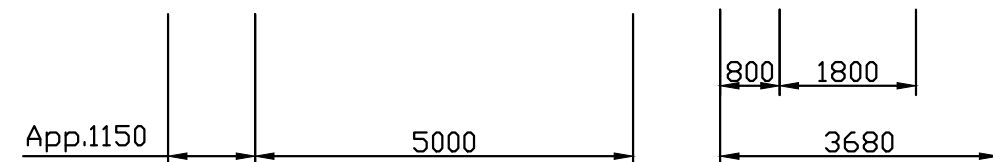
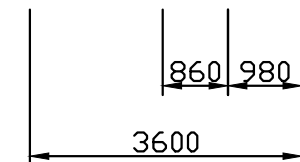




South Elevation



East Elevation



Smoke detectors must be provided to the staircase enclosure at grd. & 1st floor level ceilings interlinked & connected to the main electrical supply with battery back up meeting BS 5839-Part 6.

An installation & commissioning certificate is required for the smoke detectors.

At job completion the occupier is to be provided in writing with details on the use & maintenance of smoke detectors.

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.

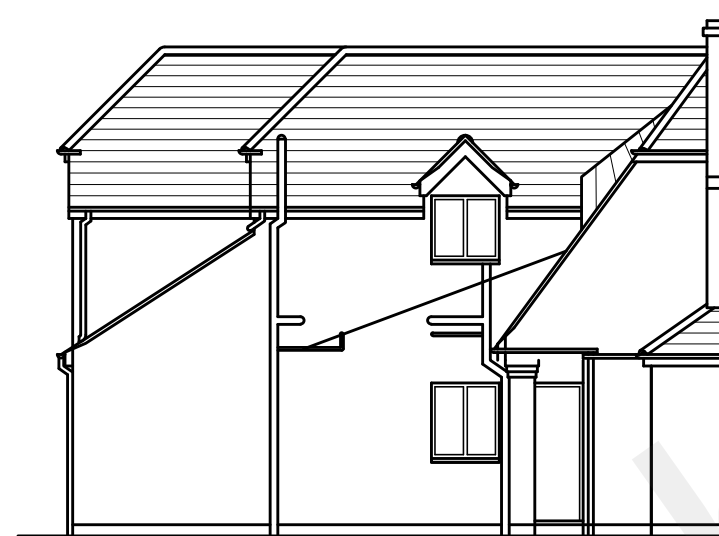
Electrical cables in the floor to be run in conduit and above any sound insulation. Cables within insulated partitions to also run in conduit and not to be totally encompassed in insulation.

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

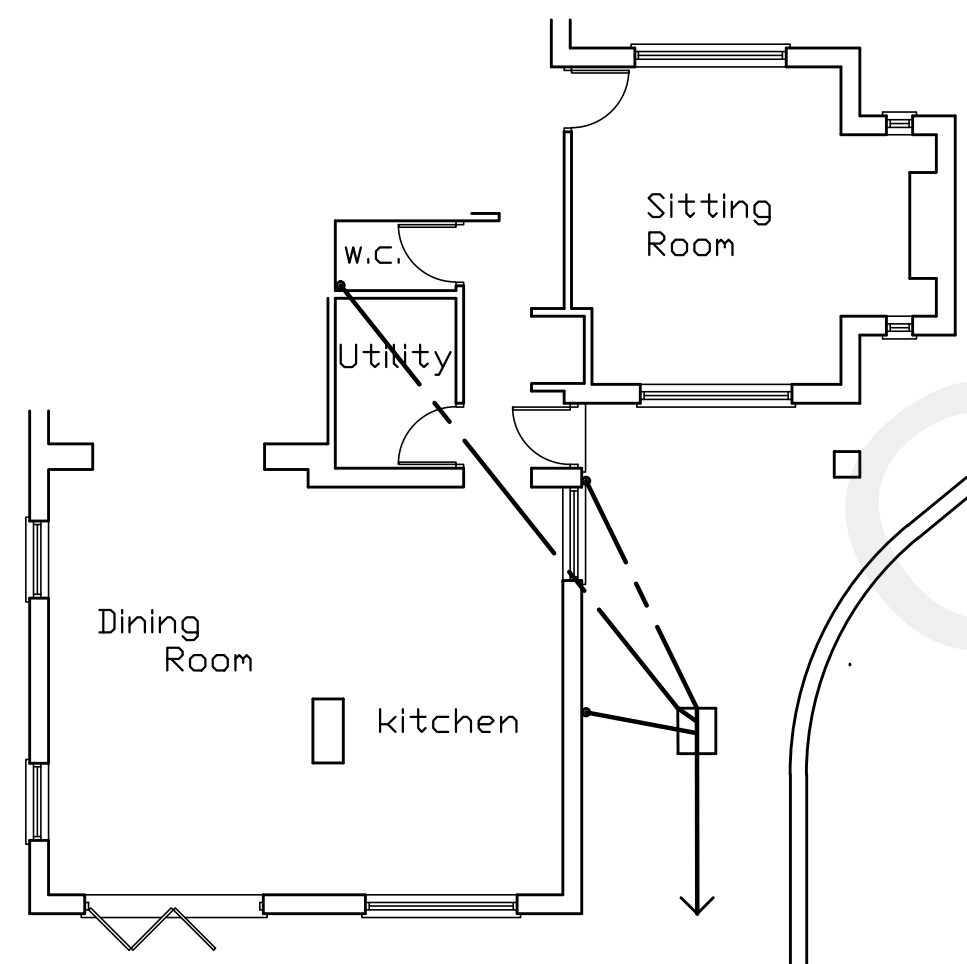
The electrical works to be undertaken by an installer registered under a suitable electrical self-certification scheme.



