

INSTALL MAINS OPERATED AND INTER LINKED SMOKE DETECTOR / ALARM TO LOCATIONS SHOWN TO BS 5446
 ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO
 ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES
 ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR
 SUPPLY AND FIX WALL PLATE HOLDING DOWN AND GABLE STRAPS AT 1.25m CRS FIX IN ACCORDANCE WITH MANUFACTURERS DETAILS.
 ALLOW FOR WALL PLASTER AND SKIM TO NEW WALLING
 SUPPLY AND FIX ENERGY EFFICIENT LIGHT FITTINGS
 ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR
 ALLOW FOR SAW CUT DPC AT NEW AND EXISTING WALL ABUTMENT
 ALL DIMENSION AND SETTING OUT TO BE CHECKED ON SITE AND ANY DEGRENCIES TO BE HIGHLIGHTED TO ARCHITECT
 EXTERNAL LIGHTING TO BE MAX. 100 WATT AND HAVE DAY NIGHT CONTROLS
 BOILER TO BE INSTALLED AND COMMISSIONED BY APPROVED PERSON AND CERTIFICATE TO BE PROVIDED TO BUILDING INSPECTOR
 CATNIC LINTELS TO BE USED TO ALL NEW DOOR AND WINDOW OPENINGS AND INSULATED DPC TO ALL WINDOW REVEALS
 EXISTING FOUNDATIONS TO BE EXPOSED FOR BUILDING INSPECTOR TO CHECK IF ADEQUATE TO SUPPORT ADDITIONAL LOADS

SUPPLY AND FIX EXTRACT FAN / COOKER HOOD TO KITCHEN TO COMPLY WITH CURRENT BUILDING REGULATIONS
 KITCHEN FITTINGS AS CLIENTS SPECIFICATION
 SINK TO HAVE 40MM DIA. WASTE, ALL TO BE CONNECTED INTO EXISTING DRAINAGE. ALL WASTE TO HAVE 75MM DEEP SEALED TRAP. ALLOW FOR RESEALING ALL TRAPS.

SUPPLY AND BUILD IN STEEL BEAM AS ENGINEERS DETAILS PLASTER WITH 2 LAYERS OF 12.5MM FIRE LINE BOARD TO GIVE 1 HOUR FIRE RESISTANCE.

CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIM TO FORM ROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION

