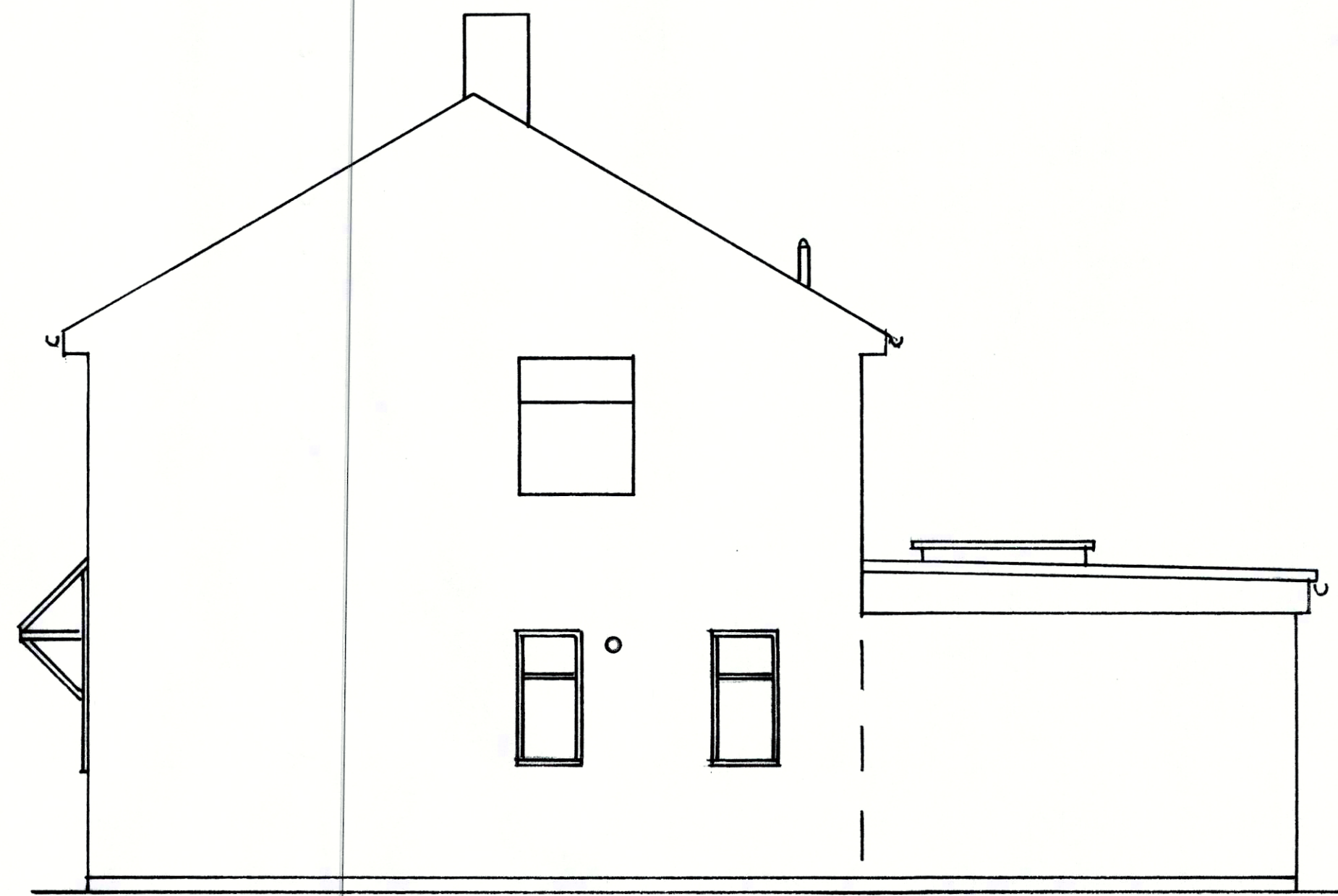


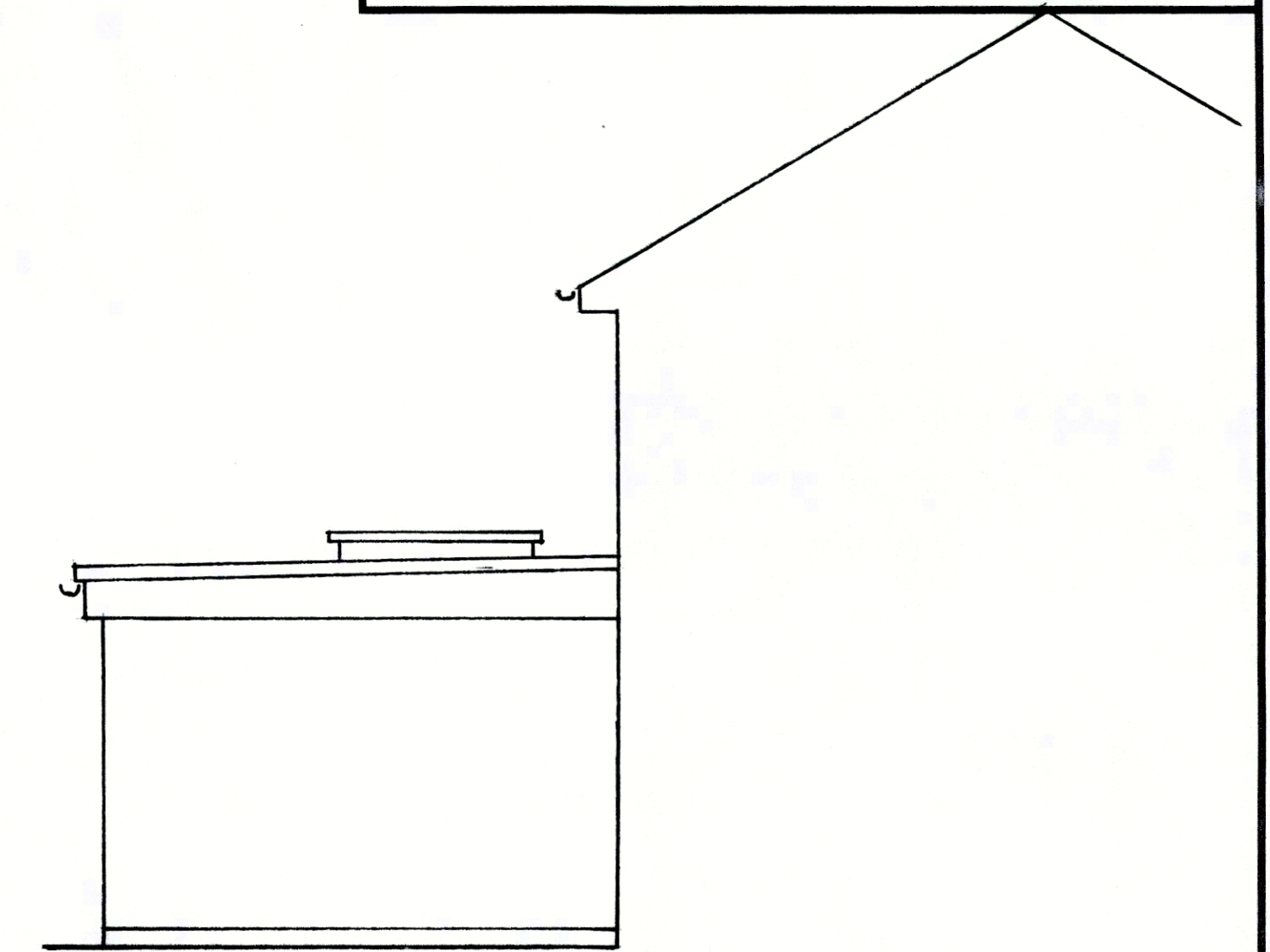
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
LOCAL AUTHORITY MAY SCALE THE DRAWING
Any deviation from the drawing to be agreed with the local authority.
Any queries to be agreed prior to construction.
See separate details for Structural engineers calculations.



