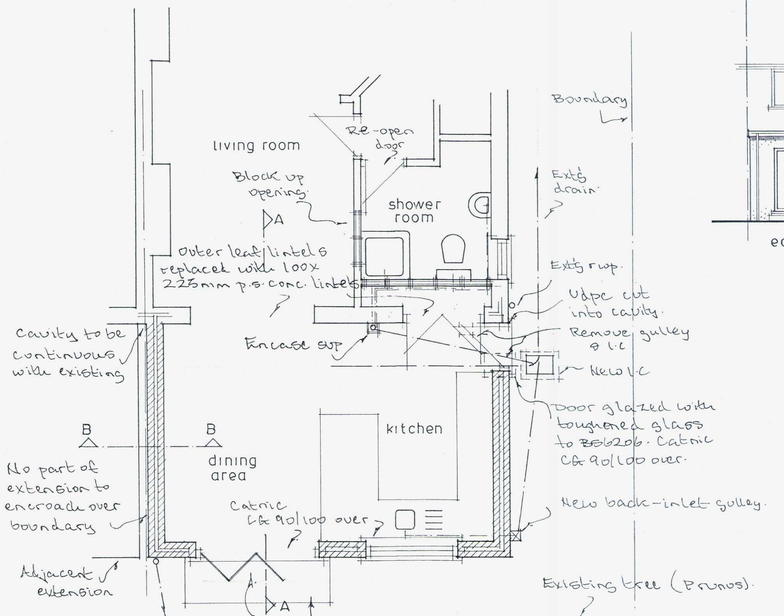
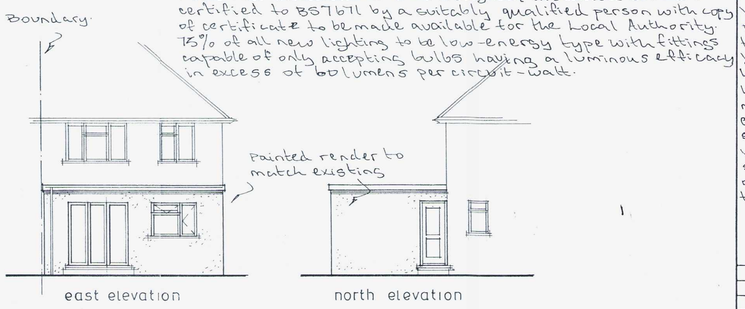




Electrical:-
Electrical installations to be designed, installed tested & certified to BS7671 by a suitably qualified person with copy of certificate to be made available for the Local Authority. 75% of all new lighting to be low-energy type with fittings capable of only accepting bulbs having a luminous efficacy in excess of 60 lumens per circuit-watt.

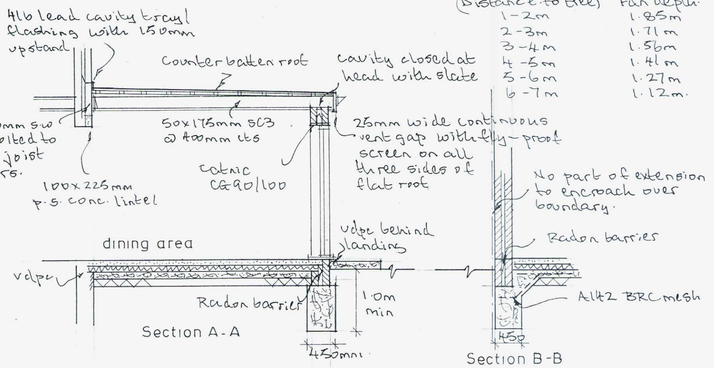
Roof:-
125 mm chippings bedded in bitumen on three layer felt to BS747 laid to cp144 on 18mm external quality ply on 50x50mm s.w. counter battens on firrings to provide min 1:60 fall on 50x175mm c/rs joists @ 400mm ctrs infilled with 150mm 'Celotex' GA3000Z. Ceiling of 12mm 'Celotex' with 12.5mm plasterboard with skim plaster finish. Roof strapped to walls with 30x5mm m.s. straps @ 2.0m ctrs. Straps to be taken across min 3 No joists where joists run parrallel with walls. Provide solid noggings between joists at strap positions. 4lb lead cavity tray/flashing at roof/wall junction with 150mm upstand. UPVC fascia with 100mm pvc gutter & 75mm downpipe. Soffit on all three sides of dormer roof at 25mm wide continuous vent gap with fly-proof screen.

Walls-
20mm two coat sand/cement render on 100mm Class A concrete blocks, 100mm cavity with s.steel wall ties @ 750mm ctrs horizontally, 450mm ctrs vertically & 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 & closed at head with slate. Horizontal dpc min 150mm above ground level & lapped with existing dpc. Combined vdpc/insulated cavity closers at reveals. Catnic CG 90/100 lintels over openings in external walls. Pre-Stressed plank lintels over drains where passing through walls. Stud wall of 50x100mm studs @ 400mm ctrs with 50x100mm head & sole plates & solid noggings @ Y3 height. Studs infilled with 100mm 'Rockwool' mineral fibre with min 10kg/m³ density. Wall faced both sides with 12.5mm plasterboard with skim plaster finish.

Floor:-
65mm sand/cement screed reinforced with chicken wire on 500g polythene on 100mm 'Celotex tri-R' floor insulation on 1200g polythene dpm on 100mm concrete (reinforced with 600mm wide strip of A142 BRC mesh where over drain runs). 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 min size/depth to suit site conditions (see table in respect of depth relative to tree roots). Foundations taken down to invert level of any drains within 1.0m distance.

Drainage:-
38mm ø showers & kitchen sink wastes. 32mm ø basin wastes. All wastes to have 75mm deep anti-vac bottle traps & rodding eyes at changes of direction. All plumbing to be to BS EN 12056. New drain runs to be 100mm ø UPVC @ 1:40 fall laid & surrounded in pea beach with 50mm concrete cover. New I.C to be built off 150mm concrete base using semi-engineering brickwork rendered externally & flush-pointed internally. Kitchen sink waste to discharge to new back-inlet gulley below gulley grating but above water level. Rainwater taken to min 1.0 cu.m. soakaway min 5.0m from any building via pipes as noted above. 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.



NOTES

Ventilation:-
Double glazed doors & window to have openable area in excess of 1/20th floor area & each room to have min 8000mm² night vents. Kitchen & shower room to have mechanical vents ducted to external air to provide 30 litres/sec extraction. Shower-room vent to be connected to light switch & to have 15 minute over-run. Kitchen extract vent to be located over hob unit.

A		
	Date	Revisions

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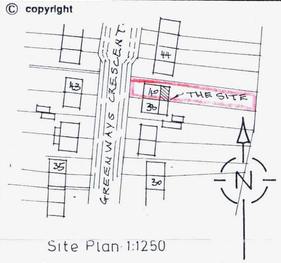

Site Plan 1:1250

Client
Mr S.Rigg

Job Title
Proposed Extension

11/7/15

28 JUL 2015

Drawing Title
40 Greenways Crescent
Shoreham

Scale 1:50 1:100

Date | **Drawn by**

Drg No. 477/01 | **Rev.**

594 x 420mm A2