garage.

ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.

DECKING SET BACK 600MM FROM BOUNDARY

1800MM. SCREEN.

a

ROOF LIGHT.

dining.

CAREFULLY REMOVE WALL SHOWN HATCHED.

BY INSPECTION OF EXISTING ROOF JOISTS; INSERT BEAM OVER.

a

ROOF LIGHT.

EXISTING BEAM OVER.

Living.

Kitchen.

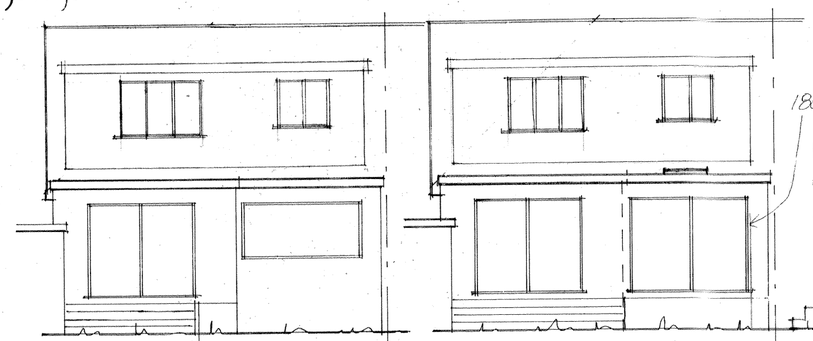
shower'm.

Bathroom.

Bedroom.

Bedroom.

GROUND FLOOR PLAN. PROPOSED.

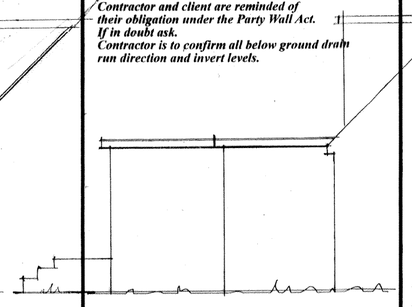


REAR ELEVATION – EXISTING EAST.

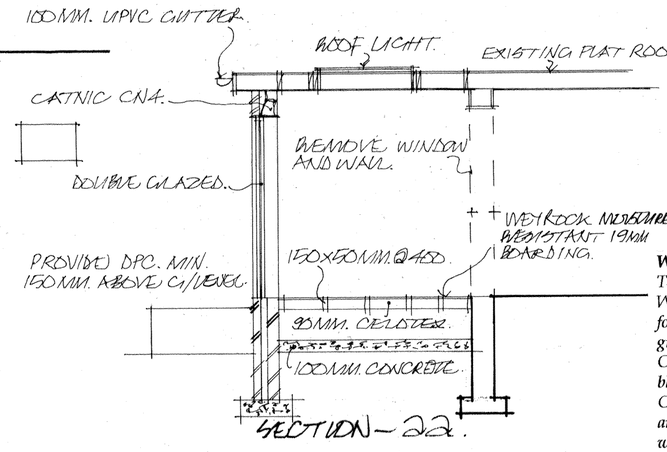



REAR ELEVATION – PROPOSED. EAST

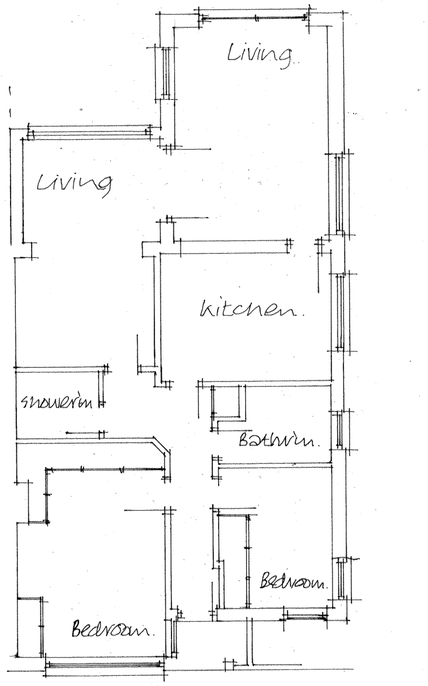
SIDE ELEVATION – PROPOSED. NORTH



SIDE ELEVATION – EXISTING. NORTH.




SECTION – AA.




EXISTING GROUND FLOOR PLAN.

*GENERAL:*
*All works are to be completed in a good workmanlike 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 foundations to suitable bearing soil approximately 1 metre deep but to be confirmed on site with Building Inspector.*
*Lay 1:2:4 mix 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 passes below building the foundations to be stepped down and bridge over with pc. Concrete lintols.*

**WALLS:**
*To achieve minimum U value of 0.18W/m2k*
*Walls below ground level to be class 3 common bricks or proprietary 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 90mm celotex CG5000 insulation, 50mm clear cavity and inner leaf of 100mm thermalite shield blockwork finished with 19mm plaster and skim or 12.5mm plasterboard on dabs. Cavities to be continuous with existing where appropriate and closed at reveals and jambs using therabate closers. Stainless steel double triangle or vertical twist wall ties to be positioned at 750mm horizontal and 450mm vertical intervals plus 300mm at reveals and jambs.*
*Walls to have hyload dpc minimum 150mm above ground level.*

*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.*

***WINDOWS:***
*New windows to be confirmed with client for style and material.*
*To provide glazed areas equal to 1 10th of floor area and with opening lights equal to 1 20th of floor areas.*
*All windows to have a trickle vent min. 8,000mm2.*
*All new glazing units to achieve a u value of 1.2Wm2K and have a soft low e coating. Allow for necessary vertical damp proof courses.*
*All glazing in critical locations, in positions less than 800mm from floor level, in doors within 1500mm of floor level and within 300mm each side of the door in the ional plane, to be toughened or laminated safety glass to BS6206.*
*All first floor windows to have an unobstructed opening area of at least 0.33m2 and not les than 450 x 450mm.*

***FLAT ROOF: ( warm)***
*New flat roof to be 25mm asphalt with reflective paint finish over an isolating felt to BS 747 on 150mm Celotex Double R TS1 boards over joists. Provide Hi-ten vapour check over 18mm exterior grade plywood decking. Ceiling of 9.5mm plasterboard and set coat.*
*Provide 30 x 5mm galvanised anchor straps at 2 metre centres.*

***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.*

***RAINWATER:***
*Rainwater to be directed into 100mm upvc gutters and 75mm down pipes and there to soak ways 1metre cubed with 100mm concrete cover. Pipes below ground to be 100mm osma laid in pea beach at fall of 1: 40. Soakaways to be min. 5 metres away from any building.*

***CONSERVATION OF FUEL AND POWER:***
*At least 75% of new light fittings are to be energy efficient light fittings.*
*Building fabric to be constructed so that are no reasonable avoidable thermal bridges in the insulation layers caused by gaps within the various elements at the joints between elements and at edges of elements such as those around window and door openings.*

**Notes:**

**All Dimensions must be checked on site and not scaled from this drawing**

***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.***

| | Date | Revisions |
|---|---|---|
| B | FEB '24 | WEST EXTENSIONS. |
| A | AUG '23 | ELEVATIONS. |

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Client

Job Title
GROUND FLOOR REAR EXTENSION.

Drawing Title
26 CARBEN CLOSE.
SHOREHAM-BY-SEA
WEST SUSSEX.
BN43 6BR

Scale 1:50 & 1:100

Date JULY 2023. Drawn by

Drg.No. Rev

Paper Size A2