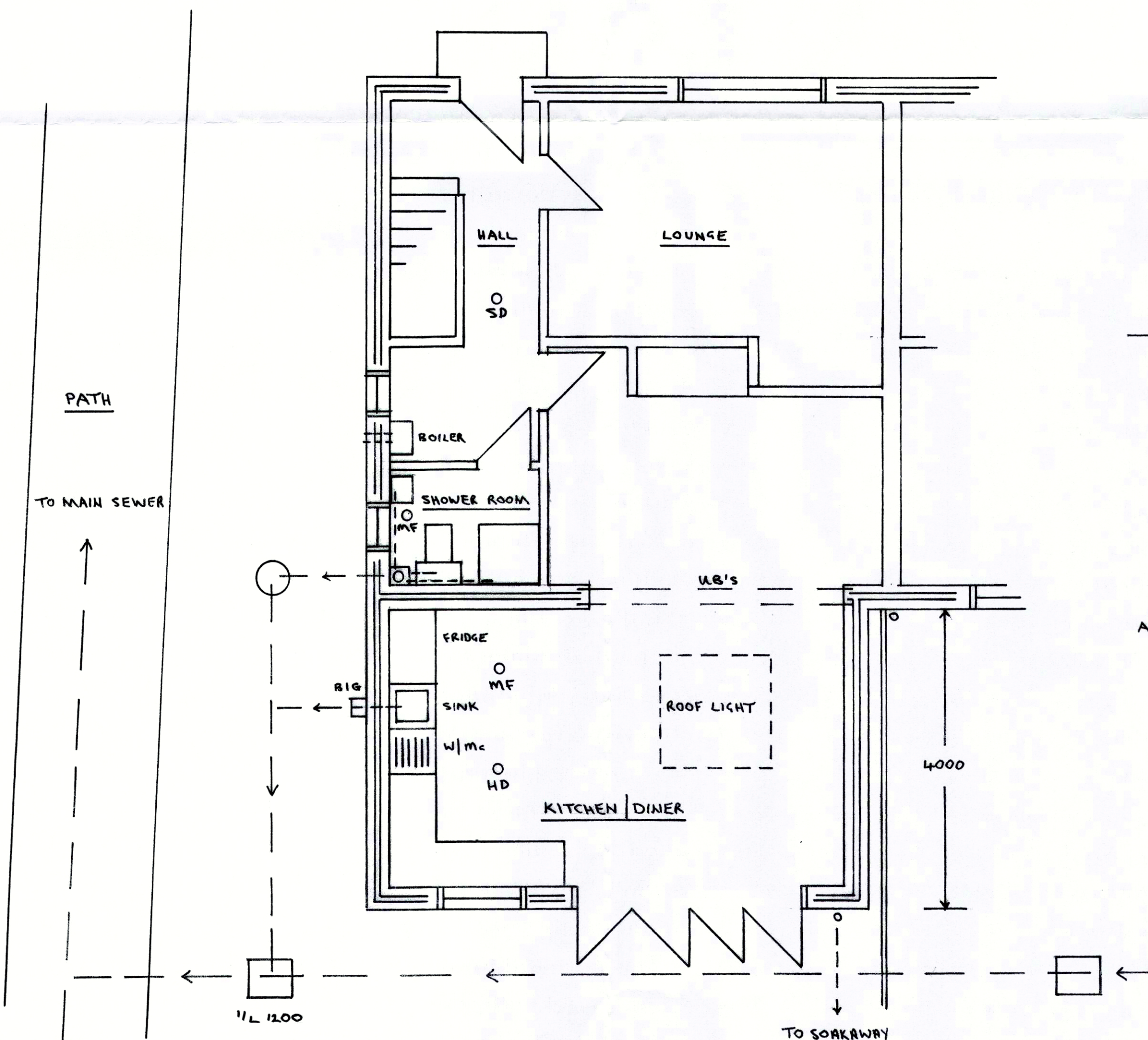
REAR ELEVATION (NORTH) 1:50 AT A1



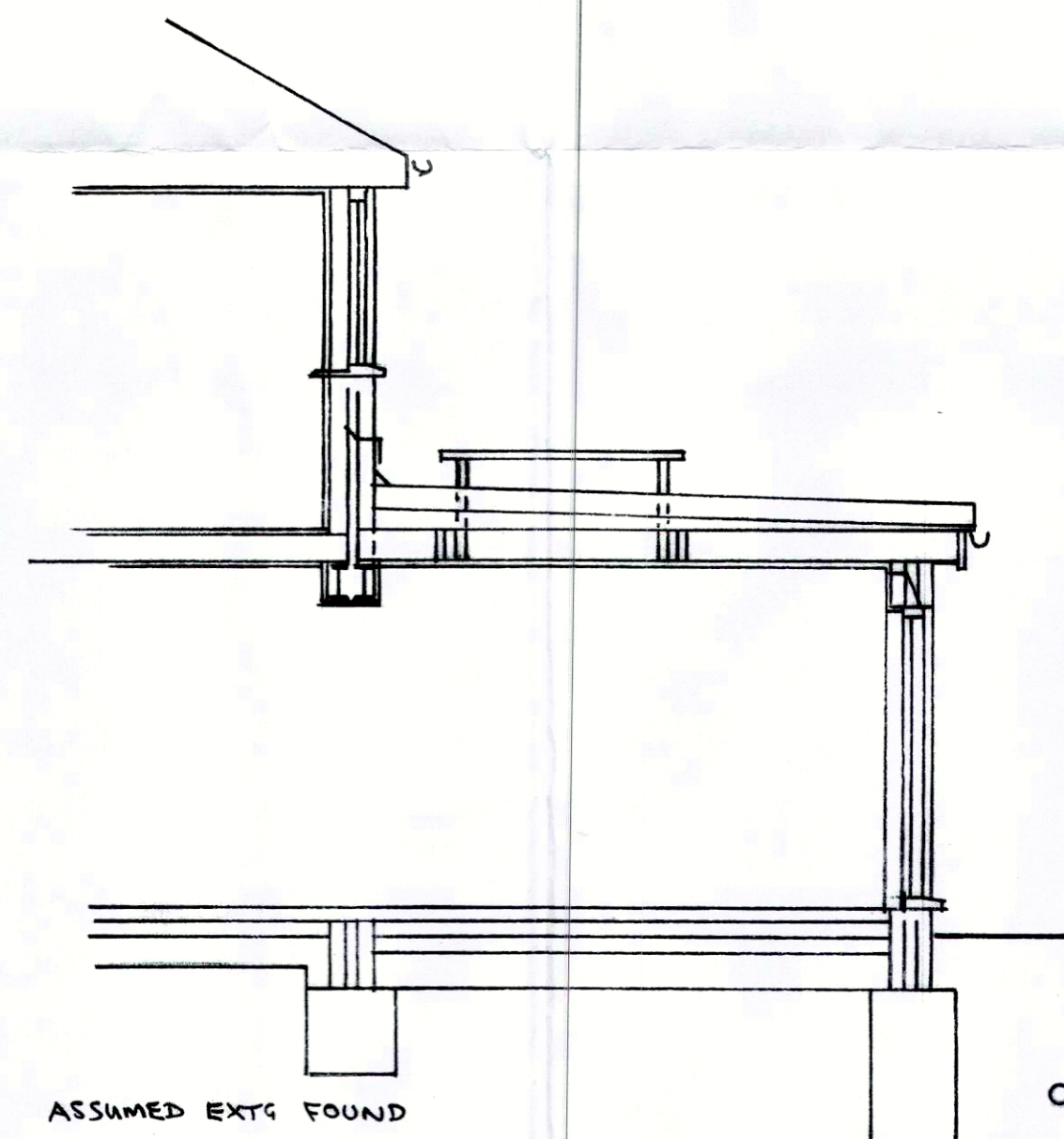
SIDE ELEVATION (EAST) 1:50 AT A1



SIDE ELEVATION (WEST) 1:50 AT A1

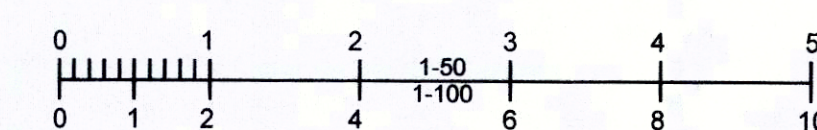


GROUND FLOOR PLAN 1:50 AT A1



SECTION 1:50 AT A1

600 wide x 1100deep Gen 3 foundation concrete at minimum 1500 deep, and min 150mm below drain level and to suit site conditions and agreed with BCO. 7.3N dense concrete blocks in foundation. Face brickwork to DPC, minimum 150 above finished ground level and lapped to existing DPC.
Oversite to extension- Sub base of 150 MOT, sand blinding, 1200g DPM with taped joints and lapped to DPC for radon protection, under 150 sub base concrete, 100 flooring grade celotex GA4100 insulation with 500g poly separating membrane, 75 reinforced screed. Use 100 diam rainwater pipes to vent suspended floor, if applicable, plus air bricks at 1500 c/s.
Camera survey of adjacent existing drainage. New drainage in 100 diam clay pipe to match existing, surround in 150 pea shingle and 75 concrete protection. 1:40 fall. Back inlet clay trapped gully set in concrete. Test drains on completion. Rodding point to soil pipe. All to be approved by Southern Water.
