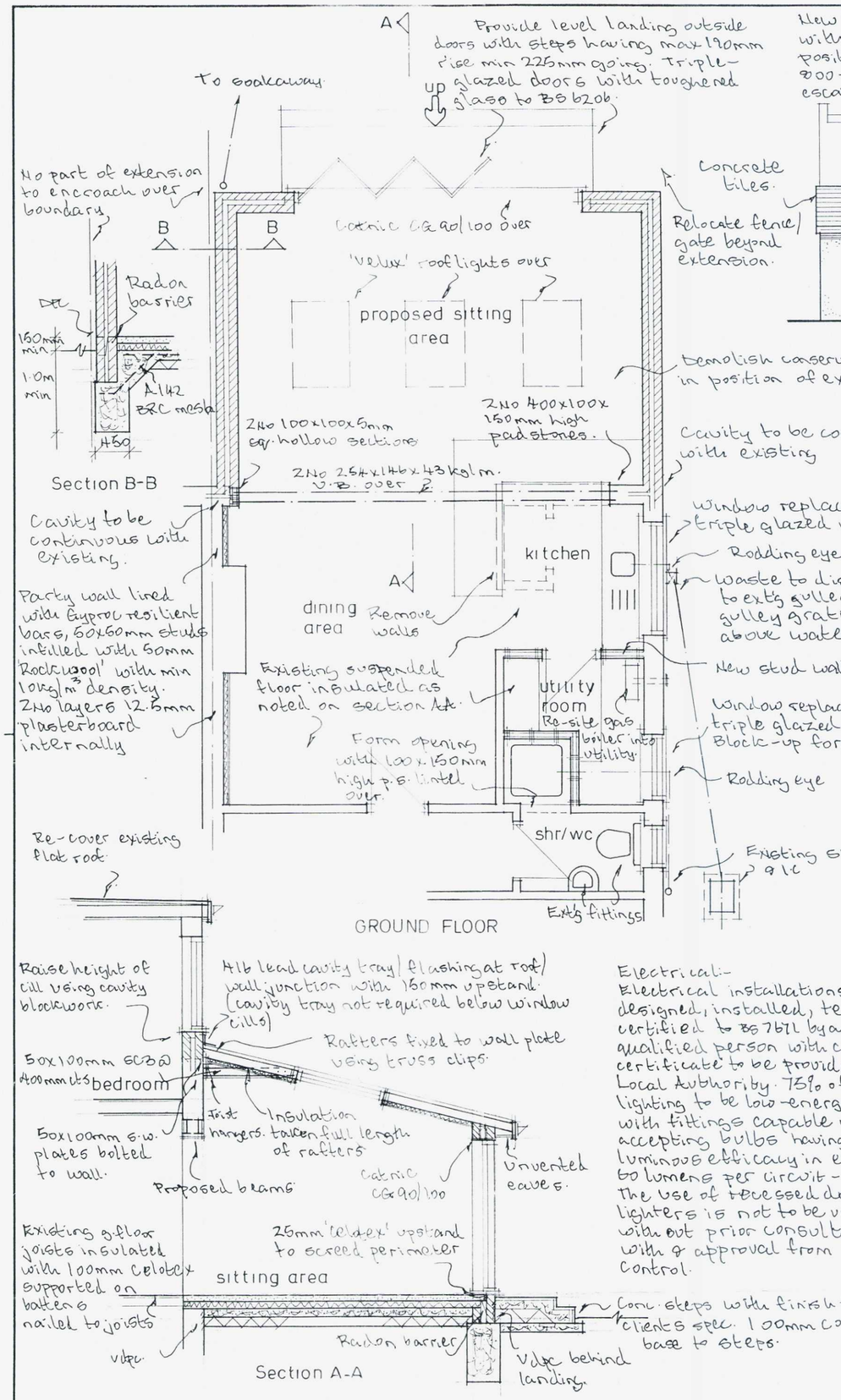


Electrical:-
Electrical installations to be designed, installed, tested & certified to BS 7671 by a suitably qualified person with copy of certificate to be provided for the Local Authority. 75% of all new lighting to be low-energy type with fittings capable of only accepting bulbs having a luminous efficacy in excess of 60 lumens per circuit-watt. The use of recessed down-lighters is not to be undertaken without prior consultation with & approval from Building Control.

