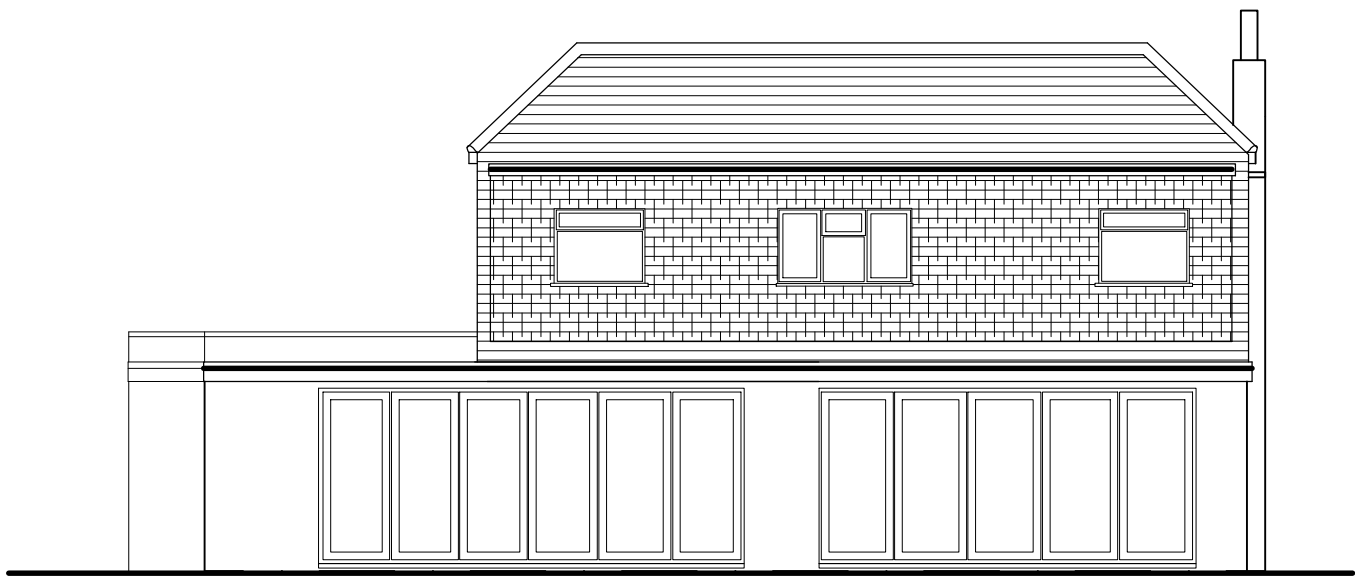
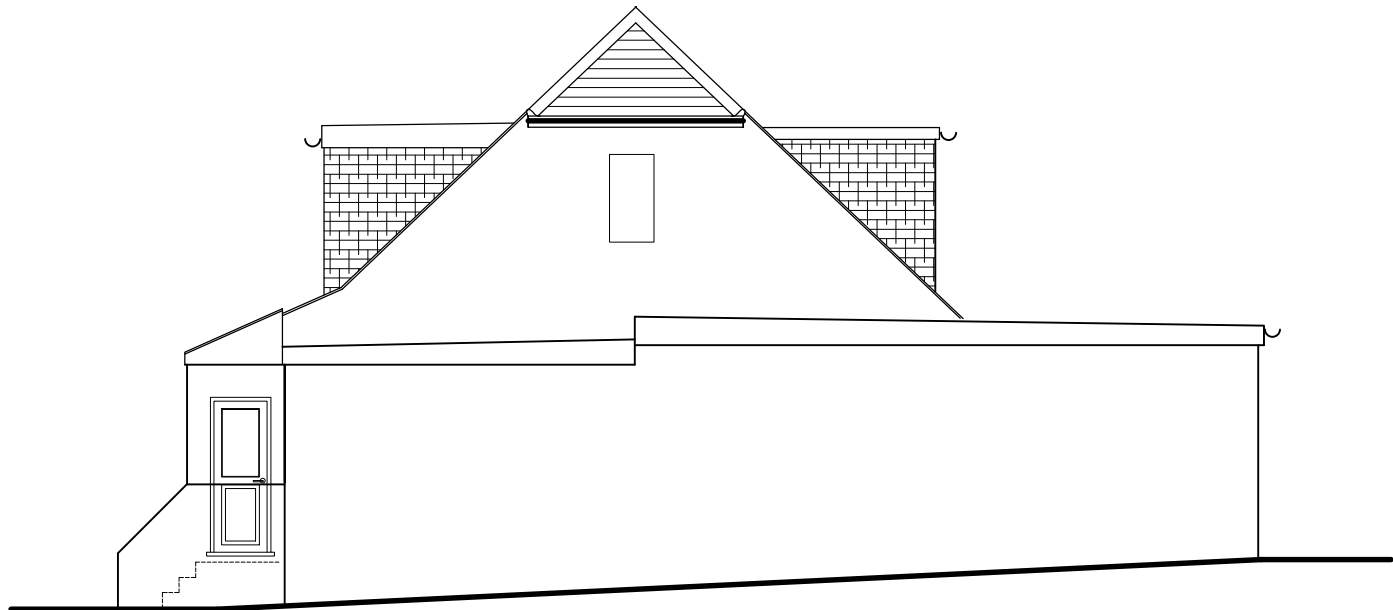




