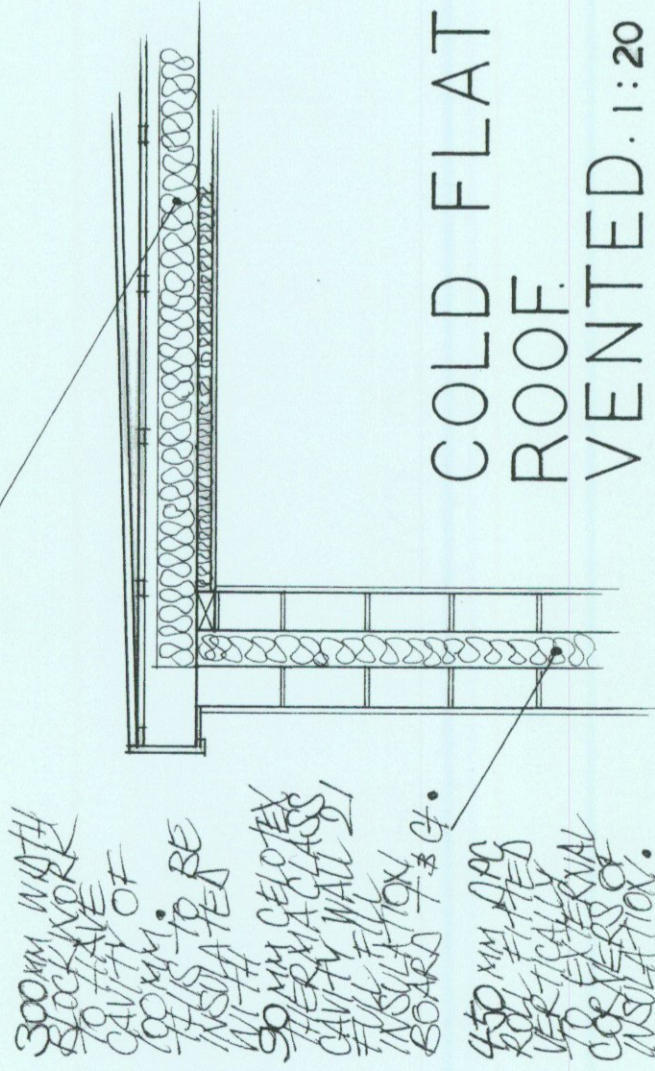
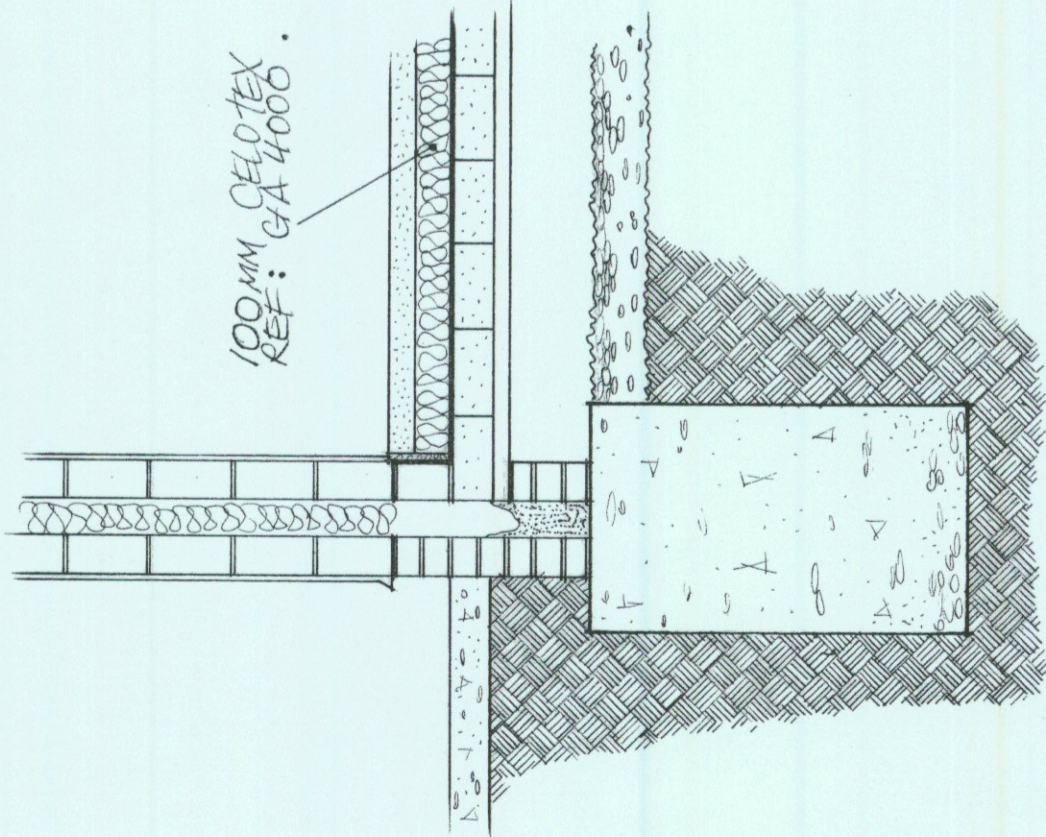


