

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All external materials to be of a similar appearance to the existing dwelling.

DRAWING SPECIFICATION (As Applicable)

FOUNDATIONS (subject to site conditions):
To be min 1m deep on assumed ballast strata. To be taken below the invert of the lowest drain & 600mm below ground level.
Concrete to be C20 mix using OPC final depth of foundations to suit site conditions & to be to the satisfaction of the Building Inspector on site. All above to be in accordance with Approved Document A1/2.

WALLS (cavity walls):
External walls to be 100mm facing brick, 15mm clear cavity, 65mm KINGSPAN TP10 insulation & 125mm TURBO load bearing blockwork. Stainless steel wall ties to BS 1243 laid 900mm horizontal & 450mm vertically & 225mm at all junctions/reveals.
Horizontal DPC's bedded min 150mm above ground level and laid continuously & sub floor air bricks fitted as works progresses.
Bond new walls to existing using FURFIX profiles, stainless steel externally & galvanised internally. Build in insulated CATNIC lintels with 150mm end bearing.
Internally dub out render in sand & cement & 5mm finishing plaster.
 $\approx 0.3\text{Wm/K}$

FLOOR:
Floor finish to be laid level and to be 50mm sand & cement. 1:3 screed laid to fall, on 140mm oversite 1:2:4 on 1200 gauge DPM on 40mm KINGSPAN K3 floor board on sand blinding on 150mm of clean consolidated hardcore on ground free of vegetation. All DPC's to be continuous. (20mm KINGSPAN K3 floor board to perimeters of floor slab).

ROOF (pitched roof):
New roof tiles to match extg. set pitch to match extg on new 50 x 25mm treated battens over breathable membrane on pre made russes @ 600mm cts. Fix fascia proud to allow a continuous 25mm insect inhibiting mesh & provide Code 4 lead flashings and cavity trays where necessary. Build in 6 x 30mm m.s. straps @ 1500mm cts strapped to new walls or new 100 x 75mm wallplate over new walls. 275mm insulation between joists, fit vapour barrier to warm side of new insulation. Fix 12.5mm plasterboard & gypsum plaster skim, finish to achieve new U-value of 0.16Wm/K.

LINTELS:
To be CATNIC CN7 (insulated) with min 150mm end bearings externally.
Internal lintels to be 150mm deep reinforced concrete with 150mm end bearings.

DRAINS:
Any drain passing through the wall foundation to be bridged with 2N° 150 x 100mm RC lintels over a harmer trapped floor gulley 100mm Ø & sealed trap. All drains to be 100mm Ø UPVC laid 1:40 bedded & surrounded in 150mm pea shingle. Gullies to be rod able back inlet.

Contractor to test extg drains prior to commencing works. Connect new shower room WC 100mm & 32mm VHB via a reseal able reducer 40mm waste to new kitchen sink/washing machine. All fittings to have 75mm deep reseal able accessible traps. All new drains to be air tested & witnessed by the Building Inspector. Supply and fit a new double sealed manhole cover and frame, access to existing and new connections to be ensured.

GENERAL:
All works to conform with the Building Regulations 2000 with amendments.
The contractor to be responsible for the checking & ascertaining the exact nature of the project prior to commencement of works. Only officially stamped planning and building regulation approved drawings to be referred to on site.
This drawing is produced for the sole purpose of obtaining planning and building regulation approvals.
Do not scale from this drawing all dimensions to be obtained from site.

All glazing to meet min U-value 1.6 Wm/K with min 16mm glazing with K-glass.

Building to be constructed following 'robust' construction details, internal lighting to new areas to be energy efficient. To receive lamps that have a luminous efficiency greater than 400 lumens per circuit watt.

All new electrical wiring or electrical components in connection with dwellings must be designed, installed and tested in accordance with part P of the building regulations by a person competent to do so. Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registered with a government authorised approved body to the local authority.

