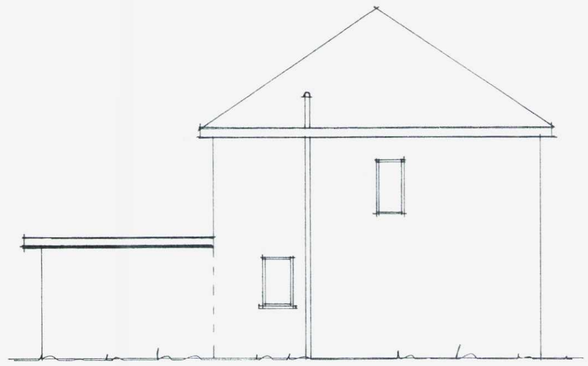
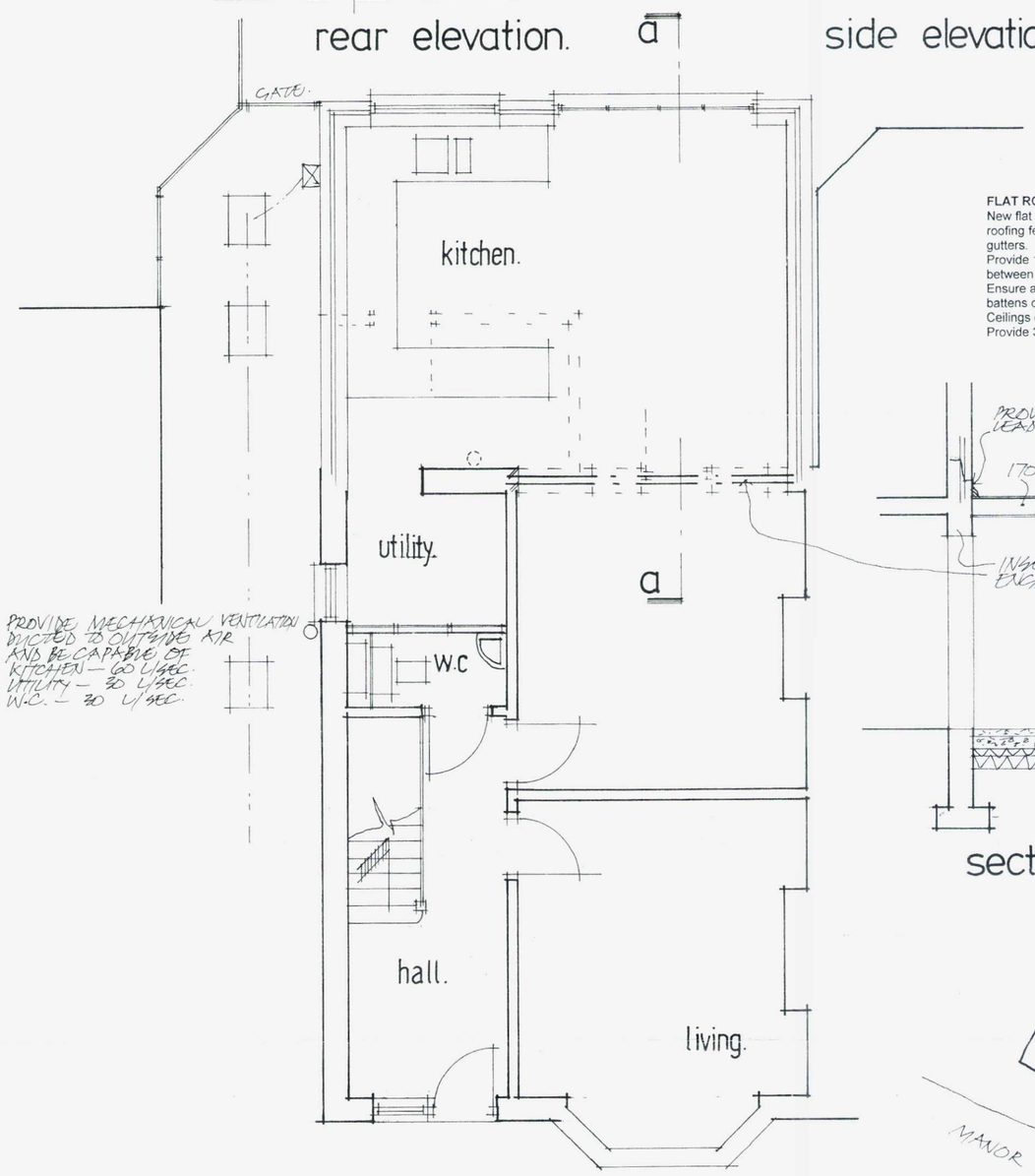
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



rear elevation.

