

(No trees within 30m to affect new foundation depth design)

New min 75p or 100p RWP & new trapped B.I. gully with bend to new 100p drain see Note ③ using upvc ware to 'Y' junction to exty SW drain if available if not to new min 1m³ hollow brick filled soakaway 'OSMA-WAVIN' or similar approved at min 5m away, all to L.A. approval on-site

New sink etc wastes see Note ④ & new trapped to addable B.I. gully with bend to new 100p drain see Note ③ using clay ware to new 'Y' junction to exty F.W. drain (1/2 vent det on-site etc - see A-A) drain also taking new 100p drain from new substack etc. Exty manhole removed & drain made good and disused drains to be sealed off

New (optional) rooflights see A-A & Roof Plan to max 2000x1000 openings framed w/ min double joists etc

Provide new mech. vents to kitchen, utility & W.C. areas, suggest via new roof - unit to flank wall - see Note ② to client brief & L.A. approval on-site

New or re-pipe gas balanced flue boiler with flue up through roof etc - see Note ② to client brief & L.A. approval on-site

Remove exty rear & front walls & roof, make good party wall

New (optional) rooflight see A-A & spec. above & Roof Plan

New new L.B. ptns - doors etc - see Note ⑤ - A-A spec, ensure both have new 10mm air gap at base as internal draught

New fittings & wastes to new 100p upvc substack with A.A. valve at 1000 high etc - see Note ④ with bend to new 100p F.W. drain to above - see Note ③ - spec. above

Remove exty brick projection at St.F. Arch new block ptn & door (unit) etc see Note ⑥

New 75p RWP - pass to new trapped B.I. gully with bend to new 100p drain to exty S.W. drain etc - see spec above - Note ③ - to L.A. approval on-site

New cavity wall etc (see above - A-A spec) replace ex garage wall & porch etc with new all glazed frames see Note ⑤ with 1300 wide x 1200 window d.p.c. to sill at 900 etc then new door (side panel frame 1300 wide x 2100 high with catnic lintels over 150 high etc then door sill on main d.p.c. etc

New extension built in cavity cast min 300 wide using face brick to match or flatfash where not visible, then 100 light weight block inner skin all in 1:2:4 mix to existing walls w/ x-s. procodile plates, with insulated cavity closer and vertical d.p.c. at reveals, then insulated 'catnic' lintels 150 high (215 high to large opening) fill cavity with mass fill quilt batts on S.S. wall ties at max 900 hc horiz & 450 vertical, then inside new 2 coat plaster finish. At flank wall provide 20mm flexcell expansion joints at max 6m length of wall max 3m from corners. See A-A for d.p.c. & foundations spec etc. New glazed frames see Note ⑤ 1100 x 1050 high window with d.p.c. to sill at 1050 then bifold or sliders 4100 x 2100 high opening, with cill on main d.p.c. then if doors open out provide level access platform, suggest decking

(New patio)

