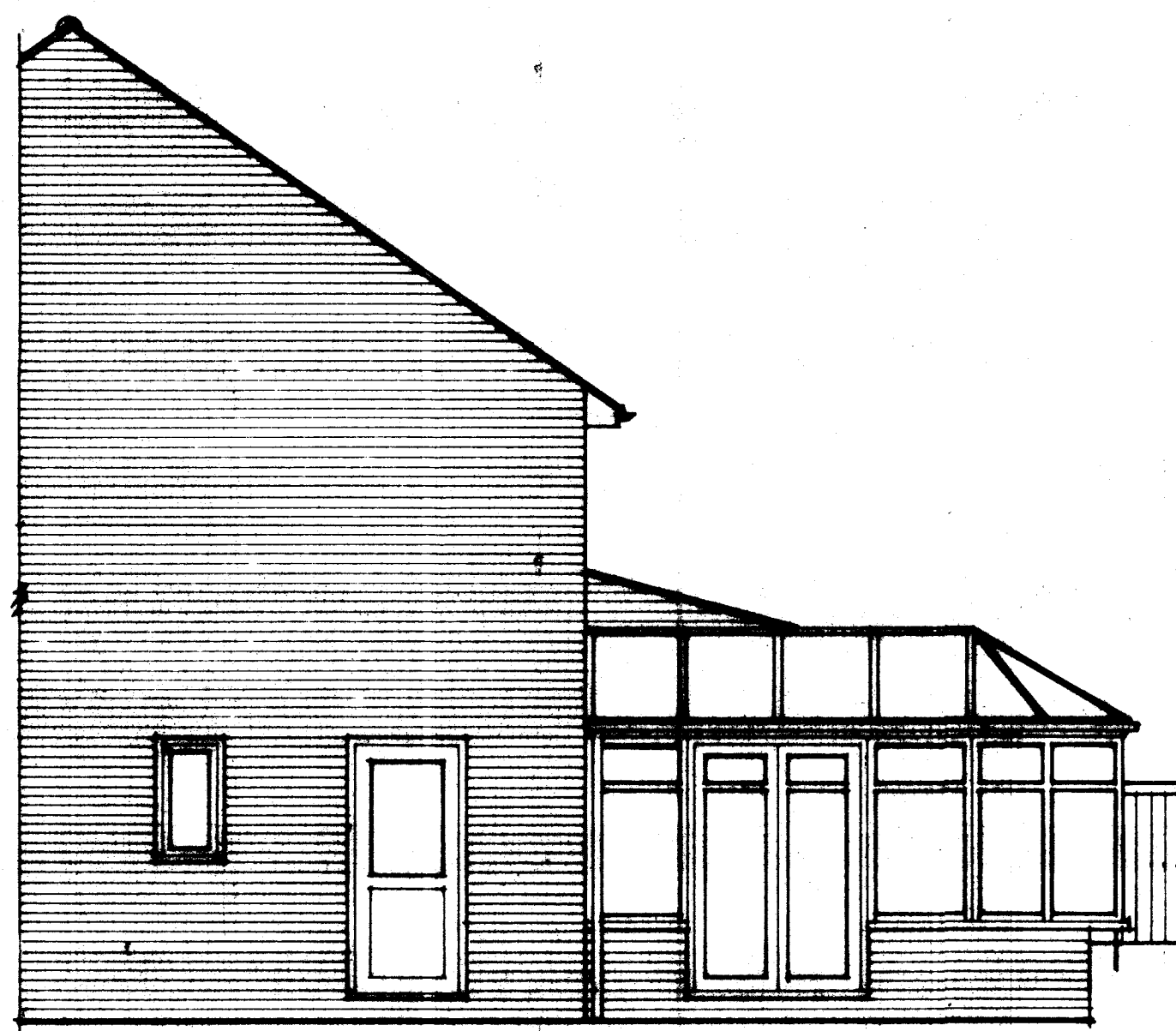
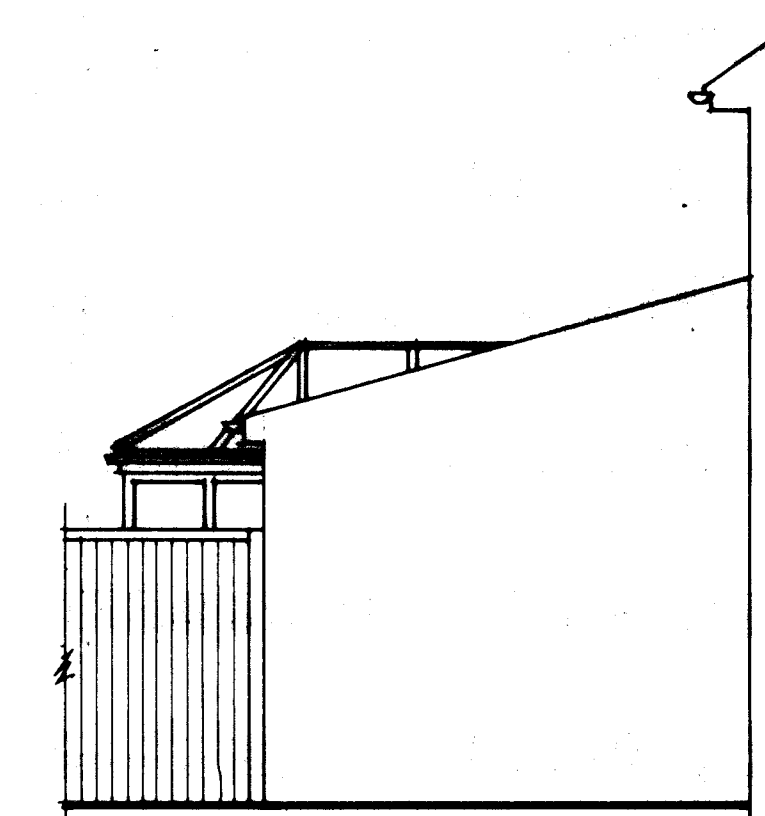




