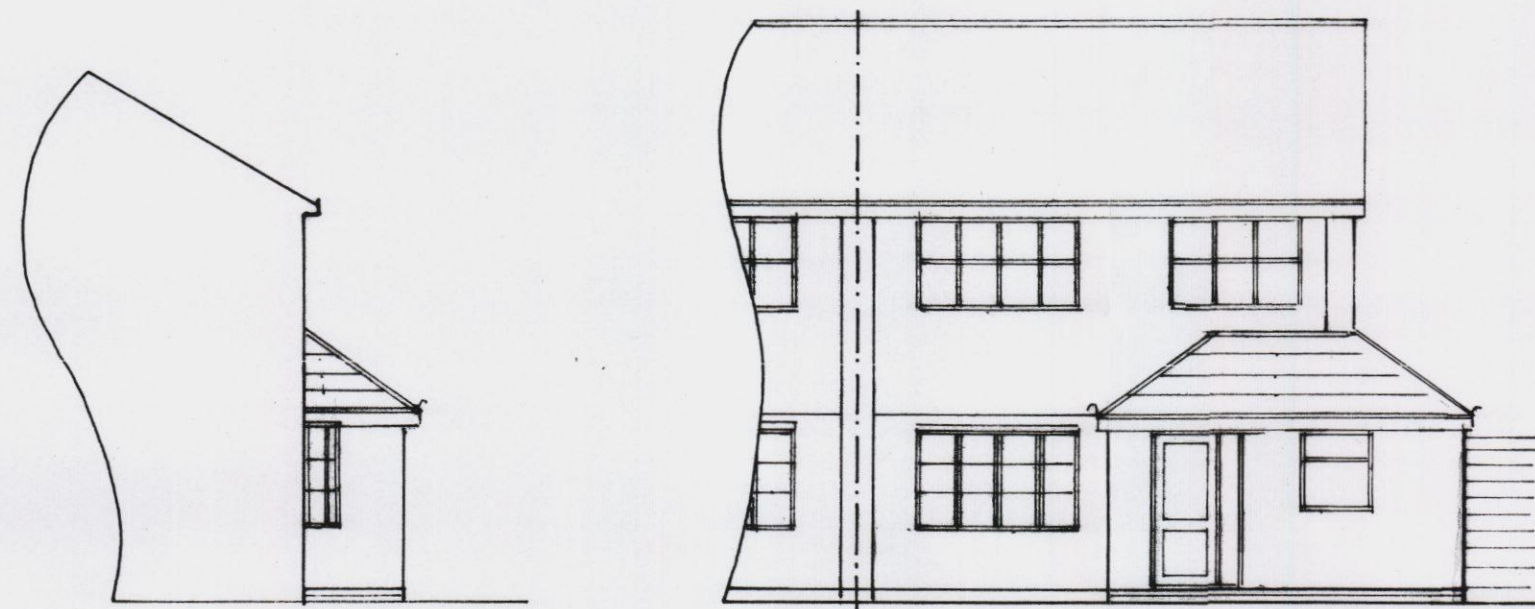
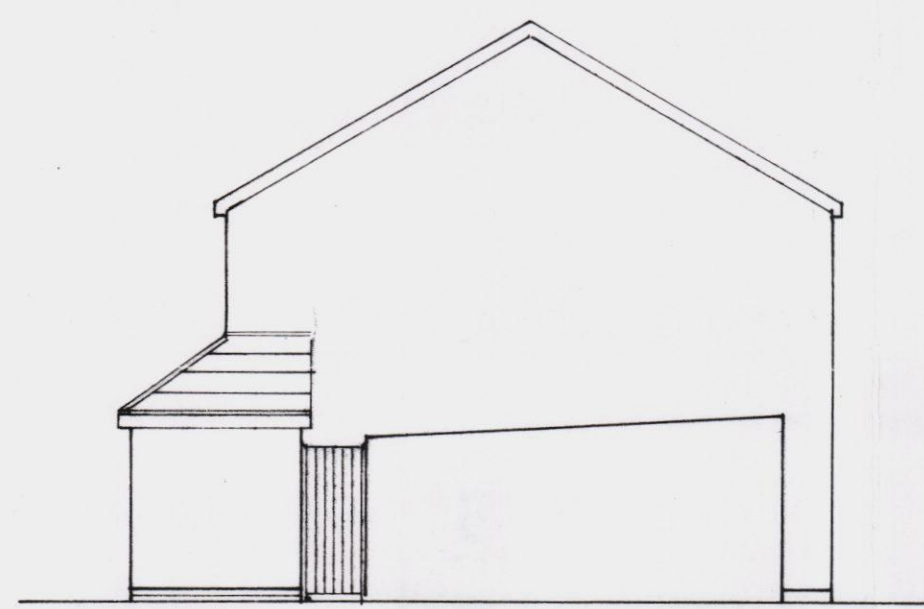




