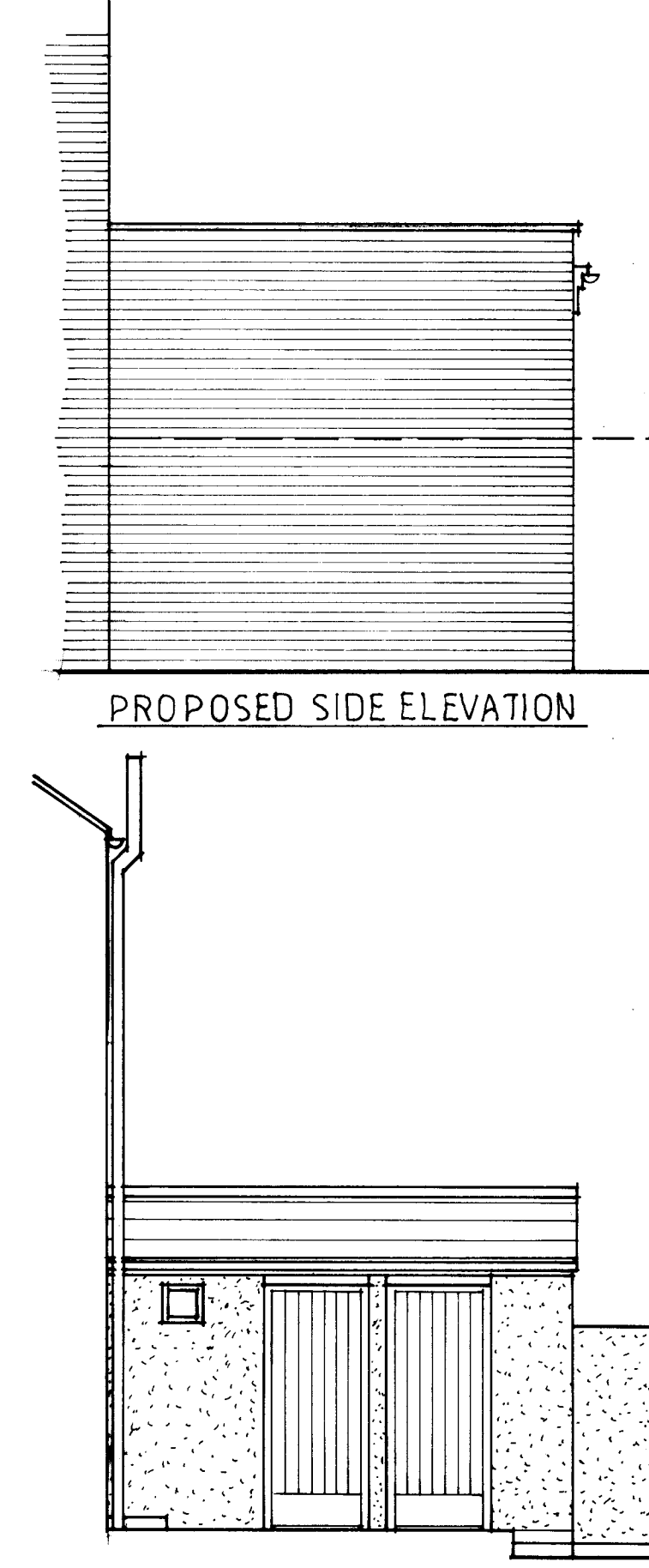




EXISTING REAR ELEVATION.

DRAINAGE:-
WHERE DRAINS PASS THROUGH FOUNDATIONS PRE-CAST CONCRETE LININGS ARE TO BE PROVIDED OVER.
EXISTING CAST IRON SOIL AND VENT PIPE TO BE REPLACED IN 100 Ø U.P.V.C. TO BE TAKEN UP MIN. 700 ABOVE ANY WINDOW OPENINGS WITHIN 3000MM AND FITTED WITH BIRD GAUZE.
EXISTING 100 Ø W.C. DRAIN TO BE EXTENDED TO PROVIDE A NEW 100 Ø U.P.V.C. STUB STACK TO BE PROVIDED WITH AIR ADMITTANCE VALVE SITED ABOVE THE FLOOD PLANE OF THE WASH HAND BASIN.
W.C. BRANCH TO BE 100 Ø U.P.V.C.
WASH HAND BASIN WASTE TO BE 32 Ø U.P.V.C.
32 Ø U.P.V.C. STANDING WASTE TO BE PROVIDED FOR WASHING MACHINE.