HAVANT BOROUGH
COUNCIL
14 JUL 2015
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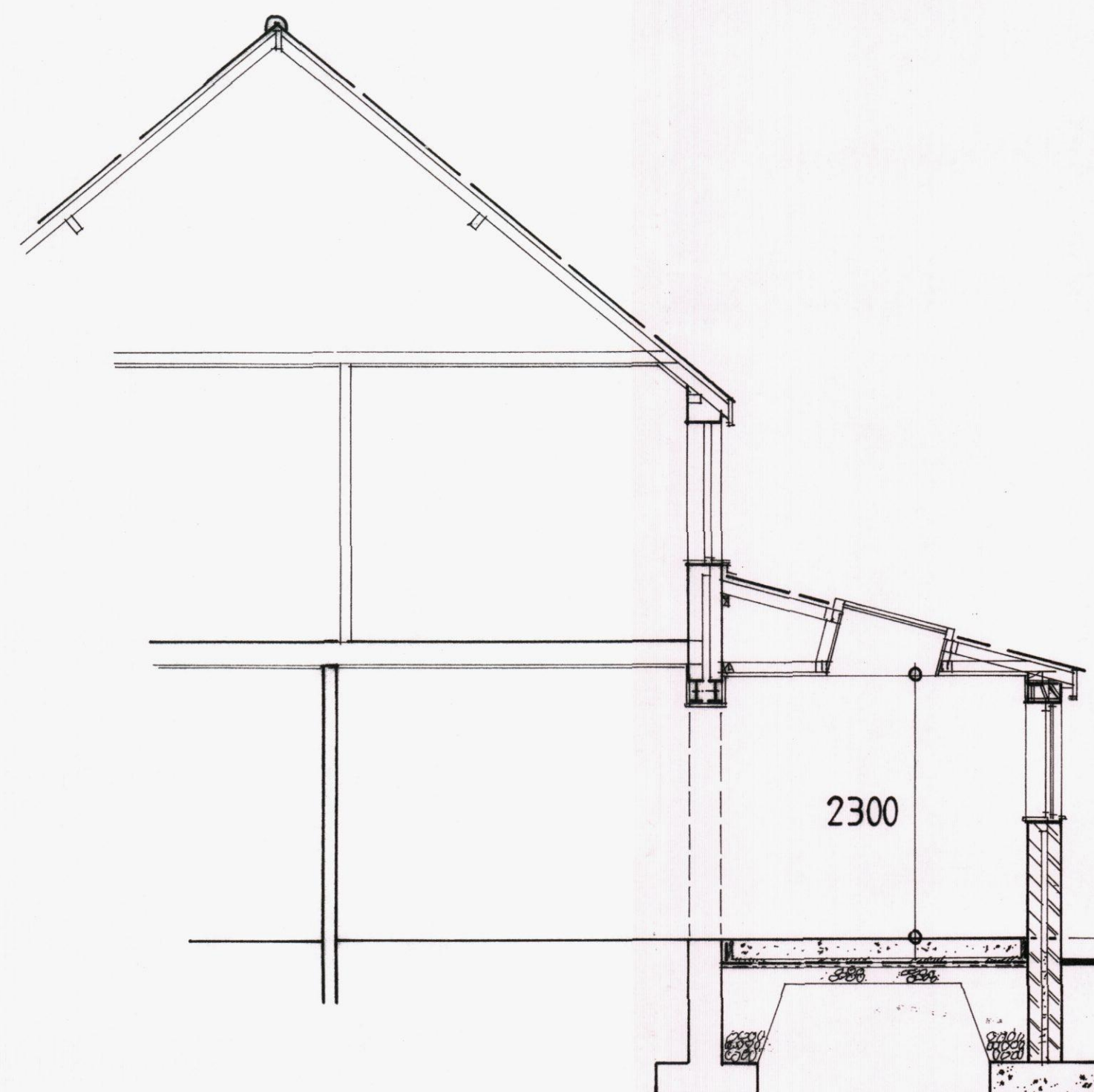
PROJECT:
**SINGLE STOREY
REAR EXTENSION**