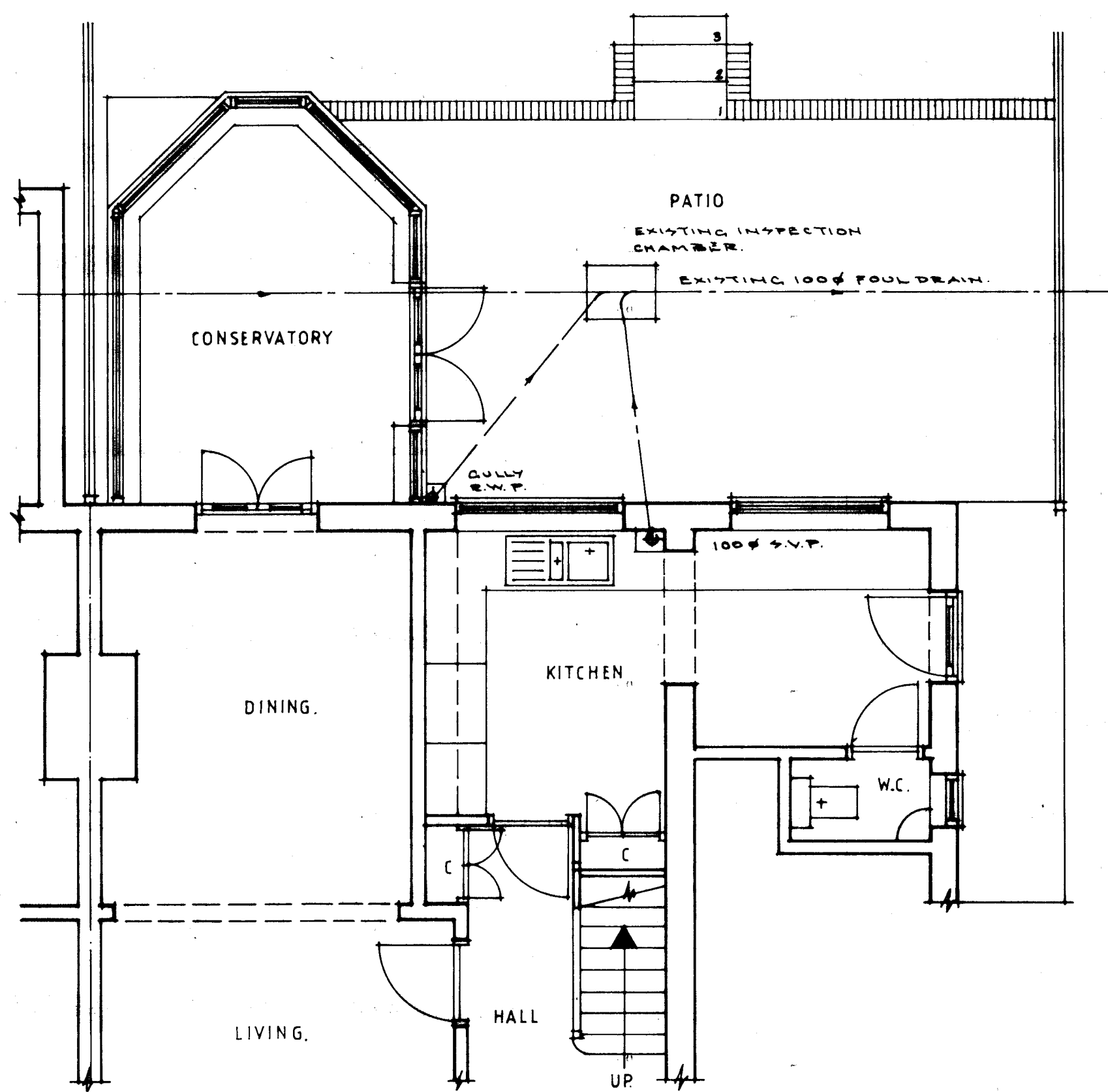
EXISTING REAR ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING SIDE ELEVATION.  
 ADJOINING PROPERTY No 18



