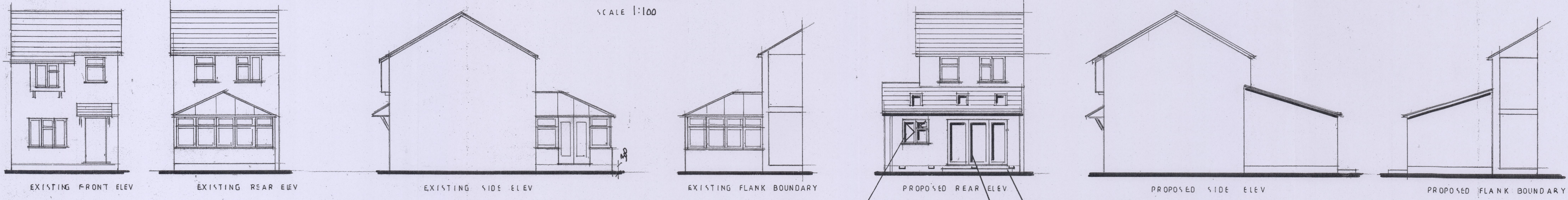
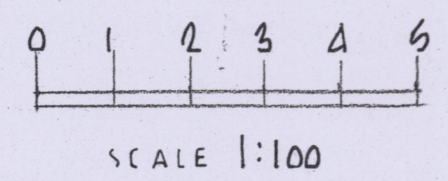


NOTES:  
All dimensions must be checked on site and scaled from this drawing.



GENERAL CONSTRUCTION NOTES

The preparation of proposed plans are for the purpose of Local Authority requirement/Approval only. Accordingly Local Authority may require alterations to the proposals therein prior to and/or during construction on site. No supervision on site during construction. This drawing is not to be scaled. The contractor shall be responsible for all levels & dimensions from site and verify those shown upon the drawing; any discrepancy is to be brought to the attention of D S Designs Ltd

All structural timbers to be C24 Treated with approved preservative

All materials shall comply with relevant British Standard Specification & works shall conform to the relevant Codes of Practice

All materials and components to match in size colour & texture with existing

Internal Finishes: Block walls hardwall with 6mm gypsum plaster skim

Ceilings: 12.5mm plasterboard with 6mm gypsum plaster Scim

Trim angle of floor and wall with s/w skirting to match existing mitred at external corners scribed at internal Corners

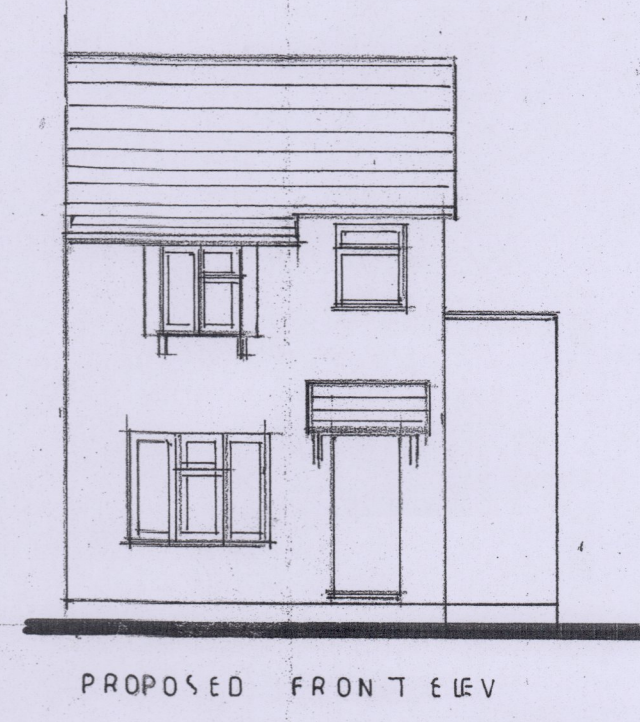
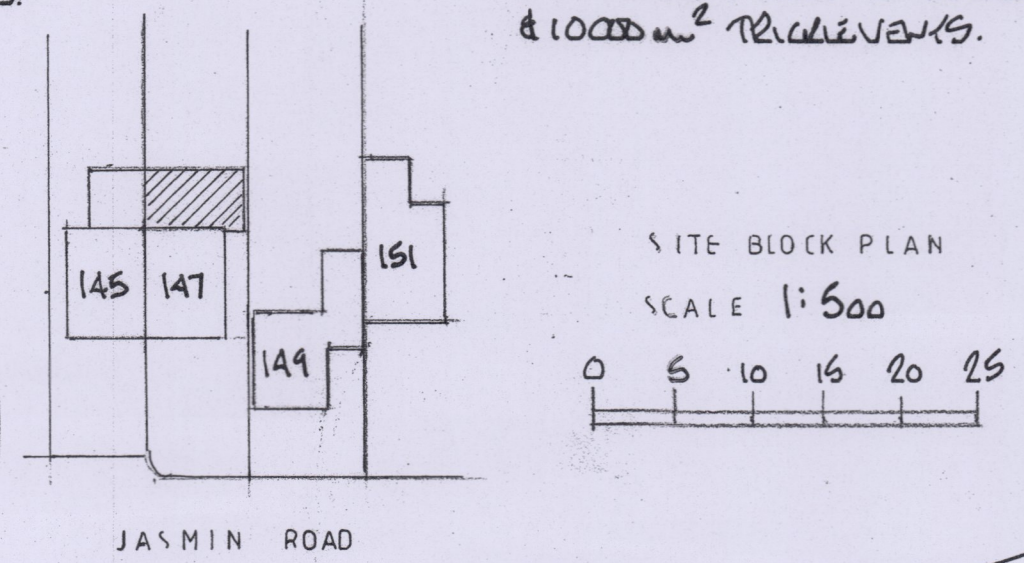
Door openings to be trimmed with architraves to match existing

