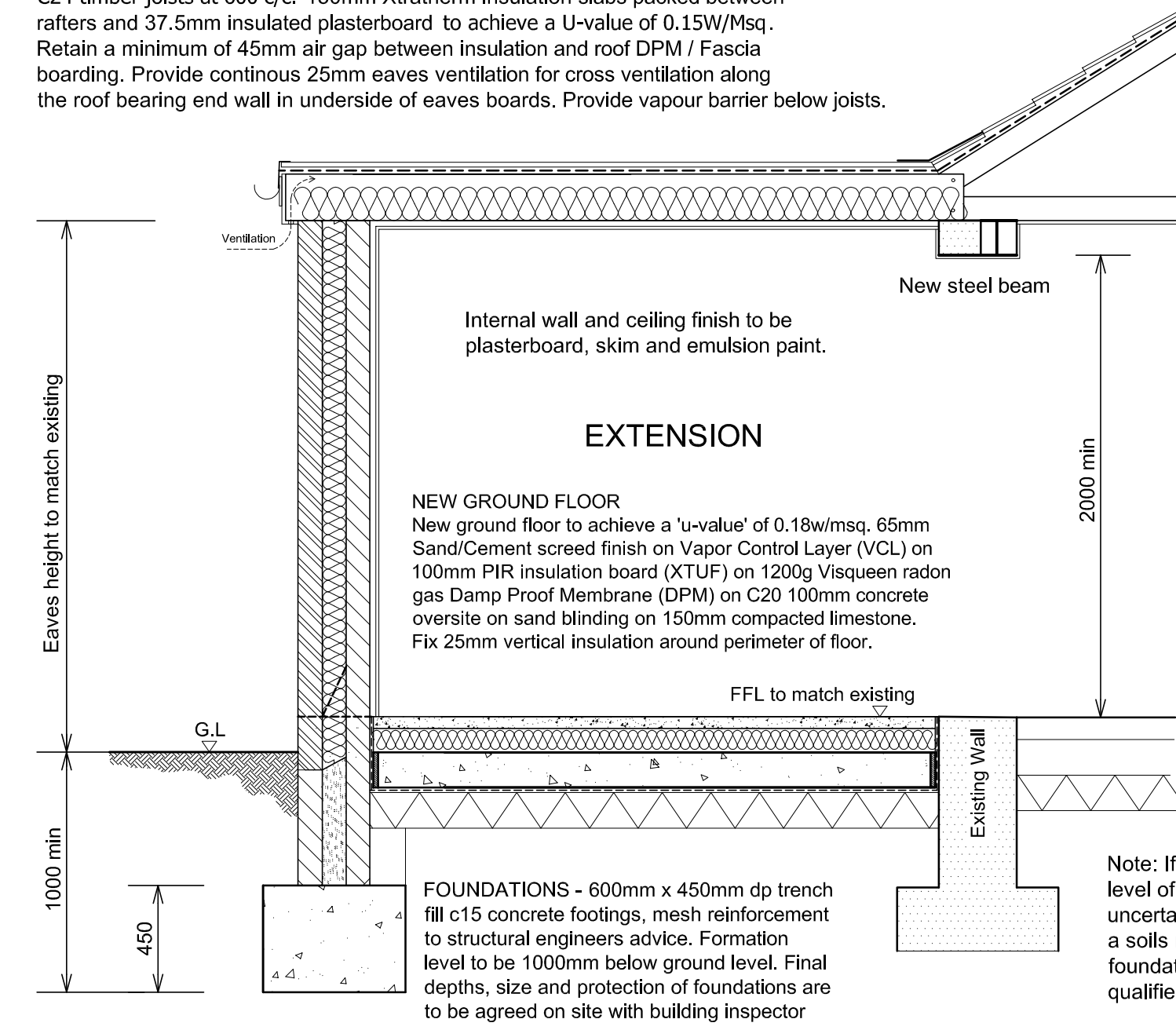


**Proposed Elevations**  
(SCALE 1:100)

**NEW ROOF:**  
Fibre glass or rubber roofing flat roof construction by specialists, details supplied to building control for approval. On 18mm marine plywood, fixed over 47 x 195 dp C24 timber joists at 600 c/c. 150mm Xtratherm insulation slabs packed between rafters and 37.5mm insulated plasterboard to achieve a U-value of 0.15W/Msq. Retain a minimum of 45mm air gap between insulation and roof DPM / Fascia boarding. Provide continuous 25mm eaves ventilation for cross ventilation along the roof bearing end wall in underside of eaves boards. Provide vapour barrier below joists.



