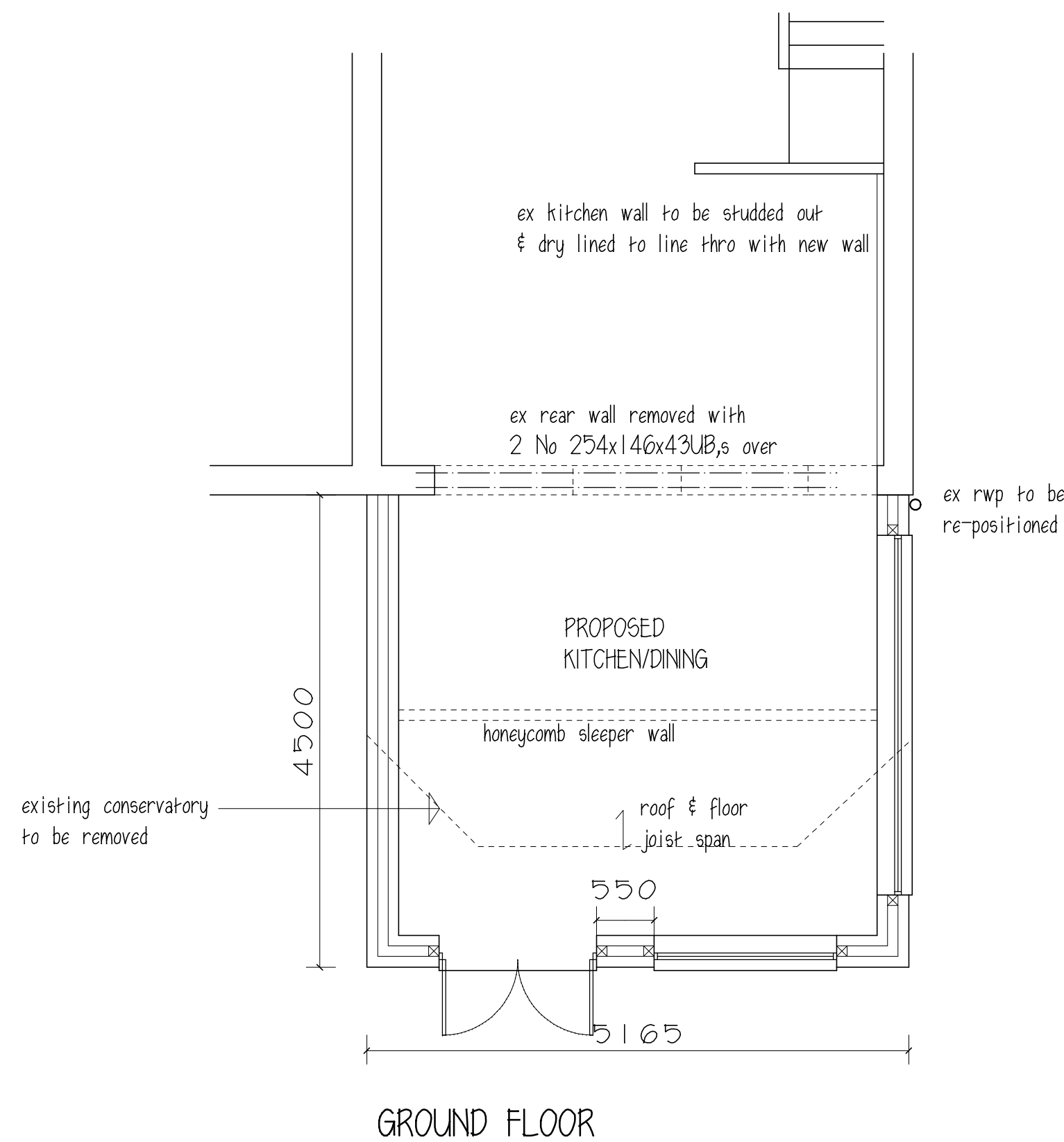