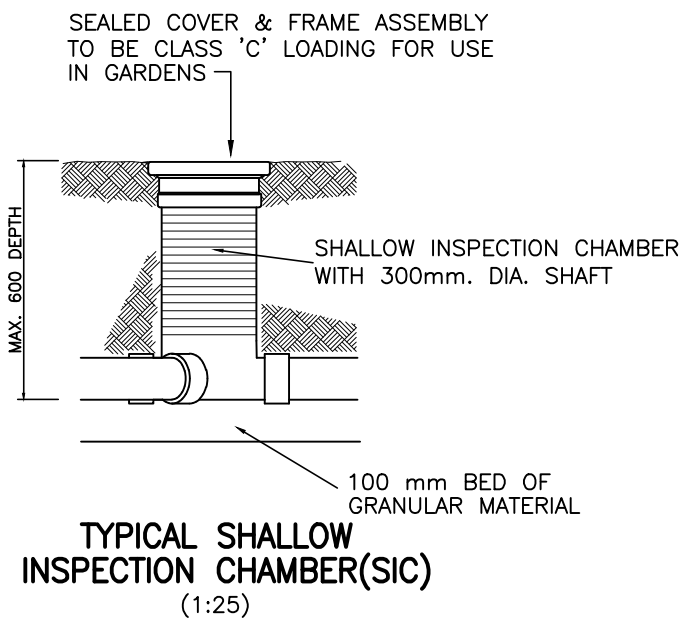
PROPOSED REAR ELEVATION
(1:100)



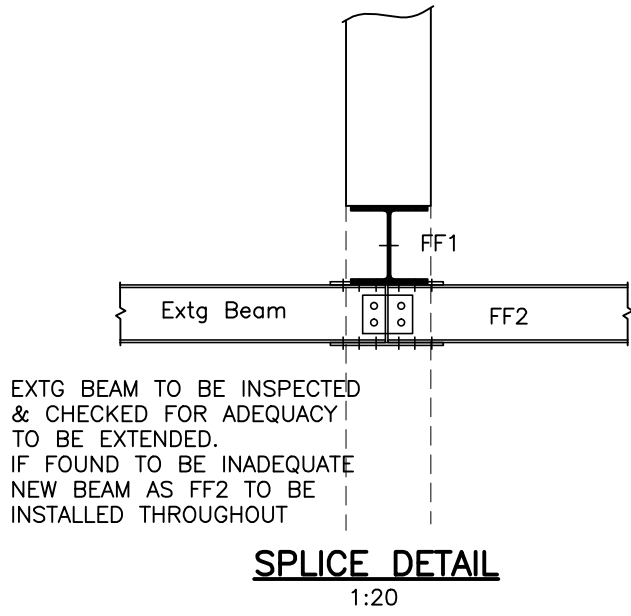
PROPOSED FRONT ELEVATION
(1:100)