**Typical Section A-A through Single Storey Extension**  
scale 1:25

Note: If soil condition at formation level of new foundations is uncertain, it is advised that a soils report is taken out and foundations designed by qualified engineer.

**SMOKE ALARM** (heat alarm in kitchen) - Indicated thus - to be mains operated to BS5446:part 1 and installed in accordance with paragraphs 1.8 seq. of approved document B, reg b1. smoke / heat alarms are to be interconnected on one circuit to existing alarms.

**NOTE** - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works.

**ELECTRICAL WORK** - All electrical work to comply with part P requiring the appropriate installation certificate (BS7671), and tested and inspected by an electrician qualified to do so. Switches and sockets are to be placed between 450mm and 1200mm from floor level.

Note: A SAP energy efficiency calculation may be requested by building control if glazing is more than 25% of floor area, which could require additional insulation needed for the property

**LINTELS** - Catnic lintels are to be installed over all new windows and doors. Sizes to be agreed on site with building contractor.

**ALL NEW WINDOWS**  
At least one new window per room (excluding bathrooms, WCs and ensuite) should be provided with an unobstructed openable area that is at least 0.33m<sup>2</sup> and at 750mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm from the floor.

**HEATING**  
Qualified heating engineer to confirm installation details of new heating system, and provide any relevant safety certificates. All radiators to be thermostatically controlled.

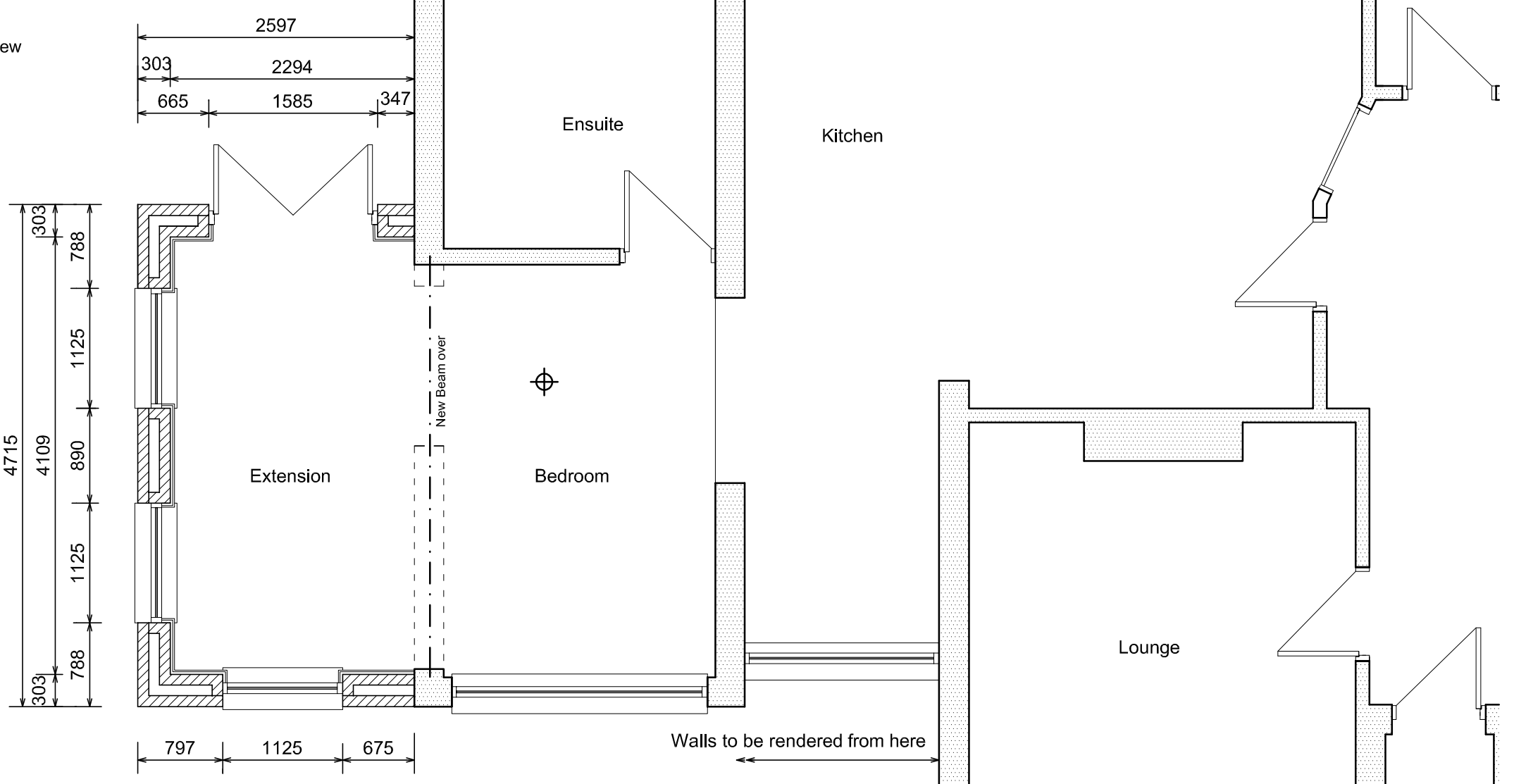
**UPVC DOORS & WINDOWS** - Glazing to achieve a u-value of 1.4w/msq. New windows to have 10000m sq trickle vents. Any glazing on doors or below 800mm from fill to be fitted with safety glass to BS6202. The ventilation to the windows of the habitable rooms must be at least 1/20th of the floor areas. All to Comply with Approved Document Q, PAS 24 standard