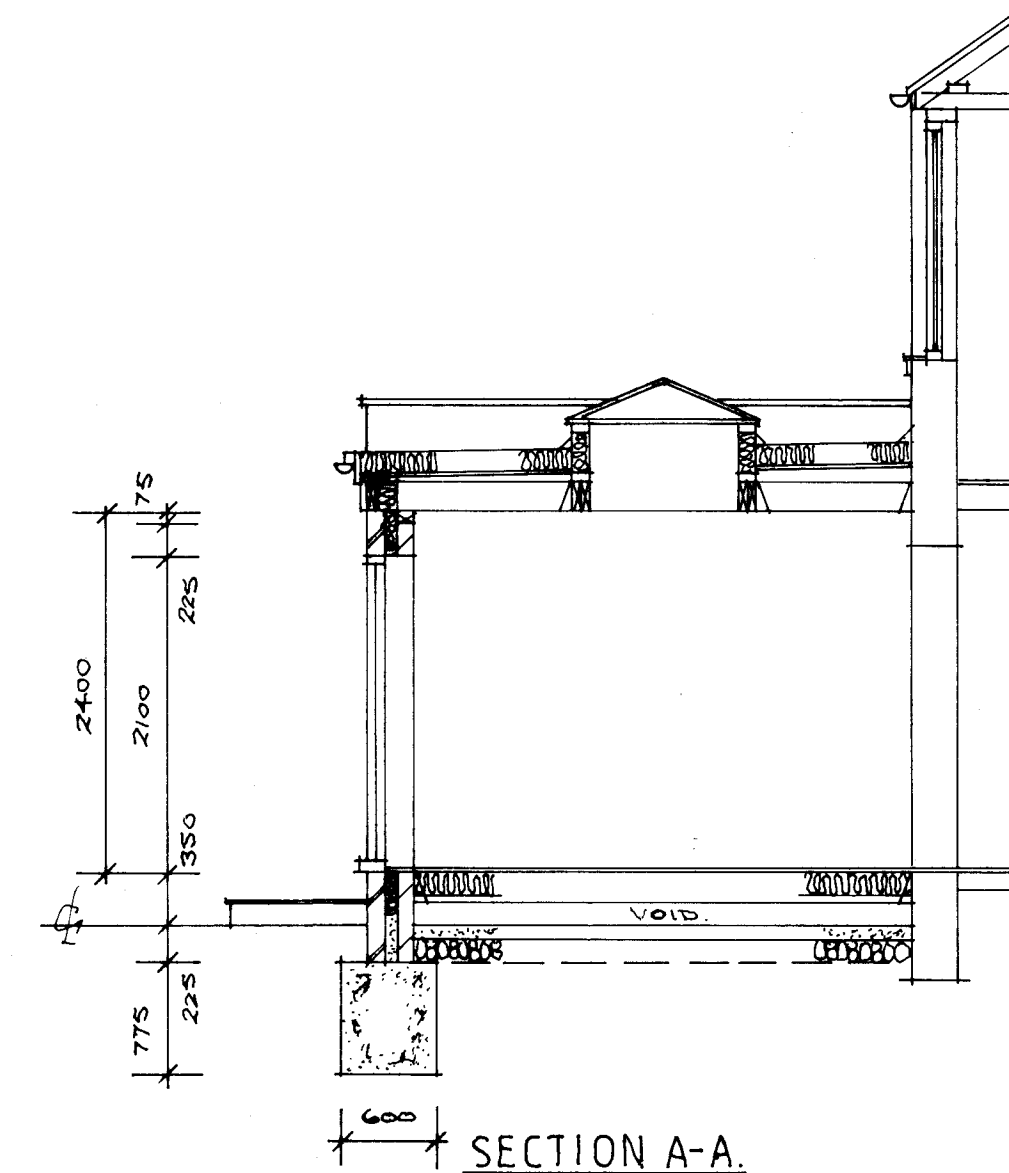
PROPOSED SIDE ELEVATION

EXISTING SIDE ELEVATION.