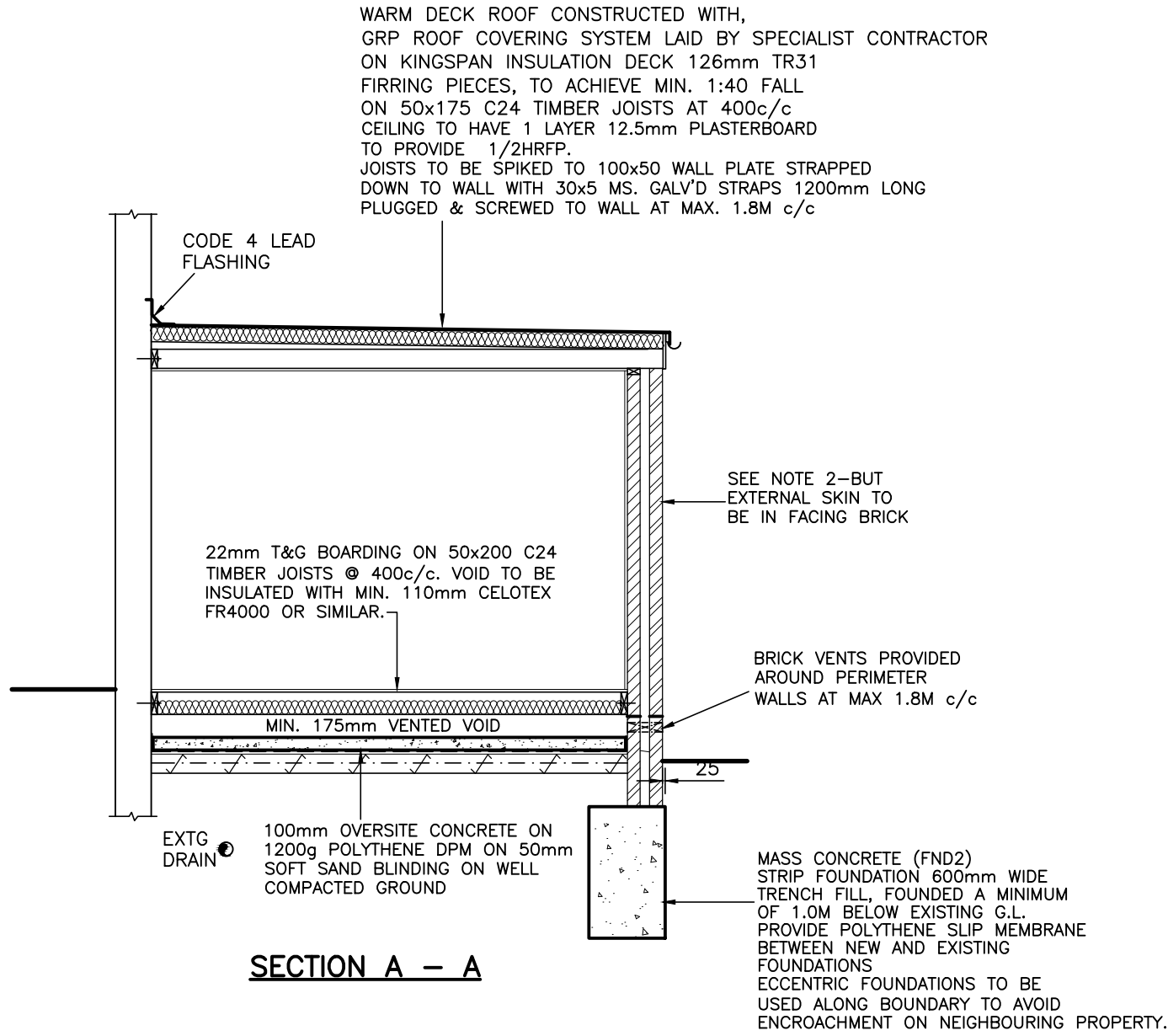
PROPOSED SIDE ELEVATION
(1:100)



TYPICAL SHALLOW
INSPECTION CHAMBER(SIC)
(1:25)

