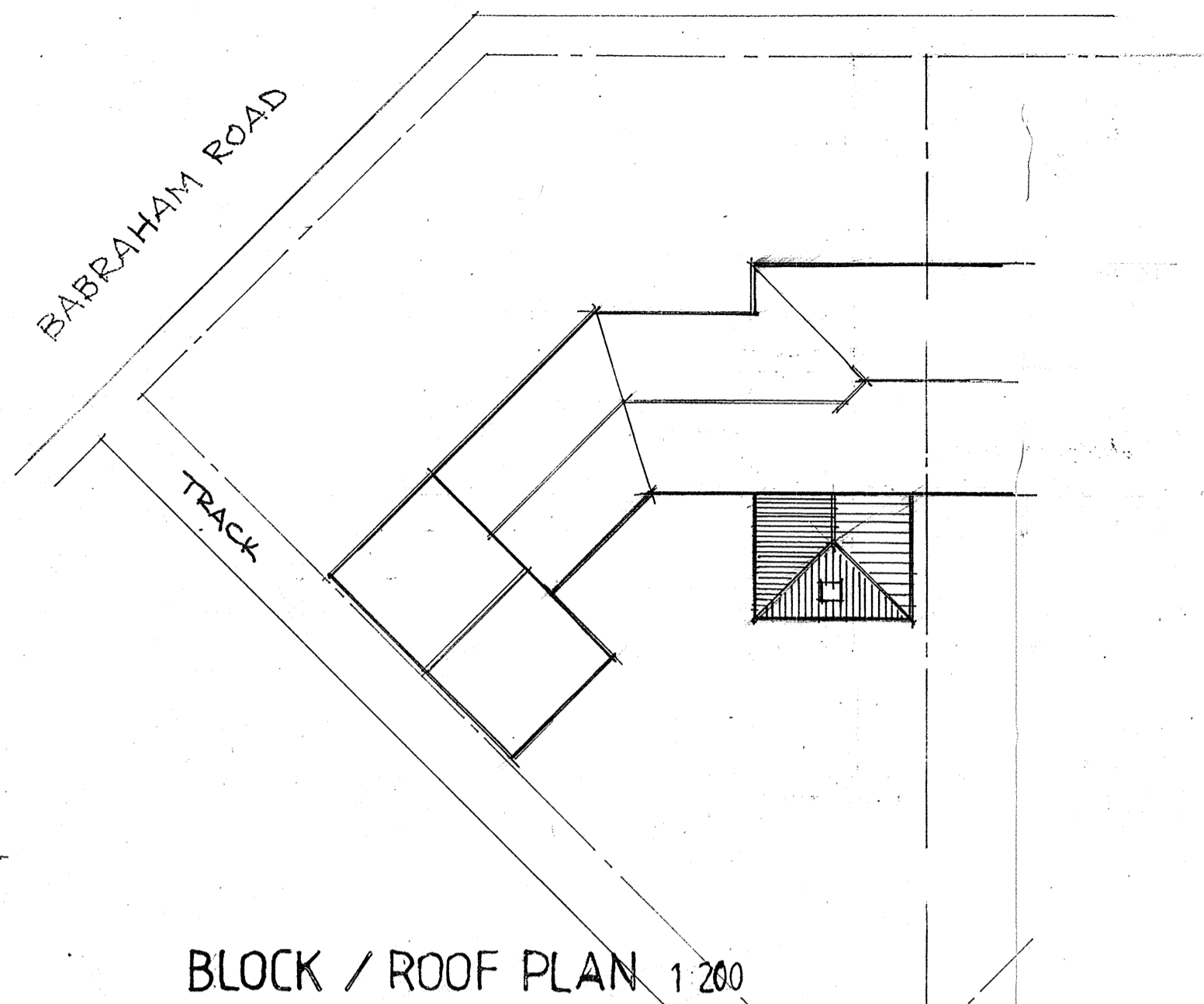
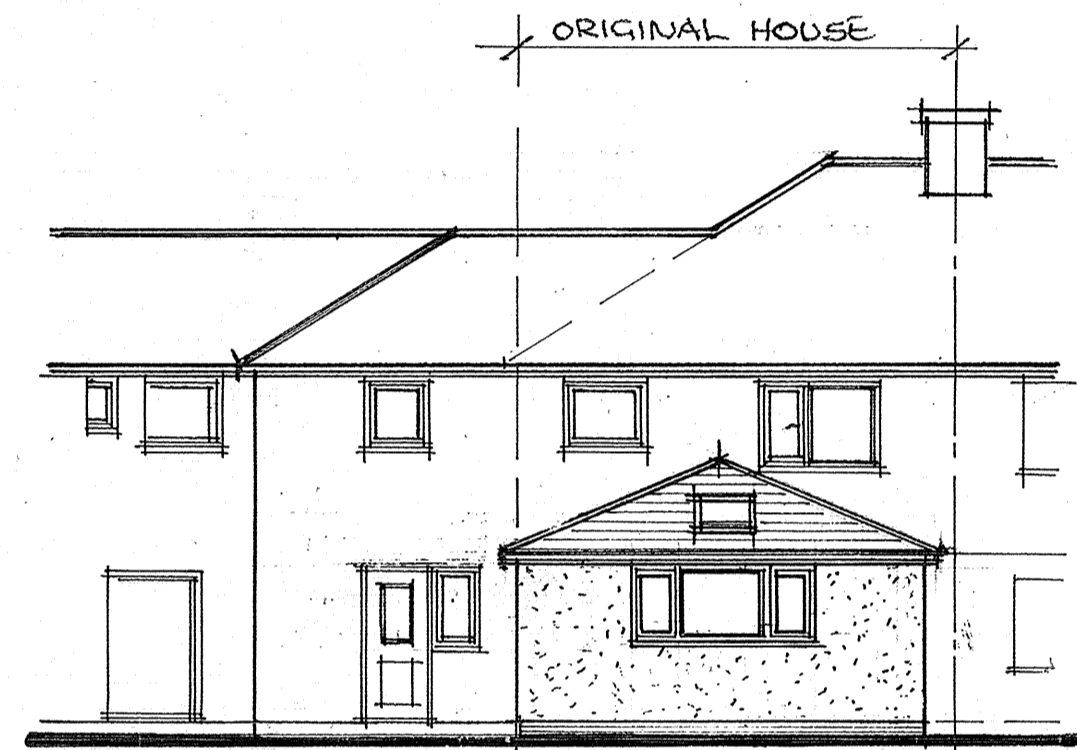


