

Client: **Mrs Suzan Ataseven**

Site Address:
**2 Martins Close
Higham, Rochester, Kent
ME3 7HE**

Project:
**Erection of a single storey side extension
and a single storey rear extension.**

Title: **03**

Company: **Architecture Way Ahead Limited**

Drawing No.: **AWA/1074/03**

Scale: **1:50; 1:20; 1:10 & A1**

Date: **17 December 2021**

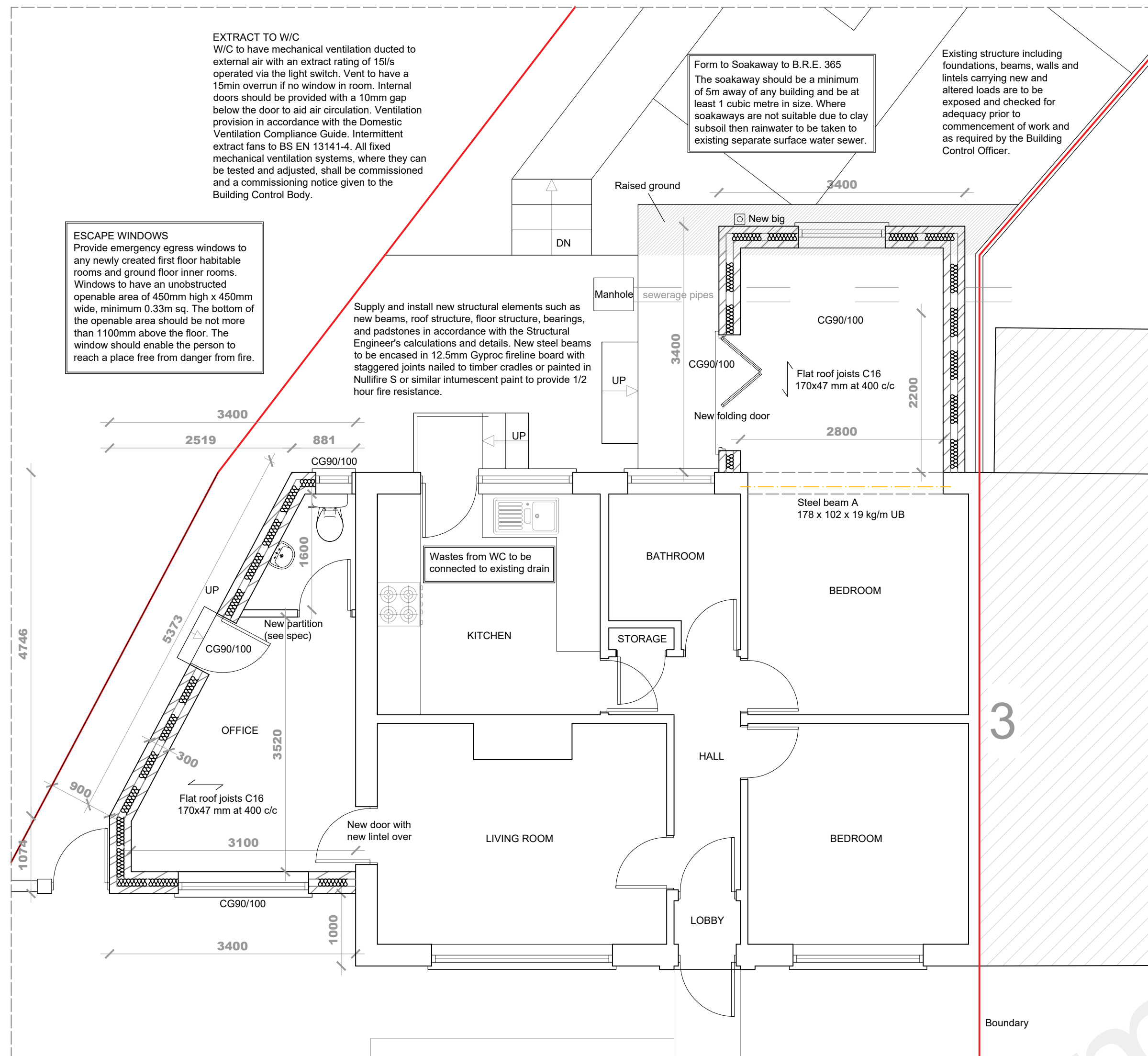
General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details, dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to any necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