EXISTING FLOOR PLAN

**GENERAL CONSTRUCTION NOTES:-**

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

**FOUNDATIONS:-**

THERE ARE NO TREES WITHIN THE VICINITY THAT WOULD AFFECT THE DEPTH OF FOUNDATIONS.  
 TO BE MIN. 1000 BELOW FINISHED EXTERNAL GROUND LEVELS, TO SUIT GROUND CONDITIONS, TO BE TAKEN DOWN MIN. 150. BELOW INVERT OF EXISTING ADOPTED FOUL DRAIN AND TO BUILDING INSPECTORS APPROVAL.  
 WIDTHS TO BE AS SHOWN ON DRAWINGS.

**GROUND FLOOR:-**

70MM SAND/CEMENT SLEEDS ON PLYTHEME SEPARATION LAYER OR EQUIT-FAM WOOLTHERM K100; 150MM INSULATION BOARD OR SIMILAR APPROVED ON 1200 GAUGE PLYTHEME DAMP PROOF MEMBRANE OR SPECIALIST BEAM/BLOCK FLOORING BY SUPREME OR SIMILAR APPROVED. STRUCTURAL CALCULATION TO BE PROVIDED PRIOR TO THEIR INSTALLATION TO TO BUILDING CONTROL. BEAMS TO BE SET ON D.P.C.