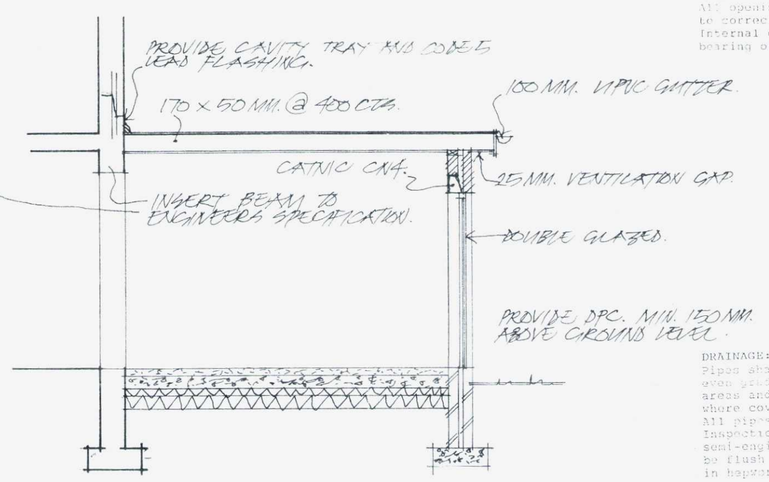


side elevation.

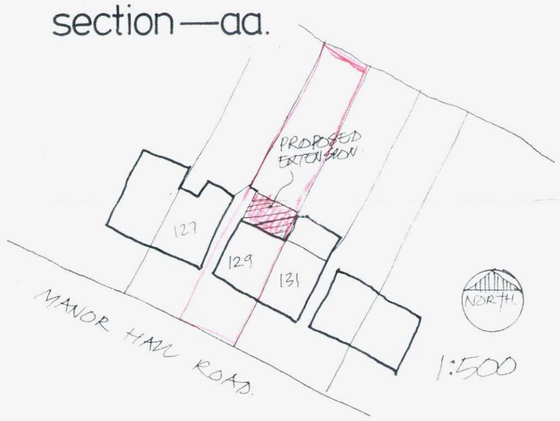


ground floor plan.

FLAT ROOF:
New flat roof to be 13mm. white spar chippings bedded in bitumen on 3no. layers of roofing felt to B.S. 747 onto 18mm. plywood decking on firrings to give fall of 1:40 to gutters.
Provide 150mm Cellotex or 90mm celotex between and 45mm celotex under. between joists with 50mm. air gap over.
Ensure adequate ventilation via 25mm. gap in soffit and if necessary provide 50mm. battens over joists.
Ceilings of 9.5mm plasterboard and set coat.
Provide 30 x 5mm. galvanised anchor straps at 2 metre centres.



section—aa.



GENERAL:
All works are to be completed in a good workmanship manner and to comply with all relevant codes of practice.
Contractor is to check all dimensions on site with any error/omission reported to client.
Sample materials are to be submitted to and approved by both client and Local Authority prior to commencement of work and are to be carefully selected to reflect character of area.
Heating,lighting and power to be installed as directed by client and all to be completed to statutory authority regulations.
Contractor is to agree with client all types and style of new doors, windows and other secondary fixings.

FOUNDATIONS:
Excavate for new foundation to suitable bearing soil approximately 1 metr deep but to be confirmed on site with Building Inspector.
Lay 4:2:1 concrete 300mm.deep by 600mm.wide strip foundation or trench fill type 450mm.wide.Foundation within 1 metre of drain to be taken down to invert level.If any drain pass below building the foundation to be stepped down and bridge over with p.c.concrete lintols.

GROUND FLOOR:
New ground floor to be 150mm. clean compacted hardcore, 50mm. sand blinding and 1200 gauge visqueen or equal polythene sheet d.p.m. with fully lapped joints. 90mm cellotex or 90mm. Styrofoam with 100mm. concrete slab and 50mm. sand and cement screed. Floor level to be continuous with existing.

