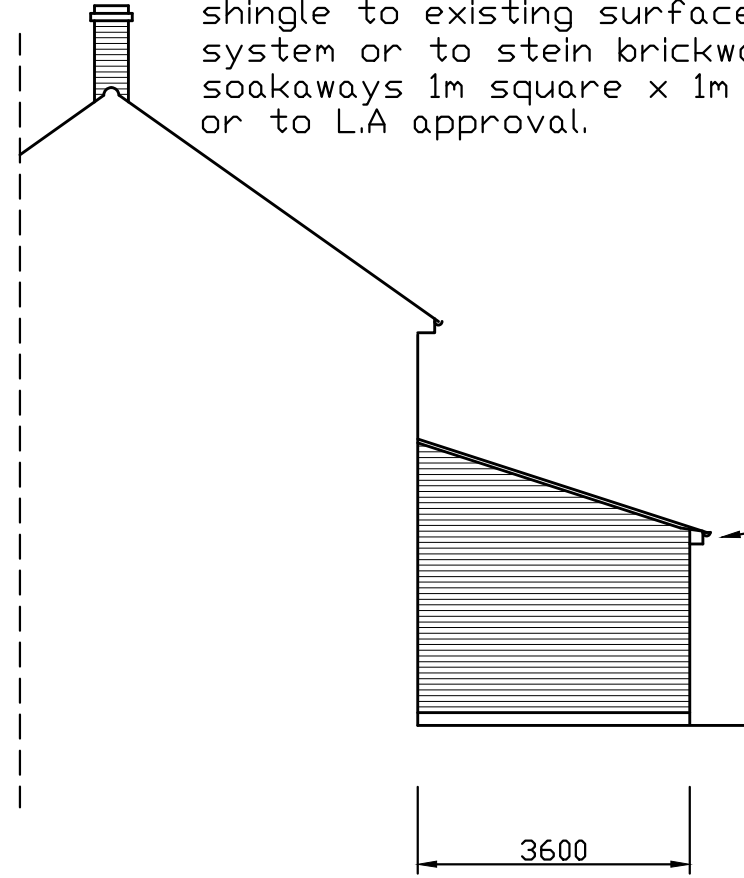
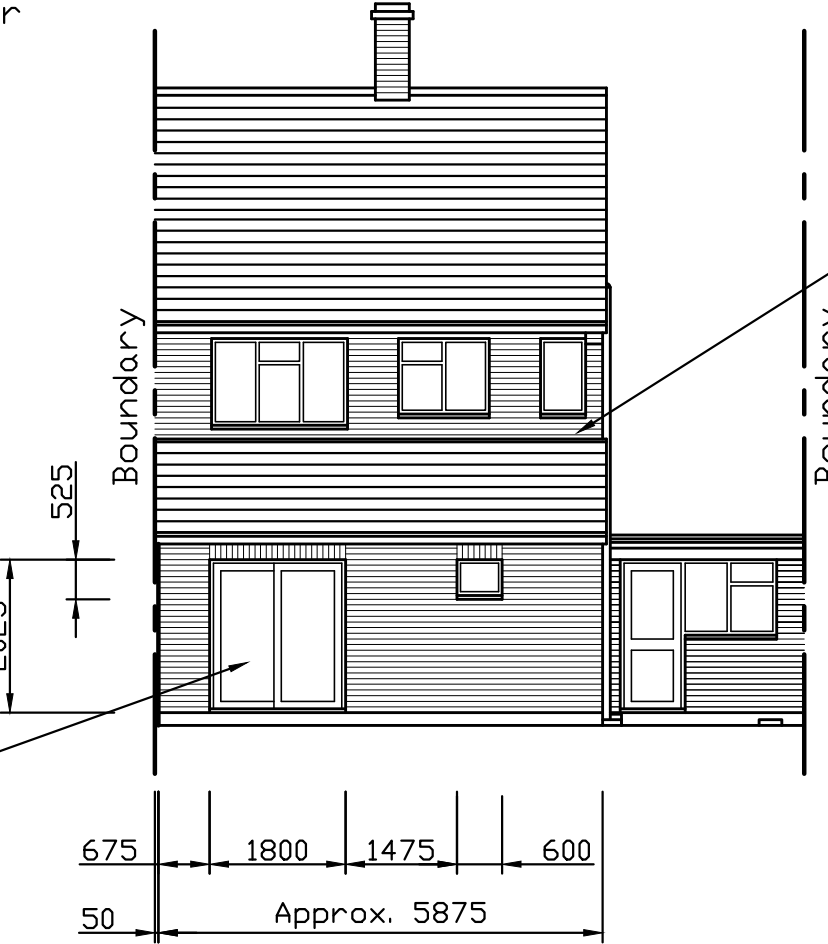


Rainwater from 100 half round PVC gutter to 67 diameter PVC downpipe to 100 diameter PVC pipe (underground quality) on pea shingle to existing surface water system or to stein brickwork soakaways 1m square x 1m depth or to L.A approval.