**ROOF:-**

SINGLE PLY ROOF MEMBRANE ON 2x4 LAYERS OF KING-FAM WOOLTHERM TEST: 100M TO GIVE 200MM THICKNESS OR VAPOUR CHECK BITUMINOUS MEMBRANE ON 18MM EXTERIOR GRADE PLYWOOD DECKING ON FLOORING PIECES LAID TO FALL MIN 1:60 ON 125x45 FLAT ROOF JOISTS AT 400 MAX. CS GRADE C24. JOISTS TO BE SUPPORTED ON 100x75 WALL PLATE AT EXTERNAL WALLS AND 75x75 NAILED TO PLATE AND SUPPORTED ON M2 WANGERS BOLTED TO EXISTING WALL. DOUBLE AND TRIPLE JOISTS TO BE BOLTED TOGETHER WITH 12# BOLTS AT 400 MAX. CS. CEILING TO BE PROVIDED WITH 12.5 PLASTERBOARD WITH 7x11M FINISH. 30x2.5x1000 ANCHOR STRAPS FIXED TO THE TOP OF WALL PLATES. BENT AND TAKEN DOWN INNER FACE OF EXTERNAL WALL MIN. 900 AND FIXED THESE TIMES WHERE INDICATED W.A. ON DRAWINGS. 30x5 LATERAL RESTRAINT STRAPS TO BE LET INTO THE TOP OF 2ND FLAT ROOF JOISTS TAKEN DOWN OUTER FACE OF INNER MIN. 100. WITH SOLID BLOCKING PROVIDED UNDER STRAPS WHERE INDICATED 'S' ON THE DRAWINGS.

**EXTERNAL WALLS:-**

TO CONSIST OF 100 EXTERNAL FACING BRICKS TO MATCH EXISTING. 100 CAVITY TO BE FILLED WITH DENTON CAVITY SLAB 72 BY KNAUF. 100 BLOCKWORK INNER SKIN. TURBO OR THERMALITE OR SIMILAR APPROVED LINED INTERNALLY WITH 12.5 PLASTERED FACING TO KNAUF FIRE LAMINATE 80MM. ON PLASTER DABS. STAINLESS STEEL WALL TIES TO BE PROVIDED AT 700CS HORIZONTALLY AND 450CS VERTICALLY AND TO BE STAGGERED AND AT 225CS VERTICALLY. 150 FROM OPENINGS IN CAVITY WALLS. CAVITY WALLS TO BE CLOSED AT ALL JAMBS AND GILLS AT OPENINGS WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED. NEW WALLS TO BE MECHANICALLY FIXED TO EXISTING WALLS WITH 'BAT' WALL STAPLER OR SIMILAR APPROVED. BLOCKWORK TO BE Frost Resistant Below D.P.C. MORTAR MIXES TO BE 1:1:6 ABOVE D.P.C. AND 1:1/2:4 BELOW D.P.C.

**INTERNAL WALLS:-**

100x50 STUFS AT 400 MAX. CS WITH CEISS HOEDING AT 1200 MAX. CS. FINISHED BOTH SIDES WITH 12.5MM PLASTERBOARD AND 7x11M FINISH. SOUND DEADENING QUILT TO BE PROVIDED BETWEEN STUFS.

**DAMP PROOF COURSE:-**

TO BE ADOPTED 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 ABUTMENTS. CAVITY TRAY TO BE PROVIDED TO PARAPET WALLS WITH COPINGS TO BE SET ON D.P.C.

**HEATING:-**

NEW RADIATORS TO BE PROVIDED WITH THERMATIC VALVES OR EXTENSION TO BE PROVIDED WITH UNDER FLOOR HEATING PIPES WITH THERMOSTATIC CONTROL AND TIMER.

**INTERNAL LIGHTING:-**

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

**ELECTRICAL:-**

INSTALLATION TO COMPLY WITH PART P 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 A COMPETENT AND REGISTERED PERSON.

**GLAZING:-**

ALL GLAZING TO BE IN TROUGHED GLAZING IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS.

**LINTELS:-**

TO BE PRESSURE STEEL CATHIC OR SIMILAR APPROVED WITH MIN. 150 END BEARING.