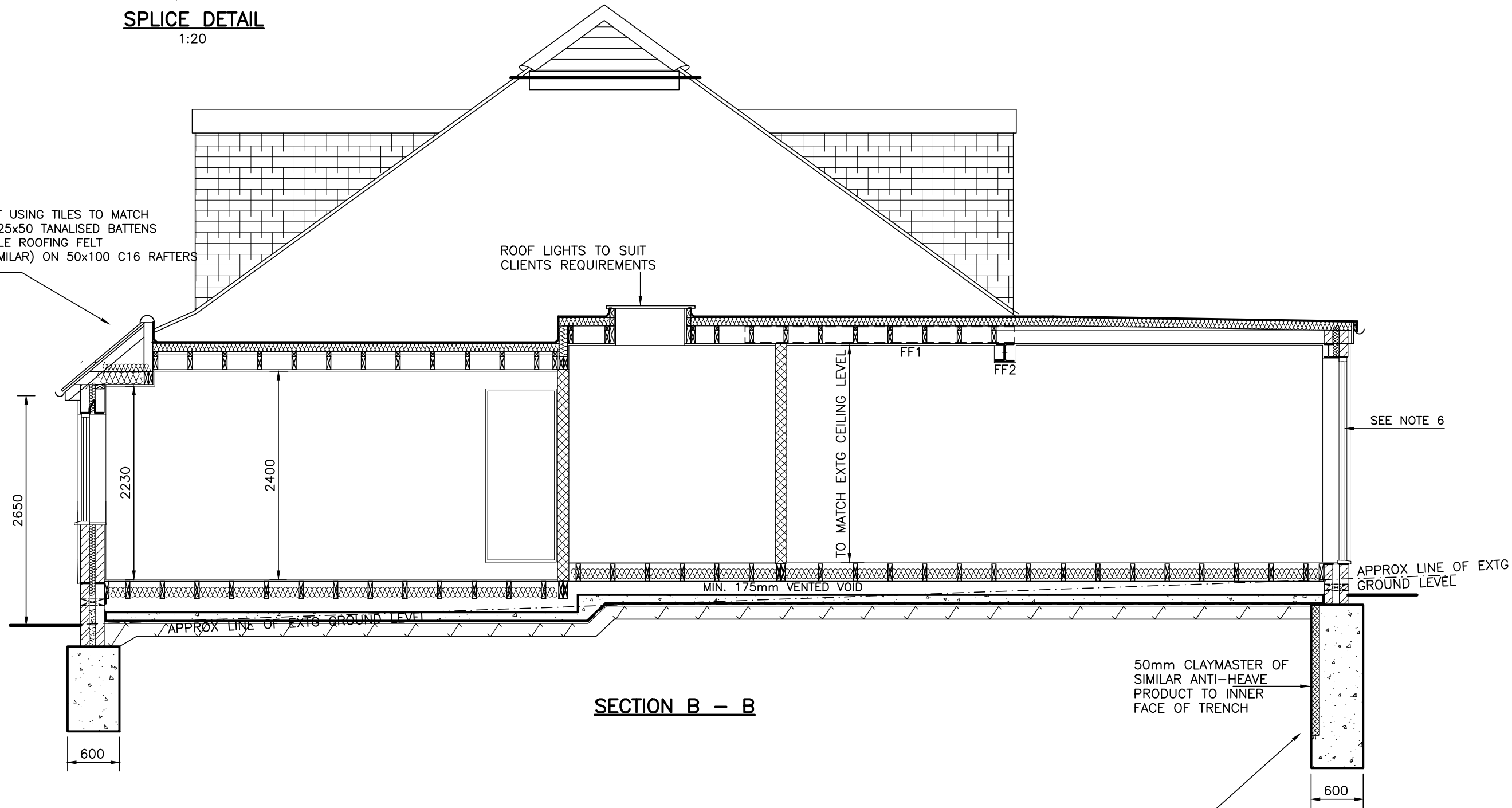


SPLICE DETAIL
1:20



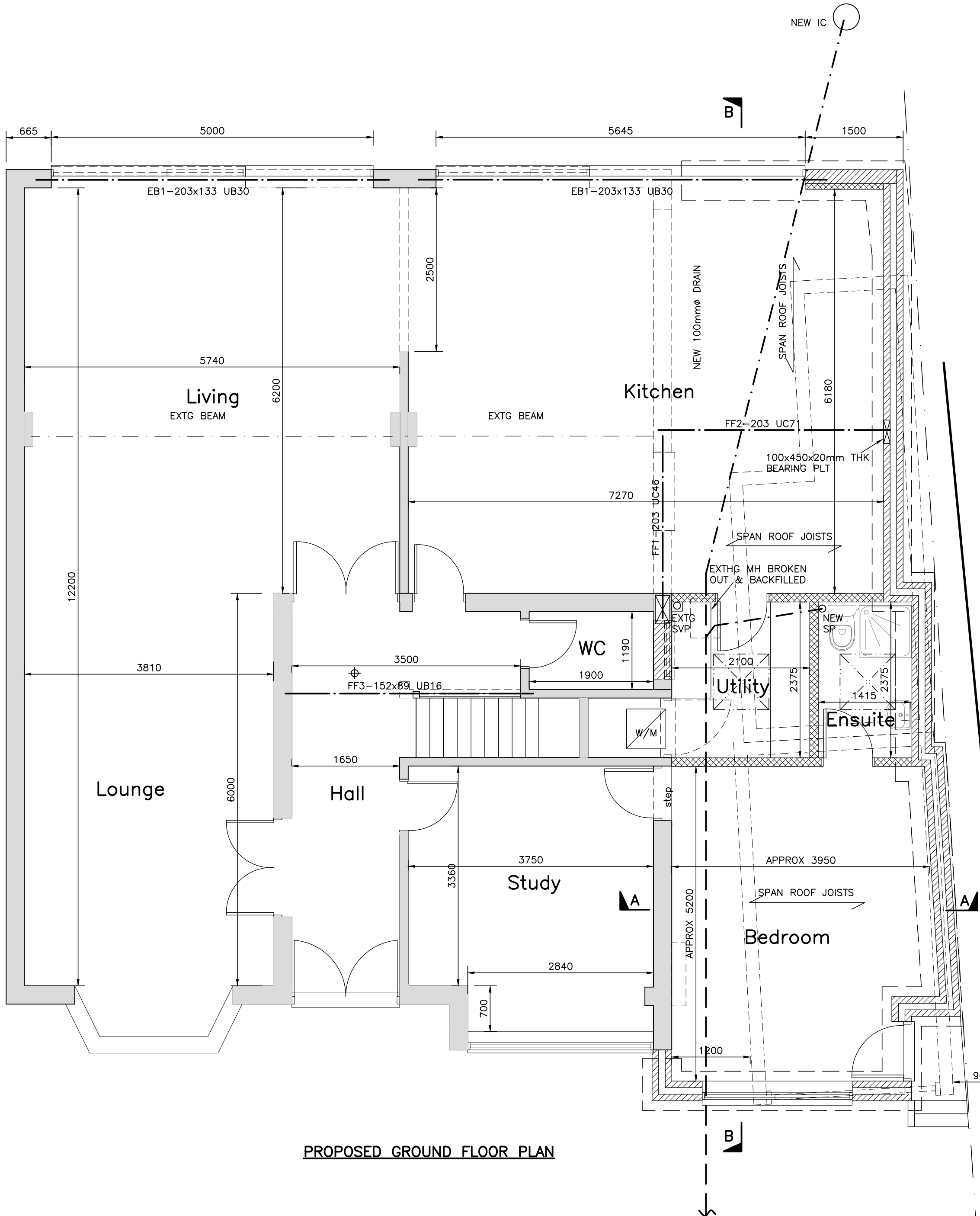
SECTION A - A

PITCHED ROOF USING TILES TO MATCH
EXISTING ON 25x50 TANALISED BATTENS
ON BREATHABLE ROOFING FELT
(TYVEK OR SIMILAR) ON 50x100 C16 RAFTERS
AT 400c/c



SECTION B - B

FOUNDATION DEPTH ALONG REAR ELEVATION & CORNER
TO BE 2.3M DEPTH DUE TO CONIFER TREE APPROX
10.0M AWAY. FOUNDATION CAN BE STEPPED UP BY
150mm EVERY 1.0M FURTHER AWAY FROM TREE TO A
MIN. DEPTH OF 1.20M