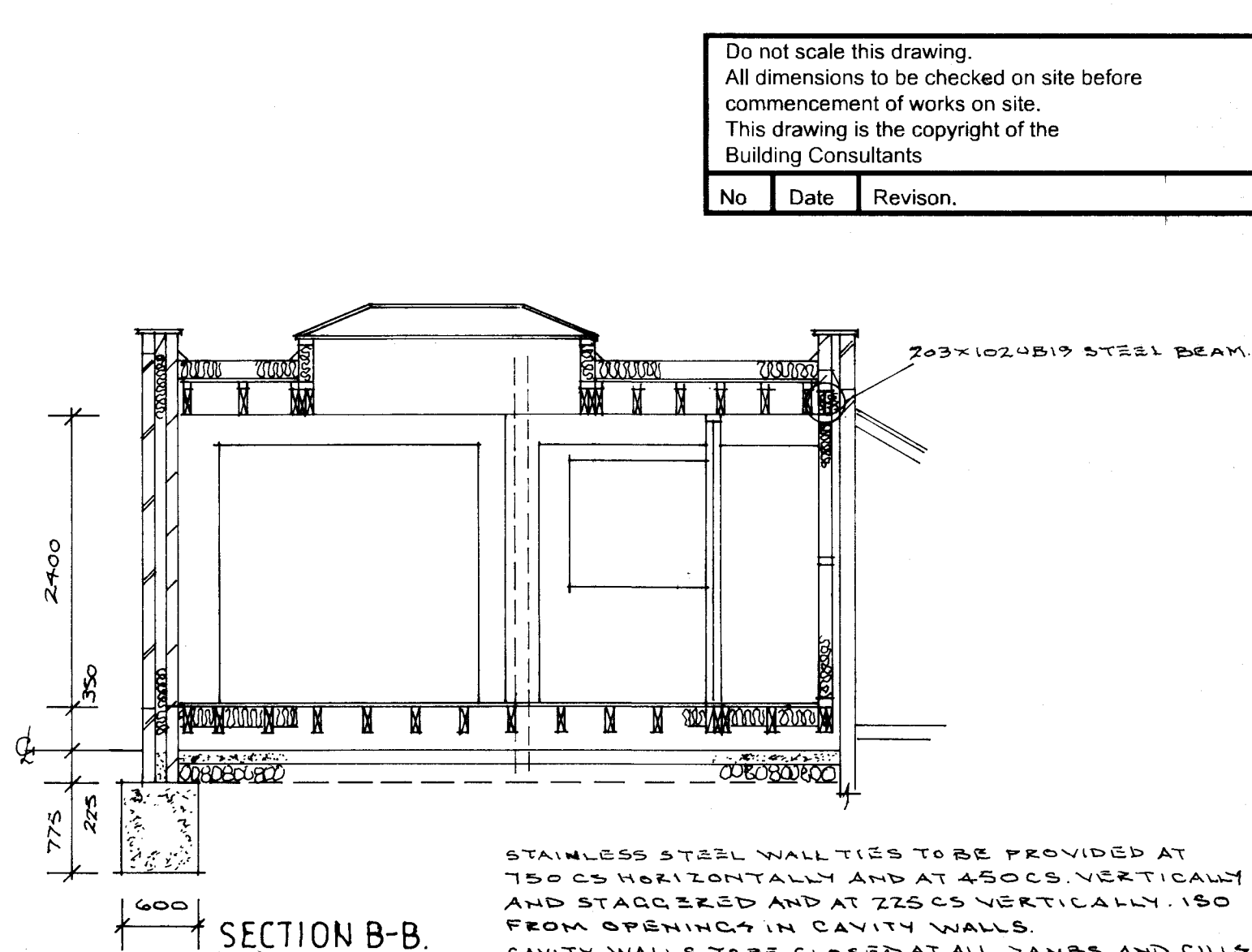
EXISTING SINK WASTE, WASHING MACHINE STANDING WASTE AND WASH HAND BASIN WASTE TO BE CONNECTED TO STUB STACK VIA 50 Ø U.P.V.C. FLAT.
DEPTH OF SEAL TO WASH HAND BASIN WASTE TO BE MIN. 75.
DEPTH OF SEAL TO W.C. TO BE MIN. 50.
ACCESS FOR KODDING PURPOSES TO BE PROVIDED AT THE BASE OF SOIL AND VENT PIPE AND STUB STACK.
ACCESS FOR KODDING PURPOSES TO BE PROVIDED AT THE END AND ALL CHANGES OF DIRECTION OF WASTE RUNS.
100 Ø HALF ROUND U.P.V.C. CUTTER WITH 68 Ø U.P.V.C. RAIN WATER PIPE TO BE TAKEN TO NEW 2.0M³ SOAKAWAY VIA 100 Ø U.P.V.C. DRAIN SURROUNDED WITH 150MM PEAK TRINGLE TO BE SITED MIN. 5.0M FROM ANY BUILDINGS.
SOAKAWAY TO BE FORMED WITH STORAGE CRATES.



PROPOSED REAR ELEVATION.



SECTION A-A.



SECTION B-B.

GENERAL CONSTRUCTION NOTES:-

ALL WORKS TO COMPLY WITH CURRENT BUILDING REGS CODES OF PRACTICES AND BRITISH STANDARDS.

FOUNDATIONS:-

THERE ARE NOTES IN THE VICINITY THAT WOULD EFFECT THE DESIGN OF THE FOUNDATIONS.
TO BE MIN. 1000 BELOW EXTERNAL FINISHED GROUND LEVELS TO SUIT CONDITIONS AND TO BUILDING CONTROL INSPECTORS APPROVAL.
WIDTHS TO BE AS SHOWN ON DRAWING.

GROUND FLOOR:-

22 T & G. MOISTURE RESISTANT FLOORING GRADE CHIPBOARD ON 200X50 FLOOR JOISTS AT 400 MAX. CS GRADE GZ.
JOISTS TO BE SUPPORTED ON M.S. HANGERS AT EXTERNAL WALLS AND M.S. HANGERS BOLTED TO EXISTING WALLS.
DOUBLE AND TRIPLE JOISTS TO BE BOLTED TOGETHER WITH 12 Ø BOLTS AT MAX. 400 CS AND STAGGERED SOLID STRUTTING TO BE PROVIDED AT MID SPAN OF JOISTS AND TO BE EQUAL TO DEPTH OF JOISTS.
KINGSPAN KOOBTERM K105. 175MM INSULATION BOARDS TO BE SUPPORTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
MIN. 150 TO BE MAINTAINED BETWEEN UNDERSIDE OF FLOOR JOISTS AND GROUND COVER TO BE FORMED WITH 100 OVERSITE CONCRETE RE-INFORCED WITH A14Z MESH WITH MIN. 40. COVER ON 1200 GAUGE POLYTHENE B.T.M. ON SAND BLINDING ON MIN. 150 WELL CONSOLIDATED hardcore.