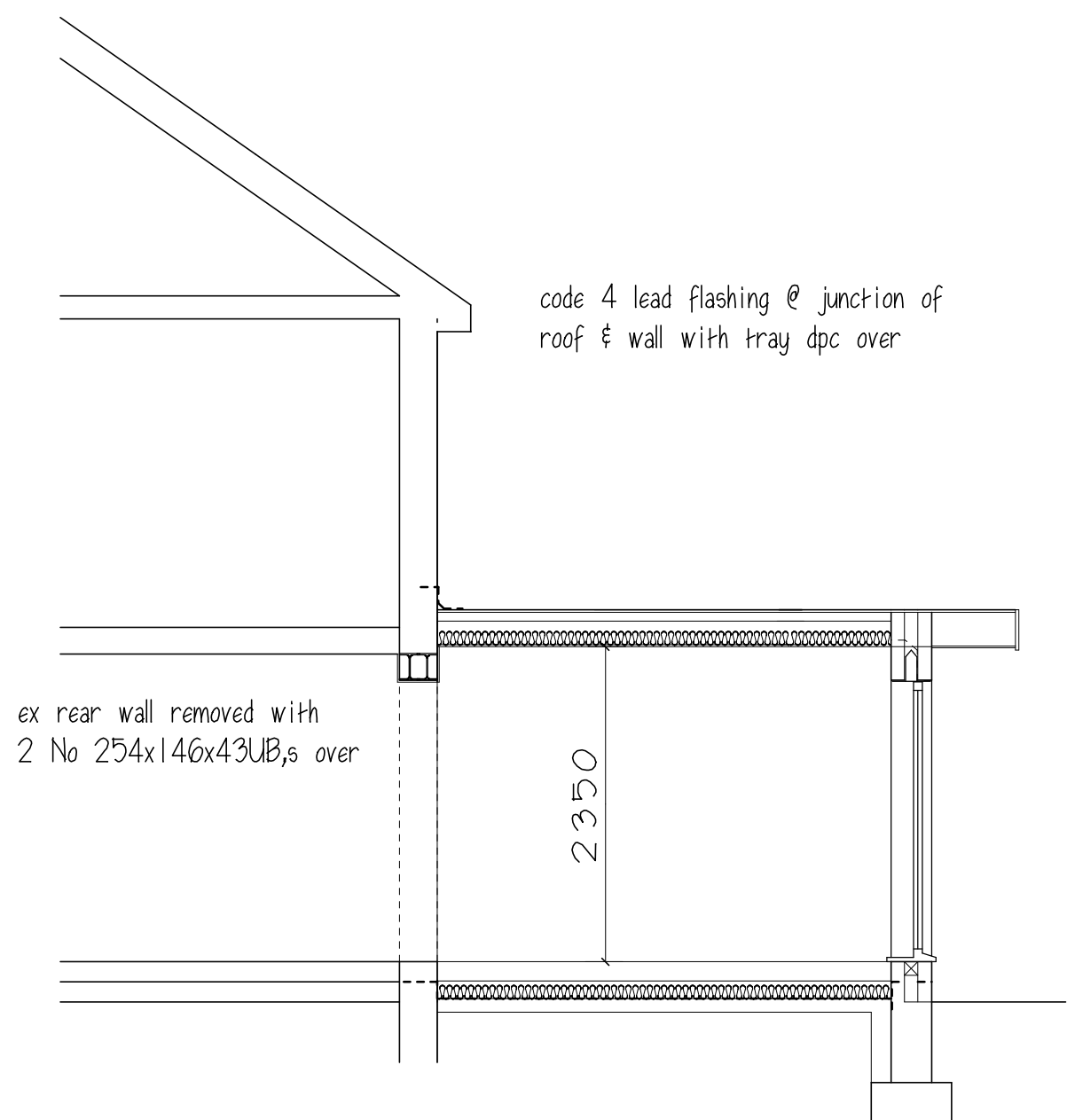




