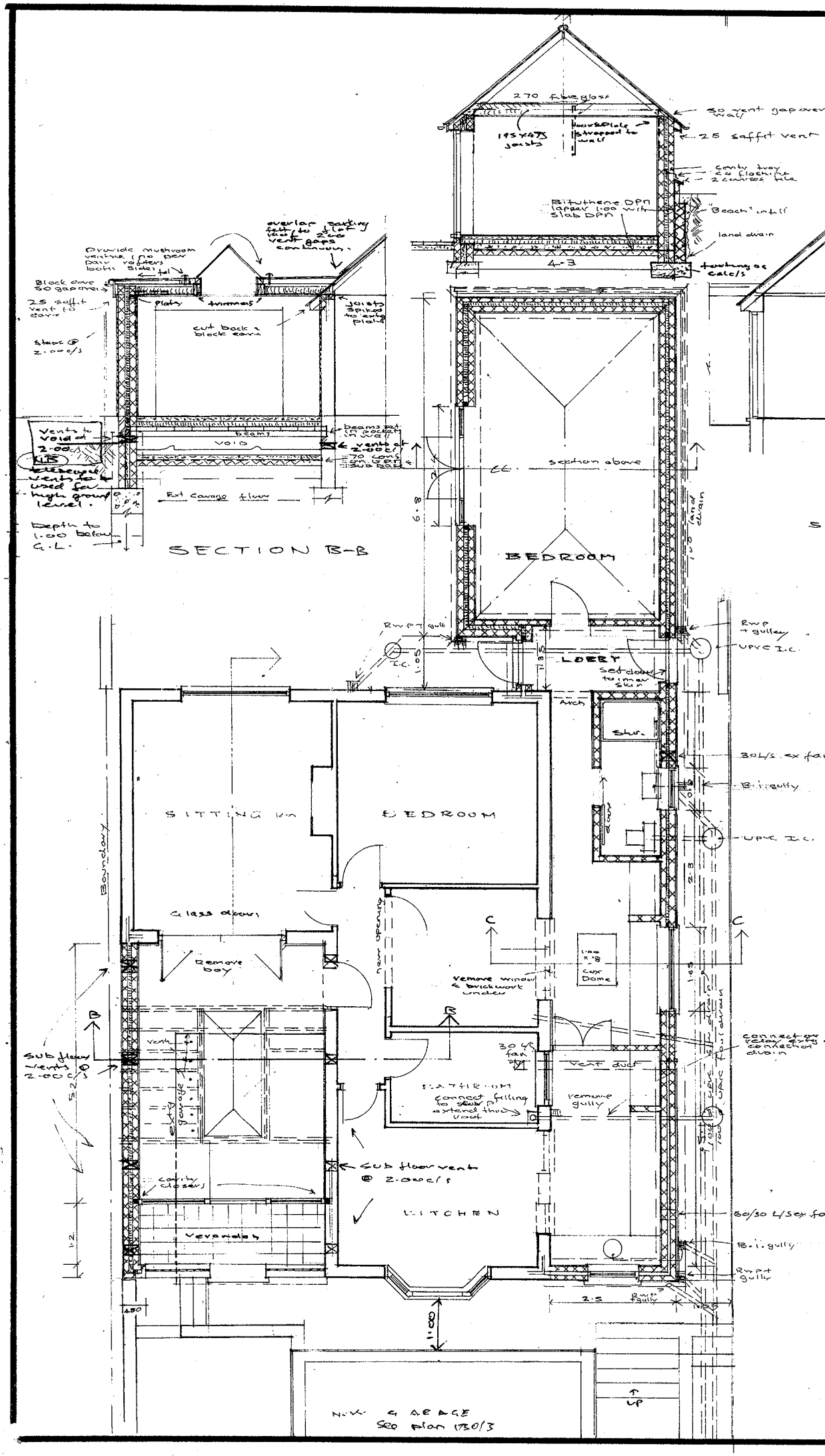


EXTENSION

ROOF: (side extensions)
Fibre glass or G.R.P. roof fixed as manufacturers details, on 21mm exterior grade ply deck and firings to form falls (allow for cross falls around roof lights)
N.B. Joist + turning not less than 220 depth
Joists: 200 x 50 @ 400 c/s
Plate to wall 100 X 50
Plate to be screwed into top of wall at 400c/s with 200mm Helifix screws and bedded on cement mortar
Double or triple joists around roof lights as calculations
Form pitches to front over verandah and kitchen 1.00m high with 100 X 50 rafters at 400 C/s spiked to 150 X 38 ridge, and nailed to plates to front and 2 X joist at back of slope.

Lay over Tyvex of similar breather membrane and lap 200 to flat roof, batten over with 25 X 40 battens at 100c./s and tile with plain clay tiles to match existing
Rafters spiked to 100 x 50 timber wall plates bolted on to beam over front opening

ROOF: (rear extensions)
Rafters 125 X 50 @ 400 c/s
Joists: 195x 50 @ 400 c/s
Plates to wall 100 X 50
Plates to be screwed into top of wall at 400c/s with 200mm Helifix screws and bedded on cement mortar

STRAPS
30 x 5 x 1.2m galvanised steel straps at 2.00 c/s. all round to rafters, all nailed at 300c/s to walls and to plates and along 3 joists

FASCIAS AND SOFFITS
To width of existing in uPVC. Provide min 25 vent gaps to soffit with insect guards

GUTTERS AND R.W.P'S
100DIA H/R uPVC gutter connected to new existing 75 dia Rain water pipes as shown, repositioned as required

WALLS
Cavity walls in 2/3 skins, rendered block above DPC; brick work up to DPC, 100 cavities, and 100 Thermalite turbo inner skin.
