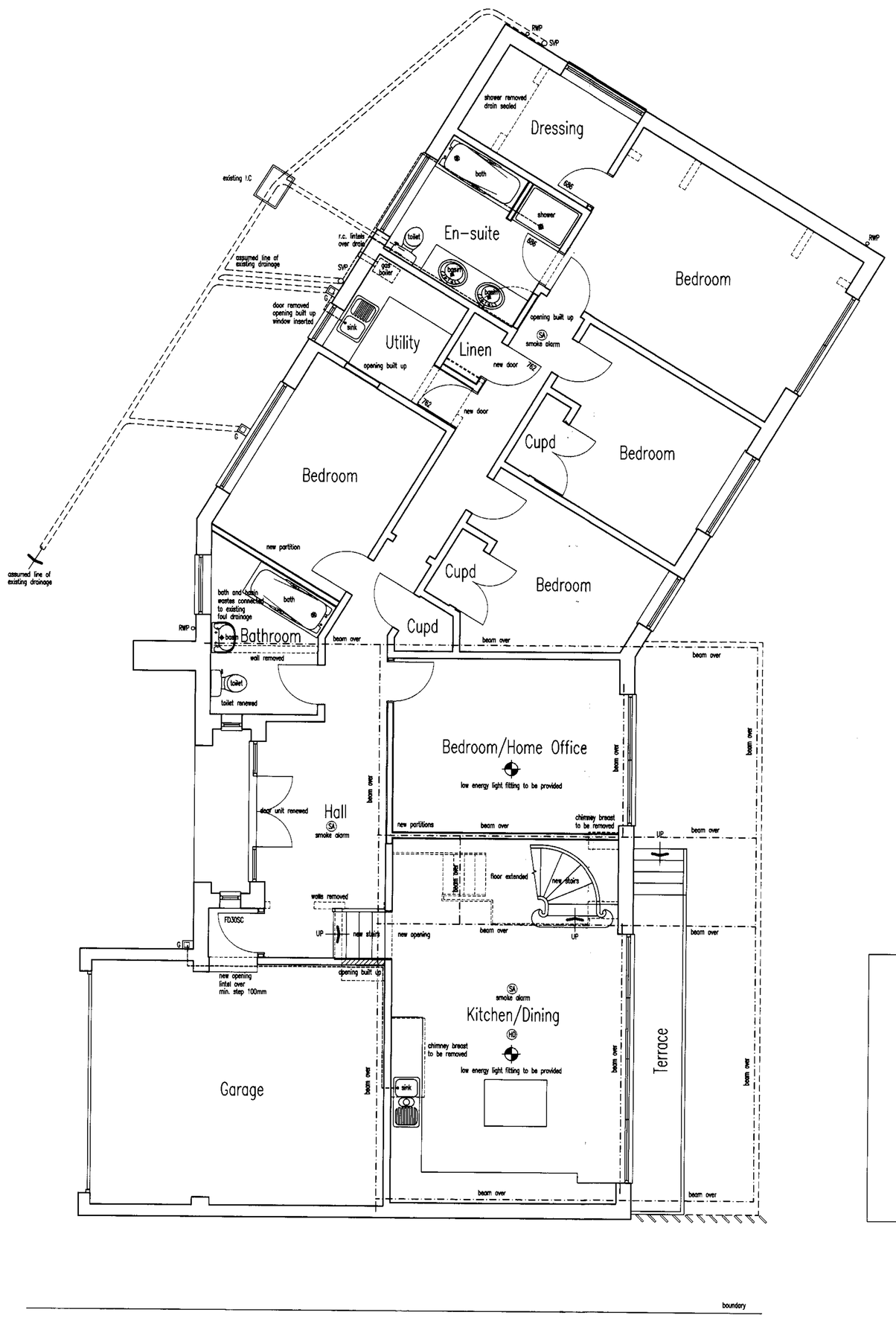
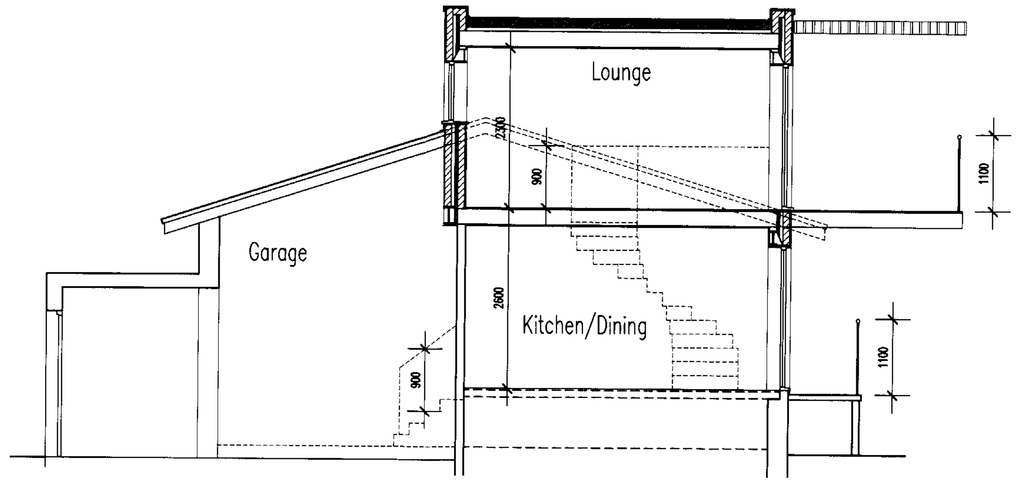
