

Architectural sketch of a three-unit residential building. The sketch includes the following handwritten annotations:

- COBE 15 LEAD COVER.
- PAGE BRICKS
- TIVE ROOF TO MATCH EXISTING
- RENDER FINISH

BEAR. ELEVATION: - WEST.

GROUND FLOOR:
New ground floor to be 150mm clean compacted hardcore, 50mm sand blinding and 1200 gauge visqueen or its equal polythene sheet dpm. With fully lapped joints and taken up to dpc in walls.
90mm Celotex insulation with 100mm concrete slab and 50mm sand and cement screed. Floor level to be continuous with existing where appropriate.

WALLS:
To Achieve minimum U value of 0.18W/m²k.
Walls above ground level to have an internal and external skin of 103mm thermalite shield blocks with 90mm celotex CG5000 insulation, with a 50mm clear cavity. Inner finish with 19mm plaster and skim or 12.5mm plasterboard on dabs. Cavities to be continuous with existing where appropriate and closed at reveals and jambs using therabate closers. Stainless steel double triangle or vertical twist wall ties to be positioned at 750mm horizontal and 450mm vertical intervals plus 300mm at reveals and jambs.
Walls to have hyload dpc minimum 150mm above ground level.
Externally to have roofing felt, timber battens over with treated timber boarding to clients direction.

Partitions to be constructed in 50 x 100mm studs at 450mm centres finished both sides with 12.5mm plasterboard and set coat. Provide head and sole plates and noggins at third points. Provide 100mm rockwool insulation between studs.
Floor joists running parallel to partitions to be doubled up.

WINDOWS:
New windows to be confirmed with client for style and material.
To provide glazed areas equal to 1 10th of floor area and with opening lights equal to 1 20th of floor areas.
All windows to have a trickle vent min. 8,000mm².
All new glazing units to achieve a value of 1,2m²/K and have a soft low e coating. Allow for necessary vertical damp proof courses.
All glazing in critical locations, in positions less than 800mm from floor level, in doors within 1500mm of floor level and within 300mm each side of the door in the ronal plane, to be toughened or laminated safety glass to BS6206.
All first floor windows to have an unobstructed opening area of at least 0.33m² and not less than 450 x 450mm.

SKEILING:
Where skeling forms part of room provide 90mm Celotex securely fixed between rafters and fix Triso- Super 10 foil insulation over rafters fully taped all in accordance with manufacturers recommendations, 1000 gauge polythene vapour barrier between insulation and 12.5mm plasterboard and set coat.

PITCHED ROOF:
The whole to be covered with a reinforced roofing breather felt laid over rafters and lapped 150mm horizontally and vertically. Carried well into gutters and secured with clout nails.
Provide 38 x 25mm treated softwood battens secured with wire nails to rafters. Battens to be at least 1200mm in length and be supported by min. 3 rafters.
Fix chosen tiles to manufacturers direction. All bedded mortar to consist of 1:3 sharp sand/ Portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250. Provide 456mm rockwool insulation laid between ceiling joists. Ceiling to be 9.5mm plasterboard and set coat.
The eaves soffits are to be formed with 6mm master board and a glidvale roof space ventilator type SV604 or other to give a min 25mm continuous ventilation gap. Fascia to clients direction.
Provide code 4 lead flashing at valleys and other roof junctions.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm surperlux screwed to 25 x 25mm x 20g light steel corner angles.

RAINWATER:
Rainwater to be directed into 100mm upvc gutters and 75mm down pipes and there to soak ways 1metre cubed with 100mm concrete cover. Pipes below ground to be 100mm osma laid in pea beach at fall of 1 : 40. Soakaways to be min. 5 metres away from any building.

PLUMBING:
To BS.5572.
Traps shall be 75mm deep upvc sealed traps.
Waste pipes to sinks, baths and showers shall be 38mm upvc and 32mm from basins. Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

ELECTRICAL:
Positions and numbers of socket outlets, cooker point, lighting switches and points as directed by client. All electrical work required to meet the guidance in Approved Document P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a certificate in accordance with BS7671, provided by a person competent to do so will be given to the council.

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	Date	Revisions

Client
MR & MRS. BERLANCIA.

Job Title

PROPOSED EXTENSION AND
ALTERATIONS:

Drawing Title

9 CASSBURY ROAD.
WORTHING.
BN14 9LS.

Scale 1:50 & 1:100.

Date <i>OCT. 2025</i>	Drawn by
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Drq.No. CR25-01	Rev
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