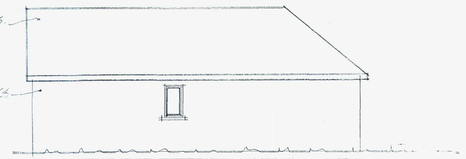
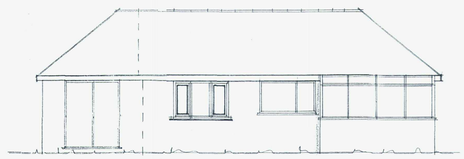
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



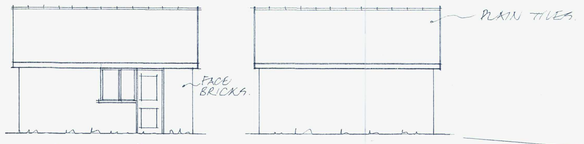
front elevation.



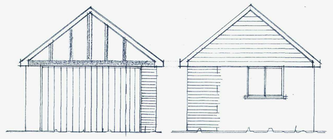
side elevation.



rear elevation.

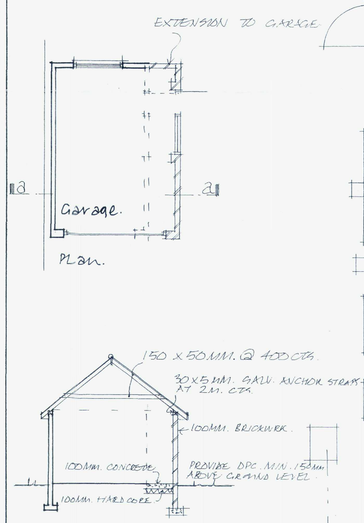


side Elevations.

