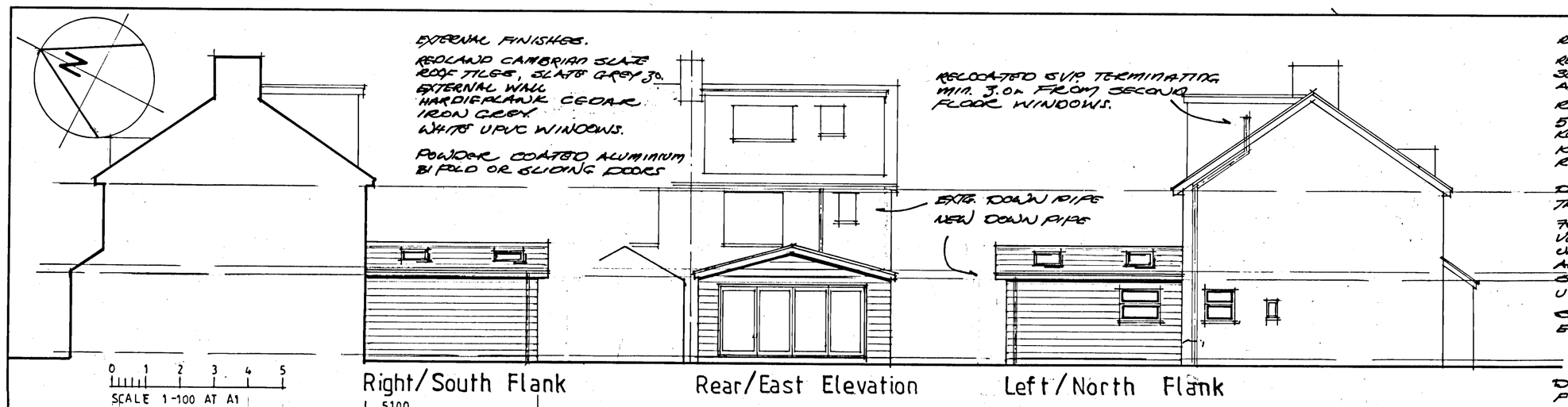
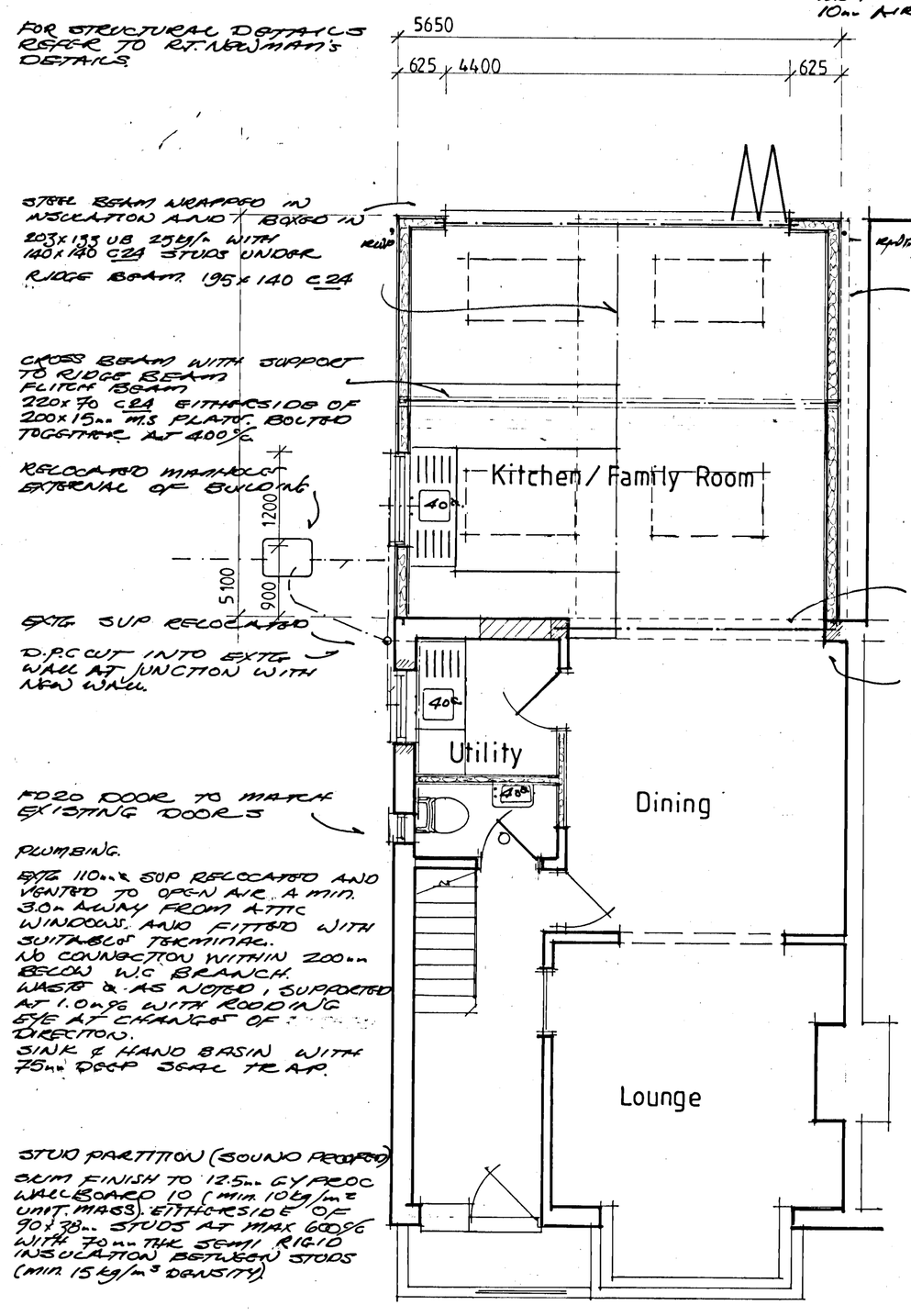


