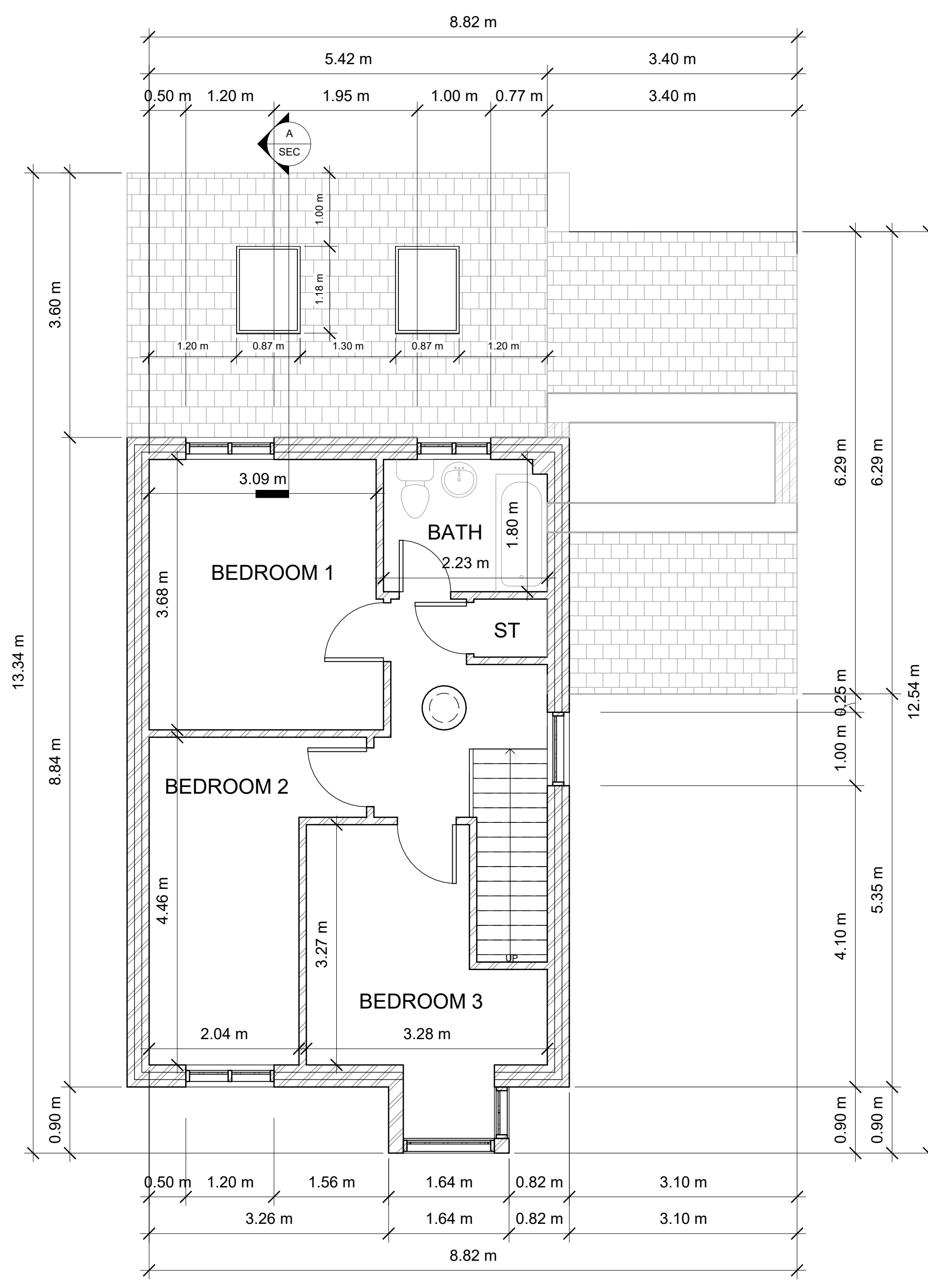


Ground Floor

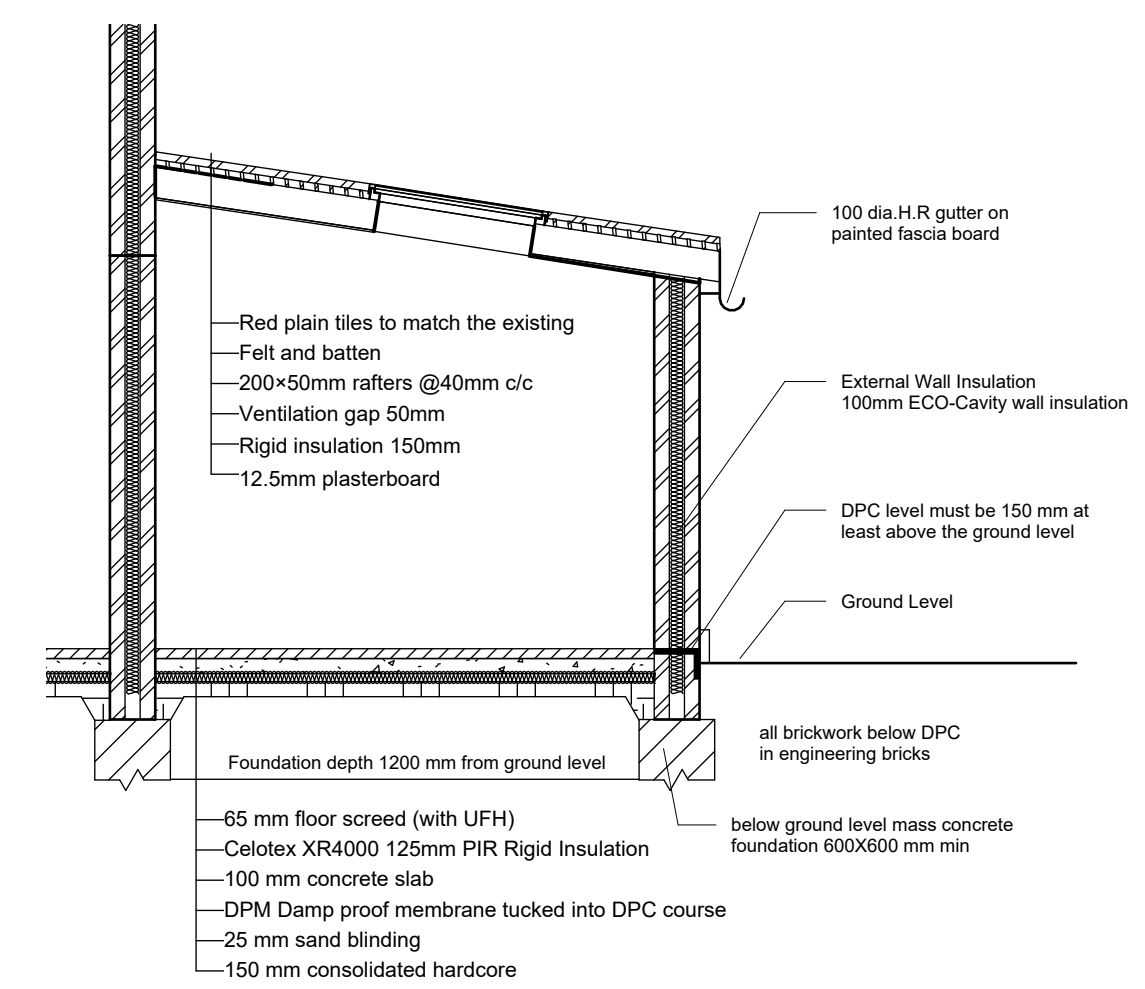


First Floor

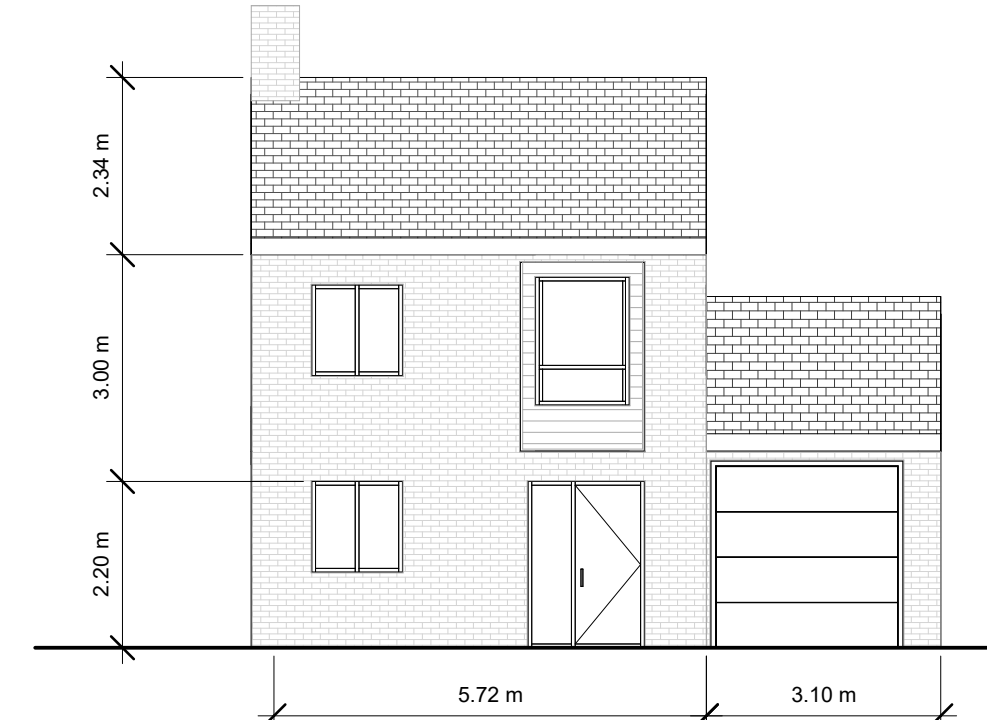
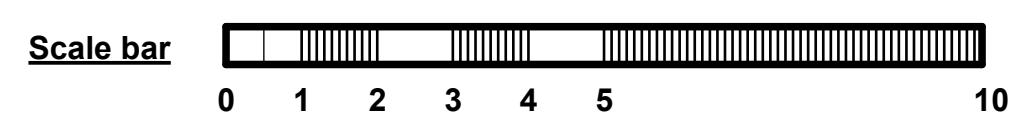
**Technical notes:**

- Foundation:** Please have a look at section A-A
- Drainage:** Waste water from the new extension must be connected to the existing waste water manhole
- Rain Water:** To discharge (if possible) to the soakaway positioned a minimum of 5m from the property, alternatively, a connection to be made to the existing rainwater drain system
- Wall below DPC:** Must be red engineering bricks
- DPC:** Horizontal DPC to BS743 to all walls, minimum 150mm above finished ground level
- Ground floor:** Finishes to the client's specification on 75mm sand/cement screed containing UFH wet system pipework on 1200g Vis Queen dpm on 100mm Kingspan or similar insulation on 100mm concrete slab on 1200 vis queen dpm on sand blinding on min. 150mm well-consolidated hardcore. DPM taken up the edge of the slab and lapped under the DPC. The finished floor level is to be continuous with that of the main house.