42 waste pipe to basin and sink, with deep seal trap. 75 waste to shower with deep seal trap. Clearing eyes at junctions.
Boiler to new position, moved by Gas safe competent engineer.
Superstructure of cavity wall with matching bricks, 100 cavity with 50 celotex batts and s/s wall ties and clips (min 5/m2 plus 300c/s at reveals). 3.6N 100 celcon or thermalite blocks, 2 coat plaster finish. Close reveals with thermabate.
Use stainless steel furfix to bond new to existing, plus vertical DPC.
Caticn galvanized lintels, with min 150 bearing. lintels insulated. 50 x 100 sawn and treated wall plate with 6 x 38 straps at max 2m c/s.
Universal beams as engineers calculations, and encased in 15mm fire line board and set coat plaster. Engineer to specify lintel over folding doors plus trimming and joist sizes to flat roof.
Double glazed safety doors and windows with low E laminated glass, Min 16mm air gap to sealed units. 8000mm2 trickle vents. Glass area min 10% floor area and ventilation min 5%. All external glazing to be min 1.6w/m2k. Energy rating of band C or better.
Flat roof joists of 50 x 175, and treated, at 400c/s, bridging at 2.4 c/s. 100 to 0 x 50 wide firings at 400c/s. 12mm OSB decking, 125 warm roof insulation, 3 layer mineral felt as BS747 and installed to CP144. 