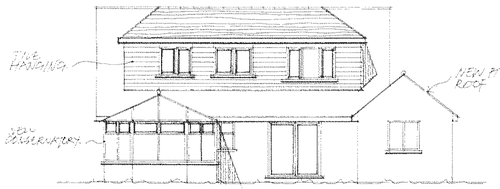
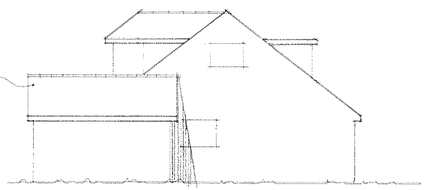
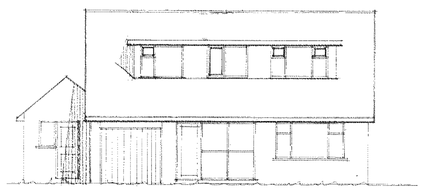
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING



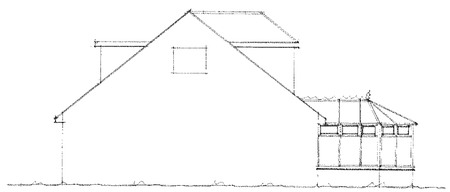
rear elevation.



side elevation.



front elevation.



side elevation.

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.

RE. PLANS:
ENGINEERS ... [illegible]
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[illegible]
[illegible]
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DORMERS:
New external studwork construction to be Plain tiles on 38 x 25mm. s.w. treated battens and breather type felt on 9.5m.celotex double-R thermal sheathing ply, on 12mm.exterior grade plywood stress skin on 50 x 100mm.studs at 400mm.centres.Corner and reveal plate to be 100 x 100mm. Internally provide 12mm.plasterbrd.and set. Dormer cheeks within 1 metre of boundary to have min.thickness of supalux between plywood stress skin and felt. Dormer ridge to be strapped to floor with 30 x 5mm.galv.anchor straps at 2 metre centres.

BEAMS:
New steel beam to be inserted as shown to Structural Engineers calculations and to be encased to give 1 hours fire resistance using 12mm.supalux screwed to 25 x 25mm.y 25g 11gm. steel angles.

Pt - Design, Installation, Inspection & Testing
A. electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an approvable BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

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.
Single asterisks 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.
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 mt deep but to be confirmed on site with Building Inspector.
Lay 440m. concrete 380mm.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 lintels.

GROUND FLOOR:
New ground floor to be 150mm. clean compacted hardcore, 50mm sand blinding and 1200 gauge visqueen or equa polythene sheet d.p.m with fully lapped joints. 75mm or 62mm. Styrofoam with 100mm. concrete s.b.and 50mm. sand and cement screed. Floor level to be continuous with existing

SKEILING:
Where skeiling forms part of room provide 90mm. Celotex (GA2200) securely supported and battened to achieve a minimum airspace of 50mm. over the insulation and underdraw with a further 45mm. of Celotex (GA2200) with 1200 gauge polythene vapour barrier between insulation and plasterboard. All joints to be lapped and taped

WALLS:
Walls below ground level to be cavity 3 common bricks or proprietry concrete foundation blocks to BS 6073 part 1 type A laid in 1:1:6 mortar. Walls above ground level to be an external skin of 103mm. face brickwork with 150 mm. thermalite or celcon block inner leaf and 50mm. cavity system insulant (Rockwool, with 13mm. 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 175 150mm. above ground level bedded in mortar.
At all window and door reveals provide vertical D.P.C. of 150mm. wide Tyvek plus polythene (taped) to cavity.