GROUND FLOOR



All sockets & switches to be between 450mm & 1200mm high
min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight
& socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

WALL CONSTRUCTION
walls to be 100mm blockwork rendered with 100mm cavity, filled with 100mm cavity dri-therm wall batts with 100mm thermalite block o.e.a. with p/b dabs & skim finish, 250mm s.s vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation.
IG lintels LS/HD100 type lintels to be used over door & window openings, o.e.a. with tray dpc over.
dpc to wall to be min. 150mm above g.l.
tray d.p.c. to be installed at ground level where landing & ramp will occur.
air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation.
the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
cavity wall insulation must be carried up the full extent of gable walls.
floor joists ect. must be set on joist hangers.
all cavity closures must be insulated.
new wall block bonded into existing with cavity continuous
air bricks @ 1.8m c/cs boxed thro cavity with tray dpc over

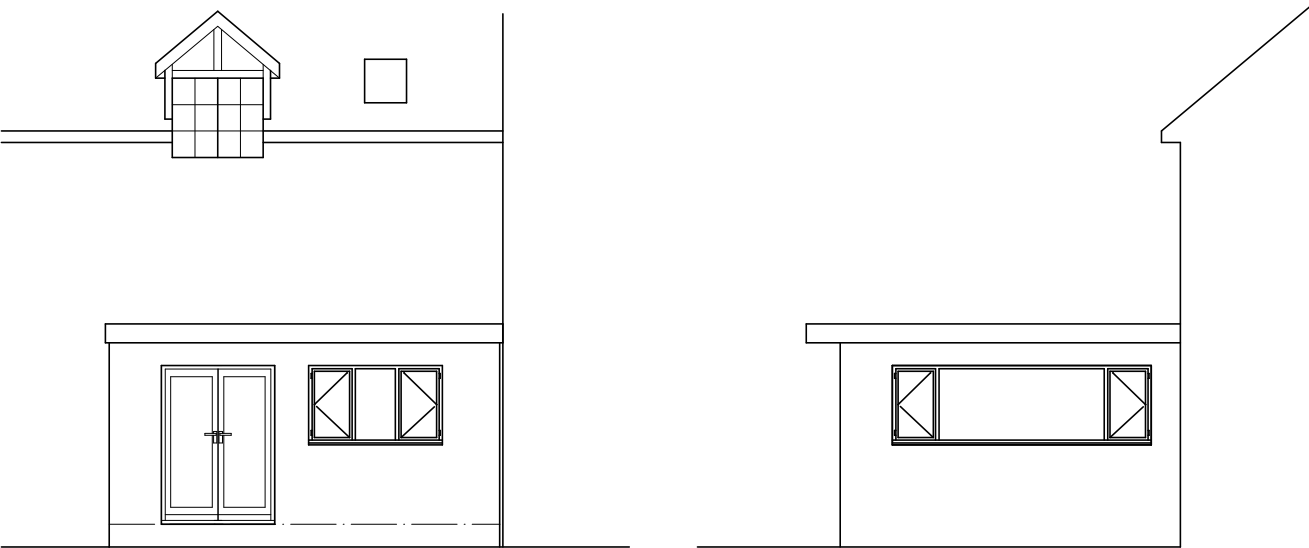
FLAT ROOF CONSTRUCTION
new roof covering to be proprietary
neoprene roof covering installed to manufacturers spec on 18mm wbp ply on 47x195w roof joists @ 450mm c/cs with 50x50sw cross battens, and furring pieces to give 1180 min fall with 2 layers of 80mm Kingspan Kooltherm K7 between joists, with 125mm p/b & skim ceiling.
200x25sw fascia board with 25mm gap covered with flyproof mesh, 100mm dia. pvc guttering discharging into ex rwp.

ceiling joists fixed to 100x50 sw bearer, plugged & screwed to wall,
code 4 lead flashing @ junction of roof & wall with tray dpc over

DRAINAGE
40mm dia. pvc waste from sink with 75mm deep re-sealable traps, discharging into G&VP or b.l.g.
Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing m.h.
All surface water to be discharge into ex rwp

GROUND FLOOR
18mm H&g flooring grade 2/3 chipboard on 50X125sw floor joists @ 450mm c/cs with 120mm Celotex insulation laid in between min. 150mm air gap to 100mm oversite concrete on 100mm min. well consolidated, sulphate free, hardcore.
floor to line thro with existing

FOUNDATIONS
600x150 conc. strip footings min. 750mm deep or below drain invert 7KN fnd blocks up to g.l.
all excavations to satisfaction of B.C.O. with regards to suitability.



REAR ELEVATION

SIDE ELEVATION

GLAZING CALCS
ext floor area = 19.134m²
25% = 4.785m²
ex french door = 2.772m²
ex window = 1.465m²
allowable glazed area = 9.022m²
actual area
french doors = 3.15m²
window = 1.835m²
side window = 3.59m²
total = 8.575m² therefore ok

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.60W/m²K U value.
& 8000mm sq background ventilation opening lights to equal 1/20th floor area min.
850x500, safety glazing to doors, side panels & glazing below 800mm from fl.

HEATING
existing wall mounted gas fire Condensing boiler (with interlock fitted) with balanced flue in kitchen, radiators to have tr.v., wall mounted heating controls to be full zone
commissioning certificate required on completion, by qualified Gas Safe registered installer

ELECTRICAL
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person "self certification" scheme.
Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

GENERAL NOTES
All existing dimensions, sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr & Mrs G SYKES

PROPOSED EXTENSION
25 ROSE HILL DRIVE
DODWORTH

PLAN, SECTION & ELEVATIONS

1:50, 1:100 @ 1 JULY 19 Rev A

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