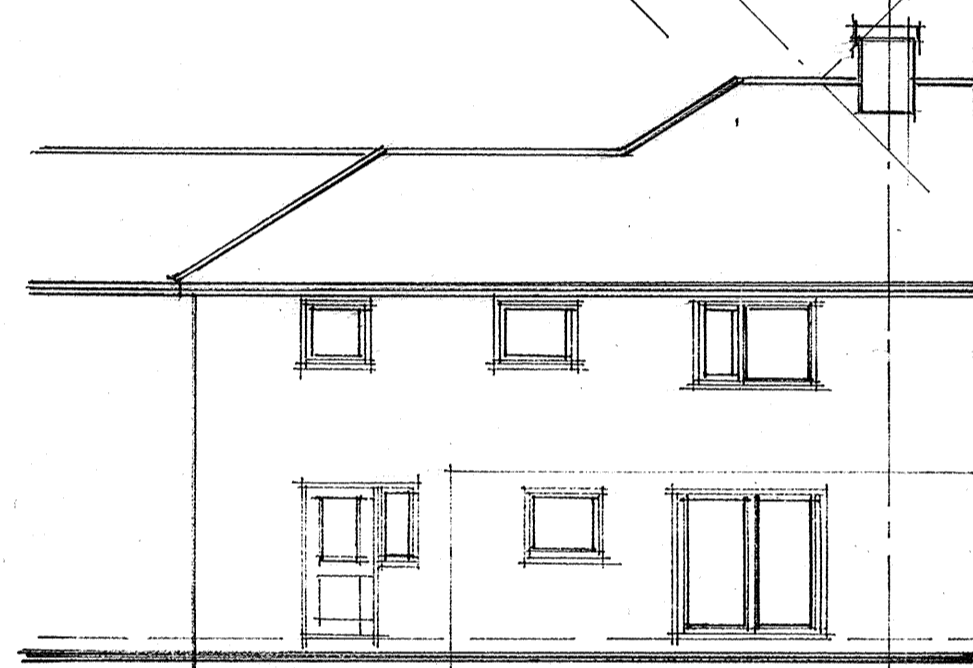
SIDE. SIDE.