South Elevation

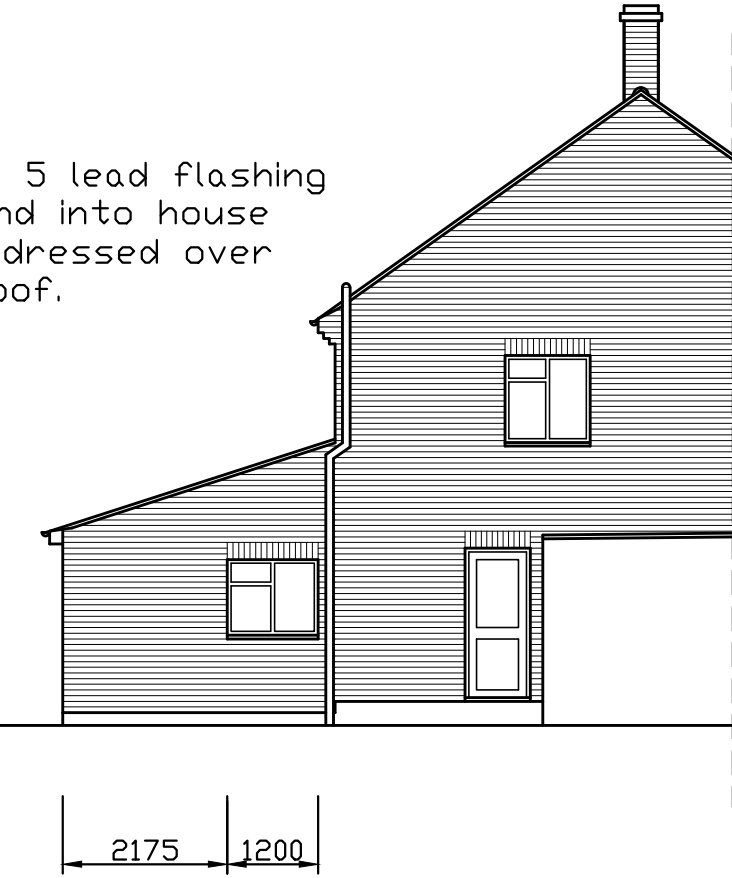
Soakaways sited 5000min from any building & top 450 below G.L. Cover with 1000g poly. sht. or concrete slab. All falls 1:70 min.



North Elevation

Double glazed windows & doors in UPVC or hardwood frames to match existing. Soft low E argon filled 16mm air gap, or a WER Band C or better. Generally windows should be 25% of floor area & the ventilation to be 1/20th floor area min. Provide trickle ventilation to frames (8000mm2). Toughened glass to windows less than 800 above floor level & for glazing in doors. Minimum 'U'-value 1.6w/m2k.

Code 4 or 5 lead flashing 150 upstand into house wall then dressed over pitched roof.



