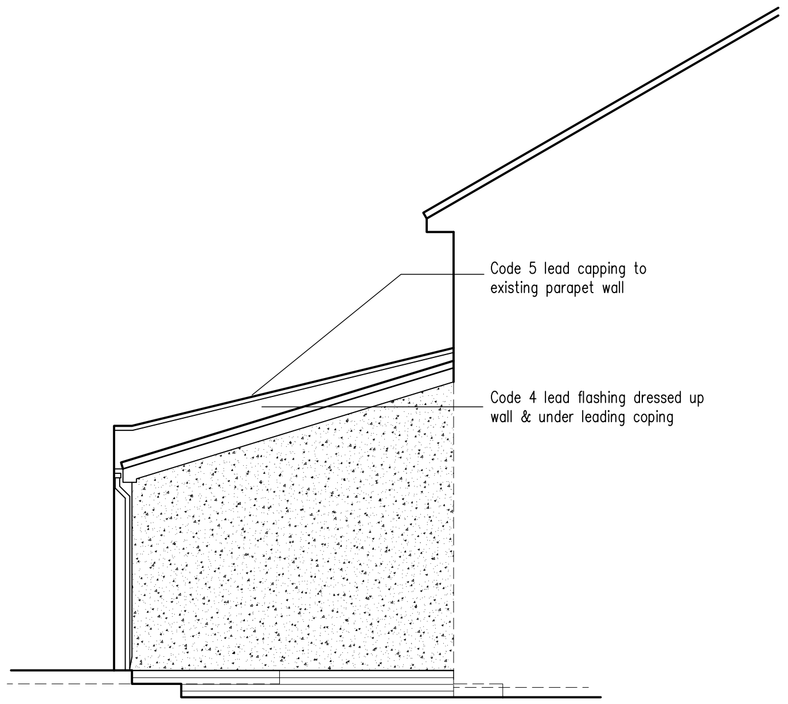
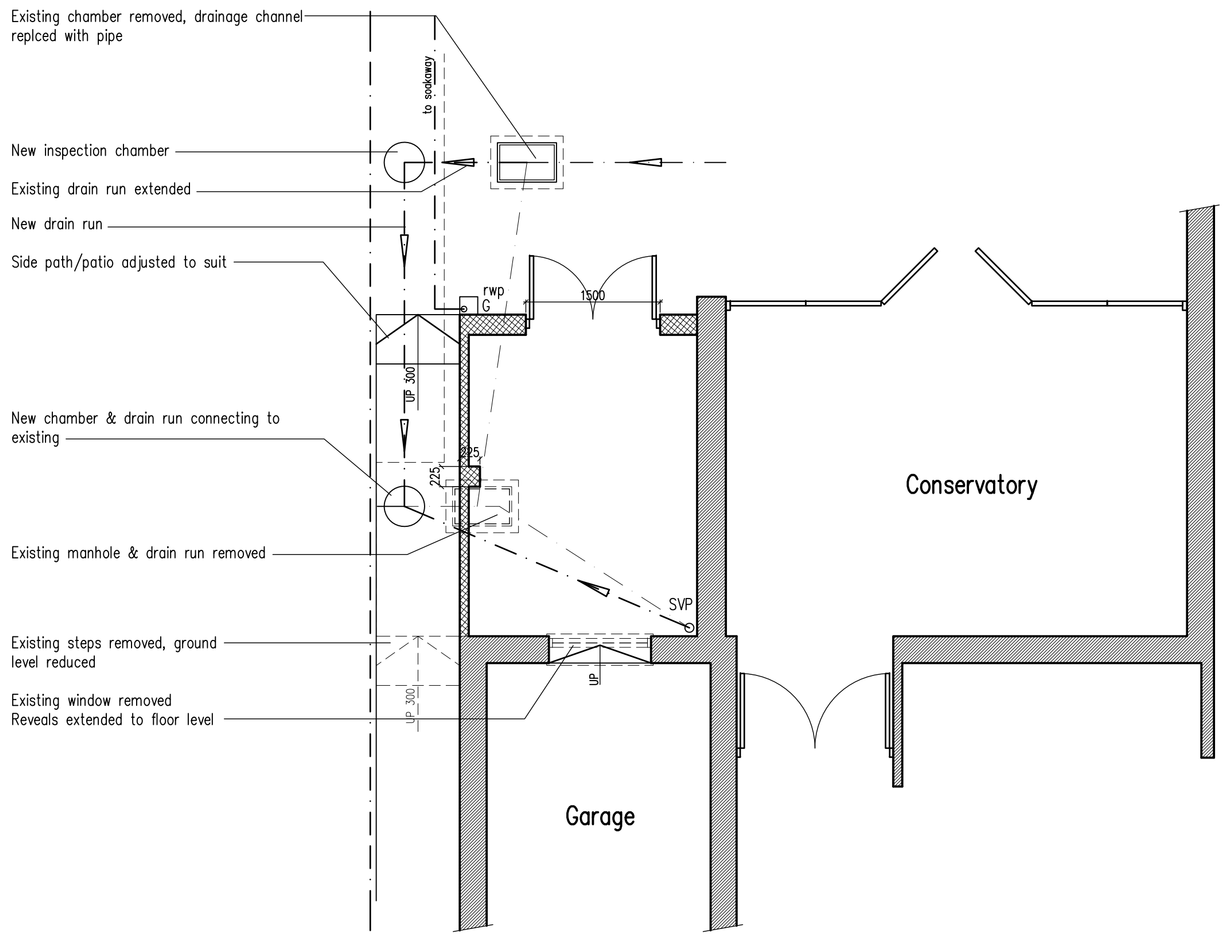


