



**NOTES:**  
All dimensions must be checked on site and not scaled from this drawing.

All new drain runs to be 100mm dia. pvc flexible jointed totally encased in 100mm peashingle (10mm) precast concrete lintels to be provided where drains passthrough walls.

All structural timber to be C16 grade (unless noted otherwise) and tanalised. all structural timber to be bolted together using M12 bolts with patent shear connectors.

Rooflight to be AA fire rated and installed to manufacturers specification. to be supported off min. 2no flat roof joists and trimmers bolted together using M12 bolts at max. 500mm centres together with patent shear connectors (see floor plan for any changes).

Denotes 100x50mm timber stud partitioning with noggins. provide 100mm fibreglass sound insulation between timbers or similar approved. 12mm plasterboard on both sides and skim to finish. walls to be supported off doubled up floor joists bolted together using M12 bolts at 500mm centres.

Smoke detectors to be provided to circulation area. to be mains operated and provided with a battery back up. an installation and commissioning certificate must be provided to building control on completion of the work. a heat detector should also be provided to the kitchen area.

Date	Revisions

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48 BEACHY HEAD VIEW  
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TN38 8EW

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Client  
**MR A KEEHN**

Job Title  
**17 MANOR DRIVE  
EPSOM  
SURREY**

**Drawing Title**  
PROPOSED SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS WITH INTERNAL/EXTERNAL ALTERATIONS

Scale 1:100, 50 AT A1

Date DECEMBER 2020 Drawn by B.WILLIAMS

Drg. No. **BW/989/2** Rev.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No.BW/989/1**