ROOF:-

SINGLE PLY ROOFING MEMBRANE ON KINGSPAN KOOBTERM. T&Z 1. 160MM ROOF INSULATION BOARD ON VAPOUR CONTROL LAYER ON 18MM EXTERIOR GRADE PLYWOOD DECKING ON FLOORING PIECES LAID TO FALL MIN. 1:100 ON 200X50 FLAT ROOF JOISTS AT 400 MAX. CS. GRADE GZ. WITH 125 PLASTERBOARD AND SKIM FINISH TO CEILING.
DOUBLE AND TRIPLE JOISTS TO BE BOLTED TOGETHER WITH 12 Ø BOLTS AT 400 CS.
JOISTS TO BE SUPPORTED ON 100X75 WALL PLATE AT EXTERNAL WALLS AND NEW NAILED TO PLATE AND SUPPORTED ON M.S. HANGERS BOLTED TO EXISTING WALLS.
30X 25X 1000 ANCHOR STRAPS FIXED TO THE TOP OF WALL PLATES. BENT AND TAKEN DOWN INNER FACE OF EXTERNAL WALLS MIN. 900 AND FIXED THREE TIMES WHERE INDICATED ON THE DRAWING.
30X5. LATERAL RESTRAINT STRAPS TO BE FIXED TO THE TOP OF 30X FLAT ROOF JOISTS AND TAKEN DOWN OUTER FACE OF INNER SKIN MIN. 100. WITH SOLID BLOCKING PROVIDED UNDER STRAPS. WHERE INDICATED ON THE DRAWING.

EXTERNAL WALLS:-

TO CONSIST OF EXTERNAL 105 FACING BRICKWORK TO MATCH EXISTING. 100 CAVITY 100 BLOCKWORK INNER SKIN. TUBED BY THERMATEX OR SIMILAR APPROVED DELICATED INTERNALLY WITH 125 PLASTERBOARD ON PARS WITH SKIM FINISH.

STAINLESS STEEL WALL TIES TO BE PROVIDED AT 750 CS HORIZONTAL AND AT 450 CS VERTICAL AND STAGGERED AND AT 225 CS VERTICALLY. 150 FROM OPENING IN CAVITY WALLS.
CAVITY WALLS TO BE CLOSED AT ALL JAMBS AND CILLS AT OPENINGS WITH THERMATEX CAVITY CLOSERS OR SIMILAR APPROVED.

NEW WALLS TO BE MECHANICALLY FIXED TO EXISTING WALLS WITH BAT WALL STARTER OR SIMILAR APPROVED KINGSPAN KOOBTERM K105. 190MM INSULATION BOARD TO BE PROVIDED IN CAVITY AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS MAINTAINING 10MM RESIDUAL CAVITY.
BLOCKWORK TO BE FROST RESISTANT BELOW D.P.C. LEVEL.
MORTAR MIXES TO BE 1:1:6 ABOVE D.P.C. AND 1:1/2:4 BELOW D.P.C.

INNER SKIN TO BOUNDARY WALL TO BE PRE-FORMED PANELS OF BREATHER FELT ON 9MM SHEATHING PLY ON 100X50 STUDS AT 400 CS WITH KINGSPAN KOOBTERM K105. 100MM INSULATION BOARD FACED INTERNALLY WITH VAPOUR BARRIER PRIOR TO FIXING ITS PLASTERBOARD WITH SKIM FINISH.

INTERNAL WALLS:-

100X50 STUDS AT 400 MAX. CS WITH CROSS BRIDGING AT 1200 MAX. CS FINISHED BOTH SIDES WITH 125MM PLASTERBOARD WITH SKIM FINISH.
SOUND DEADENING QUILT TO BE PROVIDED BETWEEN STUDS.

DAMP PROOF COURSES:-

TO BE AQUACREED BY MARLEY BUILDING PRODUCTS OR SIMILAR. APPROVED TO BE MIN. 150 ABOVE FINISHED EXTERNAL GROUND LEVELS.

FLASHINGS:-

CODE 4 - LEAD FLASHINGS TO BE PROVIDED AT ALL ROOF AND WALL JUNCTIONS.

HEATING:-

NEW RADIATORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

INTERNAL LIGHTING:-

FIXED LIGHTING THAT ONLY TAKES LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CUBIC M. WATT TO BE PROVIDED TO ALL NEW FITTINGS.

ELECTRICAL:-

INSTALLATION TO COMPLY WITH PART.F. OF THE BUILDING REGULATIONS AND TO BE INSTALLED BY A COMPETENT AND REGISTERED PERSON.
CERTIFICATE AND DESIGN OF INSTALLATION TO BE PROVIDED ON COMPLETION OF THE WORKS BY COMPETENT AND REGISTERED PERSON.

GLAZING:-

ALL GLAZING TO BE IN TOUCHED GLASS IN ACCORDANCE WITH PART.F. OF THE BUILDING REGS.