AMENDMENTS	DATE

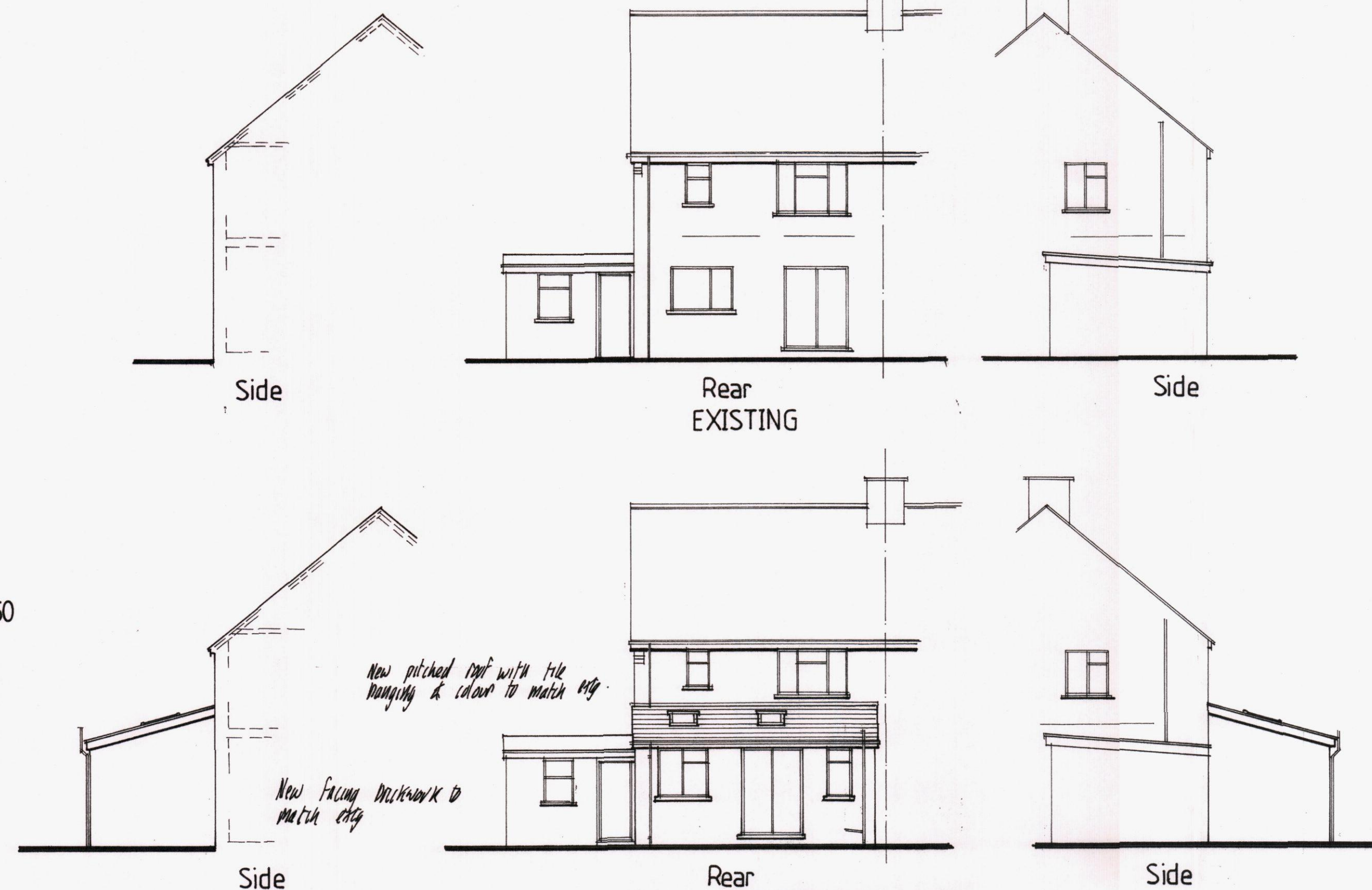
Local Authority	
Flashing type	Tiles
Calcs Added	