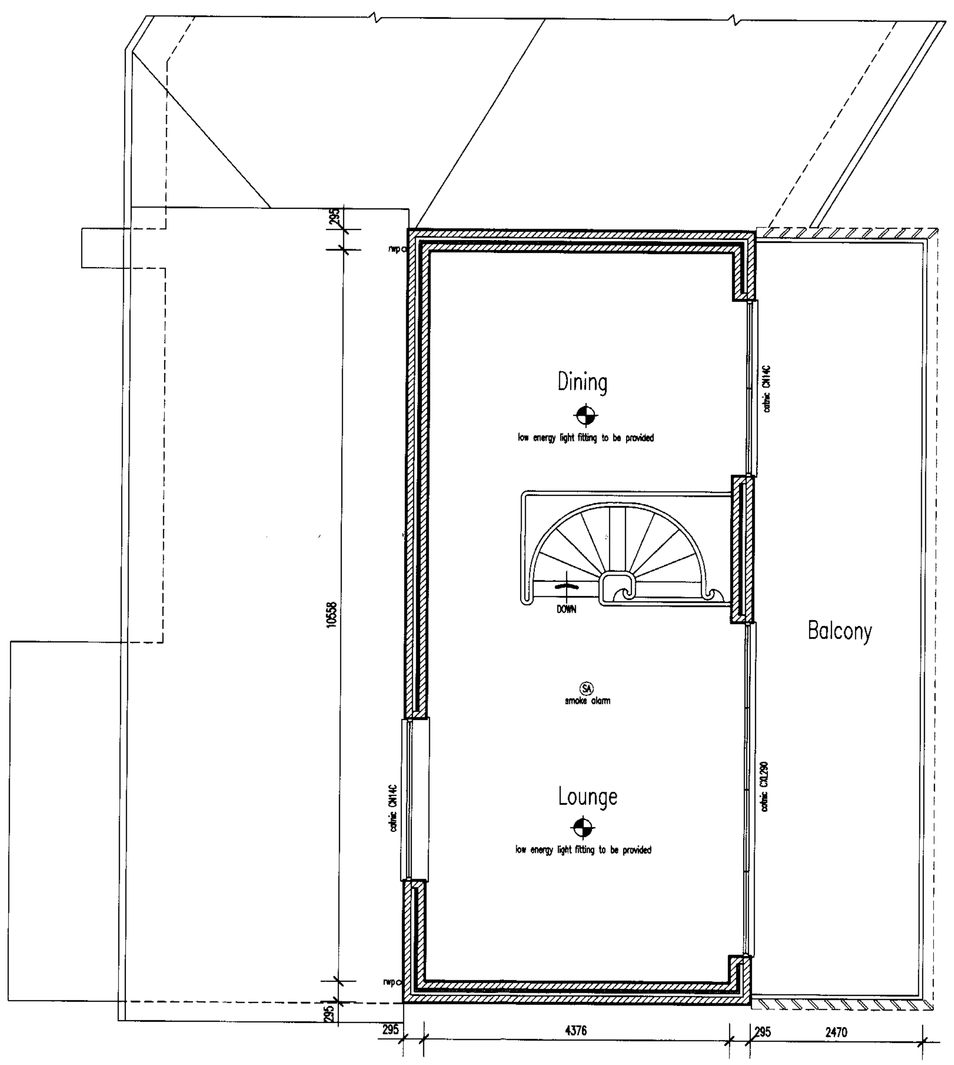