--- Denotes - Install new steel beam or concrete lintel and remove walls below as shown. Structural Engineer to provide beam and stability calculations, also for any lintels below beams and to be submitted to building control for approval. All steel members to be boxed in with min of 12.5mm plasterboard and skimmed to achieve 30min fire rating

**RAINWATER DRAINAGE** - Guttering and rain water pipes to be pvcu to match existing. Discharge pipes to be 100mm pipes laid to a fall of 1:40 running to soakaways a min of 5 metres from any new or existing structure. Soakaway positions to be agreed with Building Inspector on site. Soakaways to be designed to be digested 365 following a percolation test.

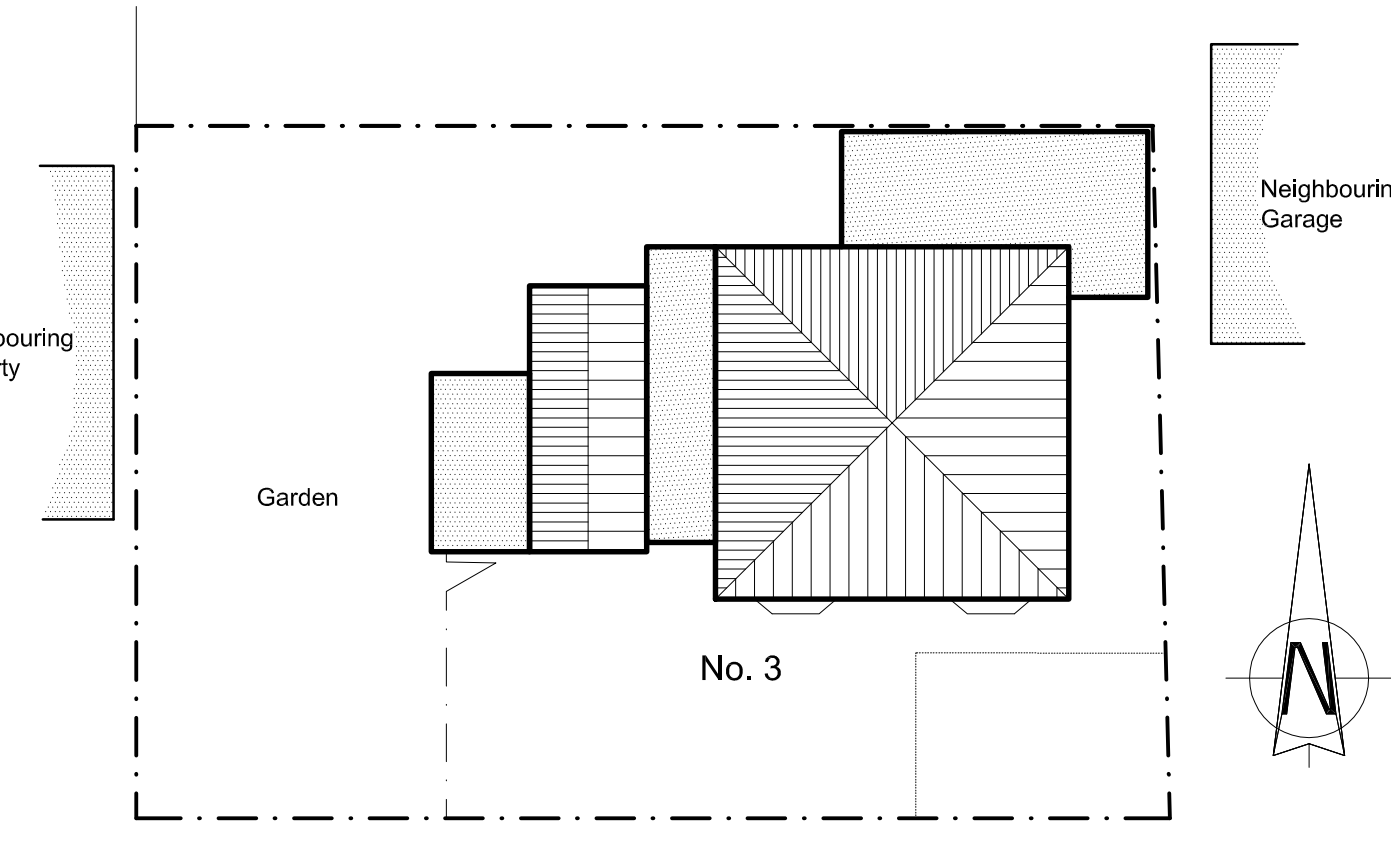
**NEW EXTERNAL WALLS**  
To be 100mm rendered blockwork, 100mm cavity packed with DriTherm<sup>®</sup> Cavity Slab 32, and 100mm blockwork inner leaf, and 37.5mm insulated plasterboard (Xtratherm XTPR or similar approved) to achieve a U value of 0.18w/m2. Cavities are to be closed at jambs and cills with damp proof course and cavity closers. Steel wall ties are to be provided at 900c/c horizontally, 450c/c vertically and 225c/c at openings. 