- External walls:** Overall thickness 315mm as described below  
Outer leaf: 100mm facing brick to match existing  
Cavity: 100mm width  
Cavity insulation 100mm Dritherm37 to fill the cavity  
Inner leaf: 100mm Thermalite or similar aerated blockwork.  
Internal finish: 12.5mm plasterboard fixed with Dri-Wall adhesive and skim finish.
- New extension pitched roof – Vaulted Ceiling:** the highest point of the pitched roof should not exceed 3.4m, measured from ground level. Roof rafters and nogging sizes should be 200 x 50mm and have to be fitted 400mm C/C. The vaulted ceiling should be the warm roof insulation method. The ventilation gap between the insulation and the roof deck must be 50mm. Rigid insulation 150mm is required to be installed. Two Velux roof windows (780x1180mm) are required to be fitted. The top roof finishing tiles should match the existing roof tiles. Lead flashing (Code 7) should be installed between the existing wall and the new extension roof tiles.
- Window and door:** UPVC frames with 150mm wide insulation DPC to BS 743, tacked to the frame before fixing. All windows and doors to be double –glazed using K-glass or similar and fitted with openable trickle vents.
- Ceilings:** 12.5mm plasterboard & Skim
- Smoke alarm & Fire alarm:** to be fitted as indicated in the plan
- Heating & hot water:** Sufficient capacity exists within the current heating system to facilitate the addition of radiators / hot water to the proposed extension.
- Electrical installations:** All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 76712. The competent person is to issue a self –certification certificate within 30 days of the completion of the electrical works.

- Smoke detector
- Fire Alarm



Section A-A



Front Elevation



Back Elevation

<p>D&amp;S Architectural Services 40 Kingsend. Ruislip HA4 7DA Mobile:07818433188</p>	<p>Project No. 26-3 Drawing Title: Proposed Plans &amp; Elevations Scale: 1:50 - 1:100</p>	<p>Client : Mr &amp; Mrs Thiruthalil 30 Lawrence Grove Uxbridge, UB10 0FF</p>
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