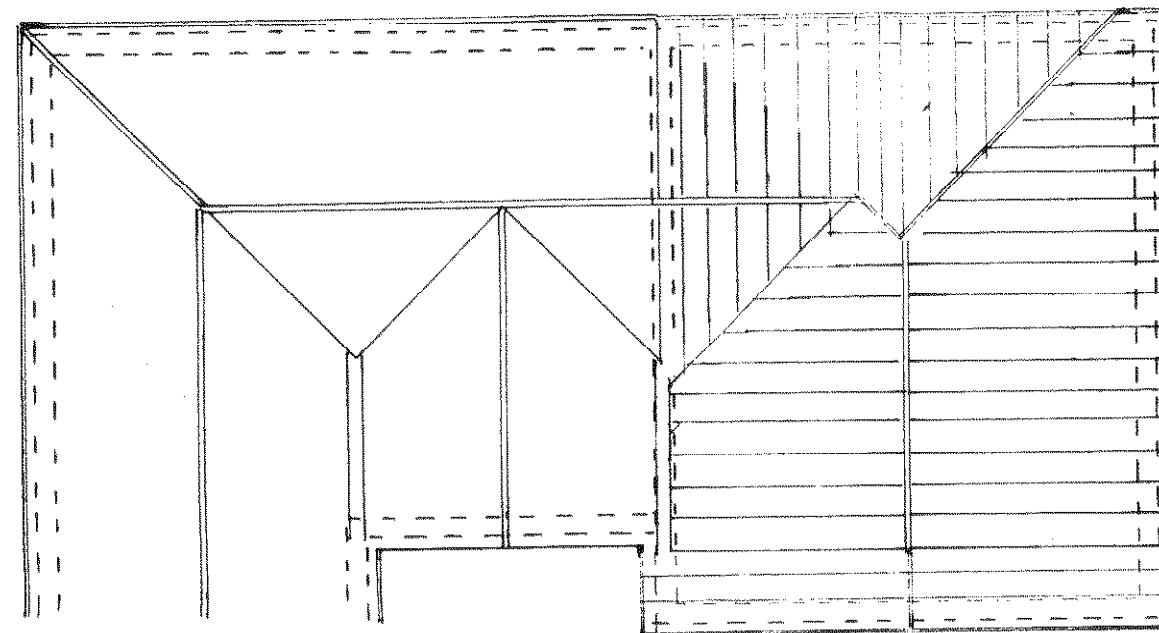
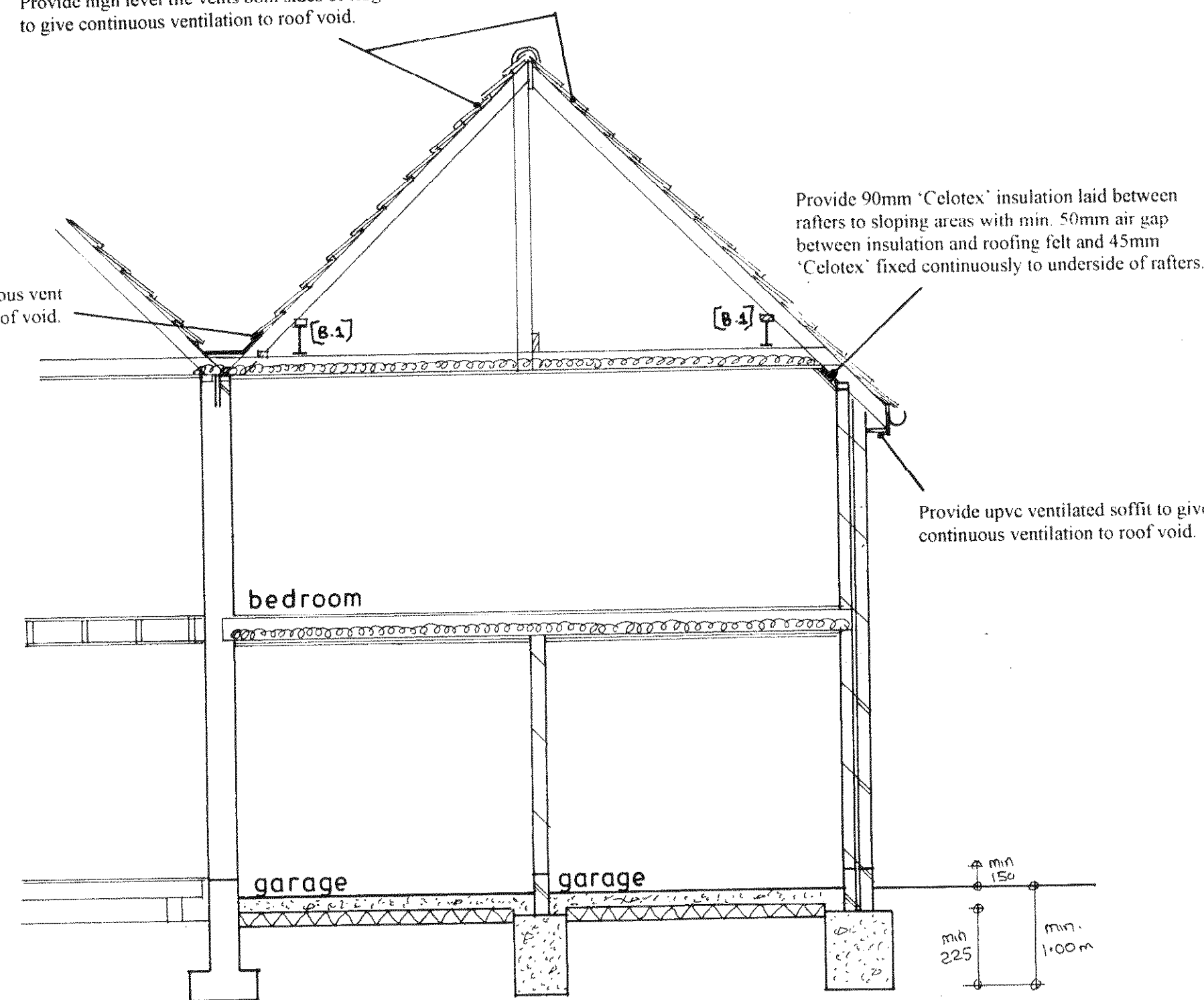




roof plan

1:100

Provide high level tile vents both sides of ridge to give continuous ventilation to roof void.



Provide 'Gidevale' continuous vent continuous ventilation to roof void.

Provide 90mm 'Celotex' insulation laid between rafters to sloping areas with min. 50mm air gap between insulation and roofing felt and 45mm 'Celotex' fixed continuously to underside of rafters.

Provide upvc ventilated soffit to give continuous ventilation to roof void.

section

1:50



Depth and size of foundations to suit site conditions. No trees in proximity to affect depth of foundations.

SPECIFICATION:-

ROOF:- Concrete interlocking tiles to match existing on 50 x 25mm sawn treated battens on 'Tyvec' or similar breather felt to BS747 on 125 x 50mm C.16 [R1] rafters @ 400mm c/c. with 200 x 25mm ridgeboard and layboards. Fibreglass valleys.

250mm fibreglass to 12.5mm plbd. and set to 150 x 50mm C.16 [CJ1] ceiling joists @ 400mm c/c. supported with 150 x 50mm C16 binder with 100 x 50mm hangers @ 1600mm c/c. and built into gable bwk. both ends. Provide lateral support at gables with 32 x 6mm galv. ms. straps @1800mm c/c. built into blwk. and spanning min. 3No rafters and ceiling joists.

VALLEY:- Code 6 lead taken min. 225mm up under roof tiles and laid in max. 3.00 metre lengths to 1:60 fall on 18mm OSB boarding on 75 x 50mm bearers @ 400mm c/c. fixed to rafters. Provide min 50mm steps with 150mm overlap of lead.

WALLS:- Below G.L. cavity construction of 'Toplite' standard blwk. OR dense conc. blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c. Above G.L. outer skin of facing bwk. AND 100mm 'Toplite' standard blwk. with rendered and colourwash finish to match existing. 75mm cavity filled with 'Dritherm 32' cavity wall batts and inner skin of 100mm 'Toplite' GT1 blwk. dry-lined with plbd. and set coat. Provide 'Catnic' stainless steel wall plates at connections with new and existing with cavities running continuously. Stainless steel wall ties @ 750mm horiz., 450mm vertical and 225mm c/c. at reveals. 'Catnic' lintels over openings with upvc insulated cavity closers at reveals. Bed 100 x 50mm wall plate tied to blwk. with 32 x 6mm galv. m.s. straps @ 1800mm c/c.

1ST FLOOR PARTITIONS:- 100mm fibreglass to 12.5mm plbd. and set coat to both sides of 100 x 50mm studwork @ 400mm c/c.

GROUND FLOOR:- 100mm thick concrete [Gen 1] oversite slab on min. 100mm of well compacted fill. Provide 600mm wide A142 reinforcement mesh laid in oversite slab over drains. Provide min. 100mm threshold into garage.

1ST FLOOR:- 22mm t & g flooring grade water resistant chipboard on 150 x 50mm C.16 [F1] floor joists @ 400mm c/c. New floor joists to be positioned so new and existing floor levels run continuous. Provide 2No floor joists spiked together below 1st floor partitions. Provide 3No floor joists spiked together as trimmers around chimney breast. Provide two layers of 12.5mm plbd. fixed breaking joint and set coat to ceiling. Provide 250mm fibreglass between joists. Provide lateral support with 32 x 6mm galv. m.s. straps @ 1800mm c/c. built into blwk. and spanning min. 3No joists. Provide 2No joists spiked together below 1st floor partitions.

FOUL DRAINAGE:- 38 & 32mm dia. pvc wastes with 75mm deep seal anti-vac traps and rodding eyes to 100mm dia pvc S & V.P. with base access rodding plate and terminating with durable cage min. 900mm above window level. All plumbing to BS5572. S & V.P. connected with bend to existing foul drain removing gully. Provide pre-cast concrete lintels over drains where pass through bwk.

STORMWATER DRAINAGE:- Provide drainage roof gully to 65mm downpipes to 100mm dia. 'Osma' underground pipe laid to 1:40 falls with 100mm bed and surround of 10mm peashingle to brick filled soakaways min. 1 cubic metre below invert and min. 5.00 metres from building.

VENTILATION:- Provide min. 1/20th floor area ventilation to all habitable rooms. Provide background ventilation with 5000 sq.mm trickle vents to all habitable rooms and 2500 sq.mm trickle vents to bathrooms fitted into heads of window frames. Provide additional ventilation to bathroom and existing cloakroom with mechanical extractor to give min. 15 litres/sec extraction and ducted to outside air.

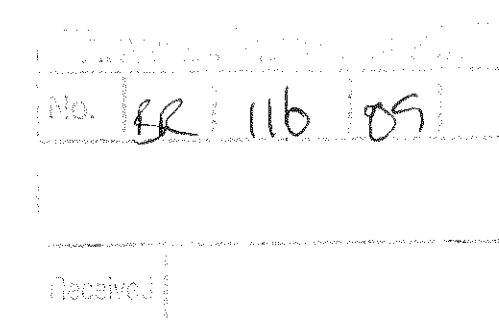
GLAZING:- Provide double glazed sealed units in upvc window and door frames. Provide toughened glass in all internal and external doors and in all positions less than 800mm above FFL. Provide 'Kappafloat' glass to all windows and doors to give 1.8 U-value. All glazing to comply with BS 6206

HEATING:- Extend existing system to provide domestic supplies and fully pumped central heating system with thermostatic radiator valves to all rooms.

MEANS OF ESCAPE:- All 1st floor casement windows to have min. 450mm wide with min. 0.33m² clear openers between 800 and 1100mm above FFL.

ELECTRICAL:- Provide min. 1No low energy light fitting. All electrical work to be installed inspected and tested by NEC Registered Electrician including provision of BS7671 electrical installation certificate.

SMOKE DETECTORS:- Provide mains operated smoke detectors fitted into single electrical circuit max. 7.00 metres from lounge and max. 3.00 metres from bedrooms. Detectors to be installed min. 300mm from walls and light fittings.



sheet 3b of 4

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PROPOSED TWO STOREY EXTENSION AT 3, PARKLANDS AVE., BOGNOR REGIS
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