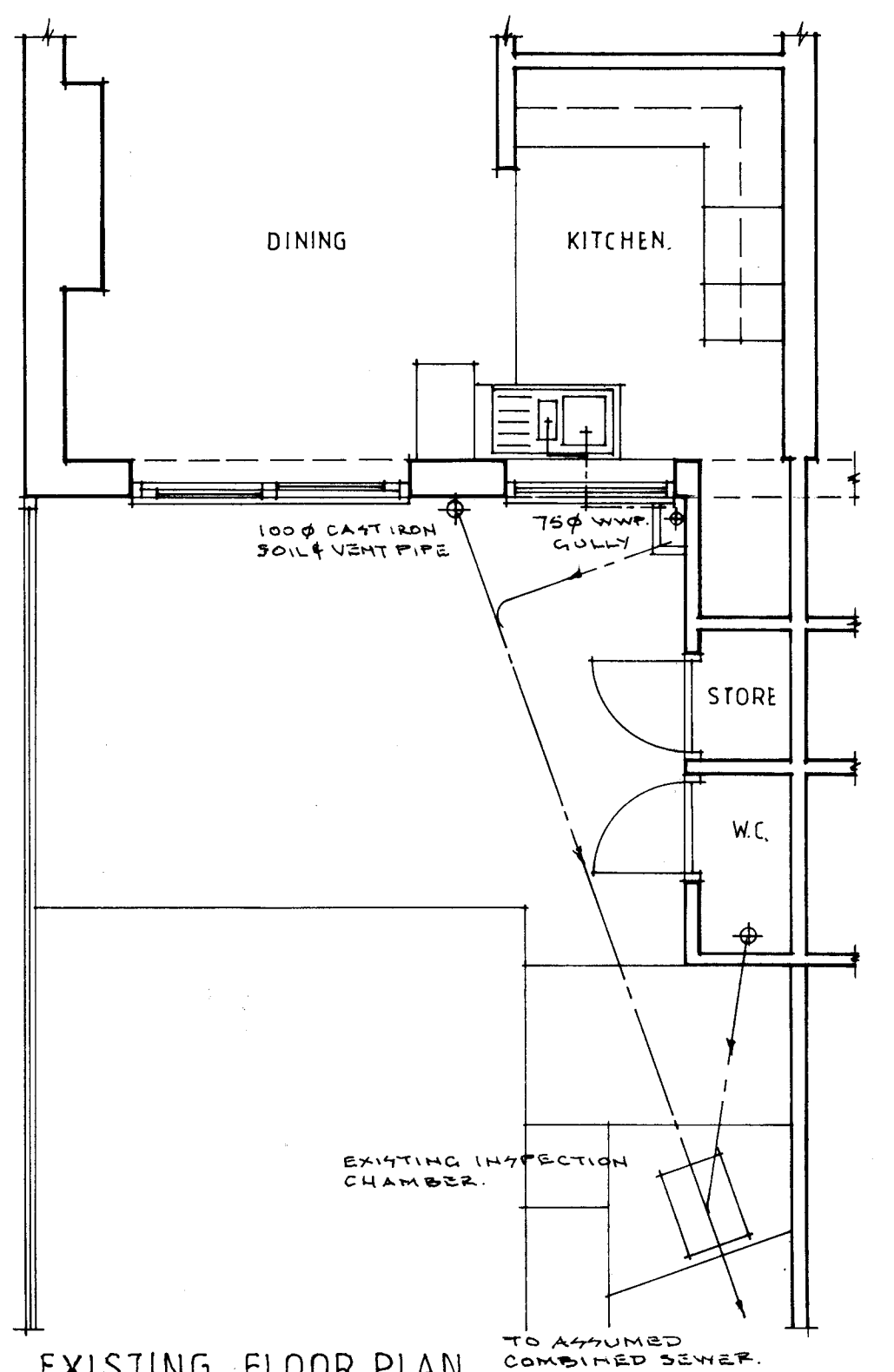
LININGS:-

TO BE PRESSED STEEL 'CATNIO' OR SIMILAR APPROVED WITH MIN. 150 END BEARING.