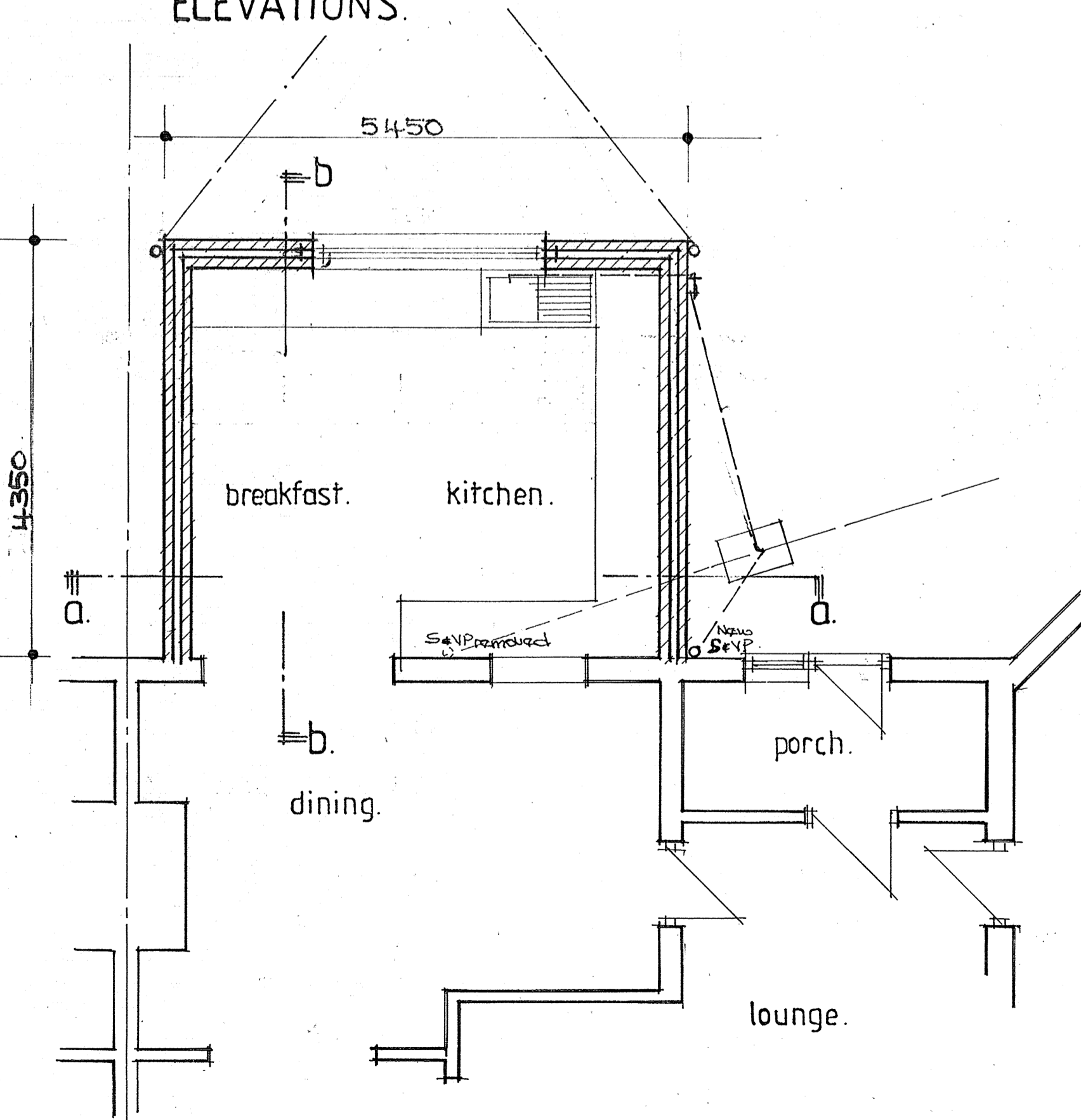
BLOCK / ROOF PLAN 1:200