100MM CELOTEX BETWEEN RAFTERS WITH GA 4000 WITH 60MM CELOTEX BENEATH RAFTER REF: PL 4060 BELOW.



COLD FLAT ROOF VENTED. 1:20

**AIR FLOW.** ADJUSTMENT VENTS FITTED TO WALL STRUCTURE AT TOP OF NEW FLAT ROOF. WEATHERED IN WITH CODE 4 LEAD IF REQUIRED. WHERE CLOSED OFF SPACES ARE CREATED, 25MM HOLES ARE TO BE DRILLED AT TOP OF JOISTS ABOVE INSULATION. THESE TO BE AT 150MM CENTRES. SOURCE OF AIR FLOW FROM FACIA OR SOFFIT VENTING.



WALL, FLOOR & FOUNDATION. 1:20

**FOUNDATION.** STRIP FOUNDATION FROM CONCRETE OF MIX GR 3. 100MM DEEP AND 600MM WIDE. THIS TO BE CONFIRMED BY STRUCTURAL ENGINEERS REPORT.

SUITABLE FOUNDATION BRICKWORK AT TOP OF NEW FOOTING UP TO DPC LEVEL. THIS TO INCORPORATE BLOCK AND BEAM SUB FLOOR SYSTEM, CAVITY WALL TYPE.

**FLOOR.** BLOCK AND BEAM SET ON A DPC LAYER AND FINISH TO STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SYSTEM SUPPLIED BY SPECIALISTS.

SUB-SOIL BENEATH FLOOR TO BE CLEAN AND CONSOLIDATED. THIS VOID TO BE CROSS VENTILATED. THIS VOID TO BE GIVEN AIR BRICK WITH PERISCOPE VENTILES AT MAXIMUM 1800MM CENTRES. CAVITY TRAY OF 450MM FITTED OVER EACH AIR BRICK.

**DRAINS.** DPM SHEETING Laid OVER BLOCK AND BEAM WITH 100MM KINGSPAN AND FINISHED OVER. 25MM CELOTEX FITTED TO PERIMETER TO PREVENT COLLECTED BRIDGE TO SCREED FLOOR. SCREED DEPTH TO BE 70MM THICK.

CONCRETE PLANK LININGS FITTED OVER 100MM UPVC DRAIN PIPES WHERE GOING THROUGH NEWLY CONSTRUCTED WALLS.

PIPE AND TO FALL OF 1:60 AND SURROUNDED WITH 50MM RA SHINGLE SYSTEM TO EXISTING DRAINAGE WHERE REQUIRED. THIS VIA MANHOLES WHERE BUILT IN SLIPPERS AND CHIMNELS WITH CAST IRON COVERS AND FRAMES AS NECESSARY. NEW SADDLE CONNECTION TO PUBLIC SEWER TO BE REQUIRED IN ACCORDANCE WITH SOUTHERN WATER RECOMMENDATIONS.

**WALLS.** WALL TYPE CONSTRUCTION OF CAVITY WALLS USING FACE BRICK OR BLOCK OR BOTH LAYS OF 100MM THESE CREATING 100MM CAVITY.

\* CAVITY INSULATION TO BE 100MM FIBRE GLASS BATT IN VOID TO ACHIEVE A U-VALUE OF 0.18 W/MK.

INNER AND OUTER LEAF TO BE TIED WITH STAPLES SPACED AT 450MM VERTICAL STAGGERED.

EXTERNAL WALL FINISH TO BE FACE BRICK OR WET LAYED BLOCKWORK. INTERNAL WALL FINISH TO BE NOT LESS THAN 12.5MM PLASTER SKIMMED WITH 12.5MM PLASTER FOR FINISH AND 12.5MM PLASTER FINISH.

CAVITY WINDOWS FITTED OVER DOORS STRUCTURAL ENGINEERS REPORT WITH ALL APERTURE REVEALS TO HAVE THERMABRUTE JAMB FILLERS TO HAVE CAVITY CLOSERS.

INTERNAL WALLS TO BE 100MM CELOTEX AND BLOCKS WITH PLASTER SKIM FINISH.