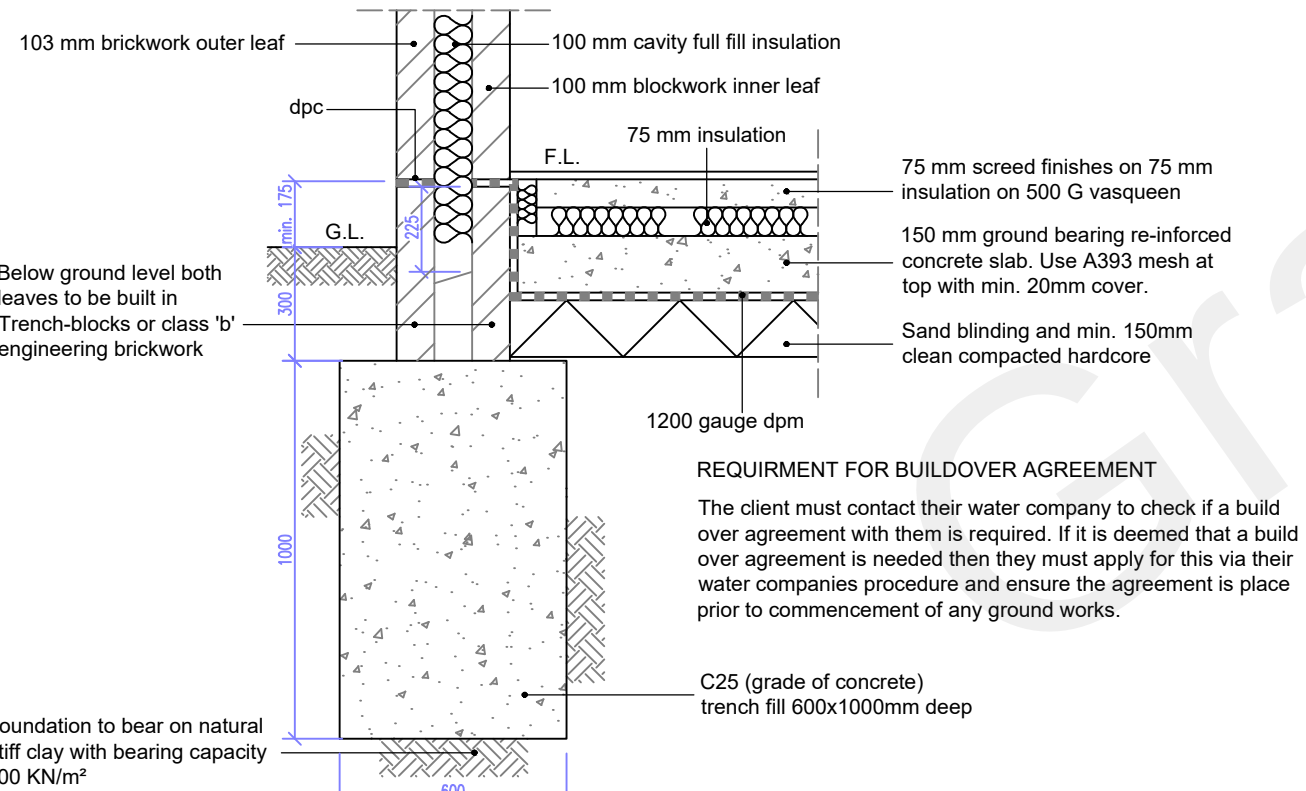
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Scale Bar 1:100 0 1 2 3 4