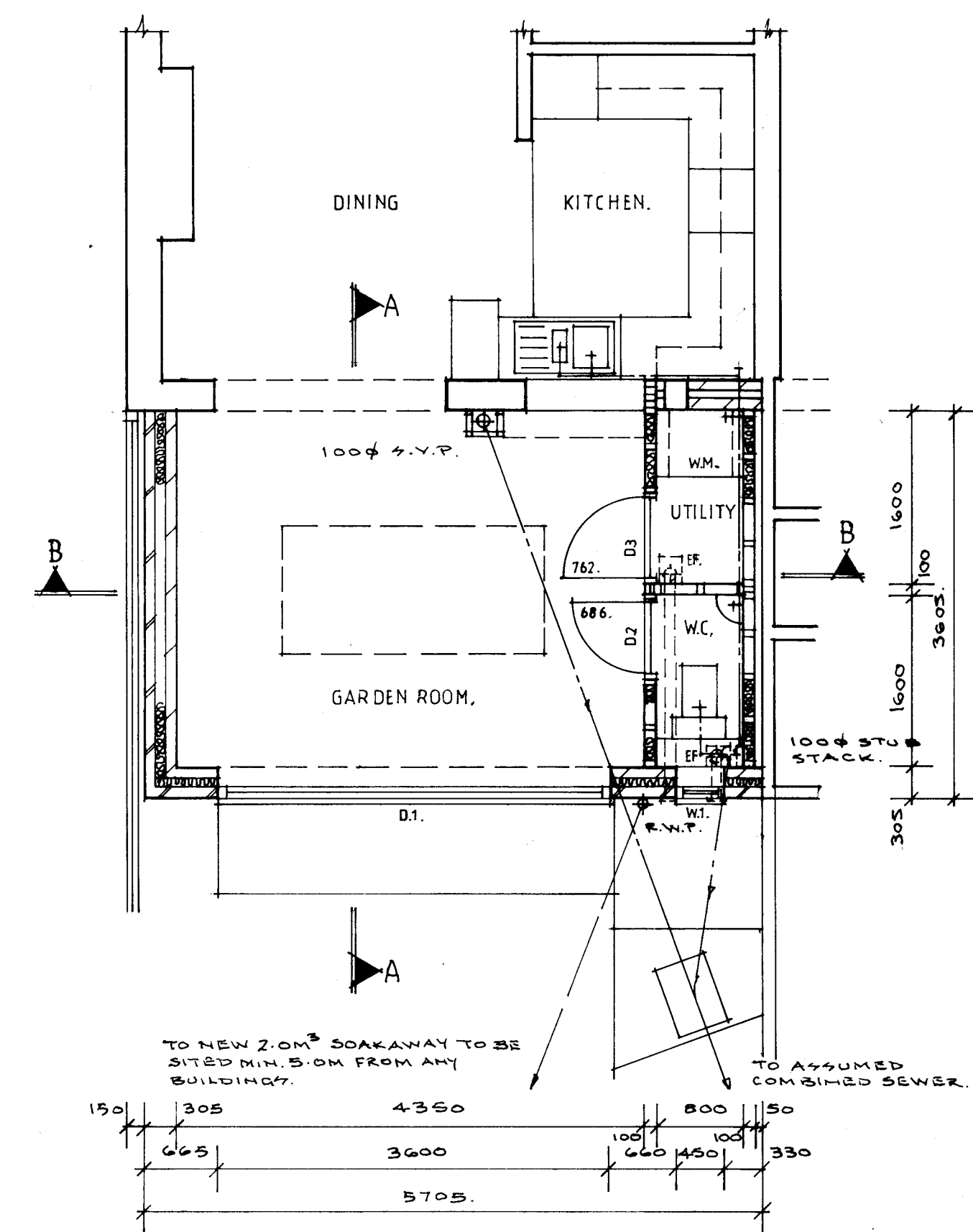
W1 : CG90/100 : 750
D1 : CG90/100 : 3700.