INTERNAL WALLS ALSO FROM TIMBER STUD OF 100MM X 50MM C16 GET AT 400MM CENTRES. 100MM MINERAL WOOL FITTED BETWEEN STUDS WITH 2.5MM SOUND BLOCK PLASTER BOARD SCREWED TO BOTH SIDES. PLASTER SKIM FINISH.

**WINDOWS.** EXTERNAL DOORS AND WINDOWS TO BE ALUMINIUM OR UPVC WITH TRUCKLE VENTS FITTED FOR BACK-GROUND VENTILATION. GLAZING TO BE MINIMUM DOUBLE AND TO ACHIEVE A U-VALUE OF 1.6 W/MK.

WINDOWS TO HABITAT ROOMS TO BE DOUBLE GLAZED. THESE TO HAVE OPENERS OF 450MM X 70MM CLEAR OPENING MINIMUM. CILL HEIGHT TO BE BETWEEN 800MM AND 100MM ABOVE FINISHED FLOOR LEVEL.

**FLAT ROOF.** FIBRE GLASS AND PAINTED FINISH WEATHERING COM APPLIED TO 18MM AND G OSB BOARDING. THIS GLUED AND SCREWED THROUGH FLOORING PIECES INTO NEW ROOF JOISTS.

JOISTS TO BE 150MM X 50MM C16. THESE TO BE CHECKED BY STRUCTURAL ENGINEER. THESE FINISHED AT 400MM CENTRES TO NEW WALL PLATES OF 100MM X 50MM C16 BENDED ON TO INNER BLOCK LEAF.

RESTRAINT STRAPS OF 50MM X 50MM AND 1000MM LONG FITTED AT 200MM CENTRES. THESE SCREWED TO NEW WALL PLATE AND OVER THREE BLOCKS DOWN INTERNAL FACE OF WALLING.

100MM KINGSPAN FITTED BETWEEN ROOF CEILING JOISTING FLUSH TO UNDERSIDE. 60MM CELOTEX WITH 12.5MM PLASTER BOARD SCREWED THROUGH INTO JOISTS. THIS TO BE PLASTER SKIMMED TO CREATE NEW CEILING.

FASCIA AND OR SOFFIT BOARDS TO BE MATCHING EXISTING WHERE REQUIRED. MATCHING GUTTERING FITTED AND DRAIN NICK TO EXISTING SOFFIT AND SOffit. OPTIONAL NEW SOFFIT WAY TO BE MINIMUM 5 METRES FROM MAIN STRUCTURE.

**VENTING.** MECHANICAL VENTILATION TO KITCHEN BY FANS CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 60 LITRES PER SECOND. FANS TO BE INSTALLED IN SWITCHED AND INSULATED AND SUPPORTED.

MECHANICAL VENTILATION TO BATHROOMS BY FANS CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 15 LITRES PER SECOND. FANS TO BE INSTALLED IN SWITCHED AND INSULATED AND SUPPORTED.

MECHANICAL VENTILATION TO BATHROOMS BY FANS CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 15 LITRES PER SECOND. FANS TO BE INSTALLED IN SWITCHED AND INSULATED AND SUPPORTED.

**SMOKE DETECTION AND ALARM SYSTEM** TO COMPLY WITH BS 5839: PART 6. ALL ALARMS TO BE INTERCONNECTED AND WITH INDEPENDENT FUSE.

**ELECTRICS.** LIGHTING TO BE 100% ENERGY EFFICIENT WITH LED BULBS FITTED. SOCKET OUTLETS AND SWITCHES TO BE POSITIONED BETWEEN 450MM AND 1200MM ABOVE FINISHED FLOOR LEVEL.

ALL WORKS TO BE CARRIED OUT BY COMPETANT AND CERTIFIED TRADESMEN.

ALL STRUCTURAL ISSUES TO BE CHECKED AND VERIFIED BY STRUCTURAL ENGINEER PRESENTED IN A REPORT.

ALL WORKS TO BE CARRIED OUT AND COMPLETED IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

FLAT ROOF  
GROUND FLOOR  
EXTENSION.  
BUILDING REGS.

SCALE 1:20



<b>PROJECT.</b> 2 HAVES ROAD GREENHITHE KEYT DAG 9 AN.
<b>CLIENT.</b> MR & MRS N. CLARK.
<b>PROPOSED TITLE.</b> GROUND FLOOR EXTENSION TO THE REAR ELEVATION.
<b>SCALE.</b> 1:20. A2
<b>DRAWN BY.</b> D. CHAMBERLAIN. 01795 876412 - 07711848334.
<b>DATE.</b> APRIL 2024.
<b>DRAWING N°.</b> DC/222.
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\* REVISION MADE.