Roof:-
Concrete interlocking rooflights (Type suitable & Approved for 15° pitch) on 19x38mm s.w. treated battens on 'Tyvek' permeable sarking on 50x175mm SC3 rafters @ 400mm cts infilled with 150mm 'Celotex' GA3000Z maintaining min 25mm air gap above 'Celotex' & below 'Tyvek'. Inner lining of 12mm 'Celotex' & 12.5mm plasterboard with skim plaster finish. Roof strapped to walls with 30x5mm m.s. straps @ 2.0m cts. straps taken across min 3No rafters where rafters run parrallel with walls. Provide solid noggings between rafters at strap positions. Provide 4lb lead cavity tray/flashing at roof/wall junction with min 150mm upstand (cavity tray not required directly below first floor window cills). 'Velux' rooflights installed in accordance with manufacturers spec including double rafters, flashings etc. UPVC unvented soffit & facia with 100mm pvc gutter & 75mm downpipe.

Walls:-
20mm two coat sand/cement render on 100mm 'thermalite shield' blocks, 100mm cavity with s.steel wall ties @ 750mm cts horizontally, 450mm cts vertically & 225mm cts 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 & closed at head with slate. Horizontal dpc min 150mm above ground level & lapped with existing dpc. Combined vdpc/insulated cavity closers at reveals. Fabric CG 90/100 lintel over rear doors. Internal stud walls to be 50x100mm SC3 studs @ 400mm cts with 50x100mm head & sole plates & solid noggings @ ½ height studs infilled with 100mm 'Rockwool' mineral fibre sound insulation quilt with min 10 kg/m³ density. Walls faced both sides with 12.5mm plaster-board with skim plaster finish.

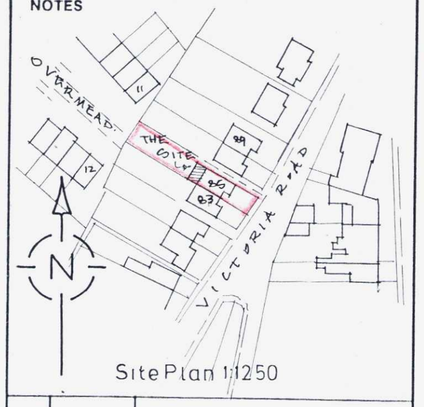
Floor:-
65mm sand/cement screed reinforced with chicken wire on 100mm 'Celotex' tuff-R floor insulation on 1500g polythene dpm on 100mm concrete on min 150mm well consolidated hardcore. DPM to lap with new & existing dpc. Any existing airbricks obstructed by new floor are to be ducted to external air via 100mm Ø ducts with 100mm concrete cover. DPM to be taken across cavity in tray form to provide Radon gas barrier. All joints in Radon barrier to be sealed with waterproof tape.

Foundations:-
450mm wide trench-fill foundations min 1.0m deep with final size/depth to suit site conditions. Foundations taken down to invert level of any drains within 1.0m distance. There are no trees within 15m of extension.

Drainage:-
38mm Ø shower & kitchen sink wastes with 75mm deep anti-vac bottle traps & rodding eyes at changes of direction. All plumbing to be to BS EN 12056. Rainwater taken to min 1.0 w.m. Soakaway min 5.0m from any building via 100mm Ø UPVC pipes laid & surrounded in pea beach @ 1:40 fall & with 50mm concrete cover. If existing s/a is found within 5.0m of extension then divert existing s/a runs to new s/a position via pipes as noted above.

Ventilation:-
New triple glazed doors & windows to have openable area in excess of 1/20th floor area & all rooms to have 8000mm² night vents. Kitchen, utility room & shower/wc to have mechanical vents ducted to external air to provide 30 litres/sec. extraction. Utility room & shower-room vents to be connected to light switches & to have 15 minute over-runs. Kitchen extract point to be located over hob unit.

NOTES



Site Plan 1:1250

A		
	Date	Revisions

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General:-
Existing walls & foundations to be exposed at commencement to be checked for suitability to sustain additional loads. Double/triple glazing to windows, doors & roof-lights to have min 16mm air cavity & low-emissivity glass to provide a 'U' value of 1.6 w/m²°C. Existing heating system to be extended to serve extension & all new radiators to have thermostatic valves. steel beams/columns to be encased with 2No layers 12.5mm plasterboard nailed to timber cradles or painted with ½hr f.r. intumescent paint.

Client
Dr. R. & Mrs D. Howlett

Job Title
Proposed Extension

Drawing Title
85 Victoria Road
Shoreham

Scale 1:50 1:100

Date

Drawn by
ADUR & WORTHING PLANNING SERVICES

Drg No.	PLAN	AWDM/ 1818/14	Rev.
	DATE VALID	30 DEC 2014	

594 x 420mm A2