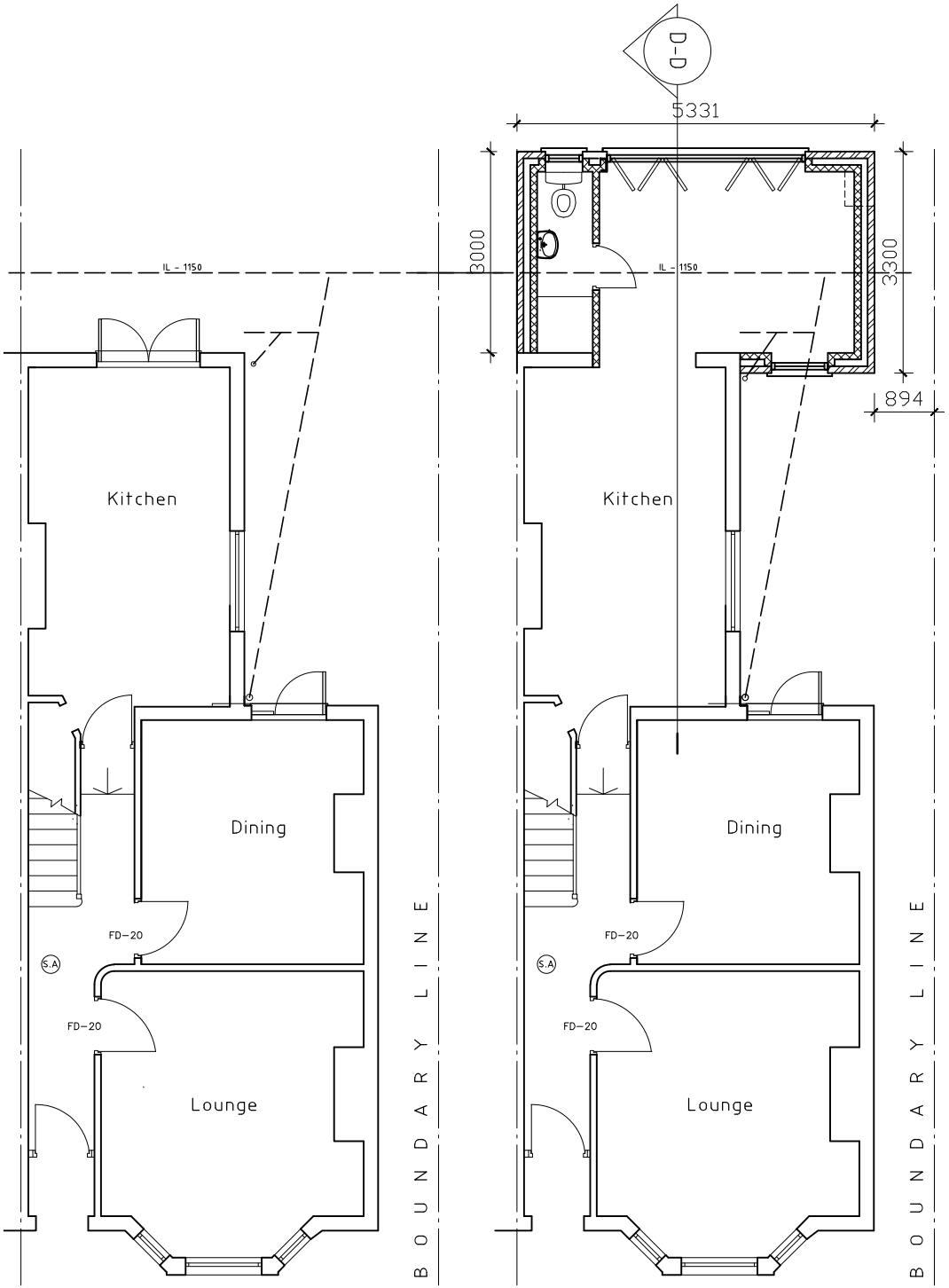
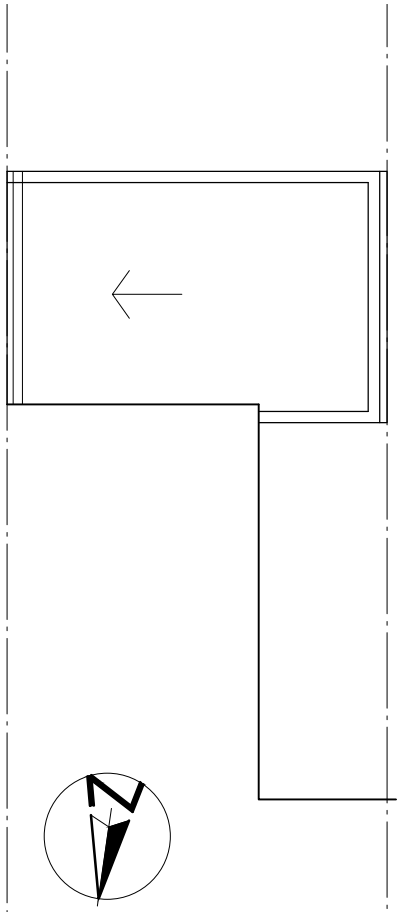
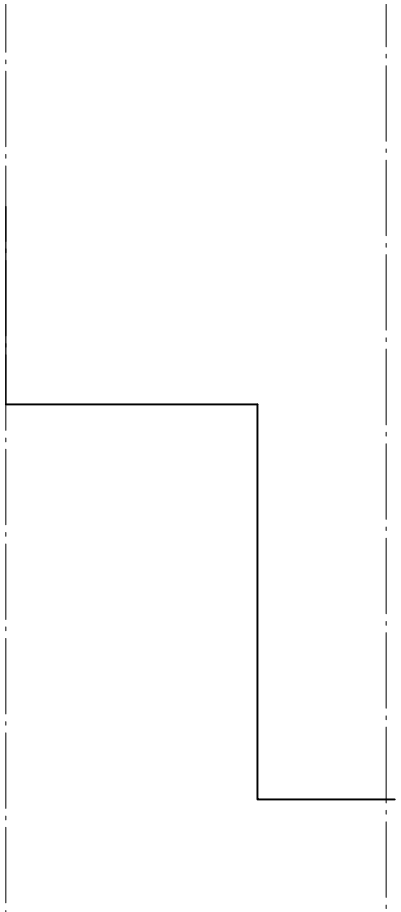