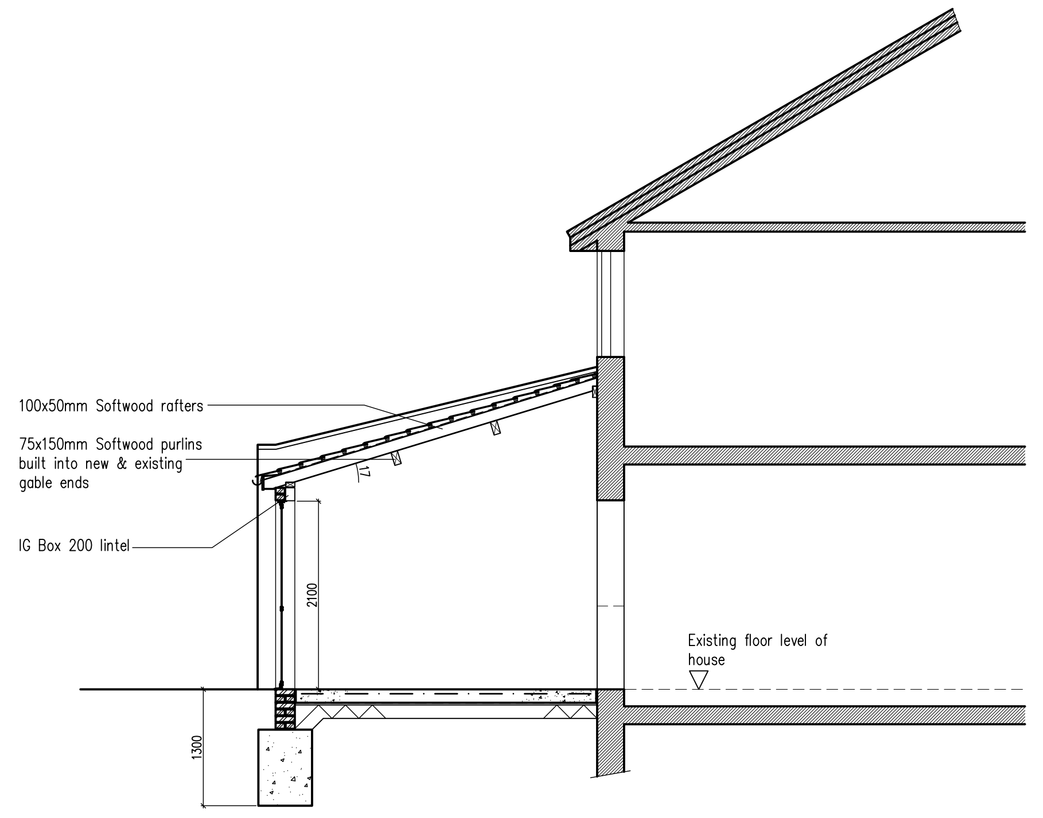
Rear Elevation
1:50



Side Elevation
1:50



Ground Floor Plan
1:50



Section A-A
1:50

EXISTING STRUCTURE:
Existing foundations, beams and lintels at points of new or altered loading are to be exposed prior to commencement and their adequacy agreed with the Building Control Officer/Structural Engineer.

DEMOLITION AND STRIPPING OUT:
Existing patio taken up & ground levels reduced to suit.

DRAINAGE BELOW GROUND LEVEL:
Existing foul water drain run to be exposed. All new drains below ground to be 100mm dia. uPVC laid to a min 1:60 fall on & surrounded by 150mm pea beach shingle. Existing drain run extended to new chamber
New chambers to be Osma uPVC Universal Inspection Chambers laid on 150mm pea beach shingle. Chamber sizes to be as follows: – less than 600mm invert level: 250mm dia, greater than 600mm and less than 1000mm: 450mm dia., where invert level exceeds 1.0m, manholes constructed from 225mm Class B semi-engineering brick walls bedded in cement/sand 1:3 mortar built off 150mm thick 1:3:6 concrete base. Internal size to be 1200x750mm. Channel to be bedded in mass concrete benching with smooth cement finish to 1:12 fall. Provide galvanised steel step irons placed at 450mm staggered vertical centres. Brickwork to be corbelled back to suit 600x450mm light duty/medium duty cast iron covers and frames.
New connection made to chamber at invert level
Provide 225x225x150mm thick concrete pad at the base of the new gully serving rainwater downpipe.
Where the crown of the pipe is less than 450mm below finished ground level provide 50mm of concrete haunching to protect the pipework. Ensure all joints are watertight upon completion.