WINDOWS/DOOR & VENTILATION. U VALUE 1.4 W/m²K.
UPVC WINDOW FRAME AND POWDER COATED ALUMINIUM BI FOLD DOORS WITH THERMAL BREAK FRAMES TO BE FITTED WITH ADJUSTABLE BACK GROUND VENT AT LEAST EQUAL TO 5000mm² FREE AIR., MIN 10,000mm² TO BI FOLD DOORS.
VENTS AT LEAST 1.75m ABOVE FLOOR
OPENABLE SECTION TO AT LEAST EQUAL 1/20TH OF COMBINED FLOOR AREA.
ALL OPENABLE SECTIONS TO BE DRAUGHT PROOFED
DOUBLE GLAZED UNITS WITH MIN 16mm AIR GAP, ARGON GAS AND LOW E GLASS

GLAZING.
GLASS TO DOORS, 300mm EITHERSIDE OF DOORS OR LESS THAN 800mm ABOVE FLOOR LEVEL TO BE TOUGHENED OR LAMINATED GLASS TO BS 6206

EXTRACT FANS.
KITCHEN FAN LOCATED IN COOKER HOOD, 600-750mm ABOVE HOB AND CAPABLE OF EXTRACTING 30l/sec.
UTILITY ROOM FAN CAPABLE OF EXTRACTING 30l/sec AND 6l/sec TO W.C
EXTRACT FANS LOCATED AS HIGH AS POSSIBLE AND VENTED TO OPEN AIR.
WIRED TO LIGHT SWITCH AND 15min OVERRUN
10mm AIR GAP UNDER DOORS.

FOR STRUCTURAL DETAILS REFER TO R.T. NEWMAN'S DETAILS



PLUMBING.
EXTG 110mm ø SVP RELOCATED AND VENTED TO OPEN AIR. A MIN. 300mm AWAY FROM ATTIC WINDOWS. AND FITTED WITH SUITABLE TERMINAL.
NO CONNECTION WITHIN 200mm BELOW W.C BRANCH.
WASTE & AS NOTED, SUPPORTED AT 1.0m c/c WITH RODDING EYE AT CHANGES OF DIRECTION.
SINK & HAND BASIN WITH 75mm DEEP SEAL TRAP.

