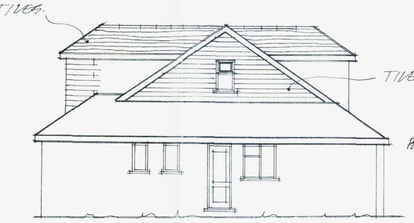
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



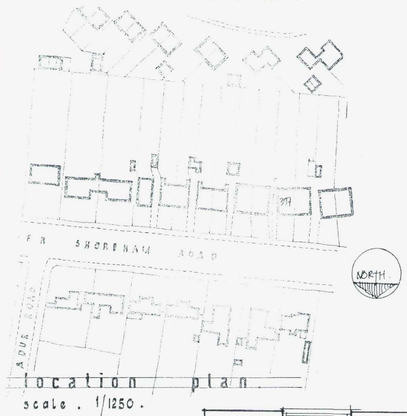
rear elevation.



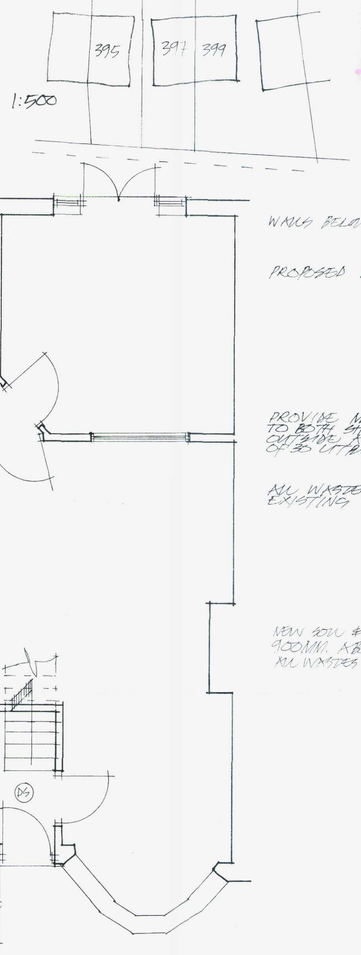
side elevation.



front elevation.



location plan.
scale. 1/1250.

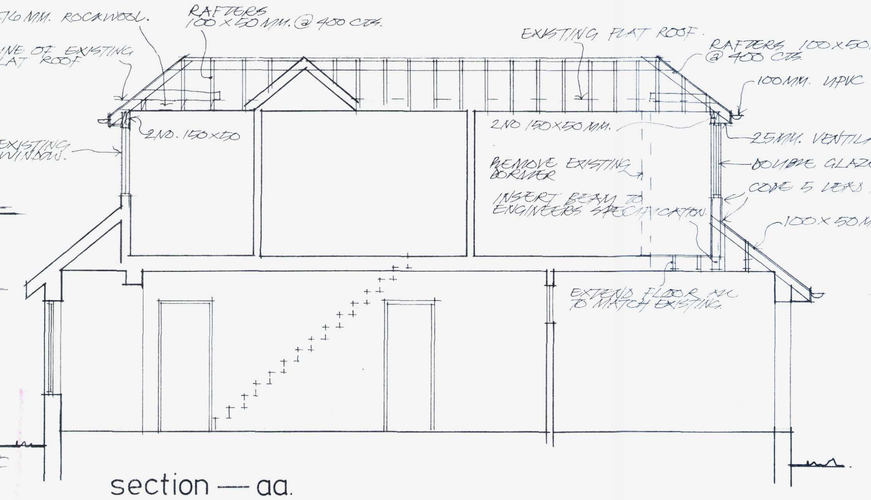


ground floor plan.

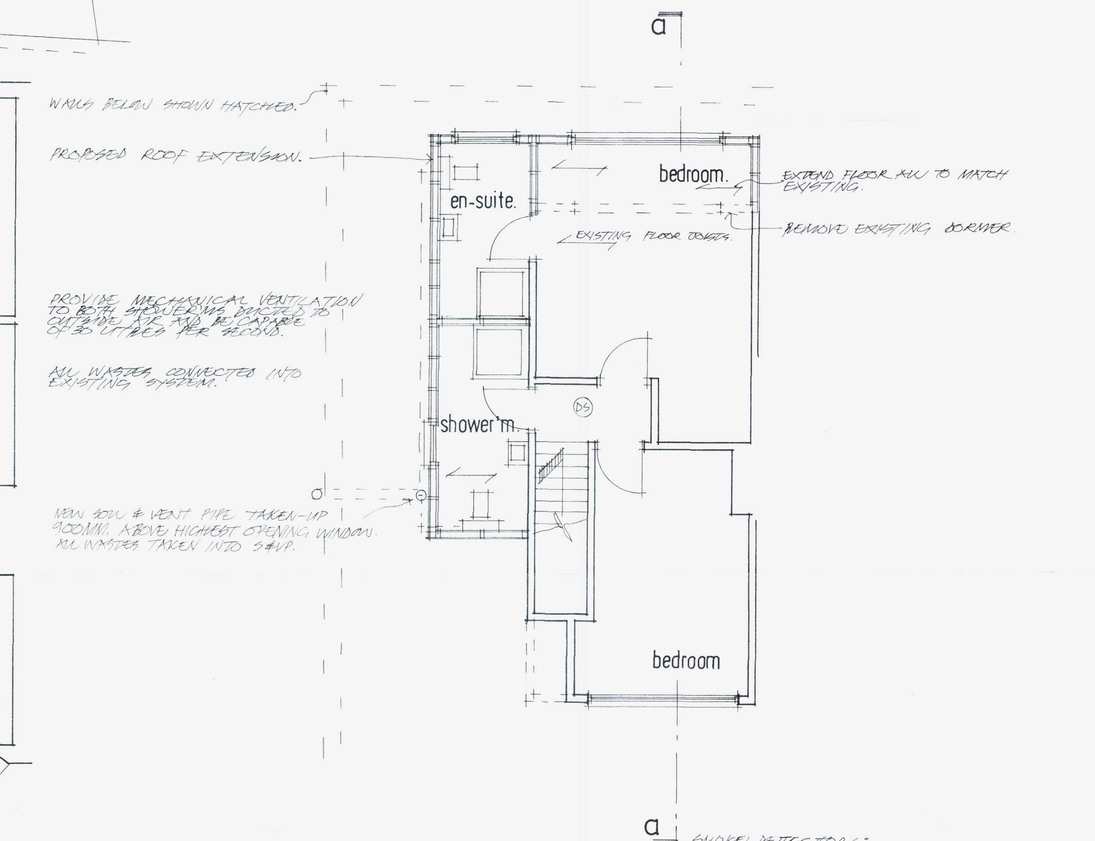
1:500

PLANNING NOTE:

It is confirmed the rear extension and the side extension to the roof fall within the scope of 'Permitted Development' and therefore the planning application refers to the pitch roof over the front dormer only.



section — aa.



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.

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 leaf and 90mm. cavity ~~with a 50mm. thickness~~ 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 welf 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/mm^2 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 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 clients direction.

FIRST FLOOR:
First floor to be 18mm.t&g boarding on joists as specified,strapped to walls with 5 x 30mm.galvanised anchor straps fixed to 3no.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 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. 270 mm.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 SV600 or other equal and approved to give min.25mm.continuous ventilating gap. Fascia to clients direction.
Provide proprietry ridge units in position to be agreed with Building Inspector. Provide code 5 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.peabeach under garden areas and in leanmix 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 100m 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.fro basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

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.

DORMERS:
New external studwork construction to be Plain tiles on 38 x 25mm. s.w. treated battens and breather type felt on 9 mm.celotex double-R thermal sheathing TS2. on 12mm.exterior grade plywood stress skin on 50 x 100mm.studs at 400mm.centres.Corner and reveal posts to be 100 x 100mm. Internally provide 12mm.plasterbrd.and set.
Dormer cheeks within 1 metre of boundary to have 9mm.thickness of supalux between plywood stress skin and felt.
Dormer walls to be strapped to floor with 30 x 5mm.galv.anchor straps at 2 metre 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.

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 75 x 25mm. x 20g light steel corner angles.

Notes:

All Dimensions must be checked on site and not scaled from this drawing
THIS NOTE 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.

REVISIONS:
ENGINEERS CALCULATIONS HAVE BEEN E-MAILED.
SMOKE & HEAT DETECTORS SHOWN.
DRAINAGE SHOWN ON DRAWING.
CAVITY WALL INSULATION REVISED
DORMER WALL CONSTRUCTION SHOWN INDICATING 9MM. THICKNESS OF SUPALUX BETWEEN PLYWOOD AND FELT WHERE WITHIN 1M. OF BOUNDARY.

B	SEPT 2012	BUILDING REGULATION REVISION
A	SEPT 2012	PLANNING NOTE
	Date	Revisions

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Client
MR. & MRS HORROCKS.

Job Title
ALTERATIONS AND EXTENSIONS TO ROOF.

Drawing Title
397 UPPER SHOREHAM ROAD.
shoreham by sea.

Scale 1:50 & 1:100

Date MAY 2012 | Drawn by

ADUR & WORTHING PLANNING SERVICES

Drg.No. PLAN | AWDM/1050/12 | Rev

DATE VALID 12/10/2012

Paper Size A1