5x30 mild steel anchor straps are to be installed at rafter level at 1200c/c maximum and fixed to blockwork and across 3 rafters. Where new wall abuts existing provide vertical dpc and use expansion wall starters. Building control to approve wall construction prior to works.

**LIGHTING**  
Ensure all luminaires to be fitted with low energy lamps - but these can be any type of low-energy lamp provided their luminous efficacy meets the 45 lm/W requirement. Any external light capacity should not be more than 100 lamp-Watts and that they should be automatically controlled to switch off when not required (such as operation by a movement sensor) and fitted with a daylight sensor.



**Proposed Part Ground Floor Plan**  
(scale 1:50)

**DPC** - New walls to have bituminous felt dpc installed to BS743 a 150mm above ground level. Lean mix concrete to 225mm below DPC, pack insulation between.



**PROPOSED BLOCK PLAN**  
(SCALE 1:200)

<b>WAYNE ISZATT</b> ARCHITECTURAL DRAUGHTING SERVICE Tel: 01972 696872 email: wayne.iszatt@hotmail.co.uk	
CLIENT: MR P. WOOD	
PROJECT: PROPOSED EXTENSION, 3 FEN ROAD, LITTLE HALE, NG34 9BD	
DRG TITLE: PROPOSED PLANS AND ELEVATIONS	
DATE: MAR 19	SCALE: 1:50 1:100
DRG No.: 23-0321-02	DRAWN BY: WI