PROPOSED GROUND FLOOR PLAN

- Notes:
1. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & CODES OF PRACTICE.
 2. WALL CONSTRUCTION:-GENERALLY WALLS TO BE CONSTRUCTED FROM 2-SKINS BRICKWORK IN FLETTONS OR SIMILAR BELOW DPC LEVEL & CONTINUED ABOVE WITH TWO SKINS OF BLOCKS. THE INTERNAL SKIN TO BE IN THERMALITE 'TURBO' BLOCKS & THE EXTERNAL SKIN TO BE IN 100mm STRANLITE OR SIMILAR MEDIUM DENSE BLOCK WITH A 95mm FULLY INSULATED CAVITY USING DRITHERM 32 CAVITY BATS OR SIMILAR. THE TWO SKINS ARE TO BE TIED TOGETHER WITH 5/5 WALL TIES PLACED AT 450c/c VERTICALLY & 750c/c HORIZONTALLY, STAGGERED. CAVITY TO BE CLOSED AT ALL DOOR & WINDOW REVEALS WITH A PROPRIETARY CAVITY CLOSER. (ROCKWOOL OR SIMILAR). NEW WALLS FIXED TO EXISTING WITH 'FIRFIX' WALL TIES OR SIMILAR. EXTERNAL BLOCK SKIN TO BE PROTECTED WITH A WATERPROOF RENDER APPLIED IN 2 COATS TO MANUFACTURERS INSTRUCTIONS. INTERNAL FINISH TO BE 12.5mm PLASTER BOARD ON DABS. SULPHATE RESISTING CEMENT TO BE USED IN ALL WORKS BELOW DPC LEVEL.
 3. BEAM ENCASEMENTS:- ALL NEW STEEL BEAMS TO BE PROTECTED WITH A CONSTRUCTION TO ACHIEVE A MINIMUM 1/2hr FIRE RESISTANCE (ie 12.5mm FIRE LINE BOARD OR INTUMESCENT PAINT).
 4. VENTILATION DETAILS:- NEW DOUBLE GLAZED WINDOWS TO HAVE MIN. OPENABLE AREA OF 1/20th OF THE FLOOR SPACE & INCORPORATE MIN. 8000mm² TRICKLE VENTS. NEW SHOWER ROOM TO HAVE A MECHANICAL VENT WITH MIN. 3 AIR CHANGES PER HOUR & OPERATED VIA THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN DUCTED THROUGH TO THE EXTERNAL AIR.
 5. INTERNAL WALLS:- 100mm OVER ALL THICKNESS TIMBER STUD WALLS INSULATED WITH ROCKWOOL OR SIMILAR INSULATION BETWEEN STUDS. JOISTS DOUBLED UP & BOLTED TOGETHER UNDER NEW PARTITIONS. NOGGINs TO BE PROVIDED BETWEEN JOISTS WHERE PARTITIONS RUN AT RIGHT ANGLES TO SPAN OF JOISTS.
 6. WINDOWS:-ALL NEW GLAZING IN PVC OR WOOD FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/M²K- ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm ARGON FILLED AIR GAP BETWEEN PANES THE FRAMES TO HAVE AN 8mm THERMAL BREAK. ALL GLAZING BELOW 800mm TO BE IN TOUGHENED SAFETY GLASS (KITE MARKED)
 7. SURFACE WATER: BUILDER TO ALLOW FOR CONNECTING TO EXTG S/W SYSTEM HOWEVER FINAL DISPOSAL OF SURFACE WATER TO BE DETERMINED ON SITE & AGREED WITH THE BUILDING INSPECTOR. IF SOAKAWAY IS TO BE USED CONSTRUCTION TO BE MIN. 6.0M AWAY FROM ANY BUILDING
 8. LINTELS: ALL LINTELS TO BE CATNICK TYPE CG90/100 UNLESS NOTED OTHERWISE.
 9. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF APPROVED DOCUMENT 'P' & DESIGNED & INSTALLED OR INSPECTED & TESTED BY A QUALIFIED ELECTRICIAN WHOM IS REGISTERED WITH A GOVERNMENT AUTHORISED SELF CERTIFICATION SCHEME, OR A SEPARATE BUILDING NOTICE FOR THIS WORK IS TO BE SUBMITTED.
 10. BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.
 11. DPC TO BE RUBEROID & LAPPED WITH EXISTING & POSITIONED A MINIMUM OF 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL.
 12. ALL FINISHES DOORS/WINDOWS/HEATING/ELECTRICAL POINTS ETC. TO BE DISCUSSED & AGREED WITH THE CLIENT.
 13. ALL WATER TO BE SUPPLIED BY A STATUTORY WATER UNDERTAKER OR LICENSED WATER SUPPLIER THROUGH AN INSTALLATION COMPLYING TO THE REQUIREMENTS OF THE WATER SUPPLY REGULATIONS 1999(SI 1999/1148).
 14. PROVIDE 1NO. ENERGY EFFICIENT LIGHT FITTING TO EACH NEW HABITABLE ROOM THAT CAN TAKE A LAMP WITH A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT.
 15. ⬢ DENOTES SMOKE DETECTOR ALL DETECTORS ARE TO BE INTERLINKED & FITTED NO NEARER THAN 300mm FROM ANY LIGHT FITTINGS. TO ALSO BE INTERCONNECTED TO THE MAINS SUPPLY WITH A BATTERY BACK UP ALLOWING A MIN. OF 72hrs MAINS FAILURE.

Rev	Description	Date
Kevin D'Austin Architectural & Structural Services kevin@kdadesigns.co.uk This drawing is property of Mr Kevin D'Austin. The information is contained in copyright and is not to be copied or used without prior permission.		
Project	PROPOSED SINGLE STOREY SIDE EXTENSION,	
Drawing	CONSTRUCTION DRAWING	
Drawn	KDA	Checked
Scale		Date
Drg. No.		Rev