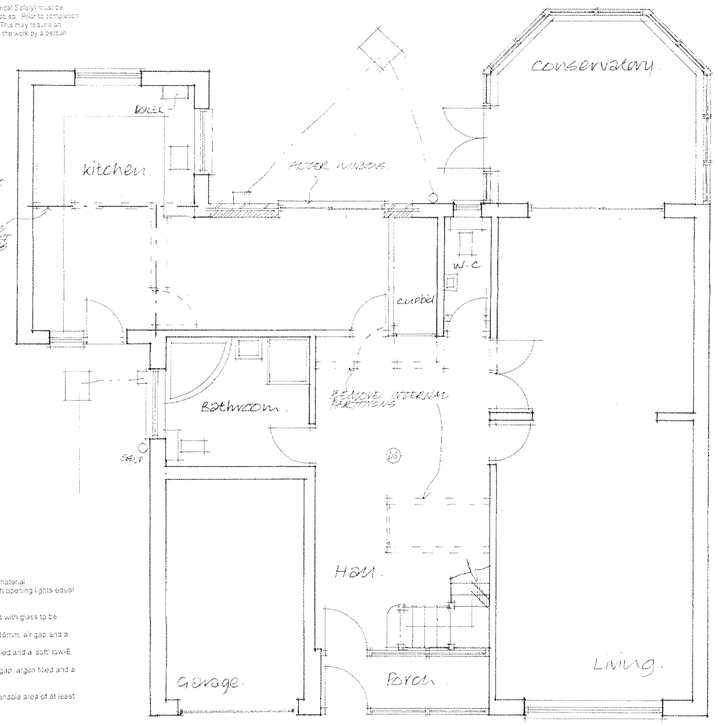
INTERNAL WALLS:
Internal block bearing walls to be 100mm. 3.5N/mm² blockwork in 1:1:6 mortar with 9.5mm.plasterbrd.and skim finish both sides.

Partitions to be constructed in 50 x 100mm.studs at 450mm.centres finish both sides with 12.5mm.plasterbrd.and set coat.Provide head and sole plates and noggins at third points.
Floor joists running parallel to partitions to be doubled-up.

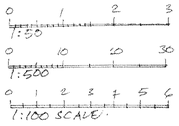
Run skirtings to chiefs direction.

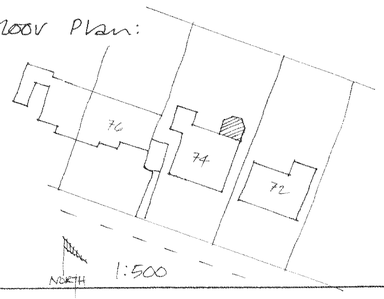
LINTOLS:
All openings to external walls to have catnic lintols as specified set to correct lengths with a min.end bearing of 150mm.
Internal openings to have 150mm.deep p.s.concrete lintols with min.end bearing of 100mm.

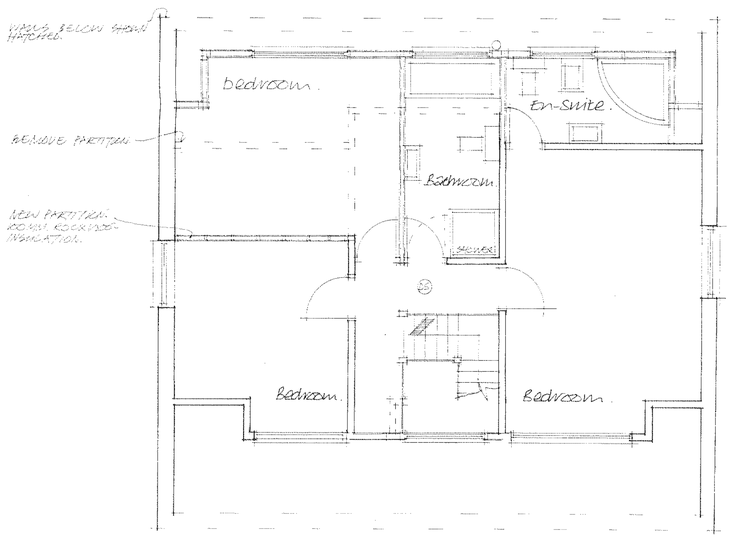
FLAT ROOF:
New flat roof to be 12mm. white spar chippings pedded in bitumen on 3no. layers of roofing felt to B.S. 747 onto 18mm. plywood decking on firrings to give fall of 1:40 to gutters.
Provide 150mm. Celotex or 90mm celotex between and 45mm celotex under, between joists with 50mm. air gap over.
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 50 x 5mm. galvanised anchor straps at 2 metre centres



Ground Floor Plan:







First Floor Plan:

REMOVE MECHANICAL VENTILATION TO BATHROOM AND BATHROOM TO BE CAPABLE OF 60 L/S

WINDOWS:
New windows to be confirmed with client for style, pattern 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.