Internal quality doors with all associated ironmongery as approved by client

KP&S All joinery before fixing and decorate both inside and out with min 2 coats oil paint. Decorate all new plastered walls and ceilings with 2 coats emulsion colours to be selected by client

Provide and fix suitable sized radiators to new rooms and connect to existing system

Provide power & lighting points and fittings number and style as selected by client all wired to Part P of Building Regulations and wired by a person competent to do so



PLANE WHITE UPVC DOUBLE GLAZED WINDOW WITH OPENING PANLIGHT & CASEMENT & 5000<sup>2</sup> TRIPLE VENTS.

PLANE BROWN AIR VENT TO CROSS VENTILATE FLOOR

PLANE DOUBLE GLAZED BIRD DOGS WITH SAFETY GLASS TO 135/210 & 10000<sup>2</sup> TRIPLE VENTS.

PLANE GLYDOLITE ADJUSTMENT VENT TO ALLOW FOR CROSS VENTILATION

PLANE PVC CAVITY TRAY & COPE & LEAD CAME FLASHING UNDER NEW ROOF ABOVE EXISTING

PLANE MINI STRONGWALL TILES LOF PITCH 17/20 ON 38x25 S/W BATTENS ON TRUCK FELT ON 176x50 RAFTERS & 200 CLC INFILL WITH 120mm TPI0 KINGSSPAN THERMA PITCH BETWEEN RAFTERS & 32.5x K18 UNDER

PLANE DOUBLE GLAZED ENTIRE SIDE OF ROOF LIGHTS

PLANE 20mm CONTINUOUS AIR VENT WITH FLY SCREEN MESH TO CROSS VENTILATE ROOF VOID

ATMOSPHERIC CONDENSATION LINES

PLANE THERMAWARE CHIMNEY CLOSERS WHERE NEW WALLS ABUT WINDOWS & DOORS

PLANE 20mm 2 COAT GANSE MIX RENDER WITH WATER PROOF AD MIX IN FIRST COAT SMOOTH FINISH TO SECOND COAT ON 100mm CERCAL THERM BLOCK 90mm CAVITY INFILLED WITH 85mm DITTA 32 INSULATION 100mm CERCAL BLOCK UNDER LEAF. STAINLESS STEEL WALL TIES 750 HORIZONTAL & 450 VERTICAL.

DPC MIN 150mm ABOVE G.L. & PLANE BELL DPC

DEPTH OF EXCAVATIONS MIN 1.5 TO 2.0m DUE TO CLOSE PLANTING OF TREES & CONIFER HEDGE - FINAL DEPTH TO BE AGREED ON SITE WITH FOUNDATION CONTRACTOR OFFICIAL SUBJECT TO SITE CONDITIONS

PLANE 175x50 TUNNEL PLATE THUNDER BOLTS TO HOUSE WALL

NOTE FLOOR LEVELS TO BE CONTINUOUS.

CHECK CONDITIONS OF EXISTING LISTS & REPLACE IF NECESSARY.

