

ALL structural timbers S4T or equal grade & treated

ELECTRICAL New installation to BS 7671 requirements & by NECEIC contractor. Ensure all completion certificates are issued.

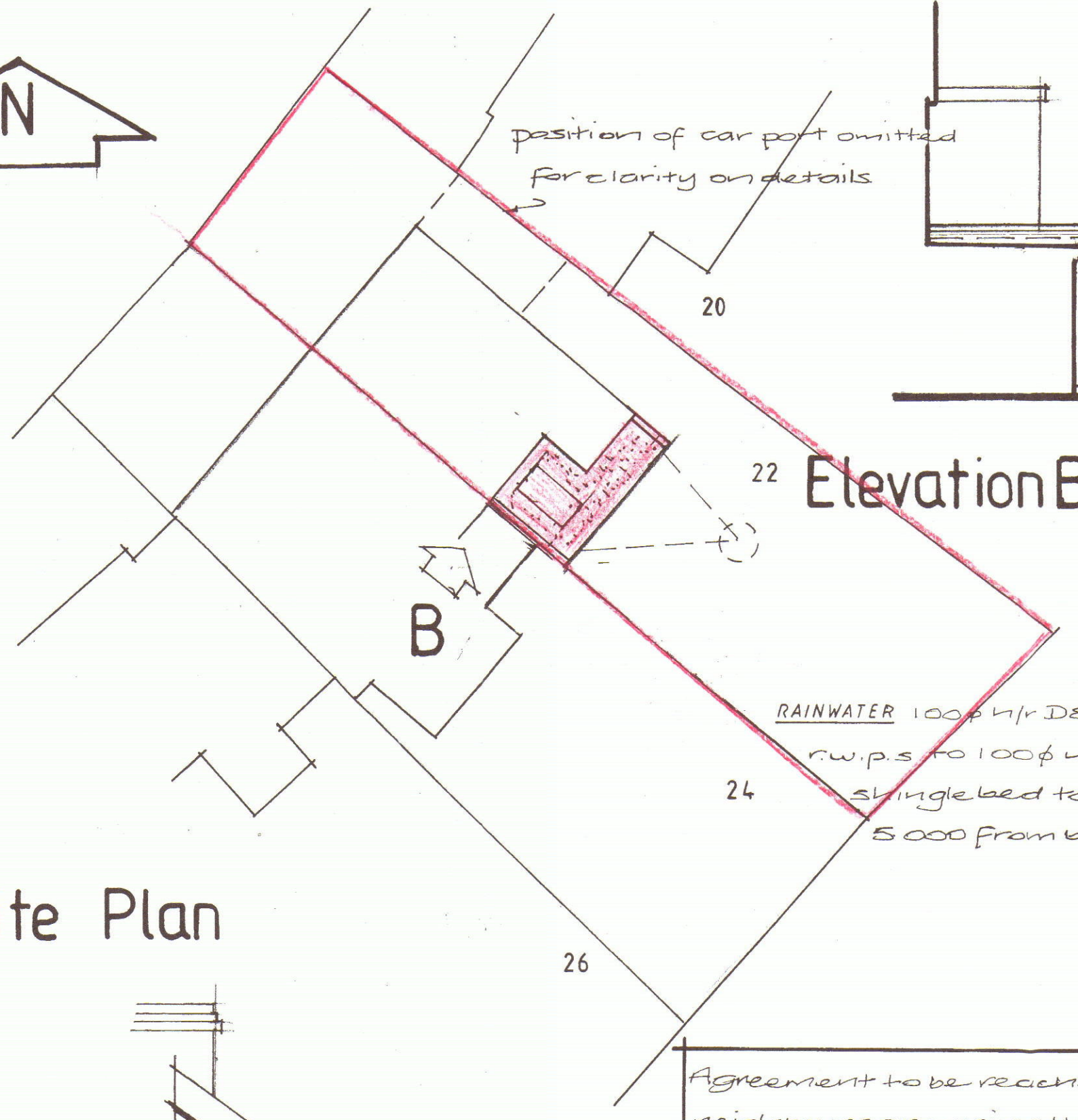
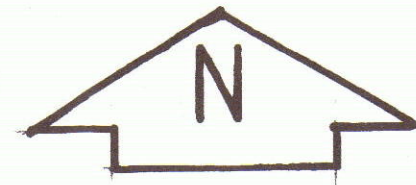
GAS All works to be carried out by CRASSAFE registered engineer.