WALLS:
Walls below ground level to be class 3 common bricks or proprietry concrete foundation blocks to BS.6073 part 1 type A laid in 1:1:3 mortar. Walls above ground level to be an external skin of 103mm. face brickwork with 100 mm. thermalite or celcon block inner laf and 90mm. cavity with 40mm. celotex with 13 mm. lightweight plaster finish.
Wall ties to be provided at 750mm. horizontal and 450mm. vertical intervals.
Cavity to be continuous and closed at its head with brick or slate.
Additional wall ties to be provided at all closures.
D.P.C. to be provided min. 150mm. above ground level bedded in mortar.
At all window and door reveals provide vertical D.P.C. of 150mm. wide hyload pitch polymer well lapped into cavity.

Wall at higher level to be as above only external skin to be 100mm. dense concrete blocks with 22mm. render finish applied in a two coat application with a water proofer added to mix.

INTERNAL WALLS:
Internal load bearing walls to be 100mm.3.5N/mm² blocks laid in 1:1:6 mortar with 9.5mm.plasterbrd.and skim finish both sides.

Partitions to be constructed in 50 x 100mm.studs at 400mm.centres finish both sides with 12.5mm.plasterbrd.and set coat.Provide head and sole plates and noggins at third points.
Provide joists running parallel to partitions to take stud-up.

Provide skirtings to clients direction.

LINTOLS:
All openings to external walls to have catnic lintols to specified cut to correct lengths with a min.end bearing of 150mm.
Internal openings to have 150mm.deep p.s.concrete lintols with min.end bearing of 100mm.

WINDOWS:
New windows to be confirmed with client for style, patern and material.
To provide glazed areas equal to 1/10th. of floor areas and with opening lights equal to 1/20th. of floor areas.
All windows to have a trickle vent min. 8,000mm. sq.
Glazing to comply with part N of the latest Building Regulations with glass to be toughened or laminated to B.S. 6206.
Glazing in timber or plastic frames to be double glazed with a 16mm. air gap and a 'soft'
low-E coating or double glazing with a 12mm. air gap, argon filled and a 'soft' low-E coating.
Glazing in metal frames to be double glazed with a 16mm. air gap, argon filled and a 'soft'
low-E coating.
All first floor windows in dwellings to have an unobstructed openable area of at least 0.33m.sq. and be not less than 450 x 450mm.

DRAINAGE:
Pipes shall be hepsleve flexible jointed laid in straight lines and even gradients and bedded and surrounded in 150mm.pea beach under garden areas and in teanmix under footpaths.Flexible joints kept flexible where covered in lean mix.
All pipes of 100mm.diameter laid at fall of 1:40.
Inspection chambers to be proprietry 'osma' type or constructed in 100mm. semi-engineering brick work on 150mm.concrete base.Internal joints to be flush pointed and chamber rendered externally. Channels to be formed in hepworth vitrified clay channels fittings.

PLUMBING:-BS.5572
Traps shall be 75mm.deep upvc.sealed traps.
Waste pipes to sinks and baths/showers shall be 38mm.upvc.and 32mm.from basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

RAINWATER:
Rainwater to be directed into 100mm.upvc.gutters and 75mm.downpipes and there to new soakaways 1 metre cubed with 100mm concrete cover.
Pipes below ground to be 100mm.osma laid in peabeach at fall of 1:40.
Soakaways to be min.5 metres away from any building.

Conservation of fuel and power

Please note at least 75% of new light fittings are to be energy efficient light fittings.

Reasonable provision is to be made to reduce unwanted air leakage through the envelope parts.

Building fabric to be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements at the joints between elements and at the edges of elements such as those around window and door openings.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm.superlux screwed to 25 x 25mm. x 20g light steel corner angles.

Notes:

All Dimensions must be checked on site and not scaled from this drawing. This does not apply for Planning purposes.
Contractor and client are reminded of their obligation under the Party Wall Act. If in doubt ask.
Contractor is to confirm all below ground drain run direction and invert levels.

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/0125/13
DATE VALID	31 JAN 2013

A		
	Date	Revisions

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TIM CORDING
Architectural and Planning Services
"Kingshead", 140 High Street,
Steyning, West Sussex BN44 3LH
Tel/Fax: 01903 814836

Client

Job Title
ground floor rear extension.

Drawing Title
129 MANOR HALL RD,
SOUTHWICK.
W-SUSSEX.

Scale 1:50 & 1:100
Date DEC. 2012 | Drawn by

Drg.No. | Rev

Paper Size A2