Existing South Elevation



Existing East Elevation

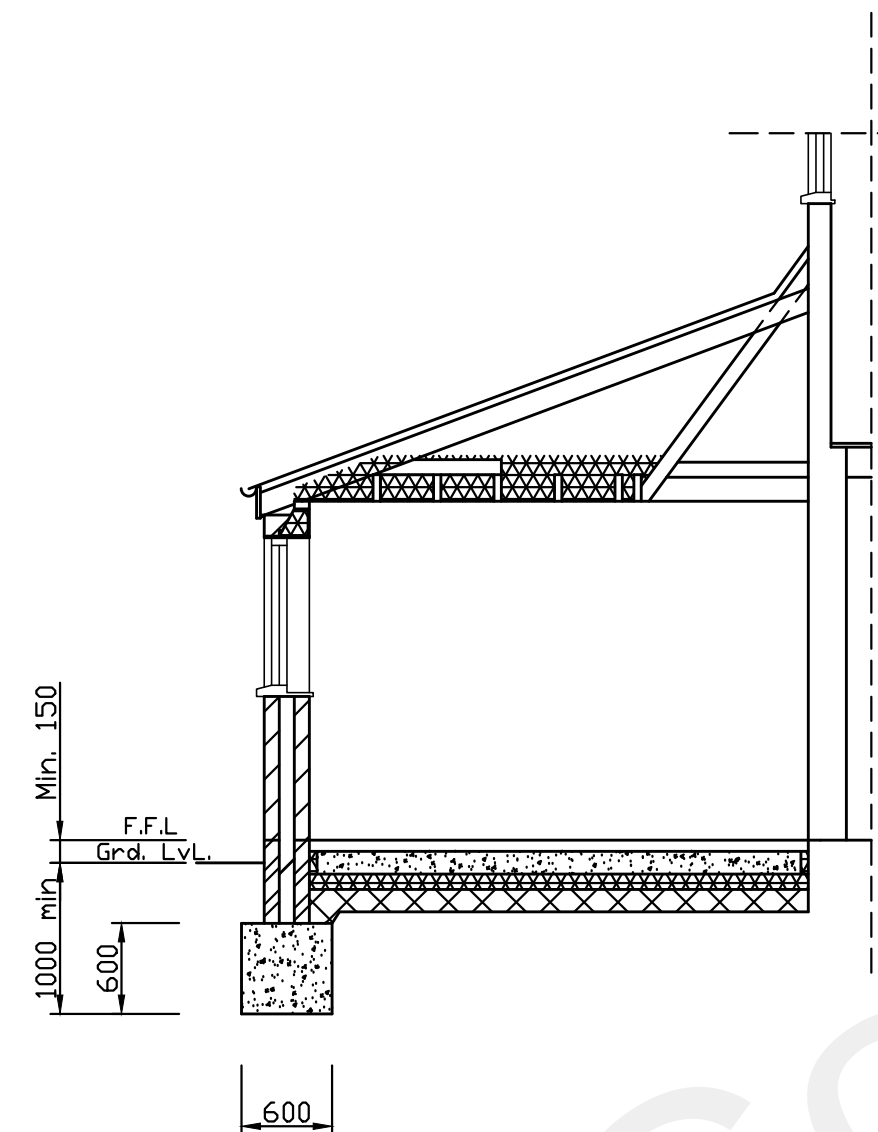
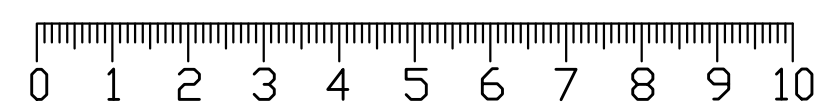


Existing Grd. Floor Plan

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.

Scale:- 1:100



Typical Section Thro.'