PLUMBING Above ground wastes 40mm p.v.c pipe & 75 deep seal traps draining to existing back inlet gully

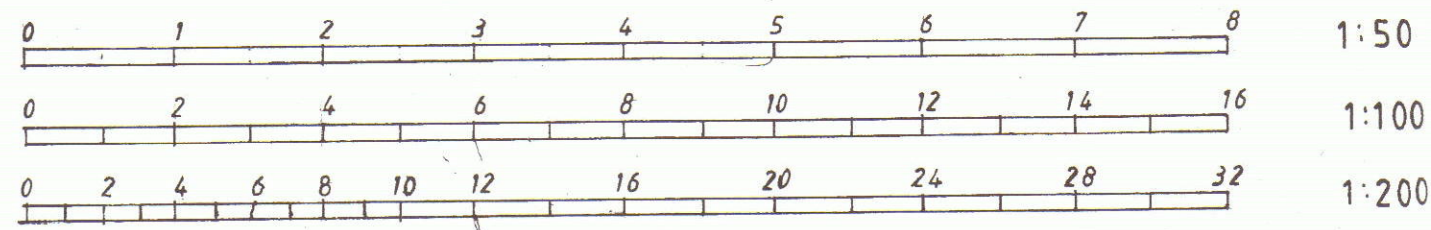
FINISHES Externally spar chippings on 3 coat 20 render to match existing. Internally to new southernly wall 12.7 plasterboard on dabs & to flank party & external wall 87.5 Kooltherm K18 plasterboard / insulant on dabs. Finish in skim coat plaster.

Ceilings 12.7 FIRELINE plasterboard & 10 Gyproc plaster to give 1/2 hr fr.

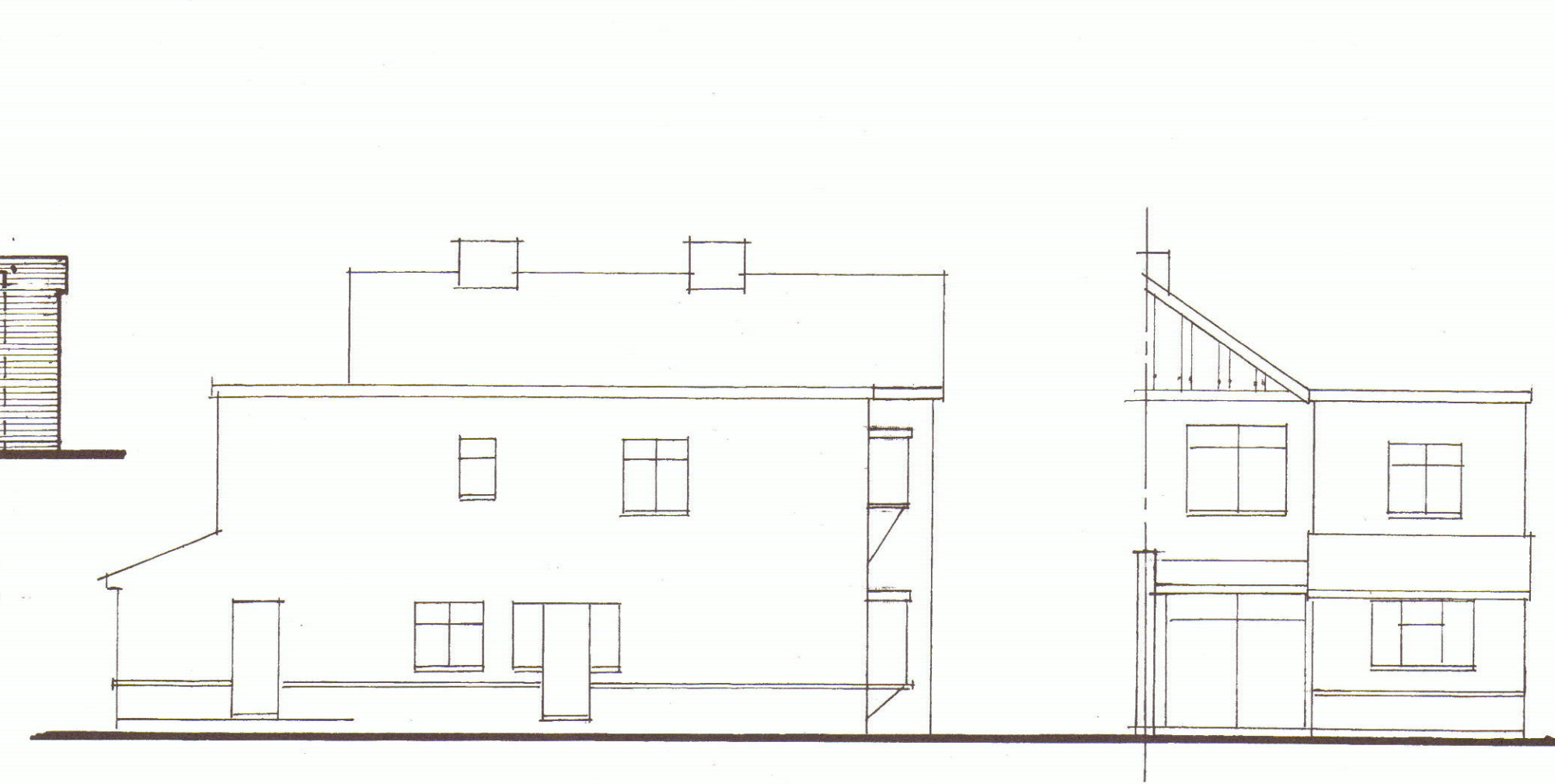
FIRE Provide mains fed battery back up smoke alarm to new kitchen area to BS 5446. Encase beams in 2 layer stagger joint 12.7 FIRELINE & 10 Gyproc coat. New lantern lights to meet all BS Spread of Flame requirements.