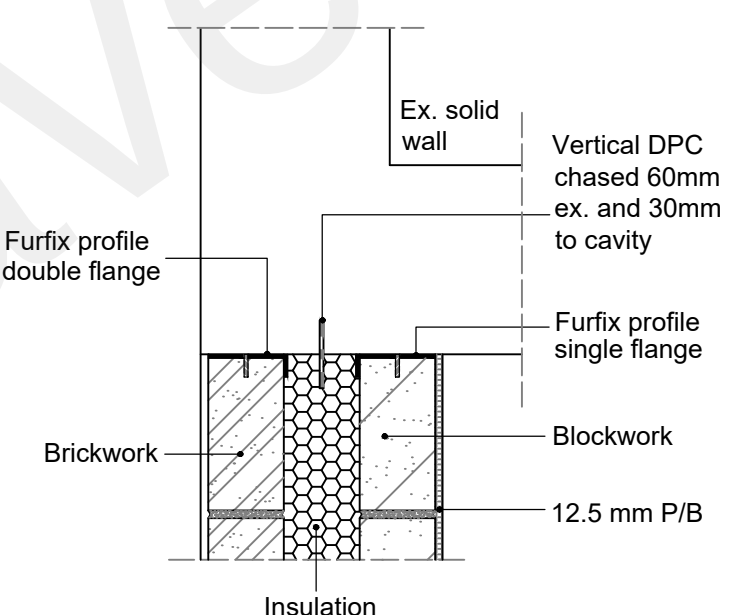
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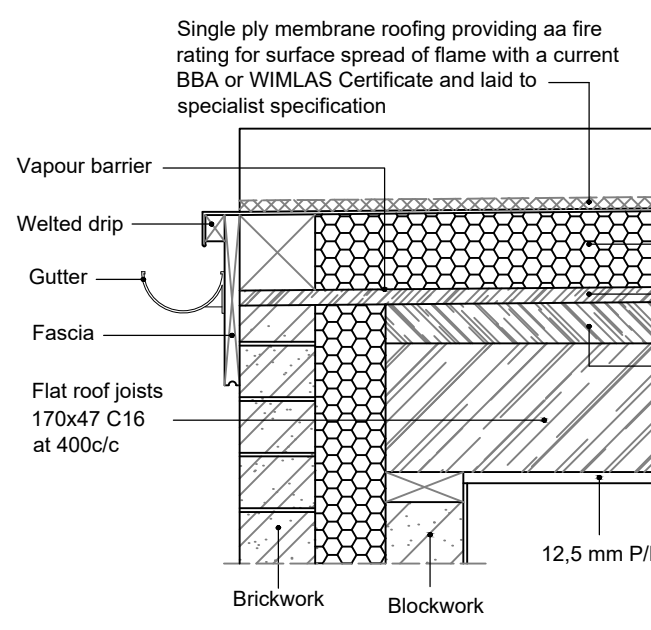
PROPOSED GROUND FLOOR PLAN
(scale 1:50)



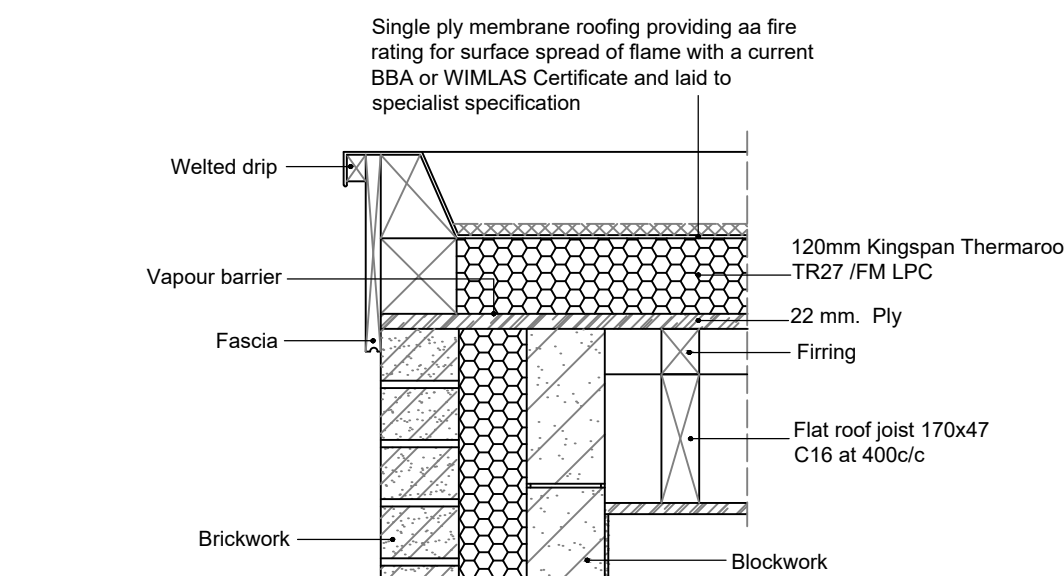
FOUNDATION DETAIL
(scale 1:20)