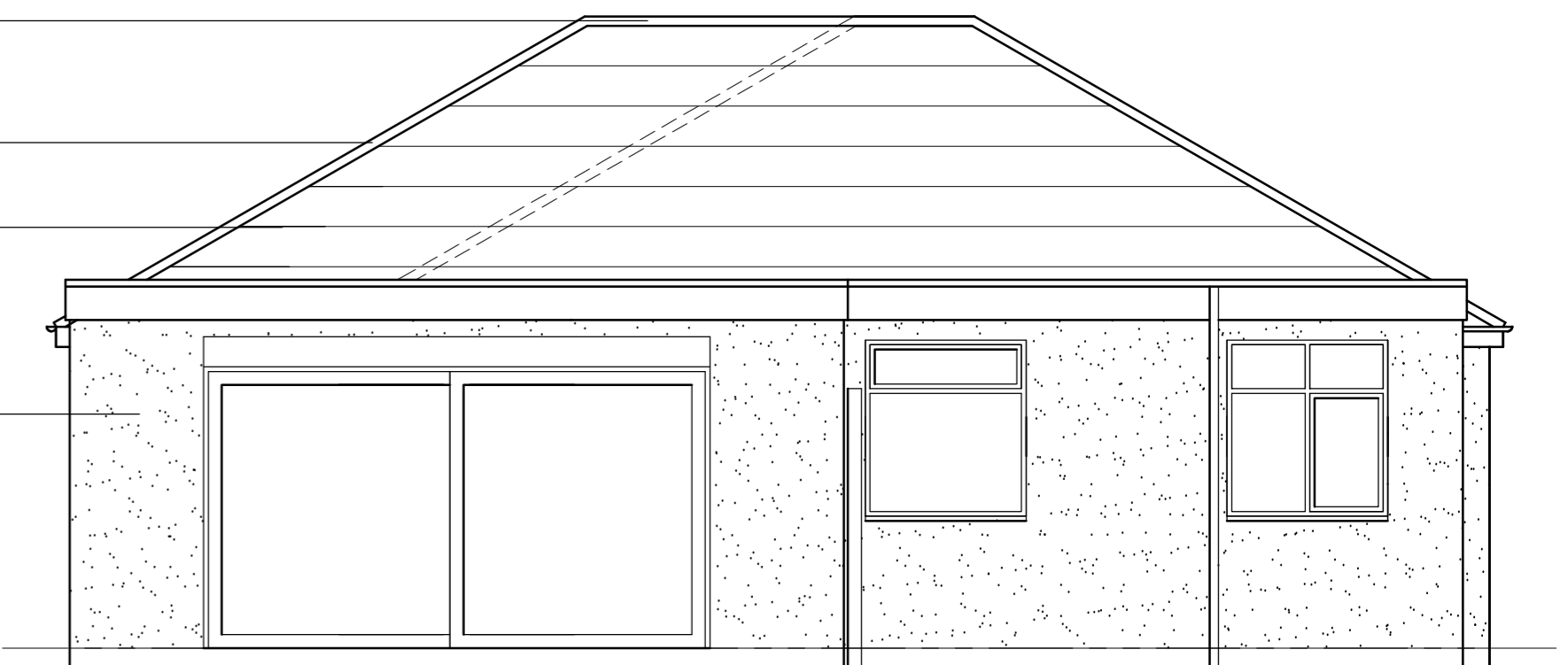
KITCHEN FITTINGS AS CLIENTS SPECIFICATION
 SUPPLY AND FIX EXTRACT FAN TO UTILITY TO COMPLY WITH BUILDING REGULATIONS AND DUCT TO EXTERNAL AIR.

GENERAL WALL CONSTRUCTION TO BE RENDER ON 100MM BLOCK WORK TO MATCH EXISTING. 25MM CLEAR CAVITY 75MM THICK PARTIAL FILL CAVITY KINGSPAN KOOL THERM WALL K108 INSULATION BOARD TO COMPLY WITH CURRENT BUILDING REGULATIONS. 100MM THICK BLOCK WORK INNER SKIN. WALL TIES TO BE VERTICAL TWIST TYPE AT 750MM MIN. CRS. AND 450MM CRS VERTICALLY. USE CROCODILE CLIPS AT NEW AND EXISTING WALL ABUTMENT