30mm Celotex to underside joists then 12.5 fireline board and set coat plaster. Code 4 lead flashing and cavity tray. 112 half round gutter and 68 RWP, to 1m3 (below invert level) soakaway at 5m run of 100diam pipe laid on and surrounded in 150 pea shingle and 75 concrete protective cover.
Upvc fascia and soffit.
Stud walls of 50 x 100 treated studs at 400c/s with 50 x 100 head and sole plates. 75 sound deadening quilt between studs and lined with 12.5 plasterboard and set.
Radiators to have thermostatic radiator valves and room stat.
Electrical work by competent person who will issue a Part P certificate.
Mechanical fan 60L/sec and ducted to fresh air.
Smoke detector and Heat detector on mains with battery back up, and linked to first floor.
Demolition materials to be reused where possible, remainder to a registered skip company with maximum 10% to landfill.
Protect neighbours from dust during construction.
No trees interfering with foundations.



Tony Standing Designs Drawing for Domestic Extensions					
Title	PROPOSED SINGLE STOREY REAR EXTENSION AT 103 ROUNDSTONE DRIVE, EAST PRESTON, BN16 1EN.				
Client	MR. N. KUKAS				
Drawn By:	TS	Drawing	C918-4	Scale	AS SHOWN
Date	JUNE 19	Revision			
Mr A J G Standing 4 Coombe Road, Steyning BN44 3LF		Phone: 01903 814151 / 07595 277995			