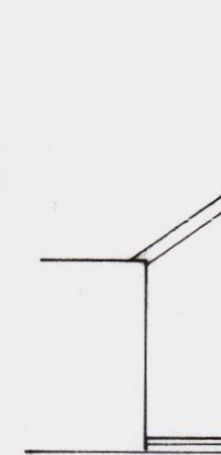
east

north

1 : 100



west

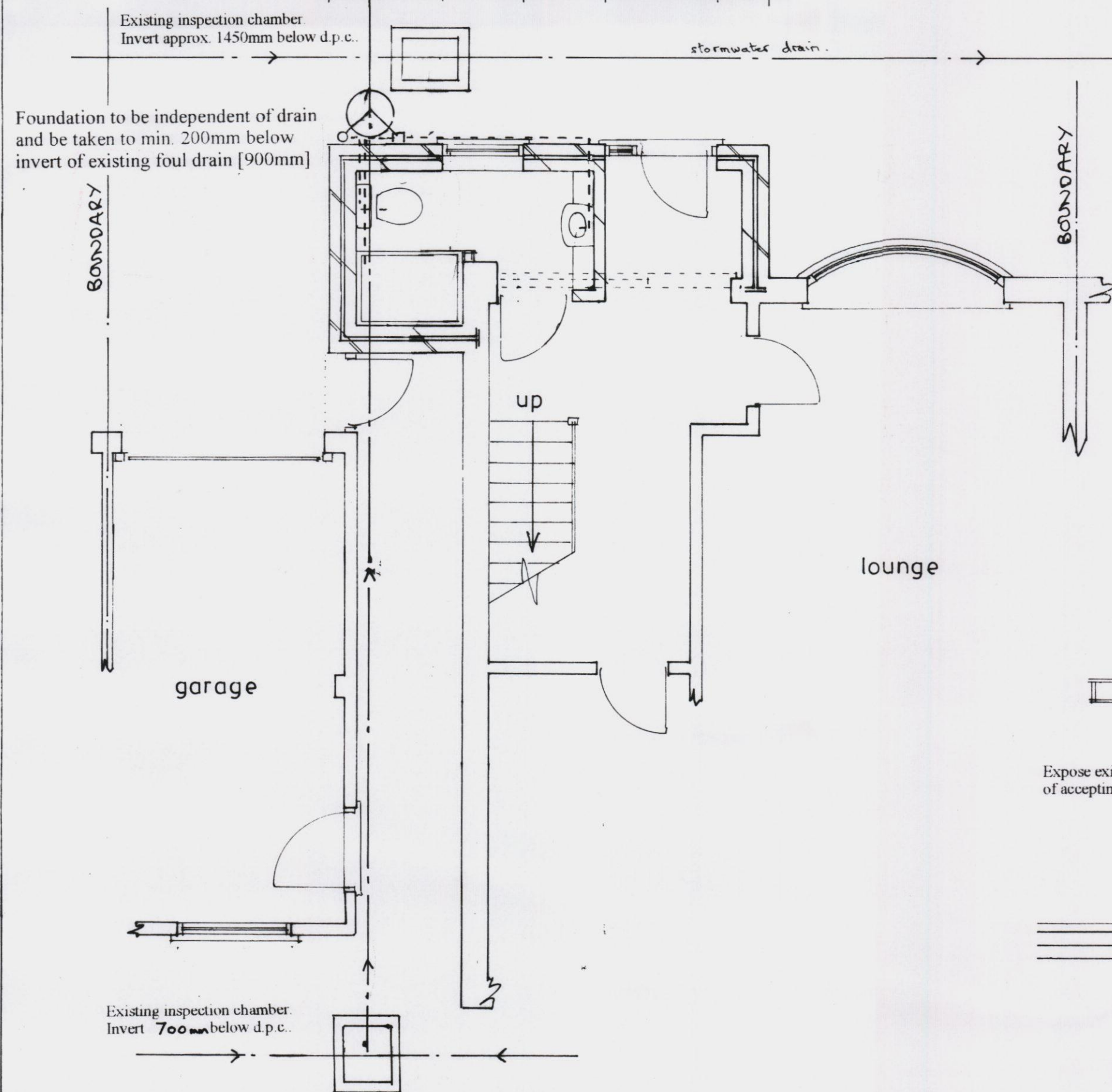


south



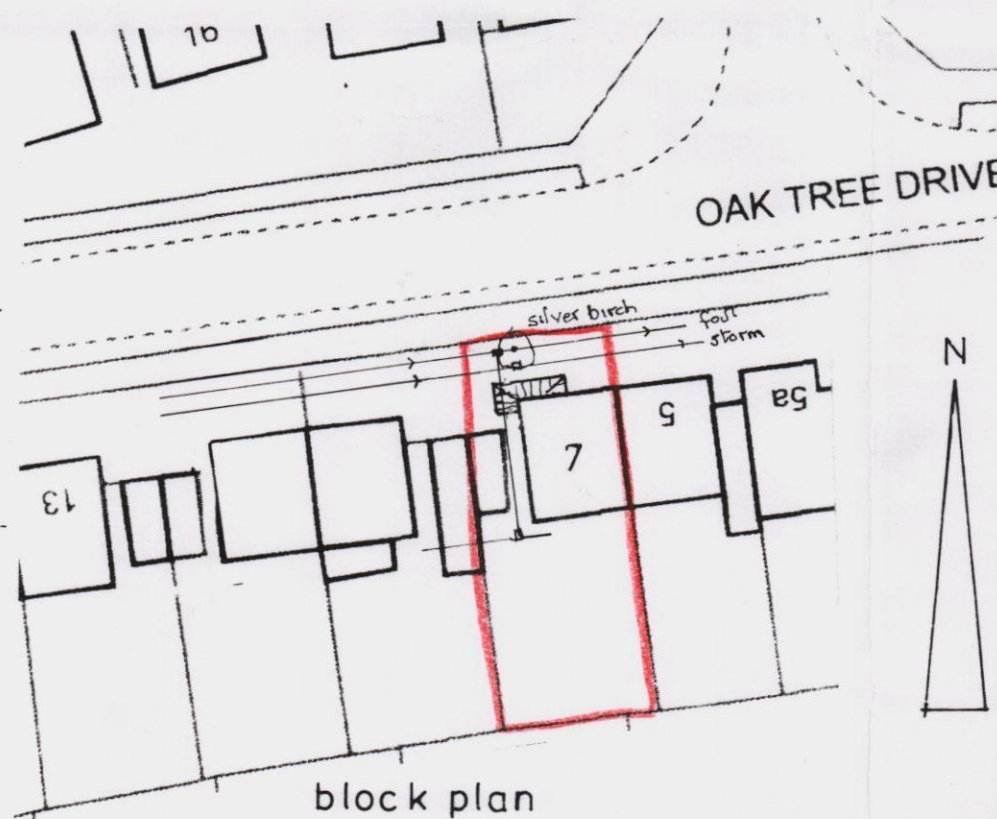
location plan

1 : 1250



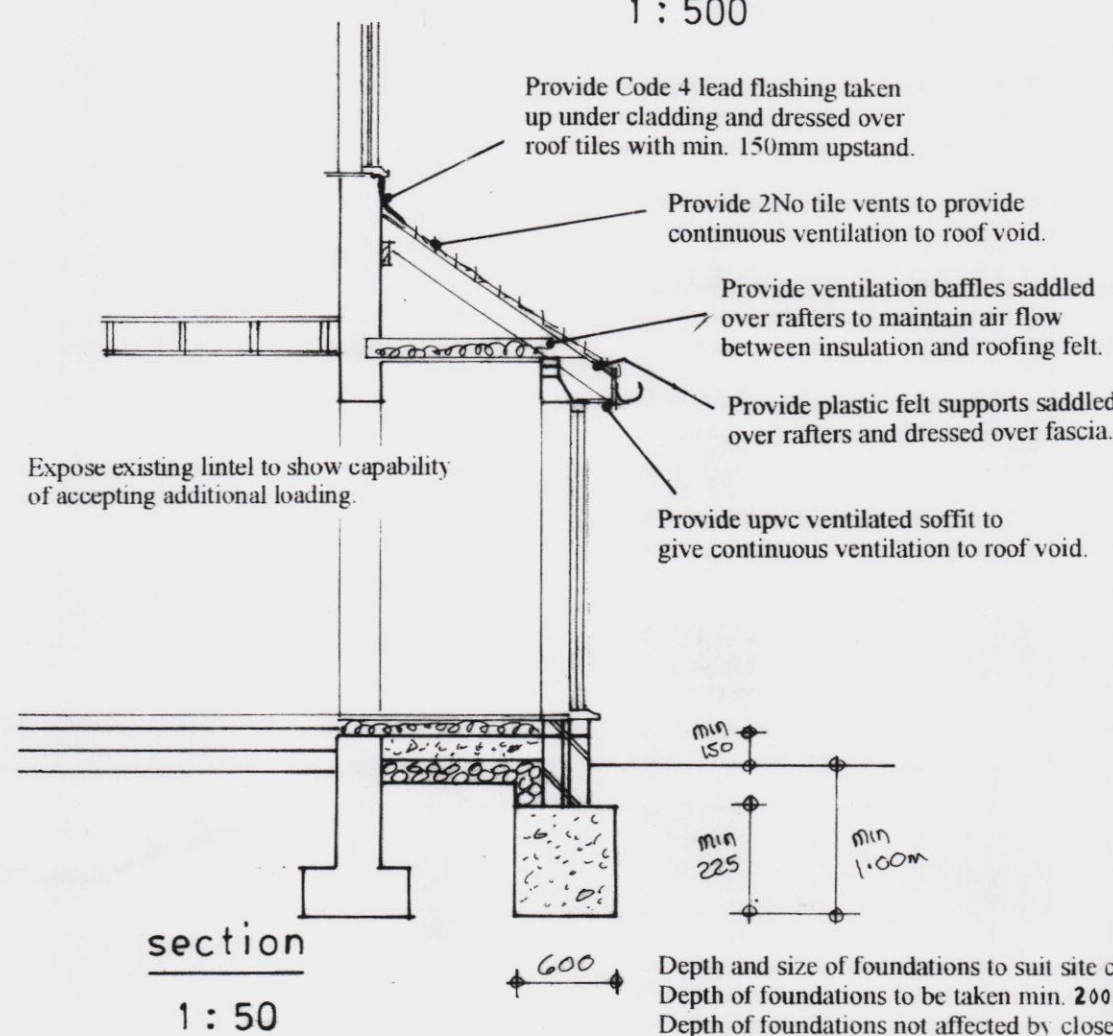
Plan

1 : 50



block plan

1 : 500



section

1 : 50

PROPOSED SINGLE STOREY EXTENSION AT 7, OAK TREE DRIVE, EMSWORTH FOR MR & MRS. RAVANT BORTON

SPECIFICATION:-

ROOF:- Plain concrete roof tiles on 38x 19mm sawn treated battens on 'Tyvec' OR similar breather felt to BS747 on 100 x 50mm C.16 rafters @ 400mm c/c. with 150 x 50mm hip rafters. Provide 'birds mouth' cut to rafters over 100 x 38mm timber bearer fixed to existing blockwork with M10 'Kemfix' bolts @ 600mm c/c.
270mm fibreglass OR 165mm 'Celotex' [0.16Wm2K] laid between and over 125 x 50 C.16 ceiling joists @ 400mm c/c

WALLS:- Below G.L. cavity construction of 'Thermalite' standard blk. OR Class A dense conc. blk. Lean mix concrete cavity fill to min. 225mm below d.p.c. Above G.L. outer skin of facing blk. to match existing. 