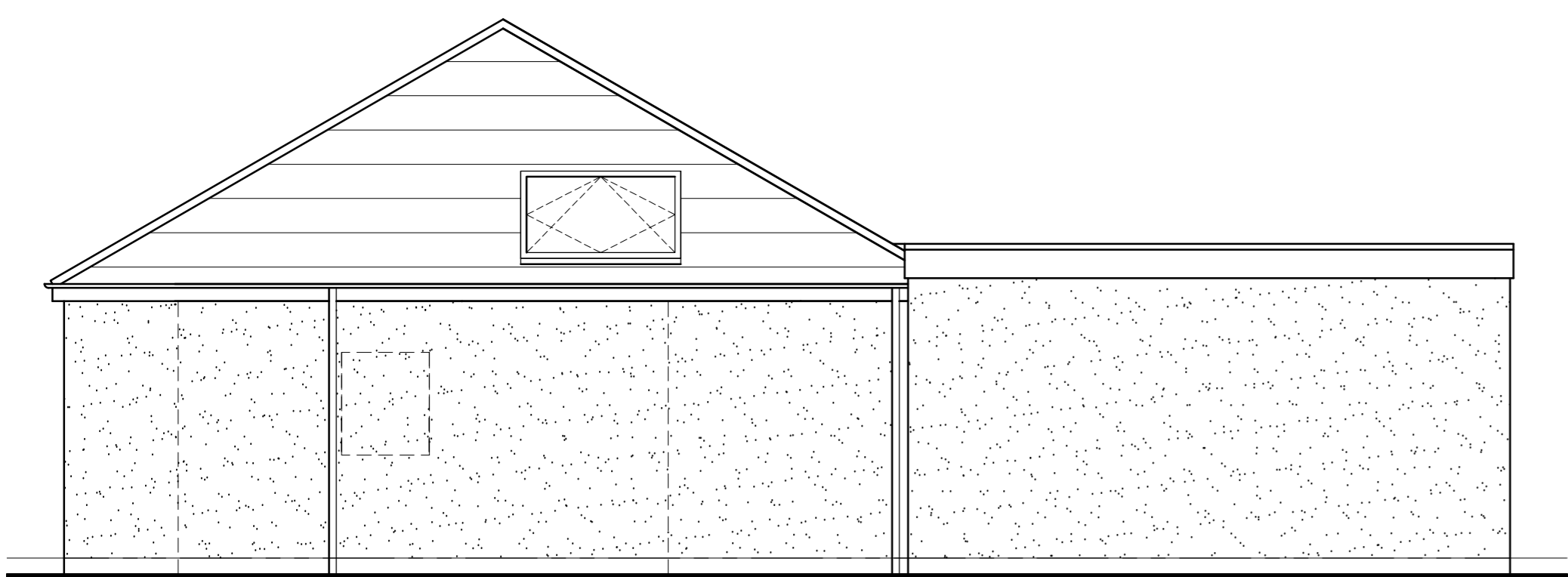
GROUND FLOOR PLAN



NEW ROOF RIDGE TILES TO MATCH EXISTING BUILDING
 NEW ROOF HIP TILES TO MATCH EXISTING BUILDING
 LEAD WORK AT ROOF AND WALL ABUTMENT 150MM UP FACE OF WALL
 NEW ROOF TILES TO MATCH EXISTING BUILDING
 NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING BUILDING
 NEW RENDER TO WALLING
 ALL NEW WINDOWS TO MATCH EXISTING HOUSE AND ARE TO BE FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION. ALL WINDOWS AND DOORS AND ROOF LIGHTS TO OBTAIN W.E.R. BAND C AS A MIN. AND CERTIFICATE TO BE PROVIDED TO BUILDING INSPECTOR
 BRICK WORK PLINTH TO WALLING TO BUILDING TO MATCH EXISTING BUILDING