FURFIX PROFILE JOINTING DETAIL
(scale 1:10)

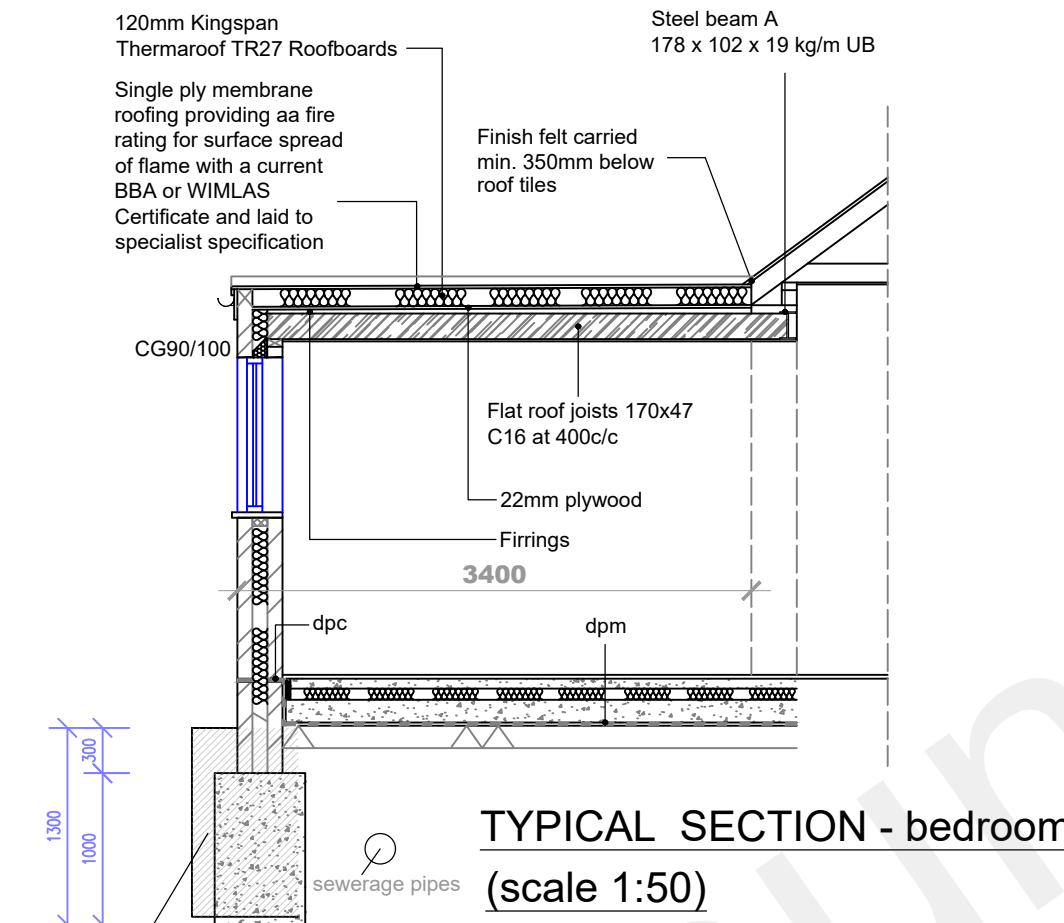
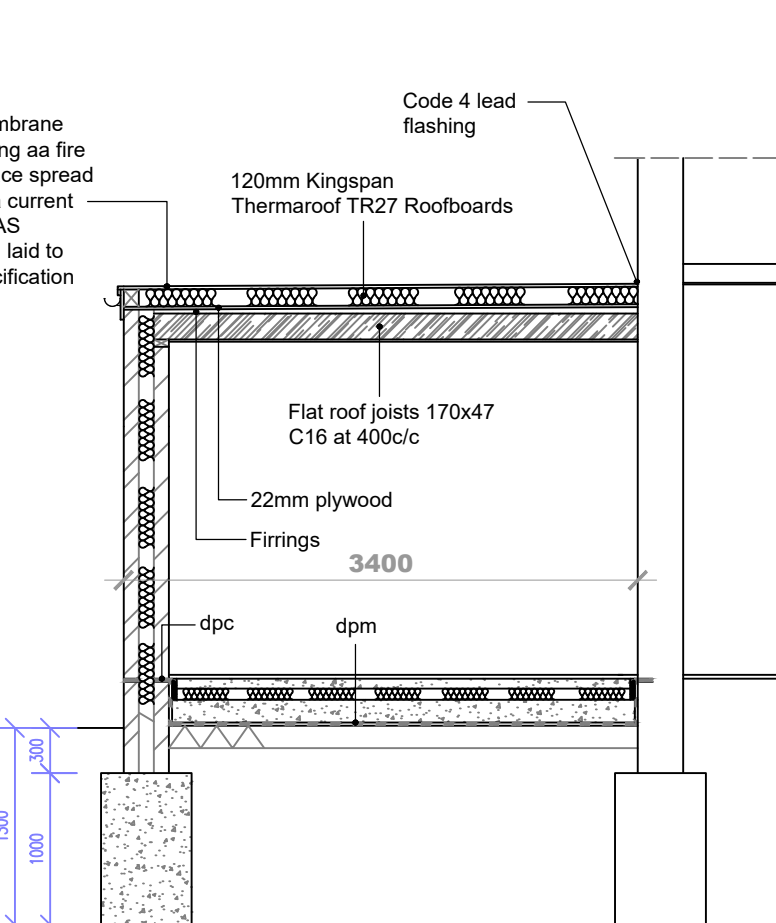