VENTILATION:-

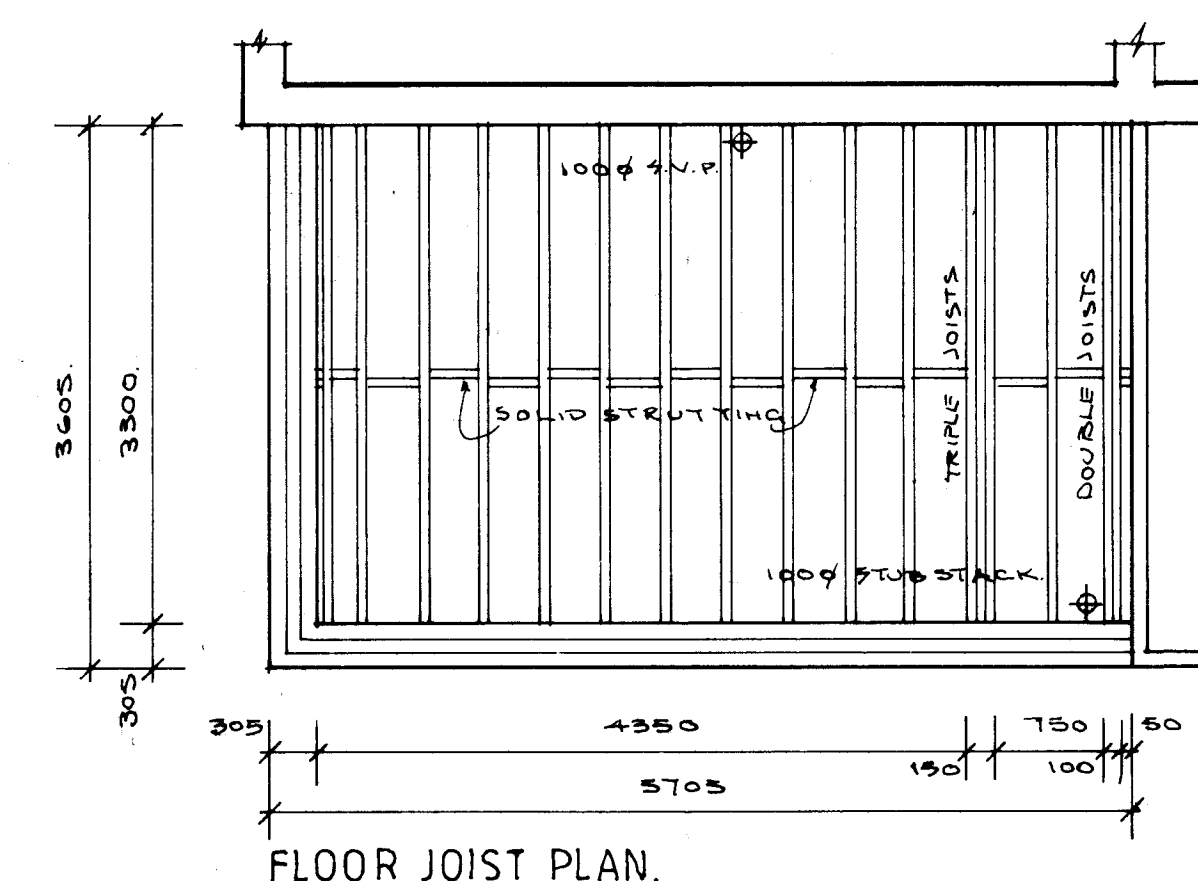
WINDOWS AND DOORS TO BE IN U.P.V.C. TO BE PROVIDED WITH DOUBLE GLAZED SEALED UNITS WITH MIN. 10MM AIR GAP FILLED WITH ARGON GAS WITH GLASS TO BE EN: 0.05 TO GIVE MIN U-VALUE OF 1.4 W/M²K.
DOORS TO BE PROVIDED WITH TRICKLE VENTS TO GIVE MIN. 8000MM³ BACKGROUND VENTILATION.
W.C. WIND TO BE PROVIDED WITH TRICKLE VENTS TO GIVE BACKGROUND VENTILATION OF 4000MM³.
TRICKLE VENTS TO BE PROVIDED WITH HIT AND MISS VENTILATOR.
W.C. TO BE PROVIDED WITH AN EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 15 LITRE/SEC. TO OPERATE VIA DOOR ACTIVATED SWITCH WITH 15 MIN. OVER RUN.
UTILITY TO BE PROVIDED WITH AN EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 30 LITRE/SEC AND TO BE FITTED WITH HUMIDITY STAT SENSOR.
DOORS TO W.C. AND UTILITY TO BE UNDERCUT BY 10MM TO PROVIDE REPLACEMENT AIR.
GROUND FLOOR TO BE VENTILATED VIA 220X95 LOUVERED AIR BRICKS WITH SWAN NECKS. WHERE INDICATED A.B. ON DRAWINGS.



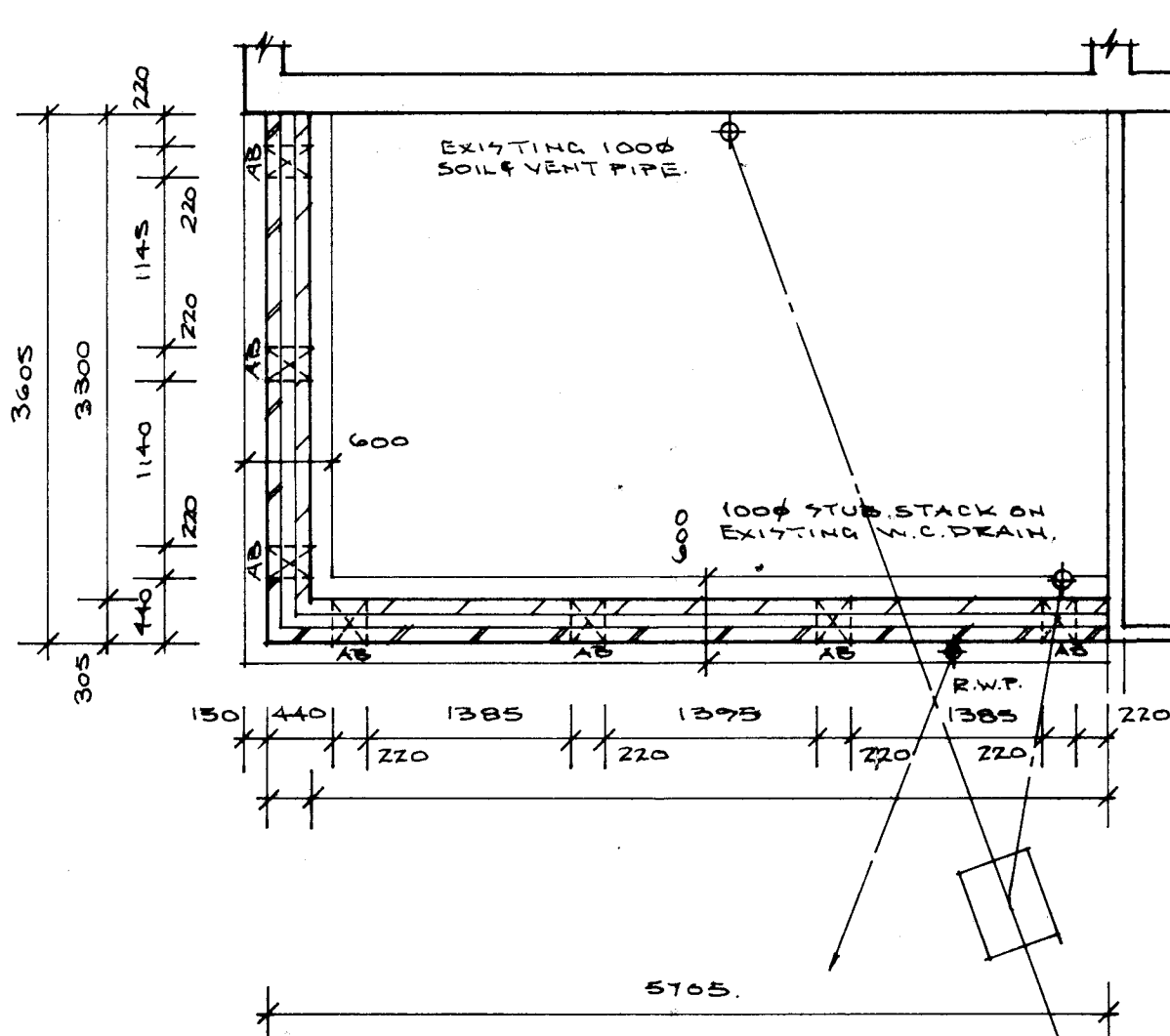
EXISTING FLOOR PLAN.