Existing Ground Floor Plan

Proposed Ground Floor Plan



Proposed Roof Plan



Existing Roof Plan

EXTERNAL WALL
Cavity Wall

102.5mm facing brickwork, built off DPC up to wall plate level, (colour, texture, type of brick and mortar colour to match existing) with 100mm cavity filled with 100mm cavity wall insulation batts on face of 100mm 'Lignacite' block inner leaf. Wall to achieve a minimum 'U' value of 0.28W/m2k Place 'Kavi-tie' MK1 non-corrosive wall ties in cavity at 450mm vertically and 750mm horizontally staggered, with Wall ties are to be @225mm at reveals.. Provide 'Thermobate' insulated cavity closures to sill and jamb of all openings.

MEANS OF ESCAPE
All doors to habitable rooms are to be FD-20. Smoke alarm as detailed below is to be installed to all rooms except bathrooms/toilets .

SMOKE ALARM
A suitable mains operated self contained interlinked smoke alarm with battery back up, confirming to BS, 5446 part-1, installed to a guidance note given in B1: 1.11&1.22 (with a heat detector type for kitchens) to be installed at all levels. Smoke alarm is to be sited at least 300mm from the walls.

HEAT PRODUCING APPLIANCES
Provide thermostatic radiator valves to all new radiators.
Gas fired boiler flue linings to be stainless steel with a minimum 1mm thickness discharging at a minimum of 600mm away from any opening. flue to be cage protected if at ground floor.
All new pipework will be insulated.

ABOVE GROUND DRAINAGE
New rainwater gutter to be 100mm half round black UPVC and 75 mm R.W.P. discharging into access gully at ground level. All rainwater goods are to comply with BS4576 Part 1.
Washbasin, sink etc. to have 75 mm deep seal traps with 40 mm waste pipes.
All new pipework installed in accordance with BS8000 and BS 5572.
Provide rodding eyes to all pipework at changes of direction.
Soil & Vent pipes to be not less than 900mm above any ventilation opening within 3m.

0.5
3 2 1 0 1
Scale Bar

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Architectural Planning & structural Design
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Project:
11 Malvern Rd. London N8

Drawing Title:
Rear Extension
Plans

Scale: 1:100
Date: Feb-2016

Drawing No: N-E1354
Date: