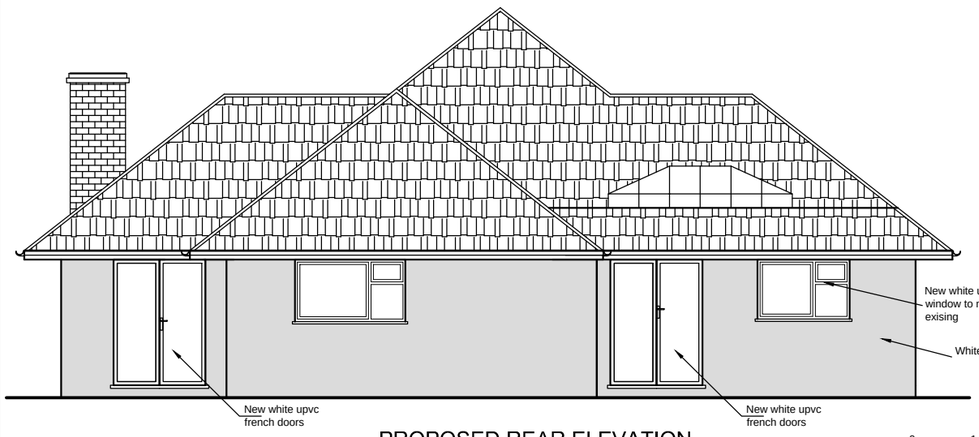
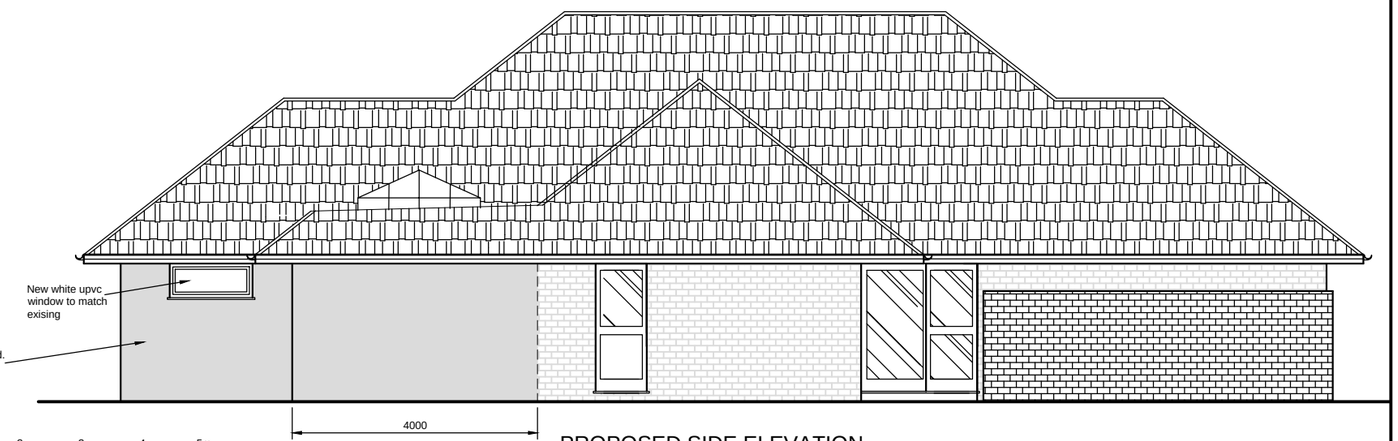


PROPOSED REAR ELEVATION
Scale 1:50



PROPOSED SIDE ELEVATION
Scale 1:50

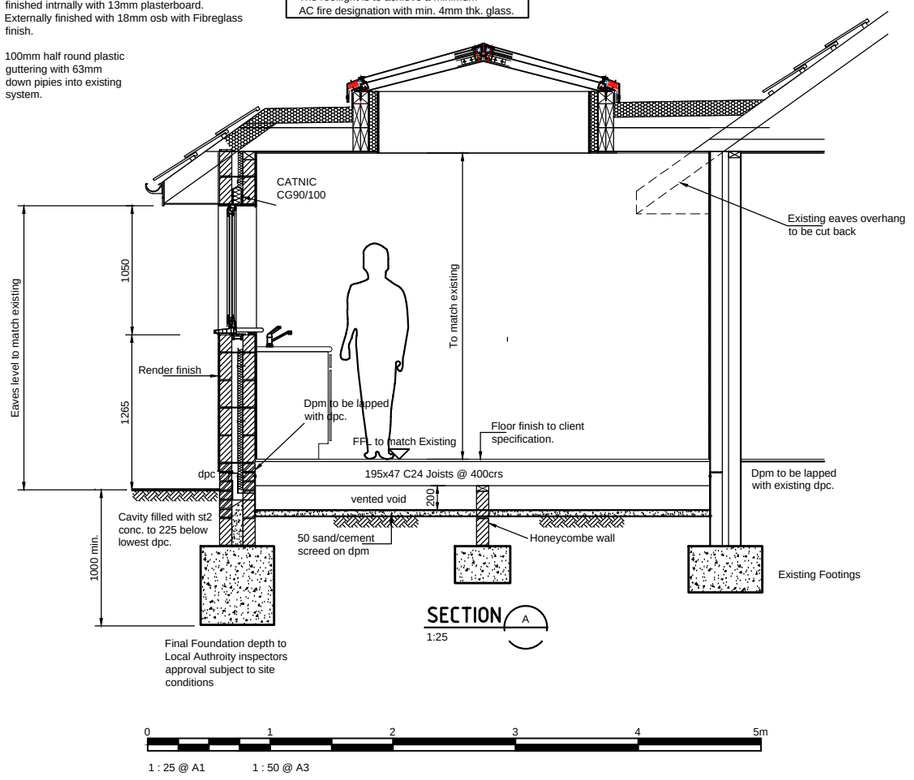
0 1 2 3 4 5m
Scale 1:50 @ A1 1:100 @ A3

ROOF CONSTRUCTION U = 0.18

Flat Roof to be formed of 47 x 195 C24 Joist with 126mm Celotex TD4000 and finished intrnally with 13mm plasterboard. Externally finished with 18mm osb with Fibreglass finish.

100mm half round plastic guttering with 63mm down pipies into existing system.

ROOF LIGHT SUPPLIED BY OTHERS.
PVCu glazed roof light with sealed units with 28mm Argon filled gap and clear float glass to the outer pane and Top N soft coat glass to the inside. U = 1.18
The rooflight is to achieve a minimum AC fire designation with min. 4mm thk. glass.



0 1 2 3 4 5m
1 : 25 @ A1 1 : 50 @ A3

WALL CONSTRUCTION

100mm rendered block with 100mm overall cavity, partially filled with 50mm celotex CW4050 cavity wall insulation (u value 0.280w/mk), 100mm thermal block (min. strength 3.5n/mm². max.thermal conductivity 0.15w/mk) inner leaf and 13mm lightweight plaster finish with skim coat over to finish. wall ties to be 225mm long stainless steel double triangle type or similar approved of suitable designation to bs1243 or dd140 with proprietary insulation retaining disks at max. 750mm horizontal, & 450mm vertical centres (all in accordance with insulation manufacturers recommendations) and at 225mm vertical centres within 150mm of openings.
furfix connectors to be used and all connections to existing brickwork.

Wall plates to be secured to walls by means of 30x5mm mild steel galvanised anchor straps @ 900crs Ties to be secured to rafters with timber connectors Lateral restraint straps @ 1500crs are to be provided to tie in gable walls to the roof. Holding down straps @ max 1800crs are to be provided for roof joists.