W1 : C270/100 : 2100

W2 : C270/100 : 2100

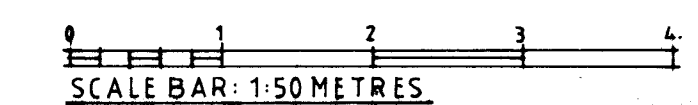
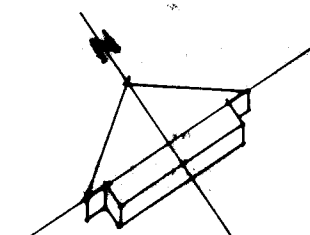
D1 : C270/100 : 1800

**VENTILATION:-**

WINDOWS AND DOORS TO BE IN U.P.V.C. TO BE PROVIDED WITH DOUBLE GLAZED SEALED UNITS WITH MIN. 16MM AIR GAP FILLED WITH ARGON GAS WITH GLASS TO BE EN:0.05 TO GIVE MIN. U-VALUE OF 1.4 W/M<sup>2</sup>K. WINDOWS AND DOOR TO EXTENSION TO BE PROVIDED WITH TRICKLEVENTS TO GIVE BACKGROUND VENTILATION OF 4000MM<sup>3</sup>. WINDOW NIGHTS TO BE PROVIDED WITH HIT AND MISS VENTILATORS. KITCHEN TO BE PROVIDED WITH A COOKER HOOD EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 50LITRE/SEC. UTILITY TO BE PROVIDED WITH AN EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 30LITRE/SEC. AND TO BE FITTED WITH A HUMID-STAT SENSOR. DOOR TO BE UNDERCUT BY 10MM TO UTILITY TO PROVIDE REPLACEMENT AIR. SECOND FLOOR TO BE VENTILATED VIA Z10x65 LOUVERED AIR BRICKS WITH 2WAN NECKS WHERE INDICATED A.B. ON THE DRAWINGS. AIR BRICK TO BE IN KYTONG BUILDING PRODUCTS WHICH GIVES 7750MM<sup>3</sup> FRESH AIR.

**DRAINAGE:-**

ALL NEW DRAINS TO BE 100 DIA U.P.V.C. SURROUNDED WITH 150 PEASHINGLE. NEW INSPECTION CHAMBER TO FORMED WITH PER-CAYT CONCRETE SECTION 600x450 MIN. SURROUNDED IN MIN. 150. CONCRETE. EXISTING INSPECTION CHAMBER TO BE REMOVED AND EXISTING DRAIN TO BE RE-INSTATED WITH CLAY PIPES. WHERE DRAINS PASS THROUGH FOUNDATIONS PER-CAYT CONCRETE LINTELS ARE TO BE PROVIDED OVER. 100 DIA U.P.V.C. STUB STACK TO BE FITTED WITH AN AIR ADMITTANCE VALVE TO BE SITED ABOVE THE FLOOD PLANE LEVEL OF SINK. SINK WASTE TO BE 32MM Ø U.P.V.C. WITH STANDING WASTE FOR DISH WASHER. DEPTH OF SEAL TO SINK WASTE TO BE MIN. 75MM. ACCESS FOR RODDING PURPOSES TO BE PROVIDED AT THE BASE OF STUB STACK. ACCESS FOR RODDING PURPOSES TO BE PROVIDED AT THE END AND ALL CHANGES OF DIRECTION TO WASTE RUNS. 100 HALF ROUND DEEP FLOW U.P.V.C. GUTTER WITH 68 Ø RAIN WATER PIPE TO BE TAKEN TO NEW 1.5M<sup>3</sup> SOAKAWAY CREATES TO BE SITED MIN. 5.0M FROM ANY BUILDINGS.



Client: MR & MRS. ATKINS.		
Job: SINGLE STOREY EXTENSION 16 TURNSTONE, LONGFIELD.		
Drawing: EXISTING PLAN & ELEVATIONS		
Date: DEC. 23	Scale: 1:50	Drawn by: ASB
Job no. 23/41.	Drawing no. WD.01.	Revision no.