100mm cavity filled with 'Dritherm 37' fibreglass cavity wall batts [0.28W/m2K] and inner skin of 100mm 'Thermalite' Turbo blk. dry-lined with 12.5mm plbd. and set coat. New and existing cavities to run continuously. Stainless steel wall ties @ 750mm horz., 450mm vertical and 225mm c/c. at reveals. 'Catic' lintels OR similar over openings with upvc insulated cavity closers at reveals. Bed 100mm horz. d.p.c. min. 150mm above G.L. Bed 100 x 50mm wall plate tied to blk. with 32 x 6mm galv. m.s. straps @ 1800mm c/c. Provide 225mm dia. sleeve around existing foul drain where passes through foundation.

Note: Alternative cavity insulation of 50mm clear cavity and CW3045 'Celotex' wall batts positioned against inner skin with plastic wall tie clips.

FLOOR:- 70mm screed OR 22mm t & g water resistant chipboard with fully glued joints on GA3080 'Celotex' [0.22W/m2K] on 3 coats of 'Cementone' water based d.p.m. on 100mm concrete [Gen1] oversite slab with layer of A142 reinforcement mesh on well compacted hardcore OR rejects. Provide positive link between d.p.m. and new and existing d.p.c's. ADJUST HEIGHT OF OVERSITE SLAB TO ENSURE THAT FLOOR LEVELS RUN CONTINUOUS WITH EXISTING SOLID FLOOR.

FOUL DRAINAGE:- 38 & 32mm dia. pvc wastes with 75mm deep seal anti-vac traps and rodding eyes to new back inlet gully and 100mm dia. pvc stub stack. All plumbing to BS5572. Gully and stub stack connected to 100mm dia. 'Osma' underground pipe laid to 1:40 fall with 100mm bed and surround of 10mm peashingle with 'Osma' plastic inspection chambers and connected to existing inspection chamber.

STORMWATER DRAINAGE:- 100mm dia h.r. pvc gutters to 65mm downpipes to 100mm dia. 'Osma' underground pipe laid to 1:40 falls with 100mm bed and surround of 10mm peashingle to brick filled soakaways min. 1 cubic metre below invert and min. 5.00 metres from building.

VENTILATION:- Provide min. 1/20th floor area ventilation to all habitable rooms. Provide background ventilation with 5000 sq.mm trickle vents to all habitable rooms all fitted into heads of window frames. Provide additional ventilation in shower room with mechanical extractor to give min 15 litres/sec extraction with 20 minute over run and ducted to outside air.

GLAZING:- Provide double glazed argon gas filled sealed units with toughened glass in all positions less than 800mm above FFL. Provide 'Kappafloat' glass to all windows to give 1.60Wm2K. All glazing to comply with BS 6206

HEATING:- Extend existing system to provide domestic supplies and fully pumped central heating system with thermostatic radiator valves to all rooms and in accordance with the Domestic Heating Compliance Guide 2010. Provide towel rail in shower room.

ELECTRICAL:- Provide 75% low energy light fittings throughout. All electrical work to be installed, inspected and tested by NEC Registered Electrician including provision of BS7671 electrical installation certificate.

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