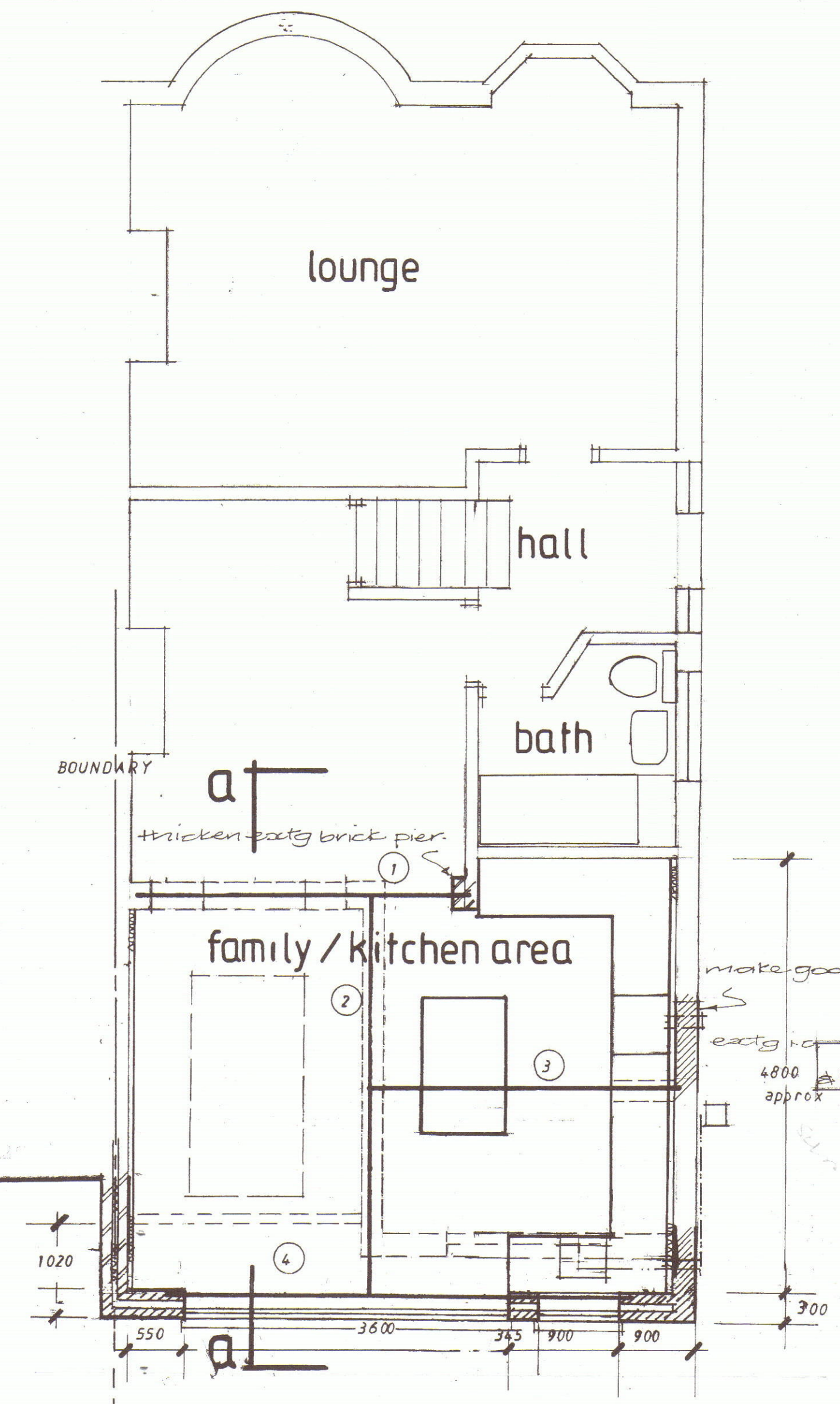