To retaining wall area to side and rear provide external skin and line internally with Bituthene turned across floor and lapped 1200 with floor Dpm

Full Fill cavity with 100mm Rockwool insulation
Hyload D.P.C. 150 above ground lapped to existing and to floor D.P.M.
Stainless steel wall ties @ 750 c/s horizontally and 450 vertically, staggered.
Provide mechanical fix for both skins to existing
Thermobate cavity closers to reveals
Cut tooth and bond to existing and cavities to be continuous

LINTOLS
Beams to opening as calculations

FLASHINGS
Provide cavity tray and c4 lead flashing at abutments to Retaining walls.
Provide and install flashings to roof lights to details manufacturers to be provided

GROUND FLOORS
Allow for tile / stone finish to client approval
Lay 80 reinforced screed on 100 Celotex GA3100z
All on :---
Rear and east side
and on 100 Concrete on Visqueen 500g D.P.M. and 30 sand blinding on 100 compacted hardcore

West Side
On block and beam floor (details to be provided) beams set into nrw walls anf to pockets cut into existing wall

FOUNDATIONS
Minimum depth: 1.00m; Concrete 540 deep x 600 width as AGREED WITH BUILDING INSPECTOR, mass concrete, or to suit site conditions.

WINDOWS
Double glazed doors/ windows/ Glazing to have 16mm Argon filled gap, Low "E" coated glass
1/20th floor area to be openable. 8000 mm2 trickle vents at 1700 above floor level
Glazing to critical areas to be toughened or safety glass to BS 6206

PLASTERING
Apply two coats Carlite plaster tough coat to new and existing masonry.
12.5 plasterboard, scrim and set to all ceilings and casings

SMOKE ALARMS
Provide smoke and heat detection system to B.S. 5839, mains operated with battery back up. Detectors interlinked