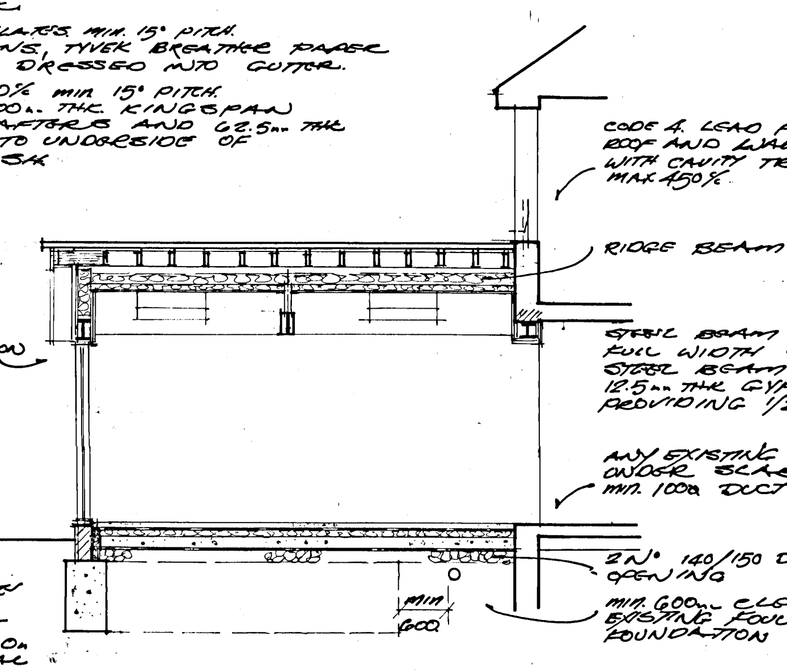
STUD PARTITION (SOUND PROOFED)
SKIM FINISH TO 12.5mm GYPROC WALLBOARD 10 (min 10kg/m² UNIT MASS). EITHERSIDE OF 90x38mm STUDS AT MAX 600c/c WITH 70mm THK SEMI RIGID INSULATION BETWEEN STUDS (min 15 kg/m³ DENSITY)

GROUND FLOOR

0 1 2 3 4 5
SCALE 1-50 AT A1

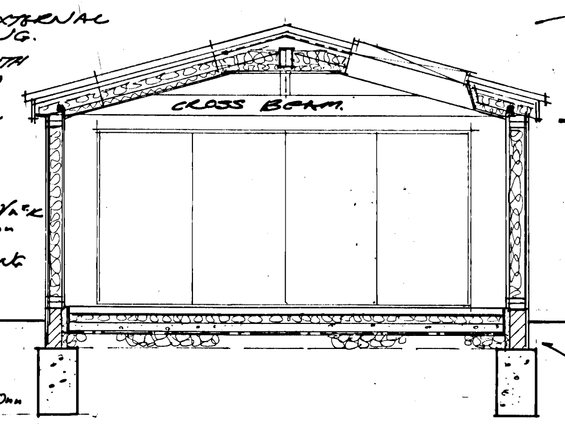
ROOF. U VALUE 0.16 W/m²K
REDLAND CAMBRIAN ROOFING SLATES MIN. 15° PITCH.
38x25mm TREATED PICA BATTENS, TYVEK BREATHER PAPER AND TYVEK EAVES CARRIER DRESSED INTO GUTTER.
RAFTERS: 47x150 C24 @ 400 c/c MIN 15° PITCH.
50mm AIR SPACE OVER 100mm THK KINGSPAN KOOLTHERM K7 BETWEEN RAFTERS AND 62.5mm THK KINGSPAN KOOLTHERM K18 TO UNDERSIDE OF RAFTERS AND SKIM FINISH.
DOUBLE RAFTERS AS TRIMMING TO VELUX
780x1400 CENTRE PIVOT VELUX, DOUBLE GLAZED UNIT WITH CLEAR AND CLEAN AND NOISE REDUCTION COATING. SHALLOW PITCHED FLASHINGS. U VALUE 1.4 W/m²K.
STEEL BEAM WITH INSULATION ENCASEMENT.

D.P.C min. 150mm ABOVE FINISHED GROUND FLOOR
NEW AND EXTG D.P.C. TO BE LAPPED
TREATED SOLE PLATE SECURED TO FOUNDATION AT 1.20 c/c.
450x600mm MASS CONCRETE FOUNDATION, EXTENDED AT LEAST 150mm BELOW INVERT OF SOIL DRAIN. AND MIN. 1.0m DEEP IN CLAY SOILS FINAL DEPTH SUBJECT TO SOIL CONDITIONS & INSPECTED BY BCO



EXTERNAL WALL U VALUE 0.25 W/m²K
HARDIPLANK HORIZONTAL BOARDING
38x38 VERTICAL TREATED BATTENS AT MAX 600 c/c SECURED TO STUDS.
BREATHER PAPER, 12mm EXTERNAL GRADE PLYWOOD SHEATHING.
140x38 STUDS AT 600 c/c WITH 100mm THK KINGSPAN KOOLTHERM K12 BETWEEN STUDS.
POLYTHENE VAPOUR CONTROL LAYER AND 12.5mm GYPROC WALLBOARD AND SKIM.