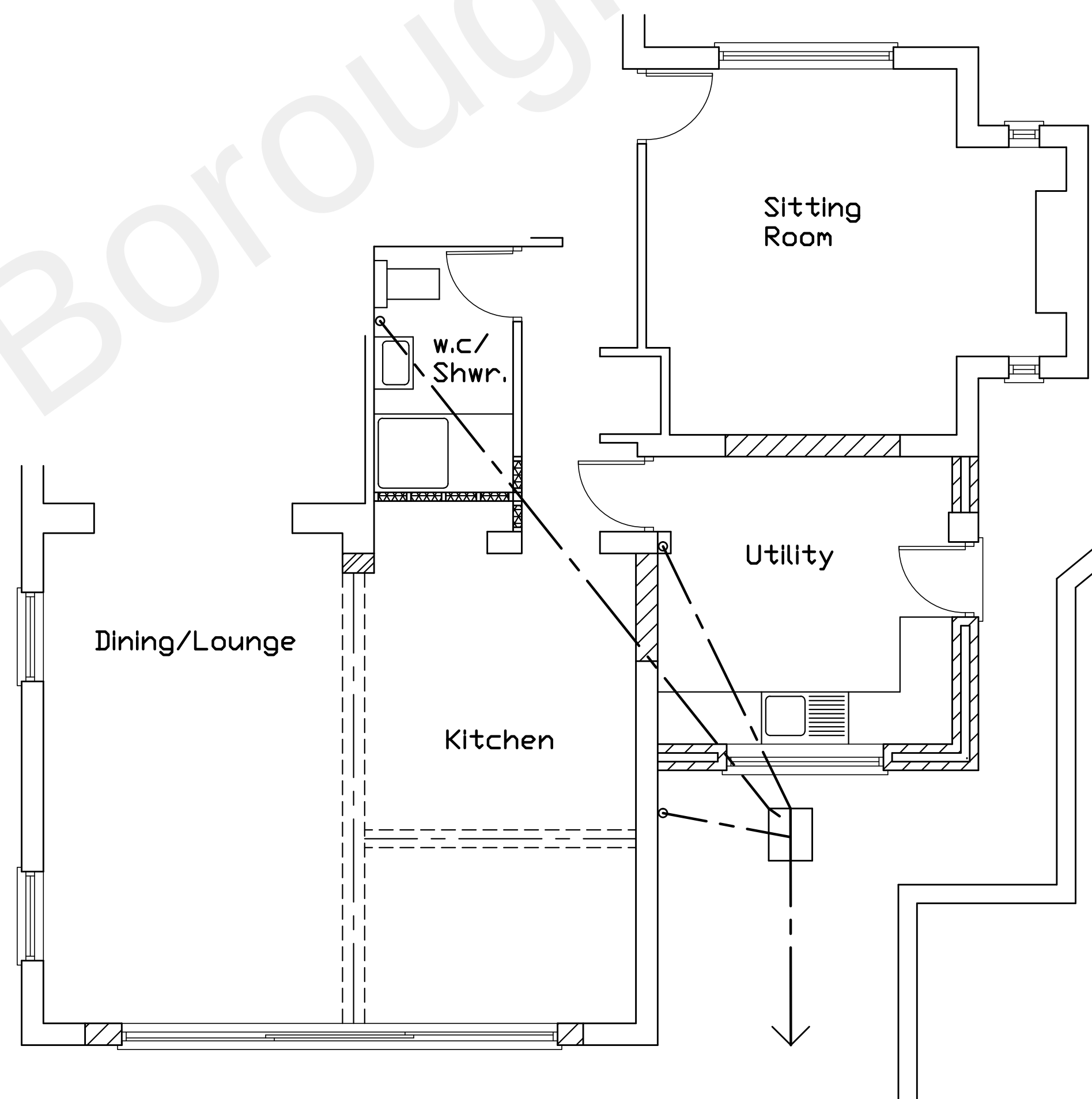
Internal Stud Walls
100 x 50 studs @ 400crs. with 100 x 50 top & bottom plates. 12.5thk plasterboard & set finish both sides with 100thk quilted insulation sandwiched between. Ensure double rafters or solid floor under. Provide moisture resistant wall & floor boards to bathrooms etc.

Roof (Single Storey App. 20 deg.)
Marley Mendip tiles (with 100mm headlap) or similar to match in texture & colour to existing on 38 x 25 tanalised battens on 1-layer breathable felt on 175 x 50 rafters @ 400 crs. with 175 x 50 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. Where appropriate use ventilation roof tiles to manufacturers recommendations.

Walls (exterior)
100mm external blockwork with 100mm cavity, 10mm residual cavity kept clean of mortar droppings with 90mm thk ridge board insulation, self adhesive breathable tape at all joints & at wall tie locations, 100mm internal blockwork & 13mm lightweight plaster finish. Provide stain. st. wall ties @ 450 vert & 750 horiz. crs. staggered. Cavity closure @ eaves. Insulated heavy duty 'Catnic' lintels over openings. 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. 25thk external rendering applied in 2-coats with waterproof additive & finish to clients requirements. Blockwork re-inforced with stainless steel expanded metal lathing @ every third bed course. Use proprietary trench blocks only below G.L. Use 'Hy-load' or similar lead cored DPC minimum 150mm above G.L.

Foundations
Mass poured concrete strip foundations 1:2:4 mix to dims. shown (dims. dependant on site conditions & L.A approval)

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. Unnecessary for garage to have screed or insulation.



Ground Floor Plan

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.

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 (sJo) Will Not Accept Any Liability For Mistakes That Could Occur.

Proposed

Single Storey Side/
Rear Extension

For:-
Mr & Mrs Farrington
27 Upper Avenue
Istead Rise
Kent DA13 9DA

Approved	Drawn sJo
Scale 1:100 & 1:50	Date Oct. '22
Size A1	Checked
Drawing No.	Date
Revision	2210/01