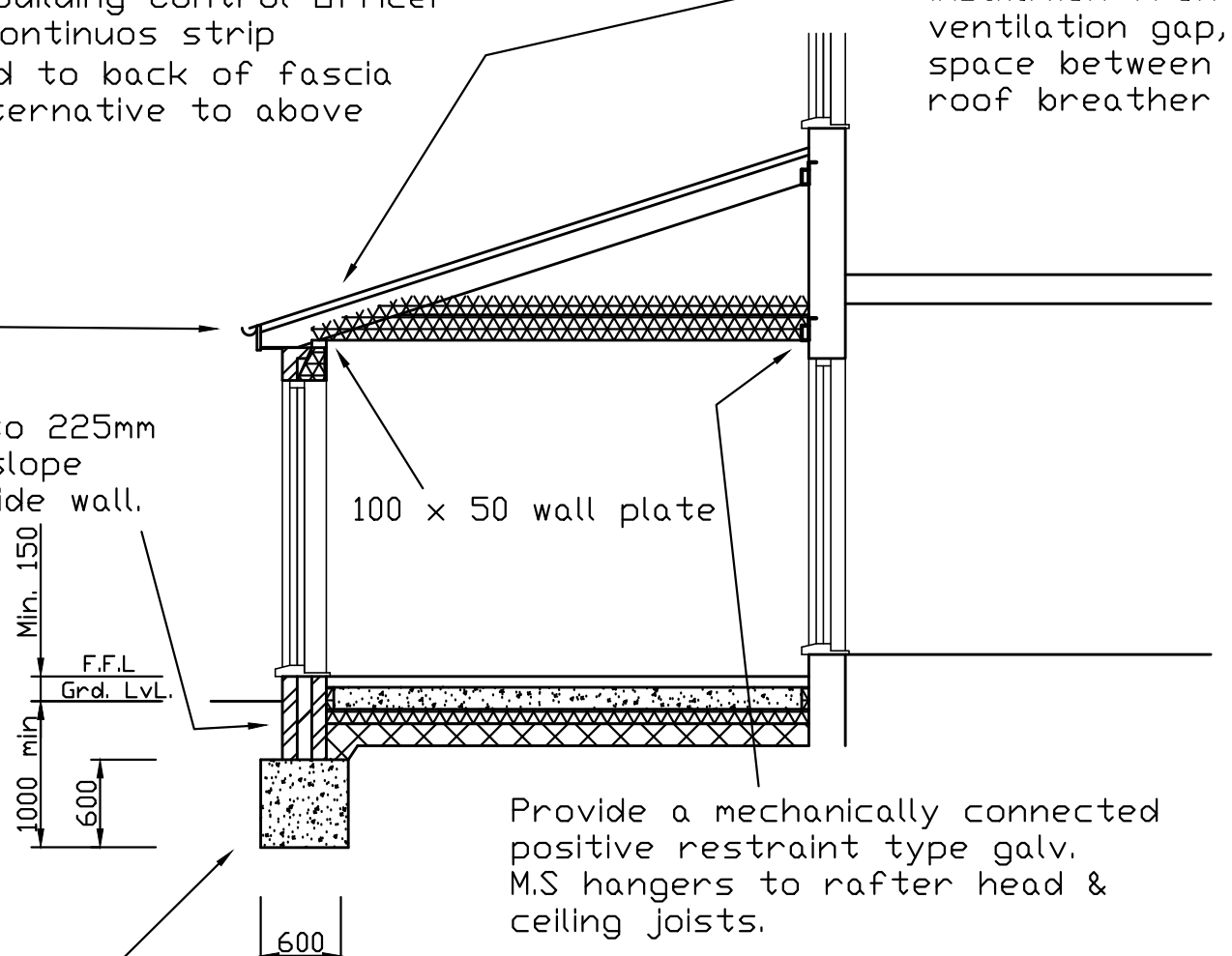
East Elevation

25 thk fascia & where required 6mm exterior grade plywood soffit. If required by Building Control Officer use 25mm PVC continuous strip ventilators fixed to back of fascia board. As an alternative to above use UPVC.

Infill cavity to 225mm below DPC & slope towards outside wall.

100 x 50 wall plate

Provide a mechanically connected positive restraint type galv. M.S hangers to rafter head & ceiling joists.



Typical Section Thro'.

Upgrade utility floor with 1200g poly sht. DPM over concrete base then lapped into exist walls minimum 25mm cover DPM with 100mm 'Celotex' insulation then 65mm minimum screed over.

Pitched Roof
Tiles to match with existing in texture & colour etc. to achieve roof pitch of minimum 15 degrees on 38 x 25 tanalised battens on 1-layer breathable felt on 150 x 50 rafters @ 400 crs. with 175 x50 ceiling joists @ 400crs with 150 quilted insulation within & over ceiling joists (total 300mm). 12.5thk plasterboard & set finish ceiling. Protect all timbers with preservative pressure treated prior to installation.

Walls (exterior)
102 brickwork to match with exist. 100mm cavity to incude 10mm residual gap & 90mm thk rigid board insulation (thermoclass cavity wall 21 or similar) Self adhesive breathable tape at all joints & wall tie locations & 100thk 'Turbo' Thermalite blocks & 13mm lightweight plaster finish. Provide stain. st. wall ties @ 450 vert & 750 horiz. crs. staggered. Brick cavity closure @ eaves. Insulated heavy duty 'Catnic' lintels over openings. 'Hy-load' or similar lead cored DPC not less than 150 above G.L. 150 wide vert. DPC @ reveals & proprietary insulated reveal blocks. Use wall ties min. 300 from reveals & @ every block course. Provide 30 x 5 galv. M.S. straps secured @ crs. not exceeding 1.6m & across 3-no. joists to restrain walls with roof @ eaves level. Use proprietary trench blocks only below G.L.

Foundations
Mass poured concrete strip foundations 1:2:4 mix to dims. shown (dims. dependant on site conditions & L.A approval) no encroachment to occur onto neighbouring property.

Ground Floor
75 screed on 150thk concrete 1:2:4 mix on 500g poly. sht. vapour barrier on 100mm thk 'Kingspan' insulation slabs with joints taped & edges turned up against wall on 1200g poly. sht. DPM on 150 thk. consolidated & blinded hardcore. Run DPM continuous with DPC & lap 25mm min.

Internal Stud Walls
100 x 50 studs @ 400crs. with 100 x 50 top & bottom plates. 12.5thk plasterboard & set finish both sides with 100thk quilted insulation sandwiched between. Ensure double rafters or solid floor under. Provide moisture resistant wall & floor boards to bathrooms etc.

