

NOTES

All workmanship and materials to comply with The Building Regulations 1991. All timber to be treated C16 grade unless stated otherwise. DIMENSIONS NOT TO BE SCALED.

FOUNDATIONS: minimum 450x1000 1:2:4 concrete deep strip. Depth to suit site conditions and proximity of trees and hedges. Existing foundations exposed to check adequacy - if required by Local Authority.

GROUND FLOOR SLAB: 50mm sand/cement screed on 100mm concrete slab on 1200g polythene DPM to lap with DPC on 125mm Celotex insulation on blinding sand on minimum 150mm consolidated hardcore.

EXTERNAL WALLS: outer skin 112mm facing brickwork to match existing, 100mm Dritherm 'Ultimate' cavity insulation, inner skin 100mm Thermalite Turbo blocks and 35mm laminated plasterboard on dabs. Wall tied to BS1243 spaced 450mm vertically (225 at reveals) and 750mm horizontally. DPC to BS743 minimum 150mm above ground level, 150mm vertical DPC to window and door jambs. Cavity filled with tearmix minimum 225mm below OPC. IG lintels to external openings with 150mm minimum bearings.

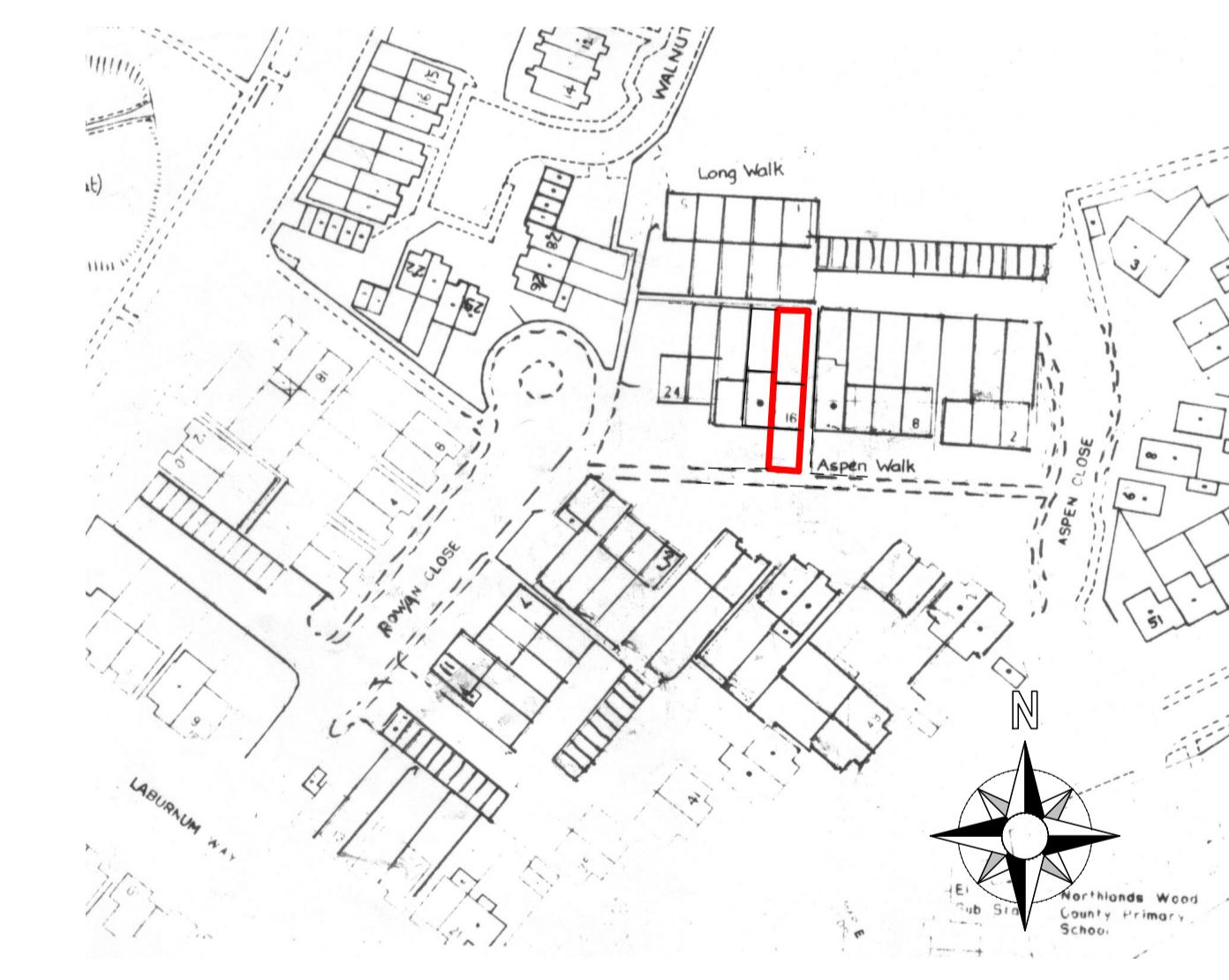
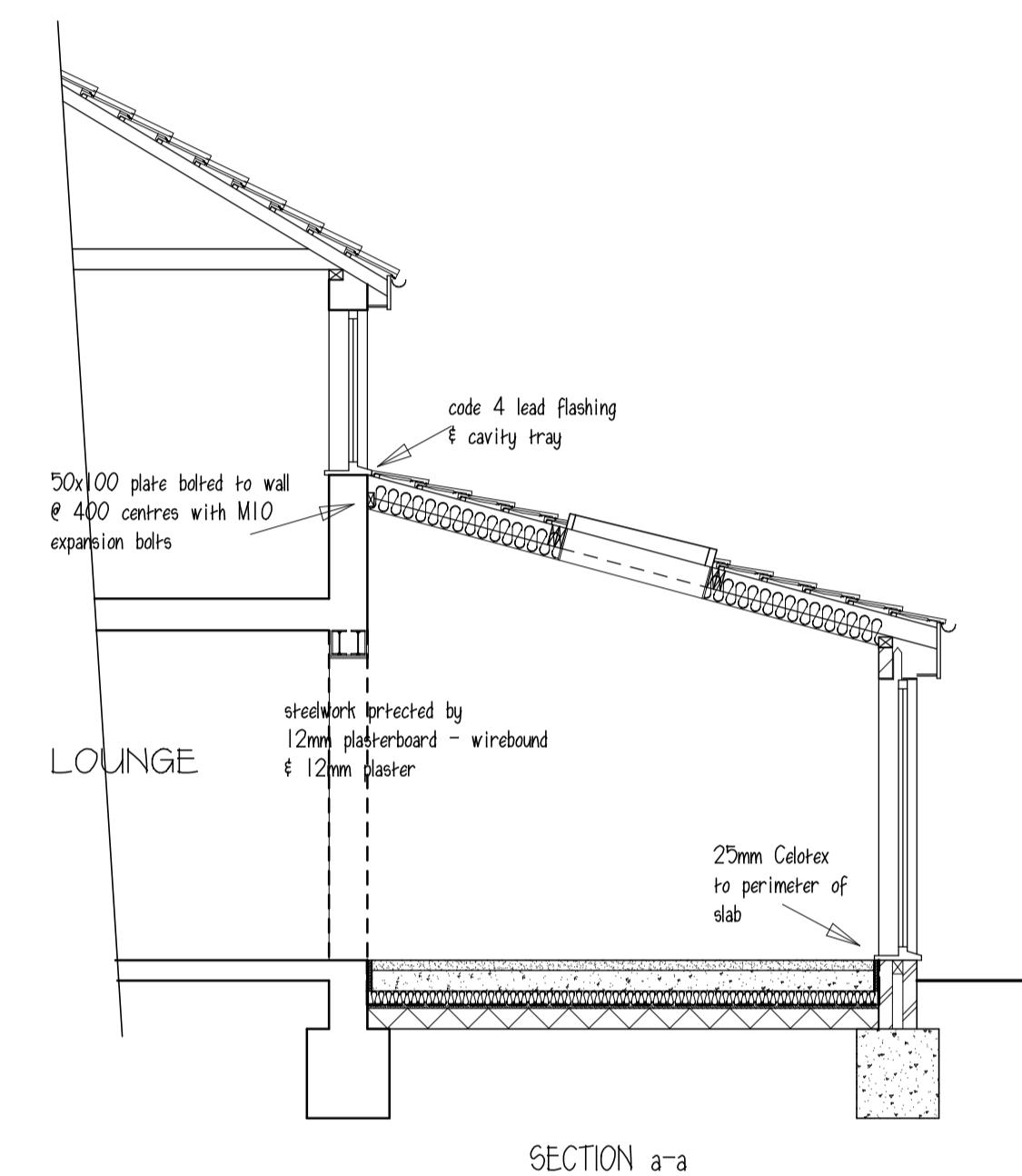
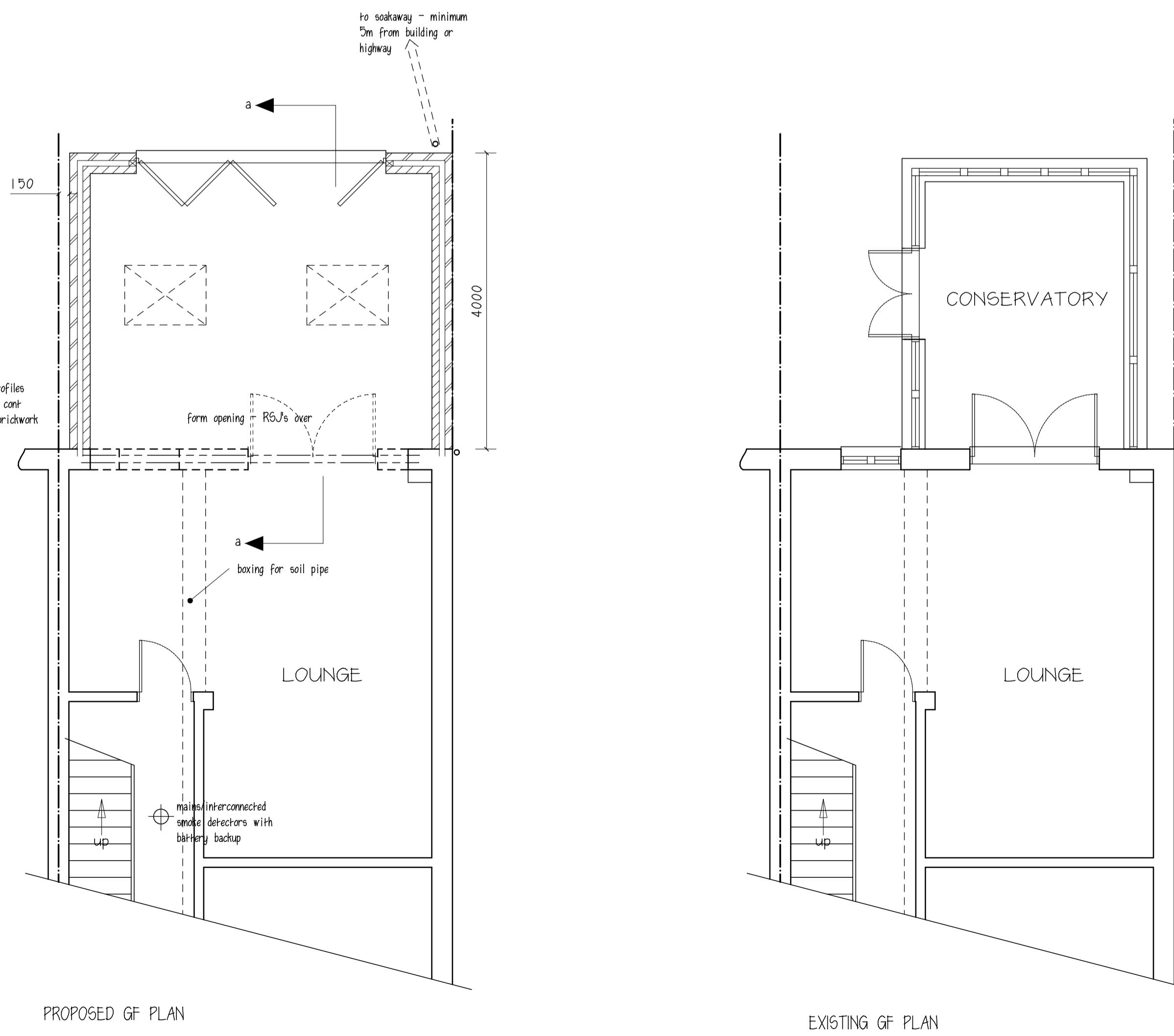
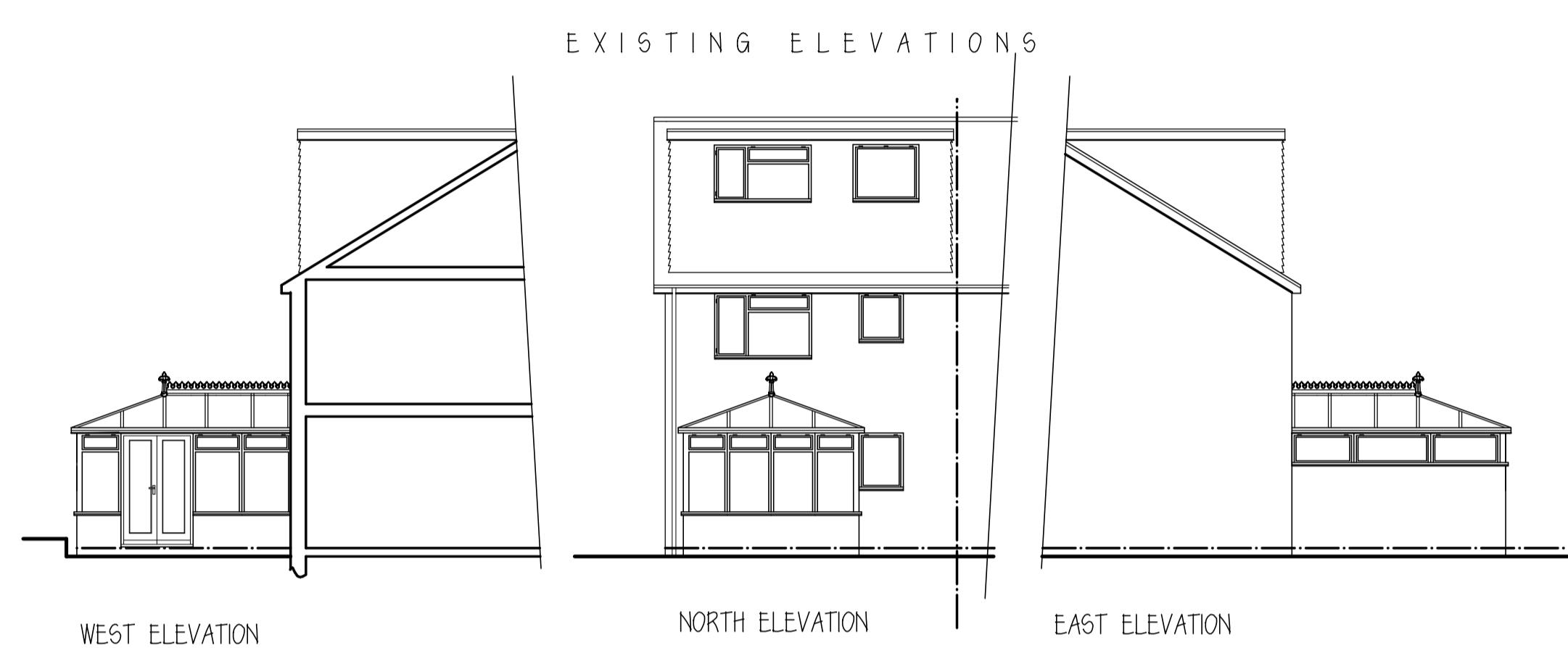
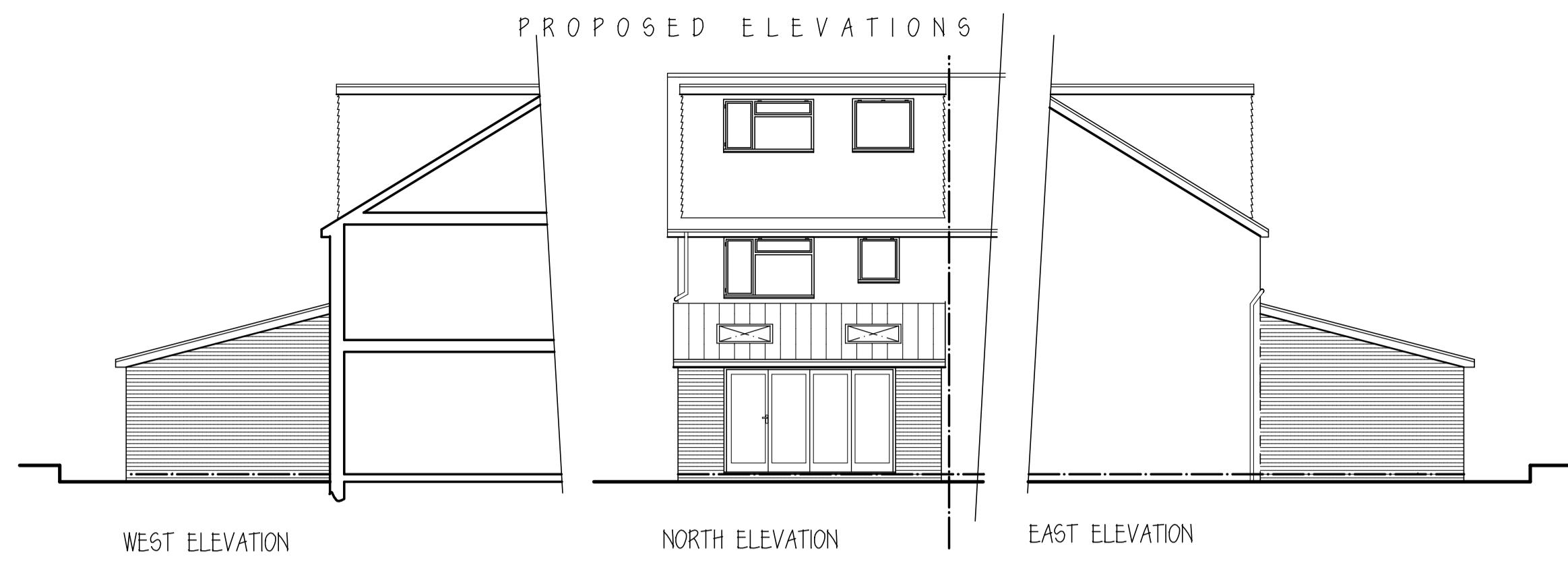
WINDOWS & VENTILATION: windows to be double glazed UPVC (low E) with 20mm airgap (1.4W/m²K) and trickle vent (8000mm²). Any glass to doors or windows within 300mm of door or any window within 800mm of floor to have safety glass to BS6206. Provide insulation to reveals & set window back to overlap cavity by 30mm.

PITCHED ROOF: roof tiles to match existing on 25x38 battens on Tyvek SUPRO breathable membrane on 47x150 rafters @ 400 centres, on 100x50 wall plate secured with galvanised lateral restraint straps @ 1200 centres, 125 'Duplex' plasterboard & skim. 150mm Celotex insulation between joists plus 45mm to underside. Roof insulation to be continuous with wall insulation. Galvanised lateral restraint straps @ 2m centres to span 3 rafters and built into brickwork of gable wall. 25x150 PAR fascia & 6mm WBP soffit.

RAINFALL: 112mm gutter and 68mm downpipes.

ELECTRICAL: All electrical work to comply with requirements of Part P and must be designed, installed, inspected and tested by an approved contractor. A certificate to BS7671 to be issued. 3:4 of light fittings to be energy efficient.

HEATING: extend existing system with thermostatic valves.



LOCATION PLAN 1:1250

proposed extension to
16 Aspen Walk
Lindfield

for J Bull Esq

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scale	1:50, 1:100 @ A1	drawing no.
date	Jan 25	027.25.01
drawn	PAG	