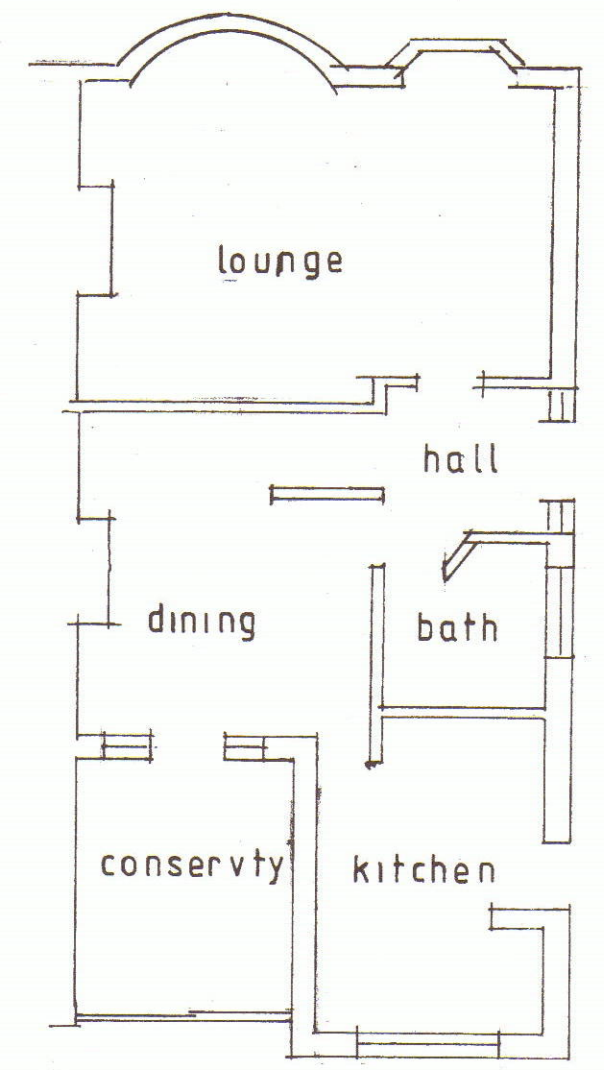
Site Plan