PROPOSED WORKS AT:
**76 BOSMERE GDNS
EMSWORTH
HANTS PO10 7NR
FOR MR J DIRKIN**

CONTRACT No		SHEET SIZE A1
Scale	1:100, 1:50 & 1:1250	Date May '15 Dwg No 3573



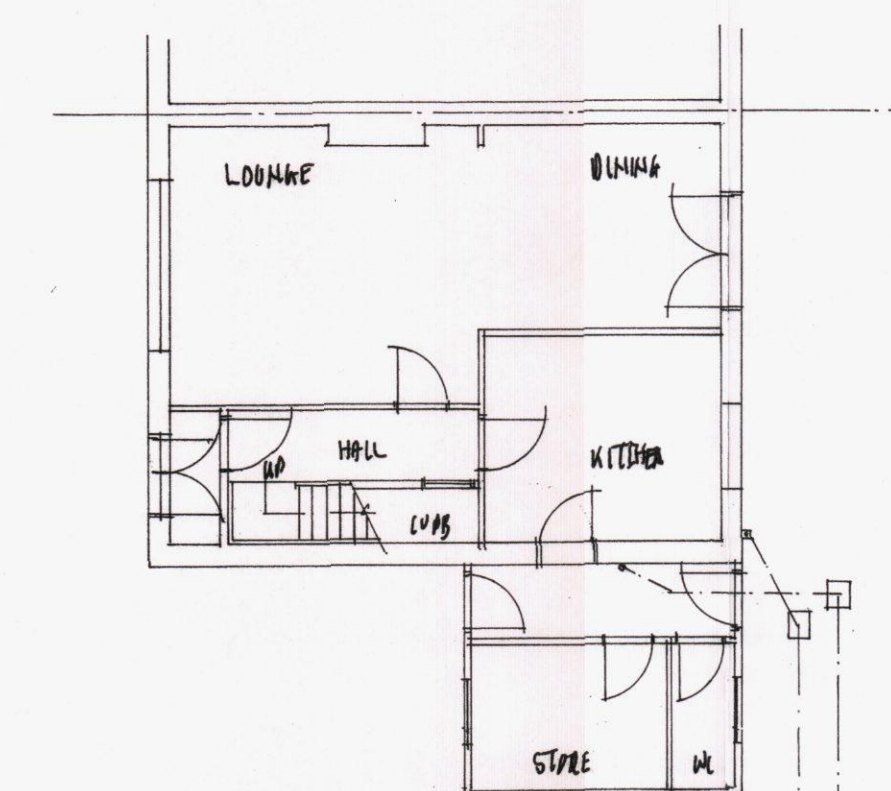
CROSS SECTION



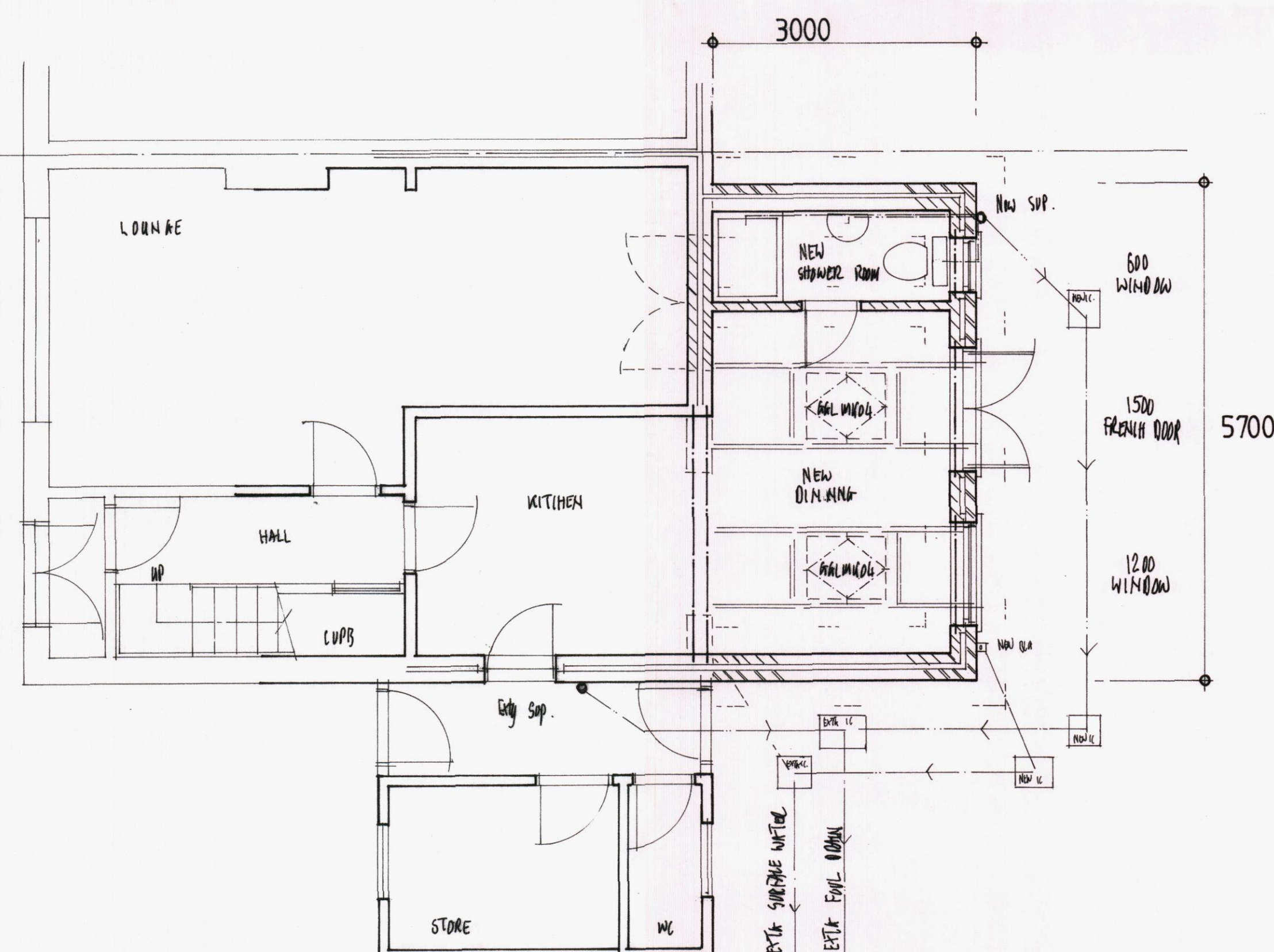
PROPOSED
ELEVATIONS



LOCATION PLAN
Scale 1:1250



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN