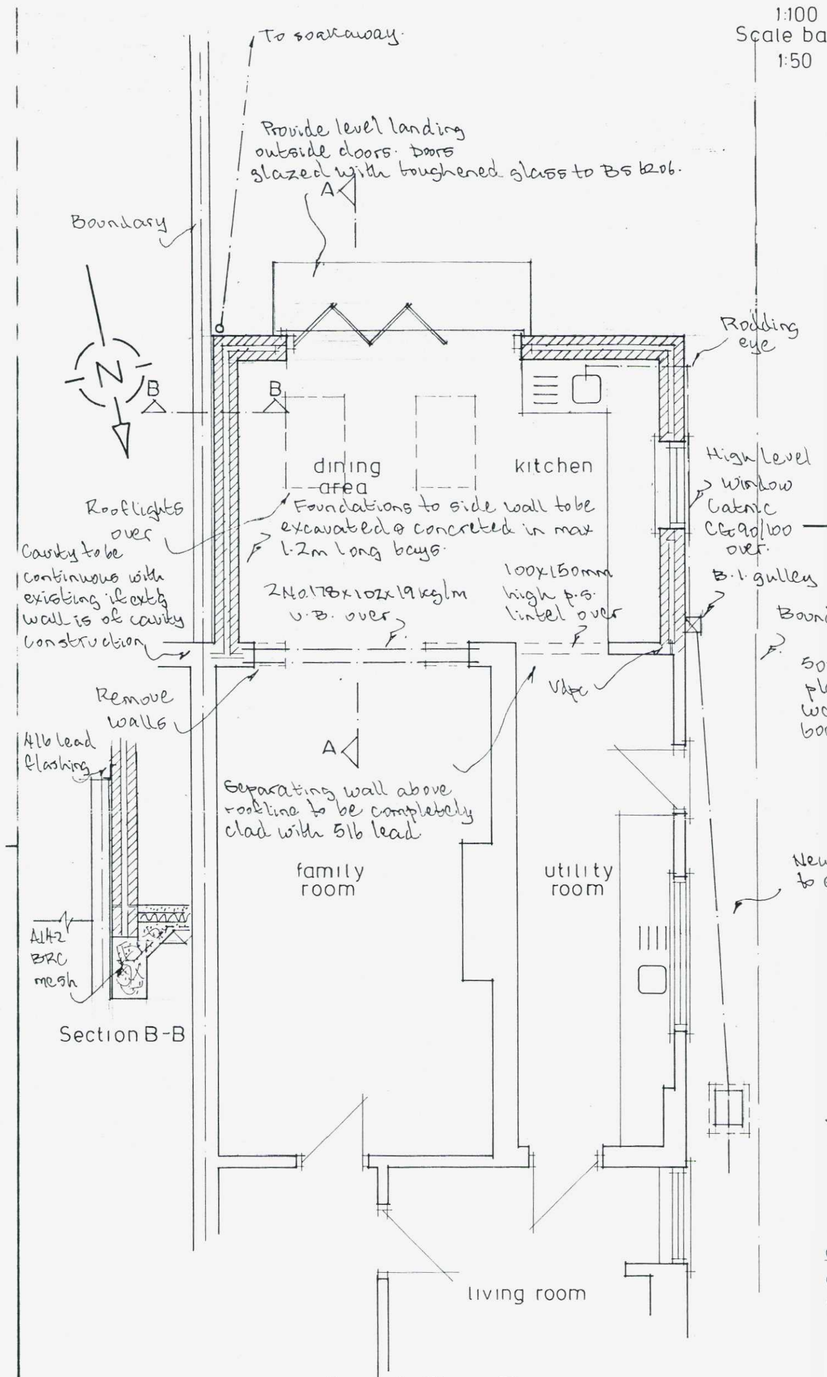
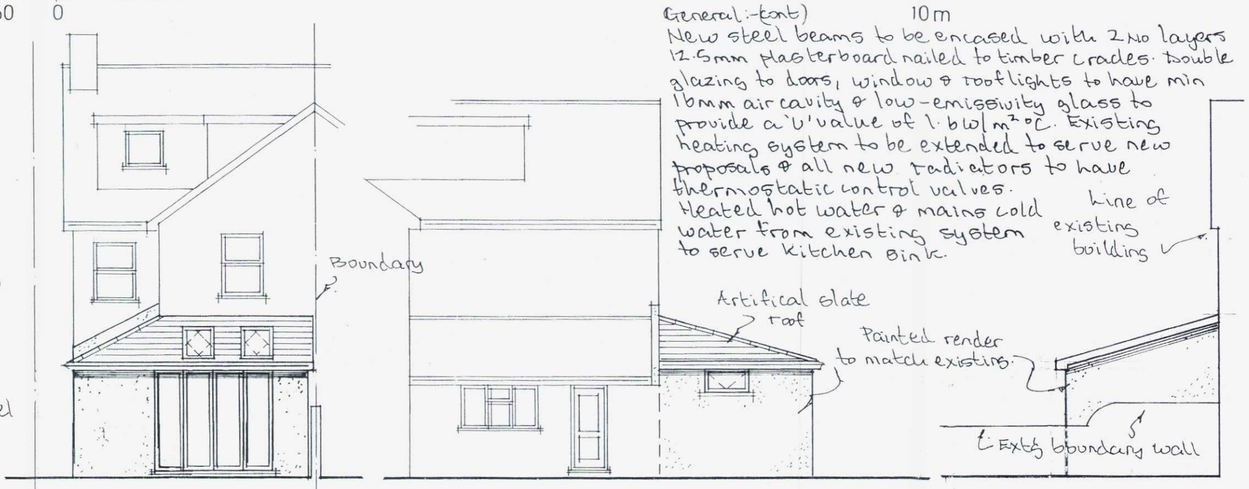
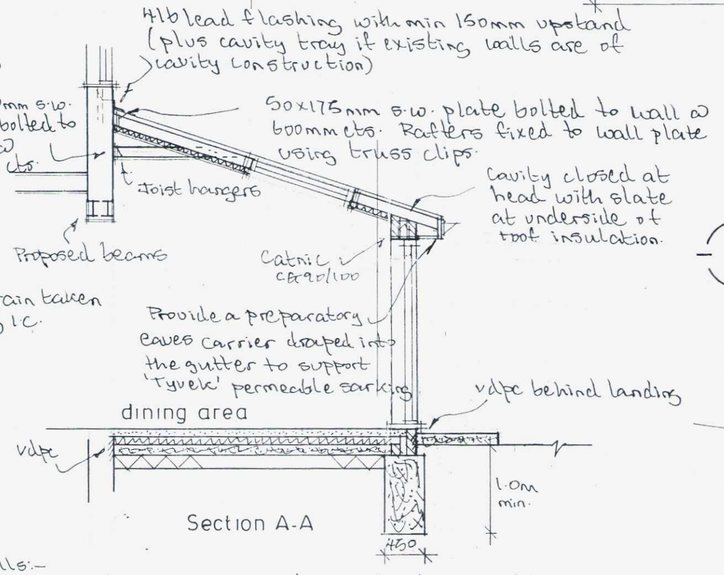
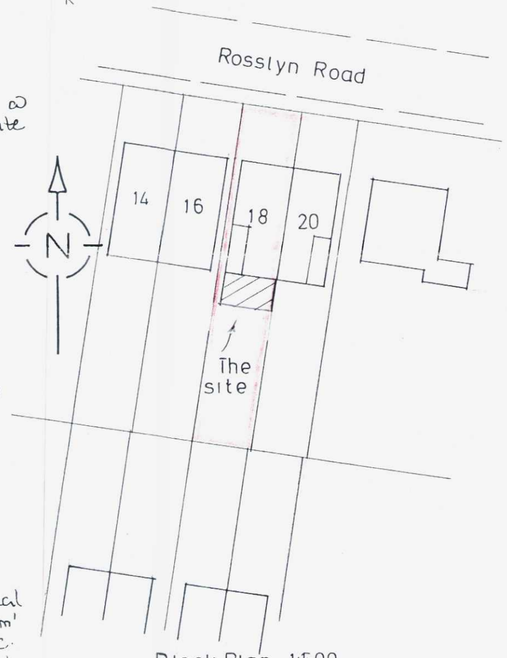


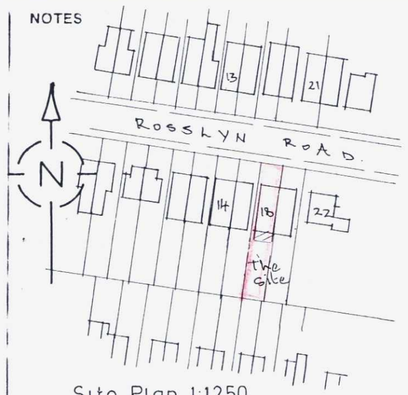
1:100 Scale bar 0 10m
1:50 0 10m







Block Plan 1:500



Site Plan 1:1250

		Covered way removed.
B	15.1.14	Extension Reduced.
A	25.11.13	Doors/windows revised.
	Date	Revisions

Roof:-
'Eternit' artificial slates on 19x38mm s.w. treated battens on 'Tyvek' permeable sarking on 50x175mm sc3 rafters @ 400mm ctrs infilled with 150mm 'Celotex' RA3000Z insulation. Rafters underdrawn with 20mm 'Celotex' & 12.5mm plasterboard with skim plaster finish. Roof strapped to walls with 30x5mm m.e. straps @ 400mm ctrs. Straps to be taken across min 3 rafters where rafters run parrallel with walls. Provide solid noggings between joists at strap positions. Provide 4lb lead flashing at roof/wall junction with 150mm upstand (plus cavity tray with 150mm upstand if existing walls are found to be of cavity construction). UPVC facia with 100mm pvc gutter & 75mm downpipe. Vented UPVC soffit. 50x100mm sc3 ceiling 'collars' @ 400mm ctrs underdrawn with 12.5mm plasterboard with skim plaster finish. 'Velux' rooflights installed in accordance with manufacturers spec including double rafters, flashings etc.

Walls:-
20mm two coat render on 100mm 'thermalite' shield blocks, 100mm cavity with s.steel wall ties @ 750mm horizontal ctrs, 450mm vertical ctrs & 225mm ctrs at reveals. Cavity insulated with 100mm 'Dritherm' insulation batts installed in accordance with manufacturers spec. Inner leaf of 100mm 'thermalite' shield blocks with lightweight plaster finish. Cavity to be vertically continuous with existing (if extg walls are of cavity construction) & to be closed at head with slate at underside of roof insulation. Horizontal dpc min 150mm above ground level & lapped with existing dpc. Combined vdpc/insulated cavity closers at reveals. Catnic CG90/100 lintels over openings in external walls.
Ground Floor:-
65mm sand/cement screed reinforced with chicken wire on 500g polythene on 100mm 'Celotex' tuff-R floor insulation on 1500g polythene dpm on 100mm concrete on min 150mm well consolidated hardcore. dpm to lap with new & existing dpc. Any existing airbricks obstructed by new floor are to be ducted to external air via 100mm Ø ducts with 100mm concrete cover.
Foundations:-
450mm wide trench-fill foundations min 1.0m deep with final size/depth to suit site conditions. Foundations to be taken down to invert level of any drains within 1.0m distance. There are no trees within 25m of extension.
Ventilation:-
Double glazed doors & windows to have operable area in excess of 1/20th floor area & to have 8000mm² night vents over (min total). Mechanical vent for kitchen to be located over hob & to be ducted to external (cont)

General:-(cont)
New steel beams to be encased with 2No layers 12.5mm plasterboard nailed to timber cradles. Double glazing to doors, windows & rooflights to have min 16mm air cavity & low-emissivity glass to provide a 'U' value of 1.6W/m²°C. Existing heating system to be extended to serve new proposals & all new radiators to have thermostatic control valves. Heated hot water & mains cold water from existing system to serve kitchen sink.

Ventilation (cont):-
air to provide min 30 litres/sec extraction.
Drainage:-
38mm Ø kitchen sink waste (enlarged to 50mm Ø where more than 3.0m long measured from sink trap) with 75mm deep anti-vac bottle trap & rodding eye at change of direction (all plumbing to BS EN 12056). Waste to discharge to new back-inlet gully below gulley grating but above water level. New drain runs to be 100mm Ø UPVC @ 1:40 fall laid & surrounded in pea beach with 50mm concrete cover. Rainwater taken to min 1.0 cu.m. soakaway min 5.0m from any building via pipes as noted above. If existing soakaway is found within 5.0m of extension then divert existing soakaway runs to new soakaway position via pipes as noted above.

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Electrical:-
Electrical systems to be designed, tested, installed & certified to BS7671 by a suitably qualified person with copy of certificate to be made available for the local Authority. 75% of all new lighting to be low-energy type with fittings capable of only accepting bulbs having a luminous efficacy in excess of 40 lumens per circuit-watt.
General:-
Existing walls & foundations to be exposed at commencement to be checked for suitability to sustain additional loads (cont:-)

Client
Mr D. Morrice

Job Title
Proposed Extension

Drawing Title
18 Rosslyn Road
Shoreham

Scale 1:50 1:100

Date | Drawn by

Drg No. 457/01 | Rev. B