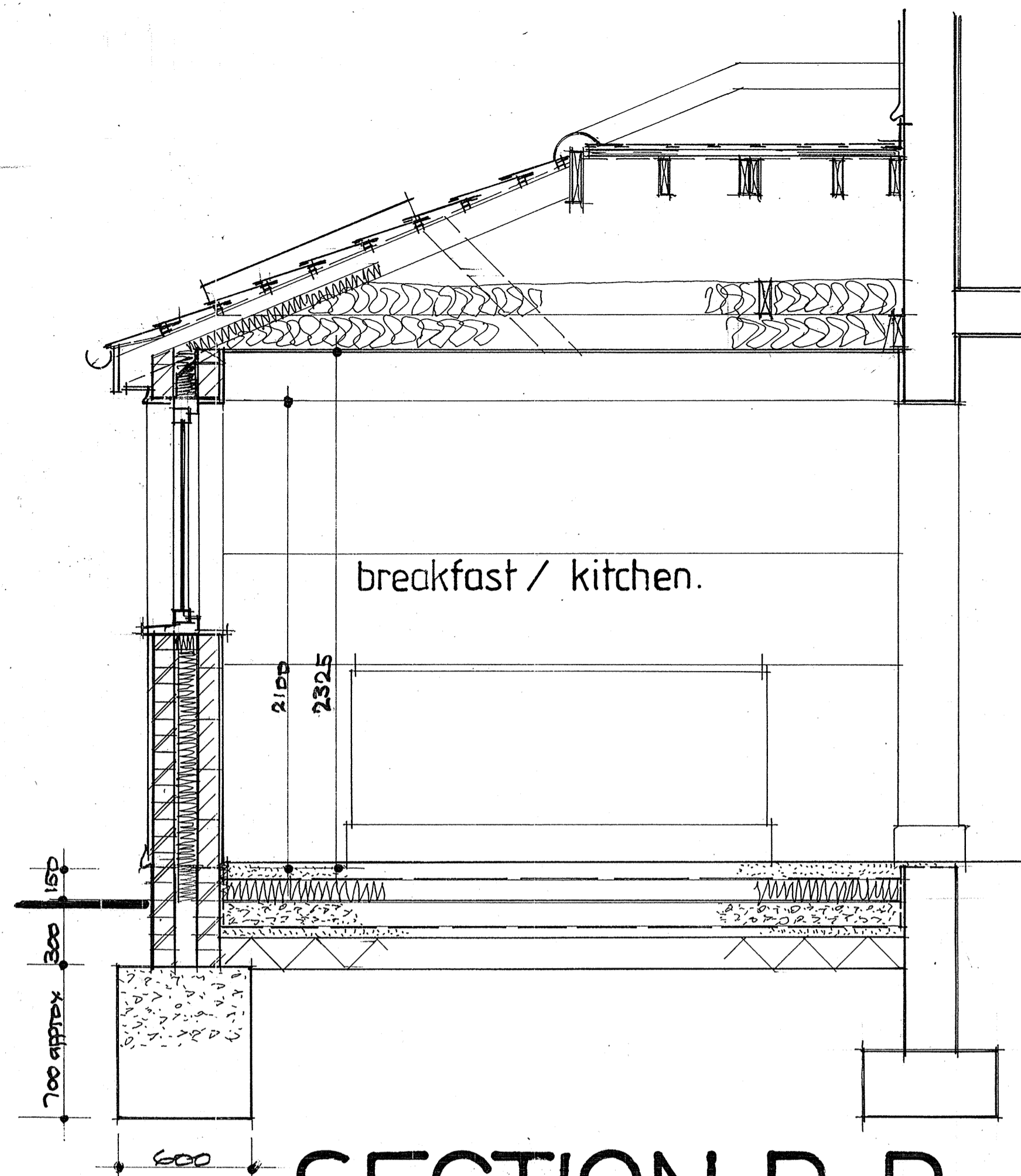
REAR. ELEVATIONS.