INTERNAL LIGHTING:
Provision shall be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use.
Therefore it is necessary to install 4no. light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

HEATING AND HOT WATER SYSTEMS:
The following to be included in the heating system.
1. Areas with differing heating needs to have individual temperature control by use of room thermostats or individual radiator valves.
2. Separate timing controls to be provided for space heating and hot water,except for combination boilers and solid fuel appliances) The system must allow the provision of only space heating, only water heating or both when required.
3. Boiler controls to include provision to prevent the boiler operation when neither the space heating system nor the hot water system requires heat.
4. Hot water storage vessels should have a min. 35mm. factory applied coating of PU-foam or the equivalent. Pipes and ducts should also be insulated. Hot pipework connecting to boilers and hot water storage vessels to be insulated for at least 1m.from the point of connection.
5. All heating and hot water systems to be fully commissioned and a certificate confirming correct compliance to both client and Building Inspector.
6. Proper instructions to owners to be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power

FIRST FLOOR:
First floor to be 15cm.tog boarding on joists as specified,strapped to walls with 5 x 3cm.galvanised anchor straps fixed to 2no.joists at 2 mc centres.Ceiling of 9.5mm.plasterboard with finish to clients direction. (min.skim coat of plaster or plastic finish.)

ROOF:
The whole to be covered with a reinforced roofing felt type F laid over rafters and lapped 150mm.horizontally and vertically. Carried well into gutters and secured with clout nails.
Provide 38 x 25mm. treated softwood battens secured with wire nails to rafters. Battens to be at least 1200cm.in length and be supported by 5cm.x6cm.rafters.
Smooth faced interlocking tiles to be fixed to manufacturers direction.
All bedded purlins to consist of 3:1 sharp sand/portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250.:Pt6 6m.fibreglass insulation laid between ceiling joists. Ceiling to be 9.5mm.plasterbrd.with skim or artex finish.
The eaves soffits are to be formed with 6cm.mastershield and a glidevale roof space ventilator type SVC4 or other equal and approved to give min.4.5mm.continuous ventilation gap. Fascia to clients direction.
Provide proprietery ridge vents in position to be agreed with Building Inspector. Provide code 4 lead at valleys and other roof junctions.

DRAINAGE:
Pipes shall be Hepsleve flexible jointed laid in straight lines and even gradients and bedded and surrounded in 150mm.pea-bean under garden areas and in tarmac over 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 propriety 'Osma' type or constructed in 100 semi-engineering brick set on 150mm.concrete base,internal joints to be flush pointed and rubber rendered externally. Channels to be formed in heavyweight vitrified clay channels fittings.

PLUMBING:-BS.5572 :
Traps shall be 75mm.seal,pvc.coated trape.
Waste pipes to sinks and baths/showers shall be 38mm.dpvc.and 32mm.from basins.Bedding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

RAINWATER:
Rainwater to be directed into 100mm.dpvc.gutters and 75mm.downpipes and there to new rainwater 1 metre deep with 150cm concrete cover. Pipes below ground to be 150mm.dpvc laid in peabeach at fall of 1:40. Rodeyes to be with 3 metres away from any building.

B	JULY 09	PLANNING AMENDMENTS
A	JUNE 09	PLANNING APPLICATION
	Date	Revisions

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Client
MR & MRS. GIBBS.

Job Title
PROPOSED EXTENSIONS & ALTERATIONS.

Drawing Title
74 BEACH GREEN.
SHOREHAM - BY - SEA.
WEST SUSSEX

Scale 1:50 & 1:100

Date MAY 2009. **Drawn by**

Drg. No. **Rev.**

594 x 841 mm. A1