Radiators in new rooms to incorporate thermostatically controlled valves.

75% of lighting to be energy efficient in accordance with regulation L1B & the Domestic Building Services Compliance Guide.

Confirmation on positions of the energy efficient lights & fittings to be made by builder, client & building inspector on site.

Electrical cables in the floor to be run in conduit and above any sound insulation. Cables within insulated partitions to also run in conduit and not to be totally encompassed in insulation.

All new electrical work to be designed, installed, inspected & tested in accordance with BS 7671 (IEE Wiring Regulations 17th Edition).

The electrical works to be undertaken by an installer registered under a suitable electrical self-certification scheme.

Provide extract fans to kitchen utility & w.c. To kitchen fan capable of extracting @ 60L/S fan maybe operated intermittently. Fan for utility as above but capable of extracting @ 30L/S. Fan for w.c. as above but capable of extracting @ 15L/S. All fans ducted to outside air.

Self closing storage door to be FD30S rated with 25 sq. stops & intumescent strips & min. 100mm step down to storage area.

A certificate is required at job completion in respect of the door & frame.

Wall between storage area & dwelling to be as for exterior walls.

Wall to be taken up to underside of roof & suitably fire stopped.

Upgrade utility roof with 100mm thk Kingspan within Joists then fix 50 x 35 battens @ 400 crs. across joists with 35mm thk Kingspan between. 12.5thk foilbacked plasterboard & set finish ceiling. protect all timbers with preservative prior to installation.

Drainage

Remove existing S&VP, hopper head & B.I.G plus associated pipework, remove underground pipework feeding manhole & also grub up manhole under proposed extension, replace half pipe with full diameter pipe. Divert existing bathroom wastes etc. into new 100 diameter PVC S&VP taken up to beyond 900mm of window head & fit with bird guard terminal. S&VP connected to 100 diameter PVC pipework (underground quality) to new 450 diameter pre-formed PVC manhole built from concrete slab. Provide B.I.G's to take 38 diameter kitchen sinks, shower & wash M/C wastes together with 32 diameter wash H/B wastes (all fitted with 75mm deep seal traps). Provide 100 diameter PVC (underground quality) pipework & connect to new 600 x 500 semi-engineering brickwork built manhole on concrete slab & benched internally to required invert level (invert level of drainage to be determined on site). All underground pipework bedded on pea shingle outside of building & encased in 150mm concrete under building (where pipes are encased in concrete use 'Flexcell' or similar joint filler where joins in pipe occur). All wastes to have min. 140 fall & rodding access @ changes in direction. No waste to be within 200mm of w.c connection to S&VP &/or Stub Stack. Where underground pipework crosses foundations bridge with R.C lintols. Exact direction & layout of all pipework whether underground or overground to be determined on site along with invert levels of all drainage to the property. Where sewer pipes passes under extension encase in 150mm of compressible material such as pea shingle or similar. Where sewer pipe passes through wall provide clearance either side of pipe with R.C lintols over. Ensure a minimum 600mm clearance from the face of the sewer & the face of the foundations. Should the invert level of the sewer be greater than 1.5m below finished ground level then the foundations to be a minimum of 1m from the public sewer. All connections into public sewer to be in clayware.

Properly bond all new work with existing using 'Furfix' or similar stainless steel plates.

If extension interrupts any existing air bricks providing ventilation to existing suspended floor, use 100 diameter PVC pipe (underground quality) & periscope fittings within hardcore to preserve facility. Provide new terra-cotta air bricks where necessary.

Special Note
Provide a cavity tray DPC above the conventional flashing shown on the drawings.

Special Notes
Client to notify neighbour six weeks before commencement of works to satisfy any necessary requirements of the Party Wall Act 1996. Leaflet & explanation can be obtained from the local council.

Client to contact the local water authority to ascertain whether a building over agreement is necessary if the sewer is under or within 3000mm of the new building.

Exist. West Elevation

Exist. North Elevation

Exist. East Elevation

Exist. Grd. Floor Plan

Scale:- 1:100

Scale:- 1:50

All Items, Notes, Dimensions & General Design Contained On This Drawing Are For Guidance Purposes Only.		
Nominated Builder Or Person Responsible For The Project Should Make A Thorough Check Prior To Commencement Of Works Against Site, Drainage Service Drawings, Current Building Regulations, British Standards & Codes Of Practice.		
The Originator (s/s) Will Not Accept Any Liability For Mistakes That Could Occur.		
Proposed		
Single Storey Rear Extension & Part Conversion Of Garage To Utility Room		
For:- Mr & Mrs Seedeehul 49 Nursery Road Meopham Kent DA13 0NE		
Approved		Drawn sJo
Scale 1:50 & 1:100		Date Mar./23
Size A1		Checked
Drawing No.		Date
2303/02		
Revision		