Cavity closed at eaves level with proprietary polythene sleeved mineral wool closer, friction fitted within cavity. (closer must be between masonry faces when Kingspan wall insulation).

Factory insulated galvanised steel lintels over all openings unless noted otherwise with perforated baseplate providing effective conductivity not exceeding 30W/mk. Provide lintel soffit cladding to front flange of lintel.

Double glazed windows and doors to have max. u value of 1.6w/m²k with 16mm air gap and low e glass with suitable ventilation system and sill section. window details indicated are for illustrative purposes only, see specific details as provided by approved suppliers.

Provide mastic sealant to underside of cill externally & acrylic sealant to underside of window board internally.

NOTES

1. ALL NEW WINDOWS TO BE FITTED WITH CONTROLLABLE TRICKLE VENTS OF NOT LESS THAN 8000mm² OPENING LIGHTS TO BE A MIN. 450HIGH AND WITH A MIN.AREA 0F 0.33sqm
2. EXISTING ELECTRICS AND PLUMBING TO BE ALTERED AND EXTENDED TO SUIT NEW LAYOUT ALL ELECTRICAL WORK TO BE CARRIED OUT INACORDANCE WITH BS7671 & PART P ELECTRICAL SAFETY. THE BUILDER IS TO PROVIDE A COMPLETION CERTIFICATE AND IS TO ENSURE ELECTRICAL WORK IS CARRIED OUT BY A COMPETANT QUALIFIED PERSON.

   75% OF NEW LIGHTING TO ROOMS TO ONLY TAKE LAMP THAT HAS A LUMINOUS EFFICIENCY GREATER THAN 40 LUMERS PER CIRCUIT WATT.
3. ALL NEW TIMBERS TO BE TREATED AGAINST LONG HORN BEETLE.
4. DPC TO BE PLACED VERTICALLY AROUND WINDOWS.
5. ALL GLAZING TO EXTERNAL DOORS IS TO BE FITTED WITH SAFETY GLASS IN COMPLIANCE WITH BS6206.
   ANY GLAZING WITHIN 300mm OF A DOOR IS TO BE SAFTEY GLASS
6. SMOKE DETECTORS TO BE INSTALLED IN KITCHEN, GROUND FLOOR HALL & ON 1st FLOOR LANDING. DETECTORS TO BE MAINS OPERATED AND INTERCONNECTED INACORDANCE WITH BS54466 Part1.
7. RAINWATER SEE DRAINAGE NOTE
8. NEW WASTE PIPES IN UTILITY ROOM,SHOWER AND En-SUITE TO BE PROVIDED WITH 75mm DEEP SEAL TRAPS. WASTE TO BE 42mm Ø
9. CAVITY CLOSED AT WINDOW JAMBS & CILL WITH PROPRIETARY CLOSER WITH MIN. THERMAL RESISTANCE PATH OF 0.45M .K/W. (WINDOW TO OVERLAP CLOSER BY MIN. 30mm OR AS MANUFACTURERS DETAILS, WHICH EVER IS GREATER).
10. IF REQUIRED EXISTING FOUNDATIONS AND BEAMS ARE TO BE EXPOSED FOR INSPECTION BY THE COUNCIL BUILDING INSPECTOR.
11. INTERNAL STUD WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH DRAWINGS. SOLE AND HEAD PLATES TO BE 110X50, UPRIGHTS TO BE 100X50 @ 400CRS. WITH NOGGONS AT MID SPAN AND CORNER POSTS TO BE 100X100. JOISTS UNDER WALLS PARALLEL TO WALLS TO BE MIN. DOUBLED UP. WALLS TO BE FINISHED WITH 12.5 PLASTERBOARD TO EITHER SIDE TO GIVE HALF HOUR FIRE RATING AND JOINTS TO BE TAPED AND SEALED. WALL TO BE INSULATED WITH 100MM ROCKAWLL FOR SOUND INSULATION.
12. ALL NEW UNDERGROUND DRAINS TO BE LAID TO A 1:40 FALL AND IN A 150 THICK PEA SHINGLE SURROUND. DRAINS TO BE TESTED AND WITNESSED BY BUILDING INSPECTOR. DRAINS TO BE BRIDGED WITH PRESTRESS CONCRETE LINTELS WHEN PASSING THROUGH/UNDER FOUNDATIONS WITH 75mm CLEARANCE

VENTILATION

UTILITY ROOM,SHOWER AND EN-SUITE TO BE PROVIDED WITH MECHANICAL VENT. PROVIDING 3AC/hr WITH A 15 min. OVERRUN AND DUCTED TO EXTERNAL AIR.THE FANS TO BE CONTROLLED FROM LIGHT SWITCH. THE KITCHEN IS TO BE FITTED WITH AN EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND.

KITCHEN

IF COOK HOOD WITH EXTRACT FAN IS TO BE INSTALLED THEN AN EXTRACT RATE OF 30 LITRES PER SECOND IS ADIQUATE.

VENT DUCTING TO OPEN AIR SPACE

STEEL

STEEL TO BE WELDABLE STRUCTURAL STEEL INACORDANCE WITH BS4360. FOR FIRE RESISTANCE THE STEELWORK IS EITHER TO BE ENCASED WITH 15MM GLASROC S FRAMELESS ENCASEMENT STAPLED WITH JOINTS TAPED AND SEALED OR PAINTED WITH NULLIFIRE SYSTEM S. STEEL IS TO BE FREE OF RUST BEFORE PAINTING.
PADSTONE SIZES AS INDICATED ON DRAWING AND IN STUCTURAL CALCULATIONS. MIN BEARING TO BE 100MM ON PARTY WALLS UNO. ENSURE TRANSFER OF LOADS BY DRY PACKING AS REQUIRED.ALL STEEL TO BE PAINTED WITH PRIMER PRIOR TO DELIVERY TO SITE.

CONCRETE

CONCRETE TO BE MIN. C30SRC

DRAINAGE

ALL EXISTING DRAINS TO BE IDENTIFIED AND INVESTIGATED PRIOR TO NEW CONNECTIONS. DRAIN RUNS UNDER THE BUILDING TO BE RENEWED TO THE APPROVAL OF INSPECTING AUTHORITY.
SOAKAWAY TO BE 1m CUBE FORMED OF GEOTEXTILE SIDES AND TOP WITH PEA SHINGLE FILL OR SIMILAR CONSTRUCTION IN ACCORDANCE WITH BS 8301 AND APPROVED BY BUILDING INSPECTOR.

BOILER IF REQUIRED

1. THE CONTRACTOR SHALL ENSURE THAT THE BOILER IS INSTALLED BY A GAS SAFE REGISTERED INSTALLER.
2. THE BOILER IS TO BE SELF CONDENSING AND THE CONTRACTOR IS TO SUPPLY ALL DETAILS OF BOILER AND FLUE TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR IS TO SUBMIT ALL CERTIFICATES TO THE COUNCIL FOR APPROVAL ON COMPLECTION OF INSTALLATION.
4. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

Rev.	Date	Revision
C		
B		
A1	Sept. 2018	Eaves level lowered to match existing
A	April. 2018	Issued for Certificate of Lawfulness
-	March. 2018	1st Draft for Client comments

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H

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01903 856072

Client
Ms Y. STUBS

Job Title
PROPOSED
REAR EXTENSION at
4 THE ROYSTONS
WILLOWHAYNE ESTATE
EAST PRESTON
BN16 2TR

Drawing Title
PROPOSED
ELEVATIONS & SECTION

Scale: AS SHOWN
Date: 21-03-18
Drawn by: G.A.PAGE
Drg.No. 662.18 / 04
A1

partner LABC

Plot Date:
CAD Ref:

ARUN DISTRICT COUNCIL EP/55/18/CLP

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