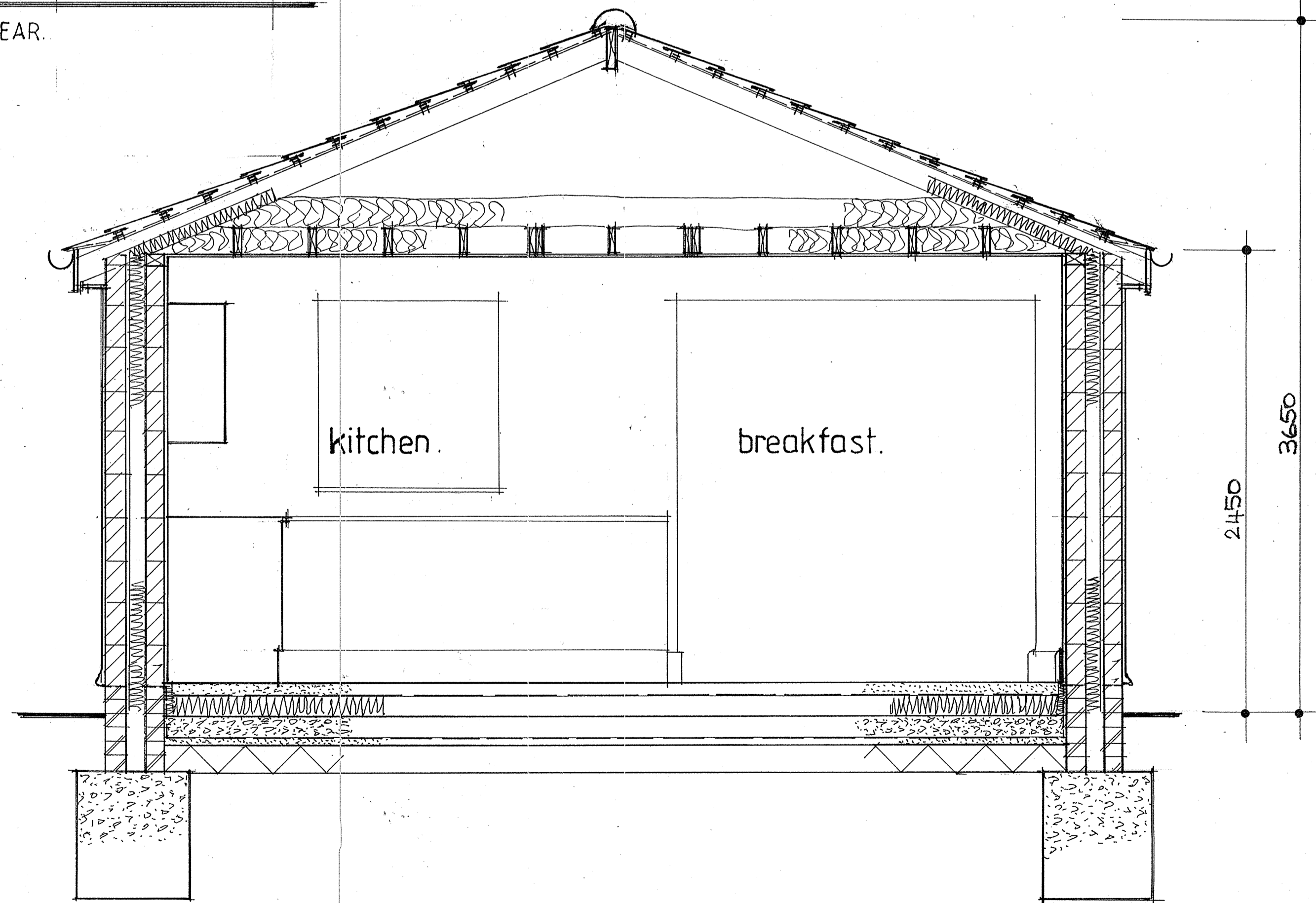
EXISTING REAR.



PROPOSED PLAN.



SECTION B-B.



SECTION A-A.