GROUND FLOOR U VALUE 0.16 W/m²K
FLOOR FINISH ON MIN. 65mm FIBRE REINFORCED SAND/CEMENT SCREED. SEPARATING LAYER, 100mm KINGSPAN KOOLTHERM K3.
150mm CONCRETE : OVER SITE SLAB WITH A142 ANTI-CRACK MESH, 1200g POLYTHENE D.P.M LAPPED WITH D.P.C.
SAND BLINDING TO MIN 150mm HARDCORE



RIDGE VENT AT LEAST EQUAL TO 3,000mm² FREE AIR PER 1.0m.
25x1mm CAPPING FIXED AND OVER RAFTERS
RIDGE BEAM SUPPORTING RAFTERS
VENTED ROOF TILES ABOVE AND BELOW VELUX.
100mm DEEP FLOW GUTTER AND 68mm DOWN PIPE
UPVC SOFFIT AND FASCIA
SOFFIT VENT AT LEAST EQUAL TO 25,000 mm² FREE AIR PER 1.0m.
ROOF INSULATION EXTENDED INTO EAVES BOX.
ROOF AND WALL INSULATION LAPPED
RAFTERS SECURED TO WALL PLATE USING TRUSS CLIP OR SIMILAR FIXING.
RENDER STOP BEAD AT JUNCTION WITH DPC AND ABOVE WINDOW AND DOOR HEADS.
RENDER EXTENDED BELOW D.P.C.
JABLITE OR SIMILAR INSULATION TO INNER FACE OF BLOCK WORK.

HEATING
EXISTING HEATING SYSTEM EXTENDED TO NEW AREA.
NEW RADIATORS TO BE FITTED WITH TRV's
IF APPLICABLE UNDER FLOOR HEATING TO BE CONTROLLED WITH ROOM STAT.
PIPES IN DUCTS / UNHEATED AREAS TO BE INSULATED THICKNESS OF INSULATION TO AT LEAST EQUAL Ø OF PIPE.

LIGHT FITTINGS.
AT LEAST 75% OF NEW LIGHTING TO BE LOW ENERGY ENERGY EFFICIENT LIGHT FITTINGS TO BE CAPABLE OF TAKING ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

ELECTRICAL WORK
TO BE CARRIED OUT TO IEE ELECTRICAL REGULATIONS 17TH EDITION.
WORK TO BE DESIGNED, INSTALLED AND TESTED TO BS 7671.
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A PART P REGISTERED ELECTRICIAN AND REGISTERED UNDER A COMPETENT APPROVED PART P COMPETENT PERSON SCHEME.

BUILDER
TO ADOPT BUILDING TECHNIQUES TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE TO ACCREDITED CONSTRUCTION DETAILS
TO SUPPLY OWNER WITH MAINTANCE AND OPERATING INSTRUCTIONS FOR FIXED APPLIANCES.

No.	DATE	REVISIONS

CLIENTS MUST TAKE THEIR OWN ASSURANCES ON
1. Soil conditions including gradient of land.
2. Suitability of storm water drainage.
3. Position of main sewer (if applicable)
4. Trees and their effect on foundation design

WE CANNOT BE RESPONSIBLE FOR ANY ADDITIONAL BUILDING COST FOR PROBLEMS CAUSED BY THE ABOVE OR OTHER PROBLEMS RELATED TO A PARTICULAR SITE.

EXTENSIONS ARE SUBJECT TO REVISION DEPENDING ON EXISTING STRUCTURE AS EXPOSED. ALL DIMENSIONS TO BE CHECKED ON SITE.

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Planning & architectural consultant

CLIENT Mr & Mrs R.Mc Dougall

Extension and alterations to 196 Old Shoreham Road, Shoreham by Sea. BN43 5TE
FLOOR PLAN, ELEVATIONS and SECTIONS (Proposed)

DO NOT SCALE THIS DRAWING

SCALE 1-100 1-50

DRAWN G.T.D | DATE 31 Oct 18

DRAWING No MCD 1801-02 | revision