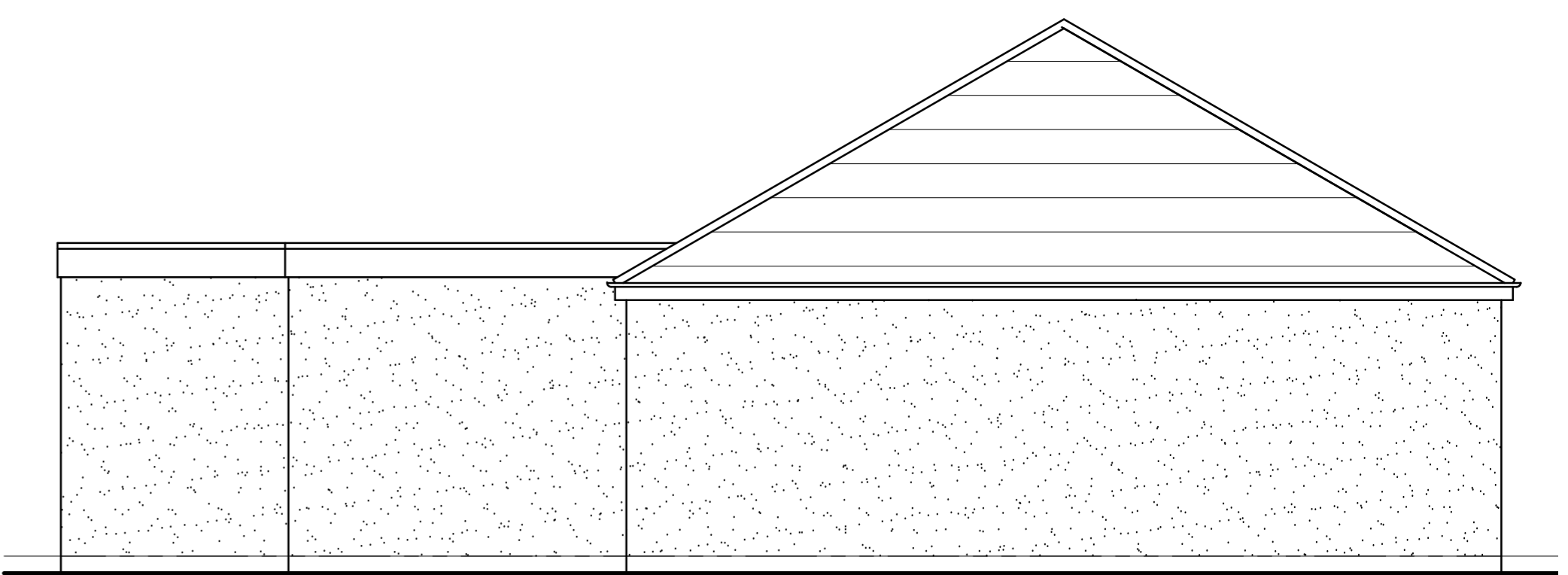


REAR ELEVATION

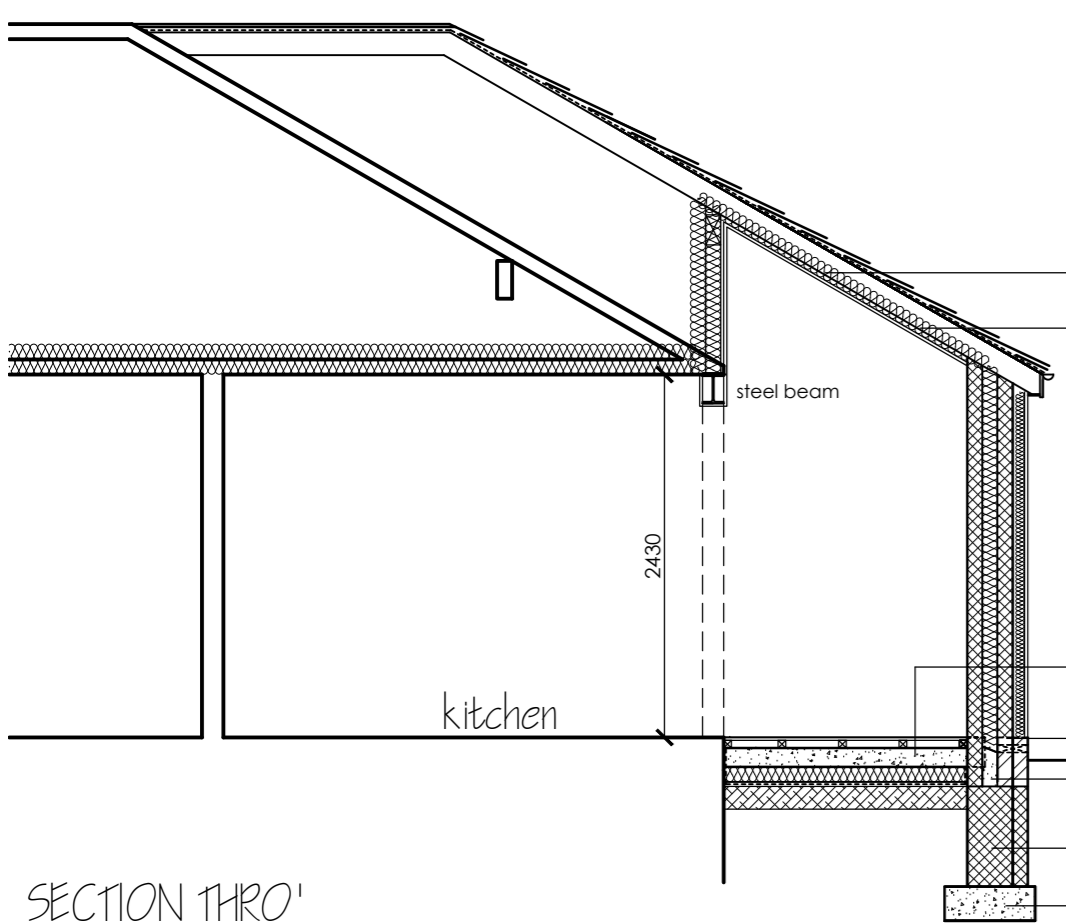


FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION



ROOF CONSTRUCTION TO BE ROOFING TILES TO MATCH EXISTING DWELLING BATTENS ON COUNTER BATTENS ON BREATHABLE ROOFING FELT ON 150 X 50 RAFTERS AT 400MM CRS
 INSULATE SLOPPING SOFFITS WITH 25MM AIR GAP 125MM KING SPAN KOOL THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN KOOL THERM K107 ACROSS UNDERSIDE OF RAFTERS INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND PLASTER WITH 12.5mm DUPLEX PLASTER BOARD AND SKIM
 FLOOR CONSTRUCTION TO BE 20MM CHIP BOARD FLOORING ON 50 X 50 AT 400MM CRS ON 125MM THICK CONCRETE OVERSITE ON 100MM THICK INSULATION BOARD KING SPAN THERA FLOOR T77N INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND ON 100KG VISQUEEN DPM ON SAND BLINDING ON WELL COMPACTED SULPHATE FREE HARD-CORE.
 HYDRO STEPPED DPC MIN. 150MM ABOVE EXTERNAL GROUND LEVEL AND TO BE LINK TO EXISTING HOUSE DPC. INCLUDE FOR WRAPAROUND TYPE DPC TO INNER SKIN TO BE LAPPED WITH FLOOR SLAB DPM
 WEAK MIX CAVITY FILL TO HAVE FALL TOWARDS PERPENDS TYPE WEEP HOLES
 TRENCH BLOCK BELOW GROUND LEVEL
 STRIP FOUNDATIONS TO BE MIN. 750mm BELOW GROUND LEVEL AND TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING OFFICER AND TO A LEVEL TO NOT SURCHARGE EXISTING AND NEW DRAINAGE RUN / SYSTEM

SECTION THRO'

TERMS & CONDITIONS
 1. THIS DRAWING IS DETAILED SUFFICIENTLY IN ACCORDANCE WITH CURRENT ARCHITECTURAL PRACTICE TO SATISFY A BUILDING SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE, REAL OR REGULATIONS ALLEGED OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE.
 2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION. THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATIONS CONSENT. NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS. AVAILABILITY OF MATERIALS, CUSTOM AND PRACTICE, THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER, OR OTHER CIRCUMSTANCES.
 3. DO NOT SCALE THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.
 4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.
 5. THE CONTRACTOR MUST ENSURE AND WILL BE CONSIDERED RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE, EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.
 6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
 7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.

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RESIDENTIAL DEVELOPMENT
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 for
 Mr. & Mrs. M. COPLEY
PROPOSED PLANS
 SIDE EXTENSION
 Date: MAR 2024 Drawn By: SDE Checked By: Scale: 1:50
 Project No: J41-58 Drawing No: 003 Revision: