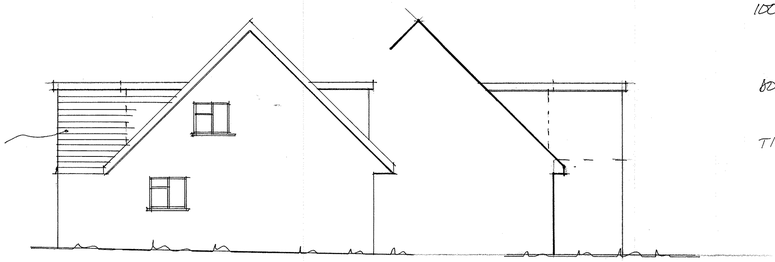
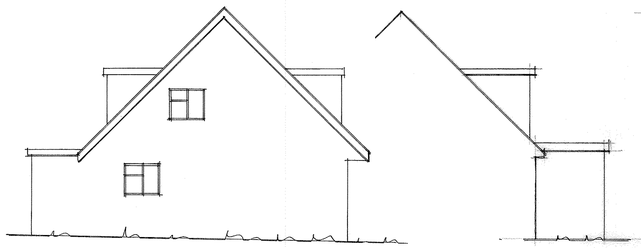
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



Rear Elevation - Proposed.



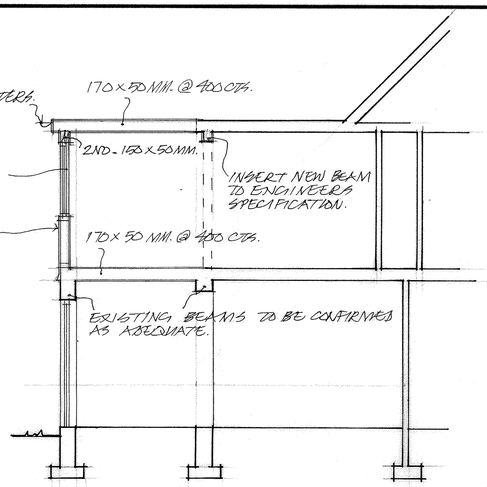
Side Elevations - Proposed.



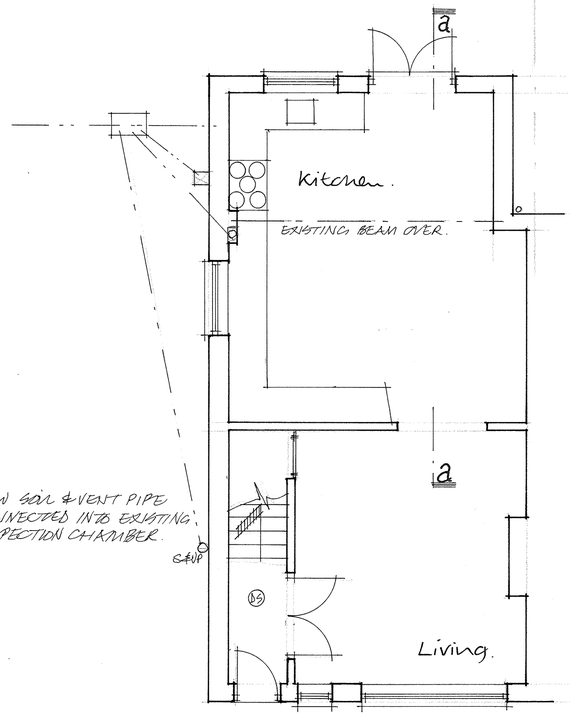
Side Elevations - Existing.



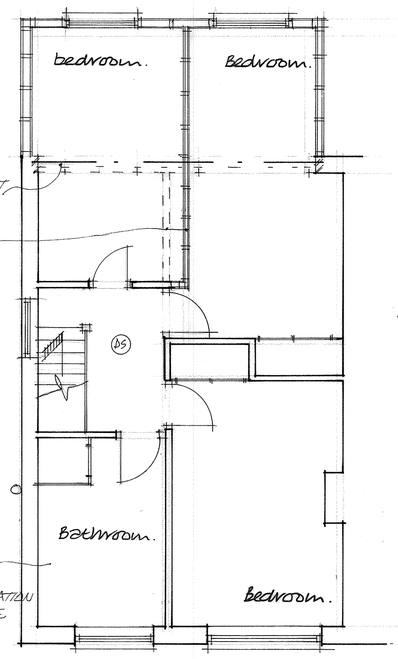
Rear Elevation - Existing



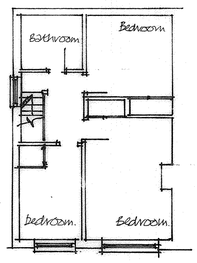
SECTION - 22.



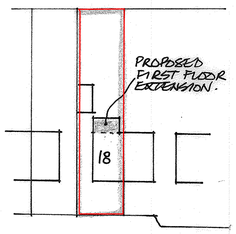
Ground Floor. - Existing.



