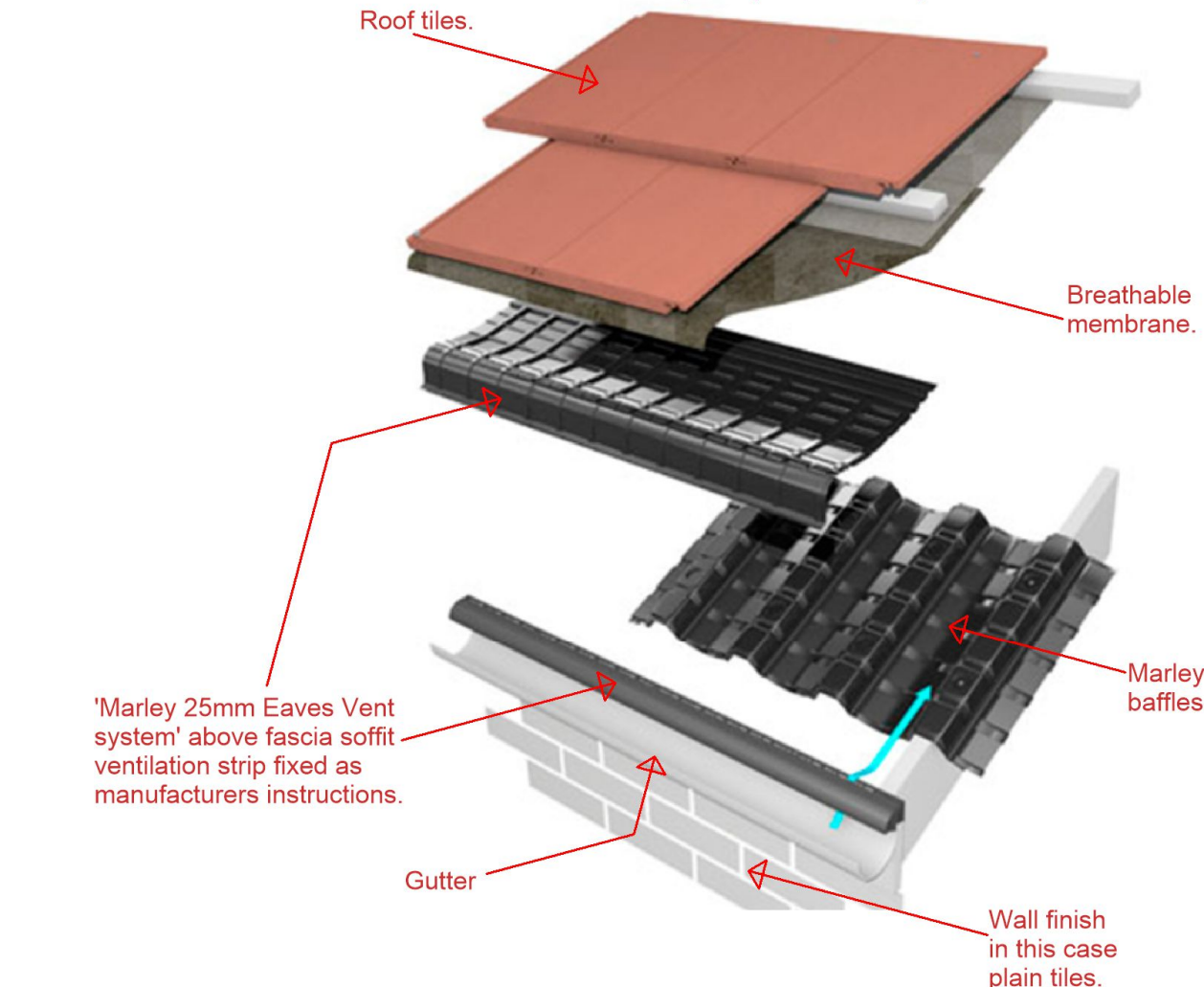


Existing Rear Elevation

1:50

4

Roof Ventilation Detail. (Exploded)



INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² debackersity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ROOF LIGHTS
Min U-value of 1.30 W/m²K. Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.30W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

All new doors in the dwelling are to be min 40mm thick solid hardwood doors as agreed with the client. Builder to allow for £150 for unit cost of door before cost of hanging and furniture etc....

Agree type of door handle with the client prior to order, assume handle to match the existing used in the dwelling unless client instructs otherwise.

Each door to be hung with 3No 100mm ball bearing brushed steel hinges

All Skirting boards are to be softwood 150mm deep x 20mm wide. Confirm type with owner prior to final quotation. All skirting boards and architraves are to match the existing at 1st floor level and be agreed with the client.

Typical Internal Door Detail

Typical Sockets/Switches.

'Click Infinity' Flat Plate Or Similar Approved light Switches, Sockets,...etc Throughout Whole Of New Building Work As Agreed With The Client.



SITE ADDRESS:
8 WOODSTOCK DRIVE,
TOTTINGTON, BURY
BL8 4BW
THE CONSTRUCTION OF
SINGLE STOREY EXTENSION
AT THE SIDE/REAR OF THE
DWELLING HOUSE + PORCH
TO FRONT ELEVATION +
INTERNAL/EXTERNAL
ALTERATIONS.