NOTES.

roof - to be covered with Sandtelt 20/20 tiles colour to match house on 38x45 terraced battens on one layer of approved breathable felt on 125x47 C24 rafters at 400 max centres and 22 1/2 pitch. Roof to be built off 100x75 wall plate strapped to wall at 2m max centres and constructed with 225x47 C24 ridge and hip rafters and 150x47 C24 ceiling joists at 400 centres. Ridge to be supported by double rafters and 150x47 collar, where rafters are not parallel with ceiling joists they are to be strapped to 3 No ceiling joists. Opening for rooflight to be trimmed with double joists and rafters to be insulated with 200mm Cavity wool insulation laid between and over ceiling joists. 50mm air gap to be maintained between felt and insulation by using a rigid insulation. 20mm eaves vents to be built in. Ceiling to be finished with 12.5mm plasterboard on skim.

walls - External walls to be constructed of 300mm cavity work consisting of two skins of 100mm calcium silicate blockwork with 90mm Kingspan K100 Full fill cavity insulation and 10mm residue cavity. Walls to be finished externally with 15mm tico coat render to match existing with render steps and internally with 12.5mm plasterboard on d.p.c. Cavity to be closed with approved insulated cavity cleats. Horizontal damp proof course to be built in 150mm min above ground level. Below d.p.c walls to be constructed of tico skins of brickwork. Wall ties to comply with BS 1243: 1978 placed at intervals not exceeding 600 horizontally, 450 vertically and 200 at or near joints. New wall ties to be fixed to existing with Furrix or other approved wall tie system.

foundations - to be 600 wide (1:3:6) concrete trench fill foundations at a depth to suit building control and site sub-soil conditions but to a minimum depth of existing foundations and below the invert of any drains or tree roots. If site sub-soil is found to be unfavourable then a structural engineer will be required to design foundations.

floor - to be constructed of 1:3 cement: sand screed on vapour control layer on 100mm Celotex G4H000 insulation on 100mm concrete slab on 1200 gauge DPM dressed up walls to link with d.p.c. on sand blinding on 150mm wall consolidated hardcore base.

lintels - to be Kingspan or other approved pressed metal type lintels of size and type to suit opening width and location, with 150mm and bearings.

door & windows - Windows to be double glazed with a U value of 1.4 W/m² K (Low E, k glass, argon filled) with minimum opening lights of 1/20th of the floor area and fitted with vents to give 6000mm² controllable ventilation. Doors to be double glazed in toughened safety glass to BS 6206. Rooflight to be installed to manufacturers specification and details.

general - Existing heating and electrical layouts to be extended to suit clients requirements. If existing boiler has to be moved or if it is not efficient it may need to be replaced with a new condensing type boiler installed to manufacturers details and specification. All new radiators to be fitted with thermostatic control valves. All new light fittings to be fitted with energy efficient lamps. Kitchen to be provided with mechanical extract capable of extracting 60 litres/sec and heat sensor alarm. All electrical work to be carried out in accordance with BS 7671 and documentation provided to show compliance.

Existing soil and vent pipe to be relocated to outside extension in 100mm dia uPVC pipe terminating 200 above first floor window with bird guard. All existing bathroom fittings to be connected to new S+VP. New sink to have 40mm dia uPVC waste with deep seal trap connected to new back in let gully connected to existing manhole via 100mm dia uPVC pipe at 1 in 40 fall on granular material base. Rainwater to be disposed of via 100mm dia half round uPVC gutter and 63mm dia uPVC down pipe connected to 100x100 x1000 soakaway formed in poly cells 5m away from buildings via 100mm dia uPVC pipes.

COM regulations - the contractor and sub-contractors are required without exception to undertake the works in accordance with all the relevant requirements of the Health and Safety Regulations.

party wall act - the client's attention is drawn to the requirements of the Party Wall Act 1996 and that the neighbour's written approval is required before any work is carried out to or near a party wall.

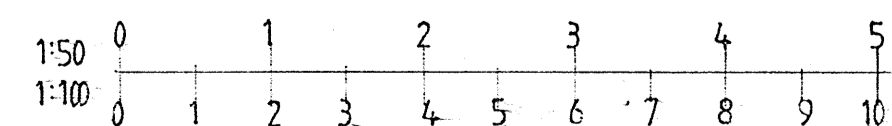


LOCATION PLAN. 1:1250

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Building Design Service

16 Willow Way Hauxton Cambridge CB2 5JB Tel: 01223-872062

PROPOSED EXTENSION AT
30, THE LIMES
SAWSTON
CAMBRIDGE
CB22 3DH.



CLIENT:	Mr & Mrs BAKALI.		
DATE:	SCALE:	DRAWING No.	
OCT 2023.	1:100, 1:50, 1:20	A1	SF23 031 .1.