

Pitched Roof: Interlocking concrete tiles on 25x38mm treated SW battens and Tyvek breathable sarking felt on 50x100mm rafters & 50x100mm celling joists @ 400mm c/c. 50x100mm or 75x100mm wall plates as required. 75x225mm purlin to support canopy part of structure supported on hangers fixed to wall plate Rawl-bolted to flanking wall. Code 4 lead flashings as required. 115mm HR gutter & 63mmØ down pipes in upvc to BS 4514. 25mm thickness & 10mm upvc fascias/soffit. Soffit to canopy element to be in tongued & grooved timber boarding with microporous paint finish. 5x30x1200mm MS restraint straps @ max. 2.0m c/c and adj openings. Ceilings in 12.5mm plasterboard with artex or smooth plaster. Roof insulated with 270mm Crown Earthwool Loft Roll between and overlapping ceiling joists.

Walls: Cavity walls in render on standard blockwork, 90mm cavity filled with Crown Dritherm 32 rigid nineral fibre batts, inner leaf of 100mm Durox Supablocks, light weight plaster int. Wall ties @ 450mm vert. 750mm horiz. & staggered, double up @ reveals & jambs. DPC to BS 743 min 150mm above GL. Catnic 'Cougar' or equal & approved lintel to opening. Furfix or equal & approved stainless steel profiles @ new/existing wall abutments.

Partition wall in 50x100mm studwork, 12.5mm plasterboard & skim both sides.

Ground floor: 75mm 1:6 cement/sand screed on 75mm Kingspan K3 insulation on 1200g Visqueen or equal and approved DPM lapped to DPC on proprietary beam and block suspended floor with min. 150mm ventilated void below via 'periscope' airbrick ventilators @ max. 1500mm c/c. Strip site of veg. soil and grade off.

Foundations: Excavation depth to be 525x1640mm (in accordance with NHBC Practice Note, trees indicated on Block Plan). Mass fill in 1:2:4 concrete to within 300mm of GL. Up to a depth of 1.5m a 75mm compression layer or void former is to be provided. Foundation depth to be increased to 300mm below any sub-soil dessiccation or in the event of any unusual conditions.

Drainage: Below ground drains (as/if required) in upvc to BS 4660 or clayware to BS EN 95 as required. 100mmØ pipework laid to fall min. 1:80, max. 1:40, bed & surround with 150mm pea shingle. New above ground pipework in upvc to BS 4514, 100mmØ stub stack fitted with air admittance valve, 32mmØ basin waste. Layouts to BS 5572.
SW connected to existing system or min. 2.0m³ soakaway, 5.0m from building. Soakaway filled with clean hardcore rubble, or constructed from 'Waterloc' or equal and approved modular units, all in accordance with BS 365. Provide clayware RW shoes as required.

Misc: Extend electrical services as required and to IEE regs, outlets/lighting to client's spec. 25% of light fittings are to be energy efficient which will only take lamps with a luminous efficiency of 40 lumens per circuit watt, mechanical ventilation to wc rated at 15L/sec, operated by light switch & with 15 minute over-run.

Statutory note with respect to Building Regulations: All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completetion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Extend plumbing and heating services to client's spec, inc. hot water supply and heating controls. Any new radiators to be fitted with TRV's. Any boiler boiler modifications to be carried out by a Gas Safe Contractor/OFTEC registered competent person, supplying a commissioning certificate on completion.

Completion.
Windows/doors as existing. Glass and glazing to coni
(mandatory), with safety glazing fitted where required.

ADDITIONAL NOTES: 'ROBUST DETAILS'

CONTRACTURAL NOTES:

The cavity wall insulation must be taken down below damp course level, Illianing and counter the underside of the floor slab insulation.

The cavity wall insulation and roof insulation must meet at the top of the wall (the detail used must also allow ventilation to be maintained if appropriate).

Cavity wall insulation must be carried up to the full extent of gable walls.

Floor joists etc. must be set on joist hangers (and not built into the wall itself)

A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches the outside wall (usually at door thresholds)

All cavity closures must be insulated.

Contractors are referred to the drawing, specification & the site to ascertain for themselves the nature & position of work access & to allow all sundry works to complete the finished project.

Any variation to the project requested by client or contractor shall be agreed with any rate or cost difference before work commences.

All work shall be adequately supported whilst any structural works are undertaken.

The work and finish shall be carried out in a good workmanlike manner.

New & existing floors, walls & ceilings where applicable shall match. All doors, architraves, skirtings etc shall be deemed in style, materials, patterns of finishes to be agreed with client.

On completion all rubbish shall be cleared from site. Adequate protection shall be given to clients carpets, fixtures & fittings.

The main contractor shall co-ordinate with any nominated contractor or supplier. Site check all dimensions prior to order/manufacture of goods & materials.

At: 129,

03.06.21 24.04.21 14.03.11 Client requirements Alteration Client requirements

& Structural Alteration Retrospective Single Storey Rear Extension

Southend Road, Shotgate, SS11 8DZ

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