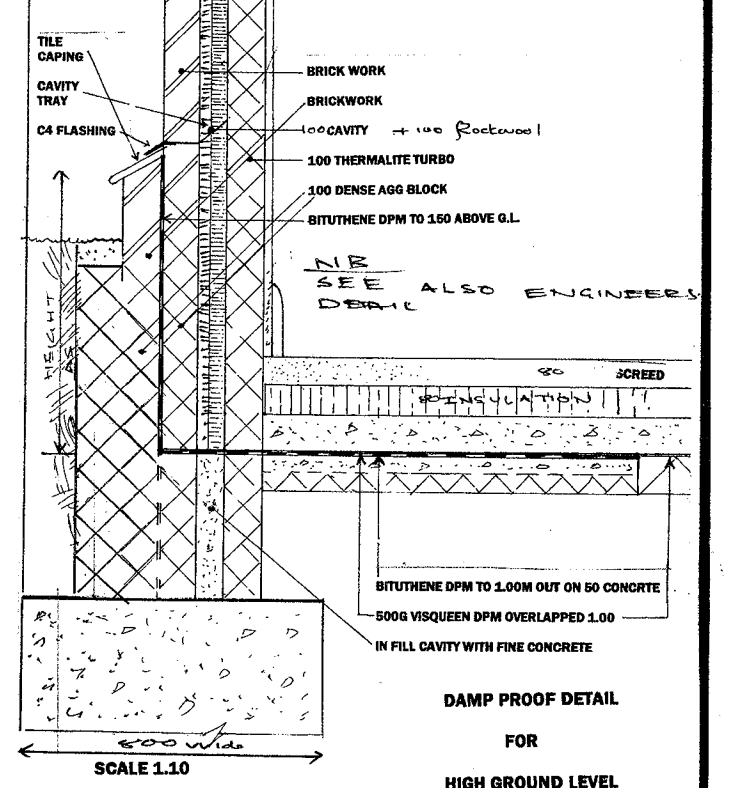
EXTRACT VENTILATION
60 L/s extract fans to kitchen or 30 l/s via cooker hood.
30 l/s to new bathroom and existing with light switch operation and fan to be fitted with 20 minute overrun to existing

DRAINS
Lay New uPVC drain to connect to existing I.C' on existing drain to front of property extend drain to new S & V. P's and connect up. Pipes laid on 100 concrete with 200 cover.

Connect new drain to existing in front drive way

Surface water
New uPVC 100 dia drain with I.C's on existing and connect up to gullies. Pipes laid on 100 concrete with 100 cover
Provide 100 dia land drain around base of retaining wall
Provide soakaway tank under front drive.

BOILER
New Boiler to be installed class A appliance commissioning certificate to be lodged with BCO



DAMP PROOF DETAIL

FOR

HIGH GROUND LEVEL

SCALE 1.10

Electrical

All Electrical work required to meet the requirements of Part P (Electrical safety) must be designed. Installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 Electrical Installation Certificate to be issued by a person competent to do so.

AMENDMENTS

1	Joist size amended 47 X 195	
2	Detail amended	
3	Return to be justified by calculation	
4	Ventilation to floor shown ~~telescopic vents to be~~ where applicable.	
5	Min depth of flat roof (side) joist + firing to be 220, to give 50 air gap over 170 Celotex insulation vent gap top be continuous with pitched roof	
6	TRV's to be provided to all new radiators	
7	Provision of energy lighting shown	
8	Plumbing detals shown	
	P.J. Clay	11/05/2009

Energy efficient lighting
Energy efficient lighting required to rooms as 1 no per 4 outlets or 1 per 25m2 of floor space. Lighting outlets to be able only to take lamps with a luminous efficacy greater than 40 lumens per circuit watt.
Energy rating to be supplied, if required
Thermo-static valves to be fitted to radiators

WASTES
38 dia trapped uPVC wastes to sink and Shower, 32 dia uPVC trapped waste to basin wastes extended to gullies in position shown,

PROJECT
12 Fairview Road,
Lancing
West Sussex
BN15 0PA

CLIENT: Mrs J cole

SCALE	DWG. NO.	
1:50 1.100 @A3	1730/2	P J Clay August 2008

PHILIP J CLAY
ARCHITECTURAL
TELEPHONE AND FAX 01903 815889
E-Mail philipjclay@yahoo.co.uk