SURFACE WATER DRAINAGE:
Surface water to discharge to new soakaway in rear garden min. 5.0m away from any building, 1 cubic metre below invert level, capped with polythene, 100mm concrete slab and 225mm topsoil and finished to match existing ground levels. Contractor to allow for carrying out a porosity test and submitting to building control. Alternative to use a water butt to be agreed with building inspector

FOUNDATIONS:
Excavate new foundations 450mm wide, min. 1.0m deep onto firm subsoil (min bearing capacity 100KN/m) to the satisfaction of the Local Authority, final depth of foundations to suit site conditions. Remove any water/slurry prior to placing grade 20N (1:2:4) concrete min. 600mm thick.

EXTERNAL WALLS BELOW DPC LEVEL:
102.5mm face brickwork laid centrally on new foundations all in cement mortar 1:3. Rear wall in 225mm face brickwork

FLOOR SLAB:
Ensure that all vegetable soil & any soft areas of ground are removed & filled with hardcore, lay 125mm of 40mm washed marine reject stone & building sand blinding, compact & level with hand held vibrating plate. Lay 1200g polythene dpm with 400mm laps turned up wall to lap with new & existing dpc's/dpm's. Lay 150mm grade 30N concrete floor slab incorporating A142 reinforcing mesh, min 50mm cover

HORIZONTAL & VERTICAL DPC's:
Walls to receive 'Hyload' or other similar approved horizontal dpc's all a min. 150mm above external ground level.

EXTERNAL WALLS ABOVE DPC:
100mm concrete blockwork walls in cement mortar 1:5 with recessed joints. 225x225mm blockwork piers as shown on floor plans, 225mm blockwork rear wall.
Furfix profile where new wall abuts existing.
Bed new 100x50mm softwood treated wall plate onto blockwork and strap down with 30x5mm galvanised mild steel straps at 2.0m cts. New lintel to be IG Box 200 with min 150mm end bearings. Finish with 20mm 2 coat render finish incorporating stainless steel edge beads & render stops

ROOF STRUCTURE:
All timber to be supplied pressure treated with preservative, all cut ends to be flood coated with proprietary preservative.o
Bolt 100x50mm softwood wall plate to external wall with M10 bolts at 600mm cts.
New rafters to be 47x100mm C16 @ 400mm cts. birdsmouthed and spiked to wall plates. Contractor to ensure rafters are birdsmouthed over both wall plates. Intermediate purlins to be 75x150mm C16, spaced as shown on section. Gable walled tied into roof with 2 No. 30x5mm ms straps across min 3 No. rafters supported with solid noggings between.

ROOF COVERINGS:
Lay one layer of Tyvek Supro breather membrane over rafters, draped between rafters min.15mm fixed strictly in accordance with manufacturers instructions. Fix 25x50mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix through coloured profiled concrete tiles to suit 17 deg pitch with 100mm headlap matching as existing as close as possible. Verges to be bedded and pointed on a masterboard or similar undercloak.
Proprietary cavity trays with stop ends and perpends where new roof wall abuts cavity wall. Code 4 lead flashing/soakers dressed up wall min 150mm, code 4 lead cover flashings. 18mm WBP plywood fixed to top of existing parapet wall. Form new Code 5 lead coping over entire parapet, retained with Code 4 lead clips all in accordance with the Rolled Lead Sheet Manual. Welts to be at maximum 1.0m cts. Code 4 lead flashing dressed up existing wall a min 150mm & tucked under new parapet flashing.

EAVES:
150mm black PVC fascia, 6mm white PVC soffit, 100mm dia. 1/2 round uPVC gutters, 68mm downpipes discharging over gully grating via shoe.

WINDOWS, EXTERNAL DOORS:
New external door to be white uPVC, thermally broken & draught sealed, supplied with 24mm double glazed units.

EXTERNAL WORKS:
By client

A | 28.01.2013 | Details added

Project:
Rear Extension at:
10 Botany Close
Rustington
BN16 2BJ

Drawing title:
Floor Plans, Elevations & Sections
As Proposed

Client:
Mr. & Mrs Bardouleau

Copyright of:
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RICS

Scale:
1:50

Date:
January 2013

Drawn:

Drg. No.
01

Rev'n
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