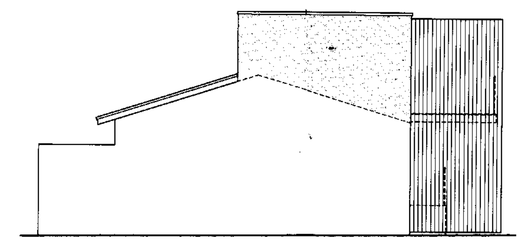
GROUND FLOOR PLAN



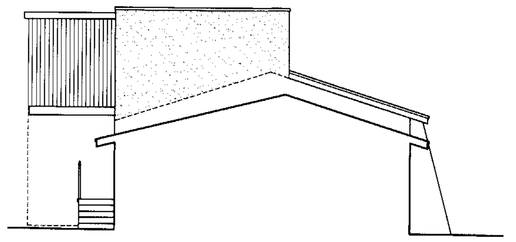
SECTION



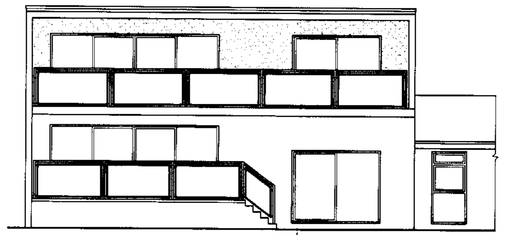
FIRST FLOOR PLAN



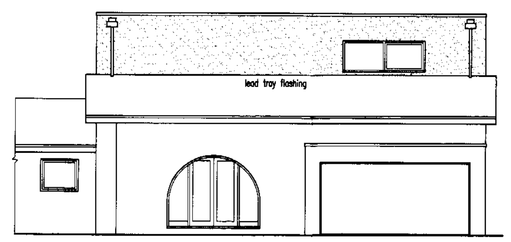
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CONSTRUCTION NOTES

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVENT CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION.

REFER STRICTLY TO DETAILS SUPPLIED BY THE STRUCTURAL ENGINEER AND OTHER SPECIALIST CONSULTANTS, CHECK BEAM LENGTHS ON SITE BEFORE INSTALLATION.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED

NOTE, HEIGHT AND PITCH OF EXISTING ROOF TO BE CHECKED BEFORE CONSTRUCTION IS COMMENCED.

Flat roof, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to CP144 on 19mm exterior grade plywood on 115mm thick Celotex Tampcheck Deck TD3000Z insulation on firring pieces on 50x195mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 5x30mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Flat roof alternative, minimum 20mm thick asphalt laid to foil on 19mm exterior grade plywood on 115mm thick Celotex Tampcheck Deck TD3000Z insulation on firring pieces on 50x195mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 5x30mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Flat roof alternative, fibreglass/GRP layer and bandage laid to fall on 18mm exterior grade plywood on 115mm thick Celotex Tampcheck Deck TD3000Z insulation on firring pieces on 50x195mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 5x30mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Cavity walls, 20mm waterproof render on 100mm cormac toplite standard block outer skin 50mm insulkind cavity 45mm celotex 100mm toplite standard block inner skin, wall ties at 750mm horizontal and 450mm vertical wall ties, 225mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster hand of cavity to be fire stopped (rockwool TCB cavity barrier) or similar, cavities to be extended at wall junctions, new walls to be bonded to existing using stainless steel profiles

First floor, 22mm t & g flooring on 50x220mm timber joists grade C24 at 400mm centres, with timber strutting at mid-spans, fire protection 100mm rockwool RW2 on wire mesh supported on timber joists within floor void, existing plasterboard ceiling, 5x30mm metal straps fixed to joists & blockwork at 2M/c.