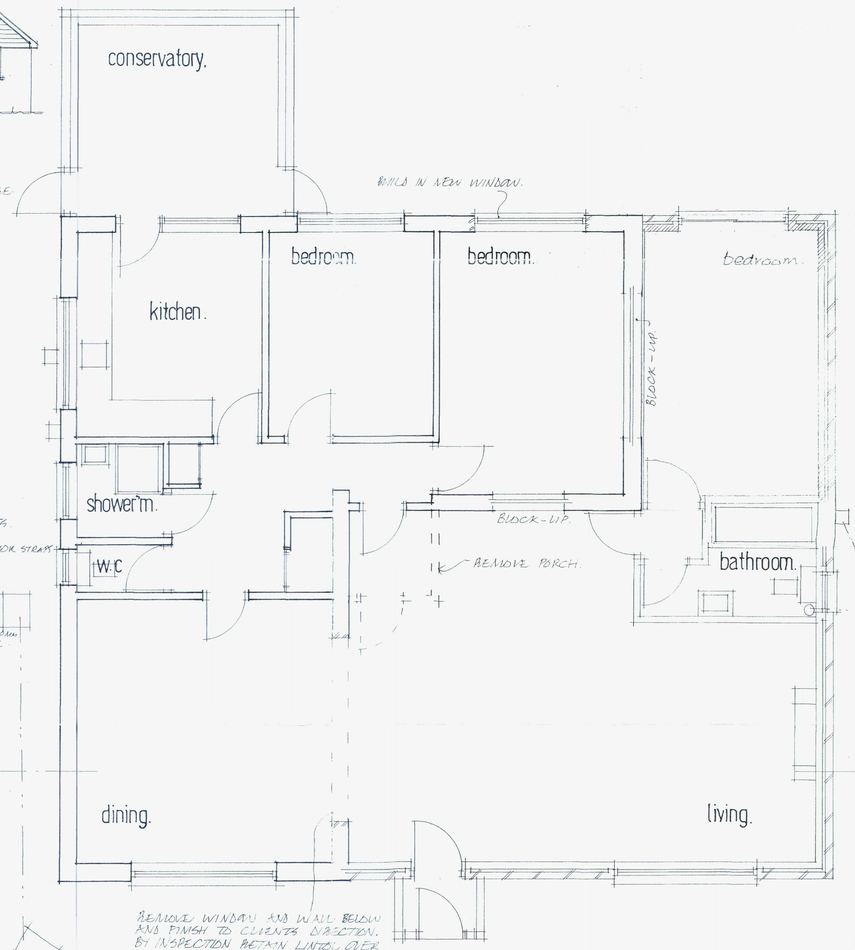


Front

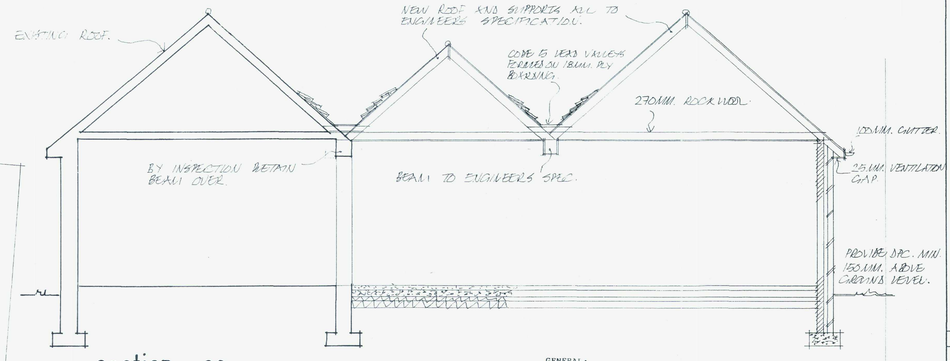
Rear.



section - aa.



ground floor plan.



section — aa.

PROVIDE MECHANICAL VENTILATION DUCTED TO OUTSIDE AIR AND BE CAPABLE OF 30 LITRES PER SEC TO BOTH THE UTILITY & BATHROOM.

NEW INSPECTION CHAMBER

GARAGE

FIREPLACE & FLUE FOR LOG BURNER STOVE ALL IN ACCORDANCE WITH MANUFACTURERS SPEC.

a

a

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 metr 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, 100mm.floating grade polystyrene or 65mm.Styrofoam with 100mm. concrete slab and 50mm. sand and cement screed. Floor level to be continuous with existing.

WALLS:
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 100 mm. thermalite or celcon block inner leaf and 75mm.cavity filled with Rockwool/Cyntherm . (65mm.if dense blockwork) 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.
DPC.'S to be provided over 225mm. thick grade oval bedded in mortar.
At all window and door reveals provide vertical D.P.C. of 150mm. wide flexible polythene wall 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.plasterbrd.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 plates and noggins at third points.
Floor joists running parallel to partitions to be doubled-up.

Run skirtings 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 :50mm.deep p.s.concrete lintols with min.end bearing of 100mm.

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.38mm.continuous ventilation gap. Fascia to clients direction.
Provide proprietry 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.peabeach under garden areas and in leanmix under footpaths.Flexible joints kept flushing 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 100mm. 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.from basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

RAINWATER:
Rainwater to be directed into 100mm.upvc.gutters and 75mm.downpipes and those to new soakaways centre cubed with 100mm concrete cover. Pipes below ground to be 10.0mm.osma laid in peabeach at fall of 1:40. Soakaways to be min.5 metres away from any building.

NOTES:

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

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. ADC/431/06/TP
DATE RECEIVED 05.01.07
DATE ... JAN 2007

A		
	Date	Revisions

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Client
MR.& MRS. SMITH.

Job Title
PROPOSED SINGLE STOREY EXTENSION AND EXTENSION TO GARAGE.

Drawing Title
8 CARON CLOSE.
LANCING.
WEST SUSSEX.

Scale 1:50 & 1:100

Date OCT 2006. **Drawn by**

Drg. No.	Rev.

594 x 841 mm. A1