REMOVE POCKET DOOR & BLOCK UP & MAKE GOOD

REMOVE DOORS & MAKE GOOD

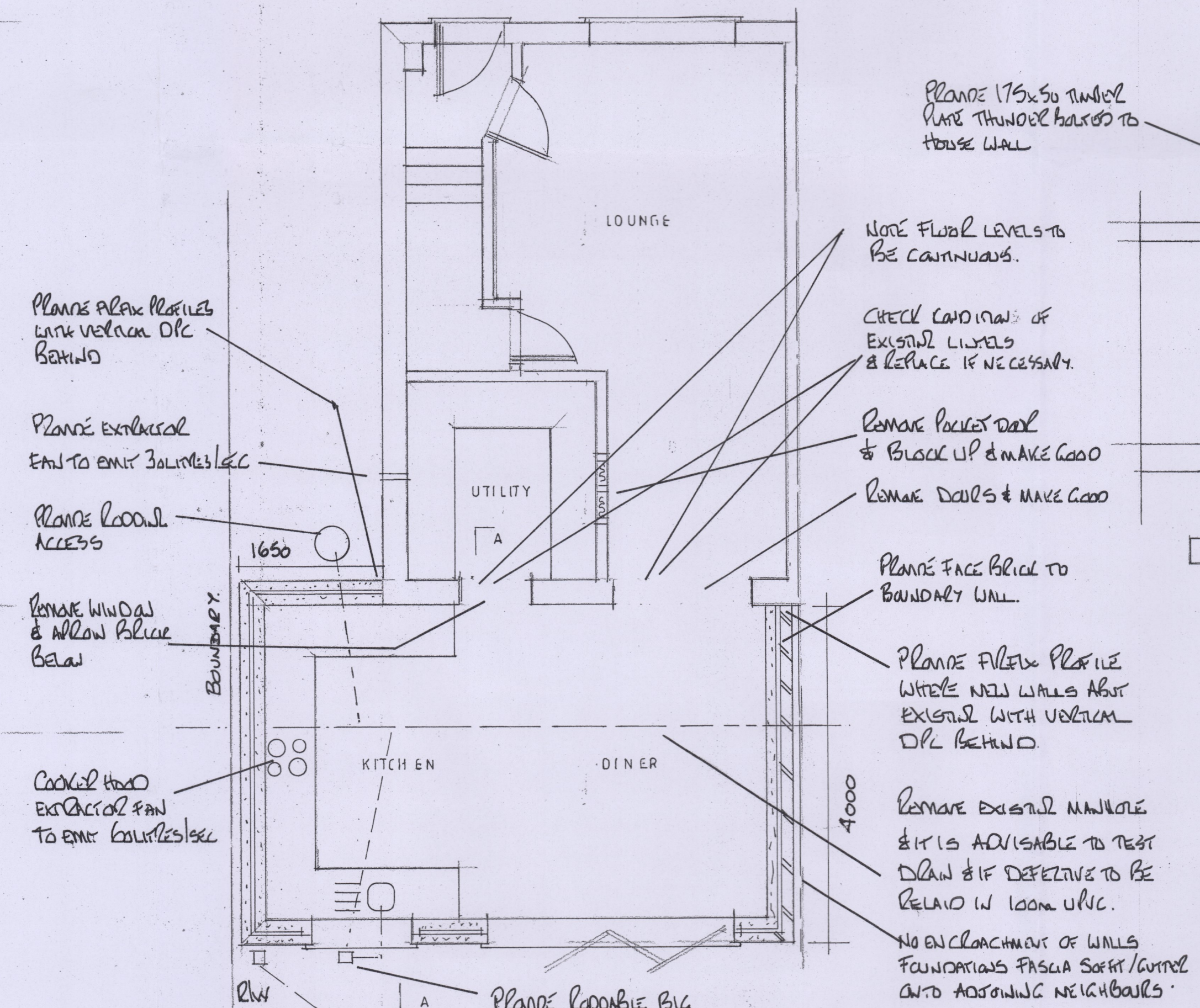
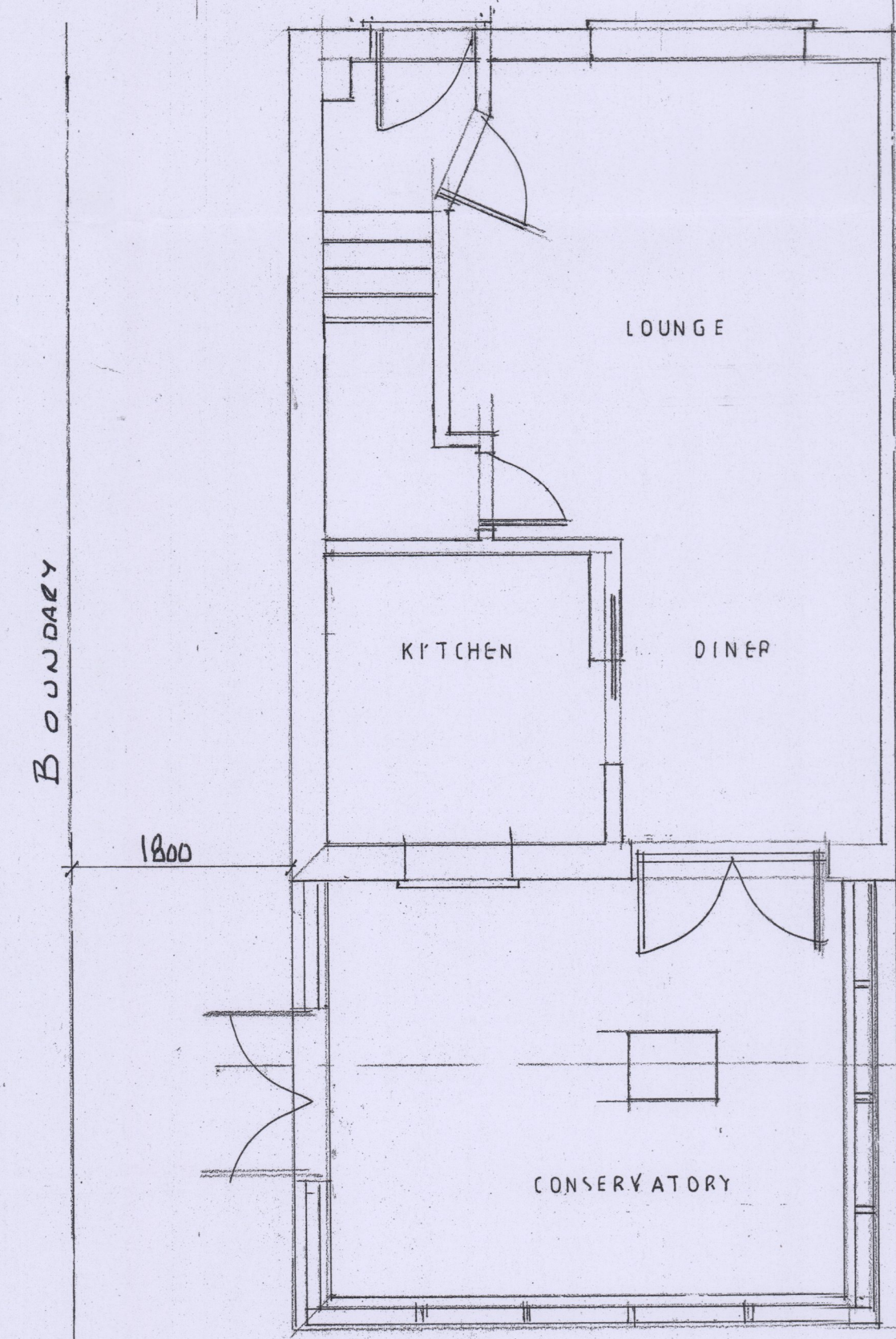
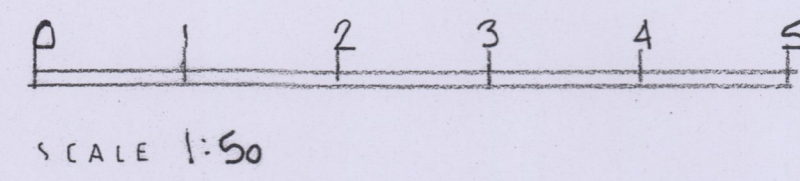
PLANE FACE BRICK TO BOUNDARY WALL.

PLANE ALU PLATE PROFILE WHERE NEW WALLS ABUT EXISTING WITH VERTICAL DPC BEHIND

REMOVE EXISTING MANHOLE & IT IS ADVISABLE TO TEST DRAIN & IF DEFECTIVE TO BE REPAID IN 100mm UPVC.

NO ENCROACHMENT OF WALLS FOUNDATIONS FASCIA SOFFIT/CURTIL AND ADJOINING NEIGHBOURS.

PLANE R10 PBC TO LINK INTO 100mm UPVC DRAIN LIND TO 1:40 FALL ON CASO W/ 100mm PEA BEACH SURFACE TO SOMEWHAT CRATE TILE SYSTEM TO BLE D135/363



existing ground floor

proposed ground floor

Date	Revisions

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Client  
**MR MRS A JANAWAY**

Job Title  
**SINGLE STOREY REAR EXTENSION**  
147 JASMIN ROAD  
EPSOM KT19 9EA

Drawing Title  
**PLANS  
ELEVATIONS  
SECTION**

Scale 1:50 1:100

Date AUG 21 Drawn by DS

Drg. No. 21/0821 Rev.