WELTD DRIP DETAIL
(scale 1:10)

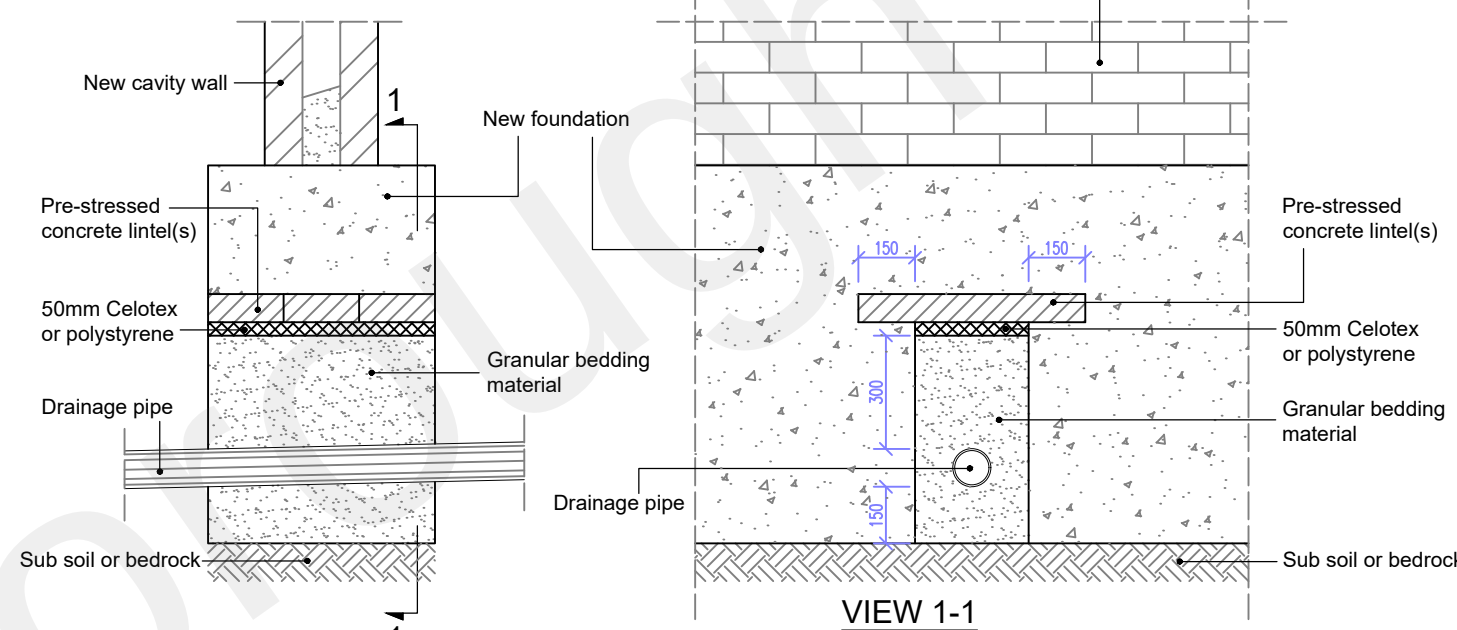


CHECK KERB DETAIL
(scale 1:10)

TYPICAL SECTION - office
(scale 1:50)



TYPICAL SECTION - bedroom
(scale 1:50)



TYPICAL DETAIL - DRAINAGE PIPE THRU FOUNDATION
scale 1:20

General:
If the building work is carried out close to a public sewer then the sewage owner should be contacted and if required a build over agreement entered into before works commence on site.
The foundation depth stated on this drawing is the minimum depth you should excavate to. If there are any trees within 15m of the excavation site then they should be identified and checked against NHBC guidelines building close to trees' thereafter a revised foundation depth/design may be required. If any doubt surrounds the exact species/type of any tree within the 15m zone of influence then a tree specialist should be employed.

All new drainage and sanitary pipework, including layout, materials, bedding/surround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Air and running tests will be required on completion of works.

Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof TR27 /FM LPC. Insulation bonded to 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 60 fall on sw treated 47 x 170mm flat roof C16 timber joists at 400mm ctrs or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

16. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :-
New external doors and windows to be Upvc and double glazed or to client's instructions. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New windows to be double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.6. New doors with more than 50% internal glazed area to have a U value of 1.8 and 1.8 if less than 50% internal glazed area. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control. (fee Payable.)Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension. Provide emergency egress windows to any newly created ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

17. ELECTRICAL INSTALLATION:- All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council. Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen. Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

18. GAS INSTALLATION AND HEATING:- Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, Gas safety requirements and IEEE regulations. Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a 'competent person' and a certificate issued that the installation complies with the requirements of PART L.

19. NATURAL AND MECHANICAL VENTILATION:-

- a) Habitable room:
 - Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
 - Background ventilation - 5000 mm²
 - b) WC:
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
 - Extract ventilation fan rates - 15 l/s
- Extract as above required for WC at ground floor.
- Location of mechanical ventilation devices in rooms:
- c) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

20. FINISH WORK:- Door, wall, floor and ceiling finish to be agreed with the client. Fittings, switches and lights to be agreed with the client. Kitchen, bathroom and bedroom fittings to be agreed with the client. If any elements have an effect on the construction, they should be raised, discussed and accounted for pre-construction. Landscaping to be agreed with client prior to construction.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

Notes:

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.