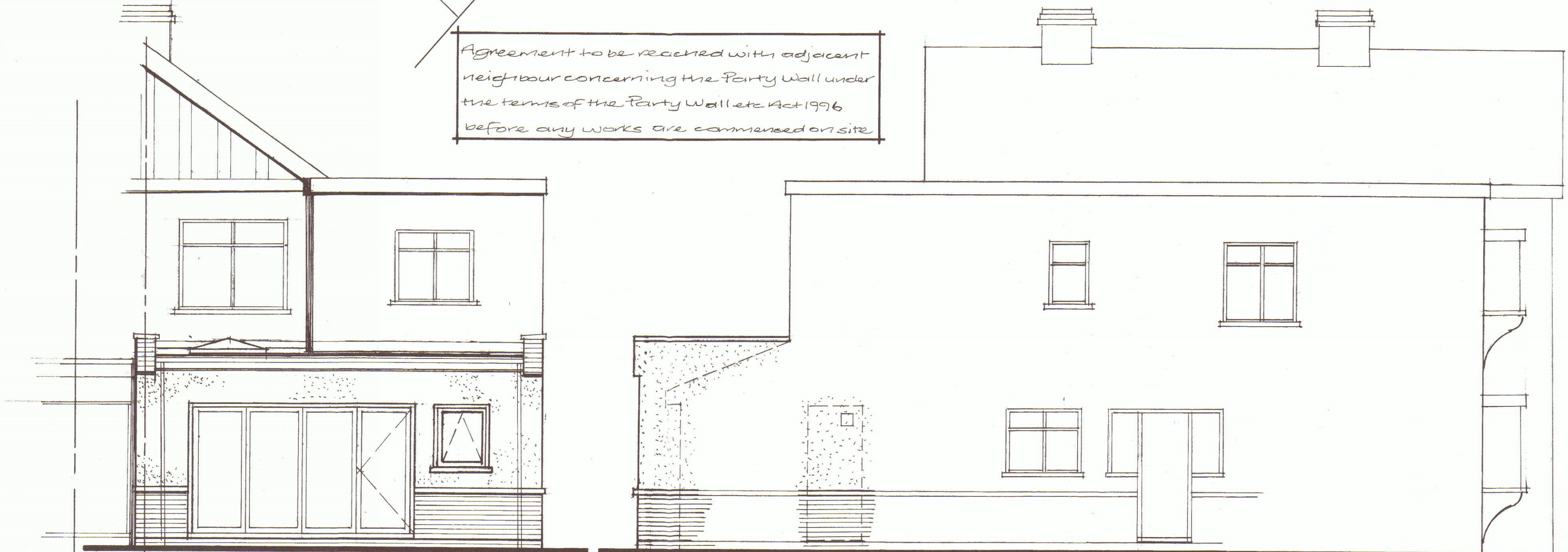
Scalebars



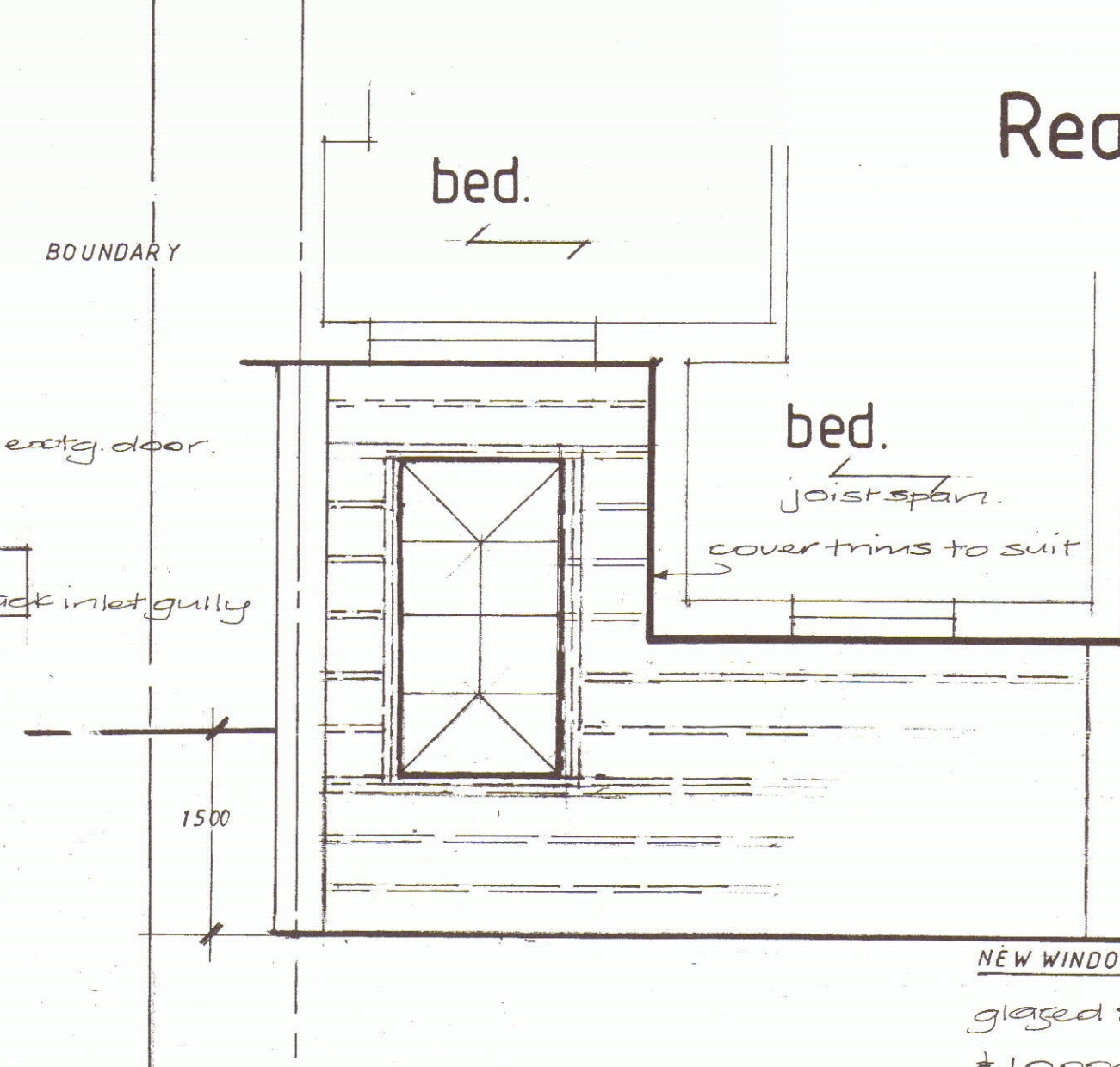
Existing Elevations & Ground Floor Plan



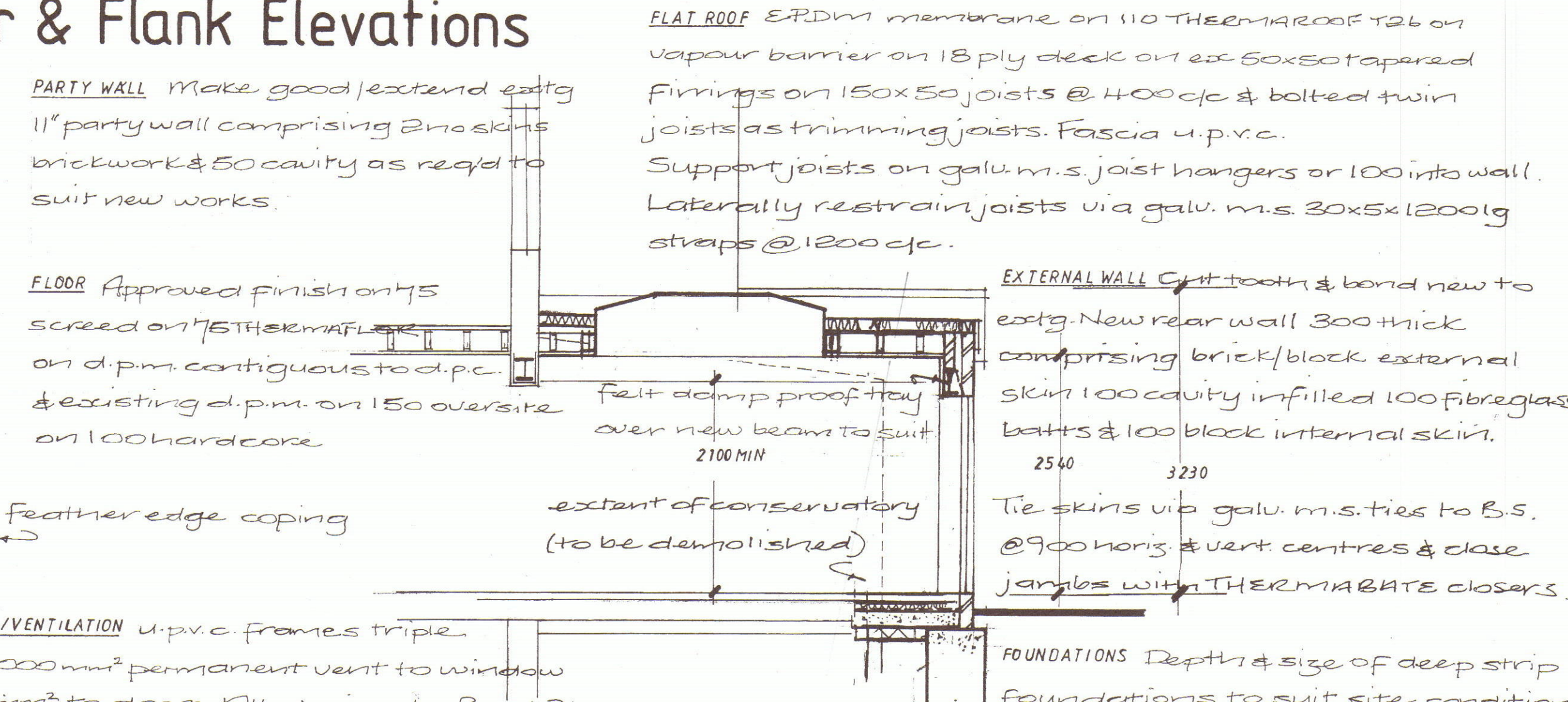
Ground Floor Plan



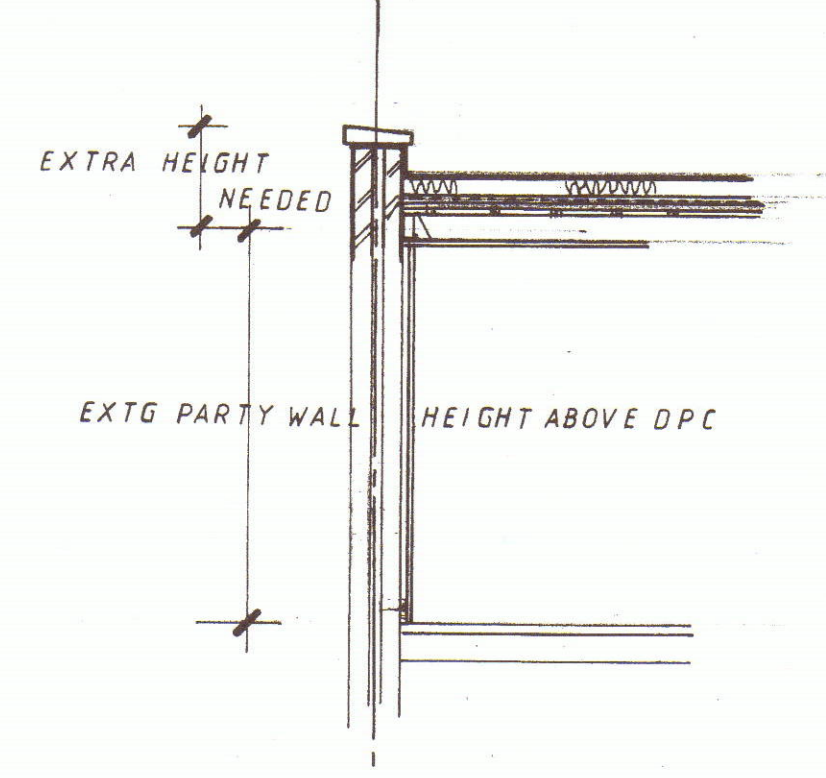
Rear & Flank Elevations



Roof Plan



Section a-a



Party Wall Works

CHECK ALL DIMENSIONS ON SITE

22/100412/Fol

22 The Oval
Sidcup
Kent DA15 9ES
Proposed Rear Work

SCALE	1 50 1 100 1 200
DATE	DECEMBER 2021
DRAWN	Robert G Nye
REVISION MK	AMENDED TO SUIT CLIENTS a FEB 2022

Robert G Nye MCI(GB)
Chartered Builder
49 Strathcona Gardens
Woking GU21 2AY 01483487125

121221a

NEW WINDOW / VENTILATION u.p.v.c frames triple glazed 8000mm² permanent vent to window & 10000mm² to doors. All glazing to B.S. 6260 reqs. To kitchen provide 30l/sec cooker extract hood venting externally.

PARTY WALL Make good / extend extg 11" party wall comprising 2 no skins brickwork & 50 cavity as req'd to suit new works.

FLOOR Approved finish on 75 screed on 125 THERMAFLOR on d.p.m. contiguous to d.p.c. & existing d.p.m. on 150 oversite on 100 hardcore

EXTERNAL WALL Cut tooth & bond new to extg. New rear wall 300 thick comprising brick/block external skin 100 cavity infilled 100 fibreglass batts & 100 block internal skin.

Tie skins via galv. m.s. ties to B.S. @ 900 horiz. & vert. centres & close jambes with THERMA BATE closers.

FOUNDATIONS Depth & size of deep strip foundations to suit site conditions but not less than 1000 below reduced level.