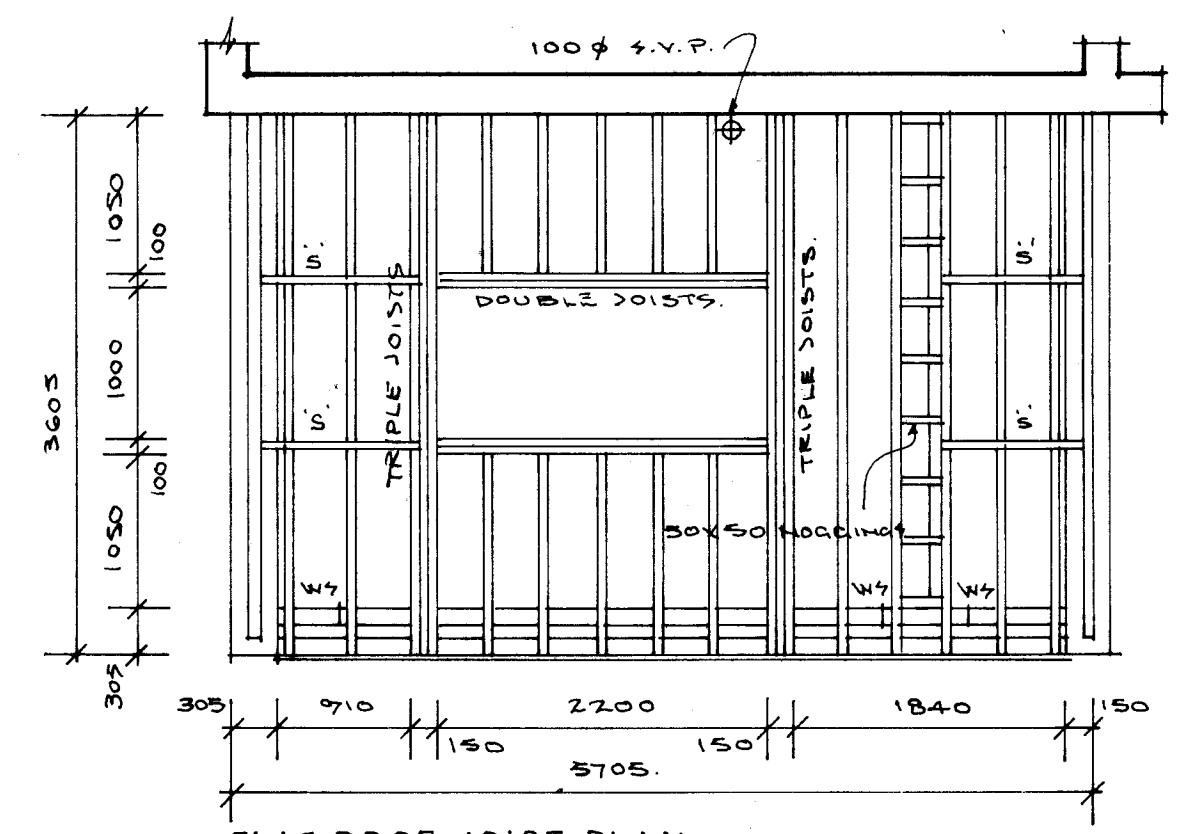
PROPOSED FLOOR PLAN.



FLOOR JOIST PLAN.



FOUNDATION PLAN.



FLAT ROOF JOIST PLAN.

Client:	MR & MRS. RAMSEY		
Job:	SINGLE STORE REAR EXTENSION. 62 SUN LANE GRAVESEND		
Drawing:	EXISTING & PROPOSED PLANS. SECTIONS & ELEVATIONS		
Date	Scale	Drawn by	
MAY.24	1:50	ASB	
Job no.	Drawing no.	Revision no.	
24/26	WD.01.		