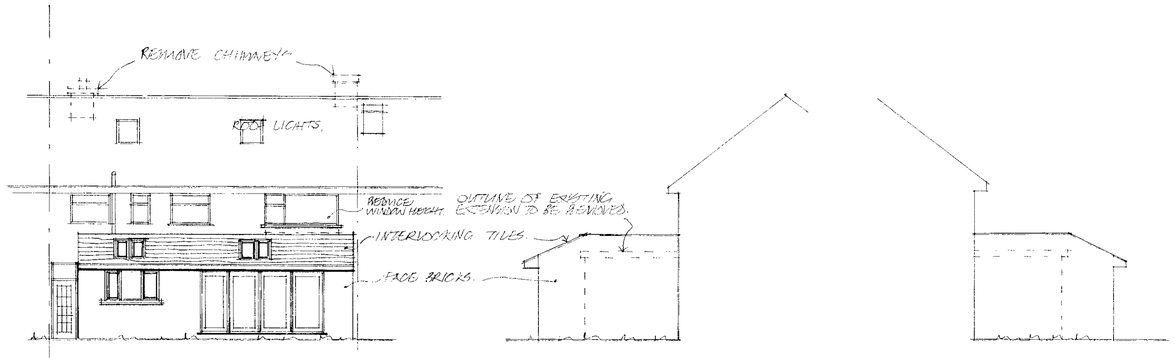
ALL NEW MATERIALS TO BE CAREFULLY MATCHED TO EXISTING.



rear elevation.

side elevations.

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 1200mm.in length and be supported by min.3no.rafters.
Smooth faced interlocking tiles to be fixed to manufacturers direction.
All bedded mortar 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.5250.25mm.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 6mm.masterboard and a glidevale roof space ventilator type SV604 or other equal and approved to give min.25mm.continuous ventilation gap. Fascia to clients direction.
Provide proprietary ridge vents in position to be agreed with Building Inspector. Provide code 4 lead as valleys and other roof junctions.

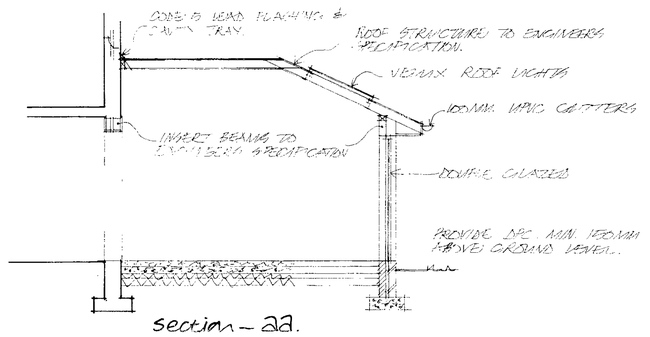
DRAINAGE:
Pipes shall be ... bossless flexible jointing laid in straight lines and ... and bedded ... to BS8301 ... Access ... under concrete ... min.100mm ... to BS4660 ... Inspection ... to be formed in ... engineering brick work on a ... Manufactured ... to be flush pointed and chamber benched internally. Channels to be formed in ... vitrified clay channel fittings.

FLAT ROOF: (warm)
New flat roof to be 25mm. asphalt with reflective paint finish over an isolating felt to B.S. 747 on 100mm.Celotex Double R TS1 boards or 100mm. Styrofoam 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 2metre centres.

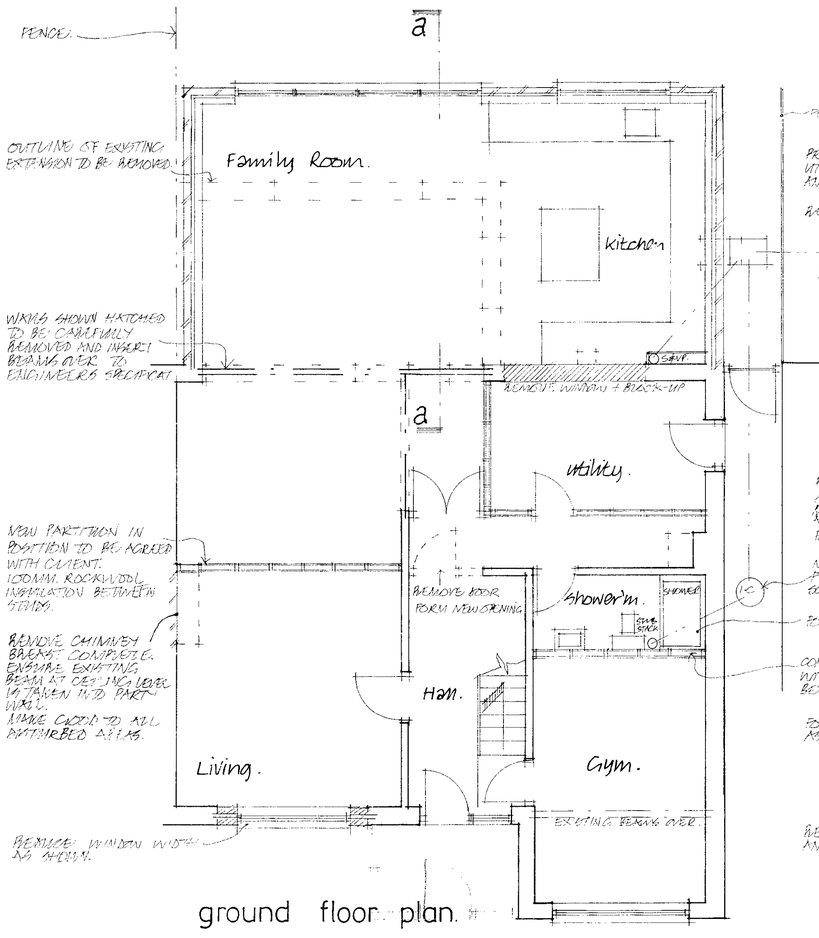
SKEILING:
Where skeiling forms part of room provide 90mm. Celotex (GA2000) securely supported and battened to achieve a minimum airspace of 50mm. over the insulation and underdraw with a further 45mm. of Celotex (GA2000) with 1000 gauge polythene vapour barrier between insulation and plasterboard. All joints to be lapped and taped.

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

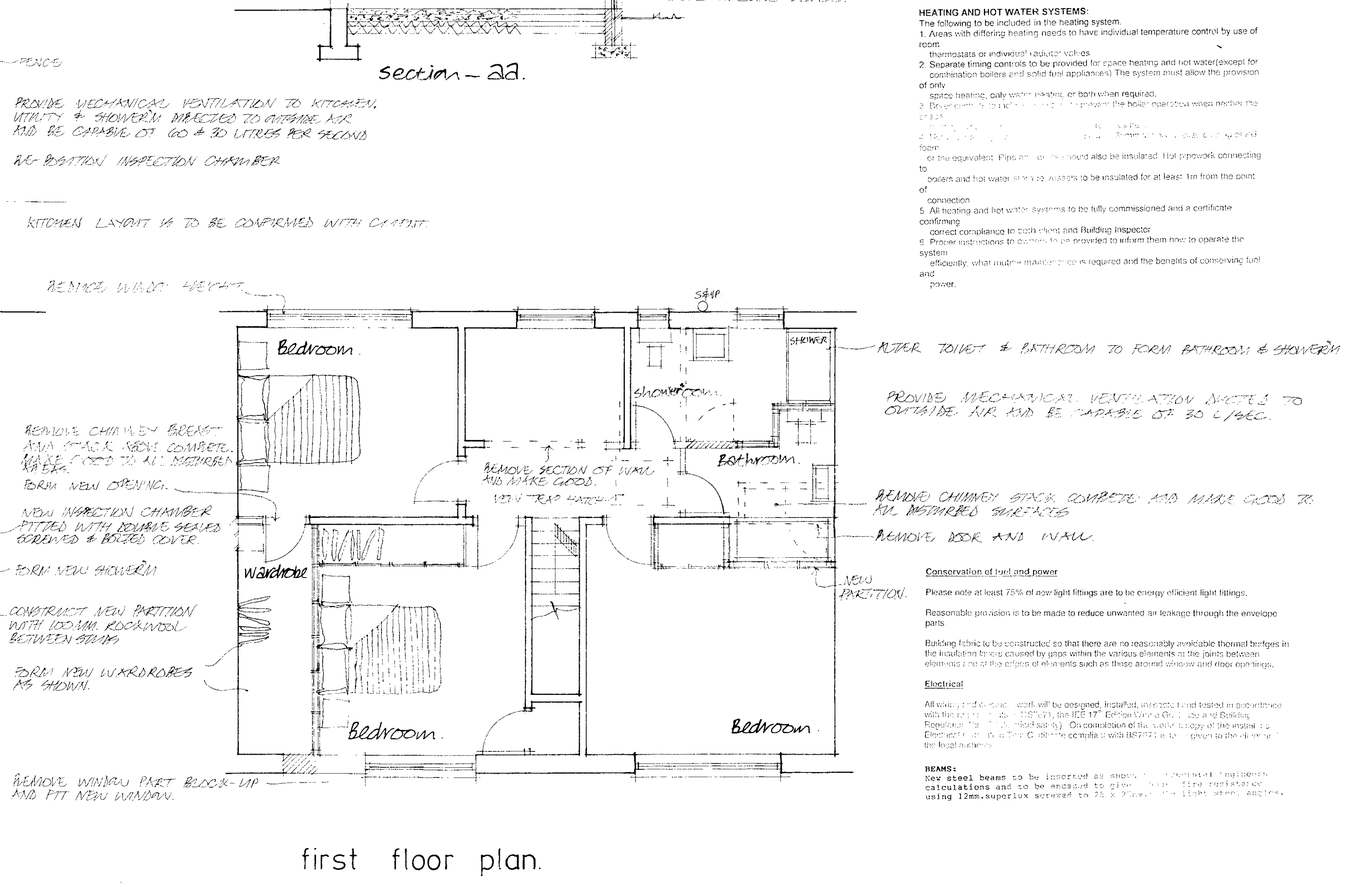
RAINWATER:
Gutterwork to be directed into ... and then downpipes.
And shown on rear elevation ... with 100mm concrete covers.
Pipes below ground to be 100mm.upvc laid in ... at fall of 1:40.
Soakaway to be min.5 metres away from any building.



section - aa.



ground floor plan.



first floor plan.

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 metre 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. 75mm ... or 90mm. Styrofoam with 100mm. concrete slab and 50mm. sand and cement screed. Floor level to be continuous with existing.

WALLS:
Walls below ... level to be class 3 ... on bricks or propriety concrete ... in 1:1:6 ... 3 ... 1:2 ... 1 type A ... 1:3 mortar. Walls ... with 10mm. ... in 15 mm lightweight ... slabs.
Wall ... at 750mm ... and 450mm vertical intervals
Cavity to ... continuous and closed at ... with brick or slate
Additional wall ... to be grouted 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 hylead pitch polymer well lapped into cavity

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

Partitions to be constructed in 50 x 100mm. studs at 450mm.centres finished both sides with 12.5mm.plasterbrd.and set coat.Provide head and sole noggins and noggins at ... points.
Floor joists running ... to be trimmed to partitions ... and herringbone.

Run skeilings to clients direction.

LINTOLS:
All openings to external walls to have catnic lintols as 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.

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. Provision ... the boiler operation when inactive the ...
4. ... Pipework ... and ... foam
   or the equivalent. Pipes ... should also be insulated. Hot pipework connecting to
   boilers and hot water ... 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 ... 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.

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 layer 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.

Electrical

All wiring ... work will be designed, installed, inspected and tested in accordance with the ... (BS7671, the IEE 17th Edition Wiring Regulations) and Building Regulations Part P ... (Notification). On completion of the works a copy of the signed Electrical ... as per C ... to comply with BS7671 is to be given to the client or the local authority.

BEAMS:
New steel beams to be inserted as shown ... structural engineers calculations and to be encased to give ... fire resistance using 12mm.superlux screwed to 25 x 25mm. ... timber battens.

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.

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/ 1007/13
DATE VALID	14/8/13

E	JULY 2013	CLIENT REVISIONS.
A	JUNE 2013	CLIENT REVISIONS.
	Date	Revisions

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Client
mr. & mrs shah.

Job Title
proposed alterations and ground floor rear extension.

Drawing Title
58 HARBOUR WAY.
shoreham
west sussex.

Scale 1:50 & 1:100

Date MAY 2013 | Drawn by

Drg.No. | Rev

Paper Size A1