Windows/doors to be double glazed, U value 1.8 W/m2k, glazing to comply with toughened safety glass to BS 6206, opening area of windows to be 1/20th of floor areas, trickle vents to be provided open area of 8000 approx. windows to be, except sanitary and to have unobstructed openable area of 0.33 sq M. and at least 450mm high and 450mm wide.

Ground floor extended, 65mm sand/cement screed wire reinforced, 80mm celotex insulation board on 1200 grade polythene dpm on 100mm thick concrete on minimum 100mm thick hardcore

Ground floor extended (alternative), 22mm t & g flooring moisture restraint on 50x100mm C16 joists at 400mm centres, 90mm celotex between joists on sleeper walls on minimum 100mm concrete on minimum 100mm hardcore. NOTE, minimum air space of 75mm under wall plate/dpc to top of site concrete

Mechanical ventilation to be provided to toilet and bathroom, 15L/S intermittent with over runs, 30L/S utility & kitchen 30L/S adjacent to hob or 60L/S elsewhere all ducted to external air windowless rooms to be activated by light switch

Gas boiler sited in utility, boiler must be room sealed type balance flue to be fitted with durable guard and ducted through external wall, installation to comply with BS5440 and BS5546. Installers certification to be provided

New plumbing to comply with BS EN 12056 bath, shower and sink wastes to be 50mm dia. basin wastes to be 40mm dia. wastes to be anti vac deep seal traps, waste pipes and WCs to be connected to swp

New foul/surface water drains 100mm diameter plastic drains minimum falls 1 in 40 laid on & surrounded with pea shingle.

New internal partitions to be 50x100mm timber stud partition lined both sides with 12.5mm plasterboard (wallboard 10) and plaster skim, timber partitions to be filled with rockwool mat fibre

New internal concrete block work to be 190mm 7N/M concrete blocks plastered both sides

Smoke alarms/detectors to be provided where indicated, (SA) connected to mains electric and to comply with BS5446: Part 1. (H) heat detector to be provided in kitchen

All electrical work to comply with the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, an appropriate BS7671 electrical installation certificate to be provided for the work carried out. NOTE, any installation of electric down lighters must be discussed with the local authority before down lighters are installed.

Existing foundations and lintels to be exposed to ascertain stability

Steel beams to be encased with 6mm thick Cape supalux board to provide min: half hour fire resistance

Certificate for C24 timbers to be provided.

NOTE, overall finished floor to floor height to be checked before stairs are constructed, rise200mm going 225mm pitch 42° hand rail height off stairs 900mm, head height 2000mm minimum, maximum opening between vertical balustrades to be less than 100mm so as to allow a 100mm sphere to pass through at any point.

First floor balcony and ground floor terrace glazed balustrades toughened safety glass BS 6206 with galvanized handrails and supports, opening jointed timber decking on timber joists on white powder coated galvanized steels beams.

New timber louvers, side screens, portico to be constructed in cedar timber treated for rot

REVISION 21.08.2009. Balcony layout and screening revised, first floor east window and slotted timber visibility screen omitted. East end of balcony extended to line with east wall of extension together with slotted timber visibility side screen. Slotted timber screen surrounding window on north north elevation omitted. Ground floor timber slotted portico omitted and front entrance door unit revised.

REVISION 17.08.2009. Balcony layout and screening revised

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FIRST FLOOR EXTENSION & ALTERATIONS
158 OLD FORT ROAD SHOREHAM-BY-SEA
WEST SUSSEX
SCALE 1:50, 1:100.
DATE 22.06.2009. DRG. NO. 3182

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