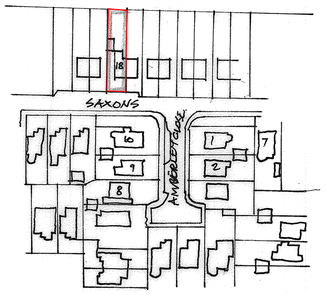
First Floor - Proposed.

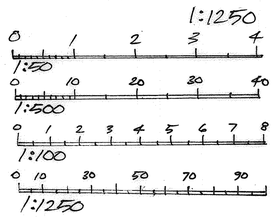


EXISTING FIRST FLOOR PLAN.



SAXONS. 1:500





GENERAL:
All works are to be completed in a good workmanlike 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.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm surperlux screwed to 25 x 25mm x 20g light steel corner angles.

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 plasterboard and set coat. Provide head and sole plates and noggins at third points. Provide 100mm rockwool insulation between studs.
Floor joists running parallel to partitions to be doubled up.

WINDOWS:
New windows to be confirmed with client for style and material.
To provide glazed areas equal to 1 10th of floor area and with opening lights equal to 1 20th of floor areas.
All windows to have a trickle vent min. 8,000mm2.
All new glazing units to achieve a u value of 1.6Wm2K and have a soft low e coating. Allow for necessary vertical damp proof courses.
All glazing in critical locations, in positions less than 800mm from floor level, in doors within 1500mm of floor level and within 300mm each side of the door in the ional plane, to be toughened or laminated safety glass to BS6206.
All first floor windows to have an unobstructed opening area of at least 0.33m2 and not les than 450 x 450mm.

EXTERNAL WALLS:
New walls to have plain tiles on treated 25 x 38mm battens on tyvek breather felt on 12.5mm external quality plywood on 50 x 100mm.c16 at 400mm centres with solid noggins at third points including 50 x 100mm timber sole and head plates. Celotex FR5000 (90mm) insulation between studs and celotex TB4000 (12mm.) insulation over the studs internally, taped as VCL, foil backed plasterboard and skim. Achieves a U value of 0.26Wm2K.
WALLS : within 1 metre of boundary to have 12.5mm supalux board between the tyvek breatner sheet and the 12.5mm external quality plywood rigidity.

NEW TIMBER FLOOR:
Weyroc moisture resistant 19mm boarding to BSEN312 part 5 on timber floor joists as specified packed up 20mm above the upper surface of the celing board and where binders removed connect existing ceiling joists to the new floor joists. Where new floor joists span 3m or more provide solid strutting at mid span. Double up floor joists under bath or similar fitting. Place 100mm Rockwool having a density of 10kg/m3 on chicken wire fixed to the sides of the new joists. The floor insulation to extend over roof void.

DRAINAGE:
Pipes shall be hepsleve flexible jointed laid in straight lines and even gradients and bedded and surrounded in 150mm pea beach under garden areas and in lean mix under footpaths. Flexible joints kept flexible where covered in lean mix.
All pipes of 100mm diameter laid at fall of 1:40.
Any new inspection chamber to be proprietary '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 channel fittings.

PLUMBING:
To BS.5572.
Traps shall be 75mm deep upvc sealed traps.
Waste pipes to sinks, baths and showers shall be 38mmupvc and 32mm from basins. Rodding eyes provided at all changes of direction and fit anti- vacuum waste traps where necessary.

ELECTRICAL:
Positions and numbers of socket outlets, cooker point, lighting switches and points as directed by client. All electrical work required to meet the guidance in Approved Document P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a certificate in accordance with BS7671, provided by a person competent to do so will be given to the council.

FLAT ROOF: (warm)
New flat roof to be 25mm asphalt with reflective paint finish over an isolating felt to BS 747 on 150mm Celotex Double R TS1 boards 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 2 metre centres.

MEANS OF ESCAPE:
Provide a means operated linked smoke detector alarm system to BS5839-6-2004. The smoke detector alarms should be positioned in the staircase enclosure at each level with 7.5m of the doors to habitable rooms. A commissioning certificate to be provided by a competent person to do so will be given to the council.
The undersides of both flights of staircases to be lined with 12.5mm Gyproc Fireline board and skim coat.

CONSERVATION OF FUEL AND POWER:
At least 75% of new light fittings are to be energy efficient light fittings.
Building fabric to be constructed so that are no reasonable avoidable thermal bridges in the insulation layers caused by gaps within the various elements at the joints between elements and at edges of elements such as those around window and door openings.

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.

A		
	Date	Revisions

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TIM CORDING
Architectural and Planning Services

3 Whitethorn Drive,
Brighton BN1 5LH
Tel: 07766647320
E: tim_cording@hotmail.co.uk

Client
JADE & DAN ADAMS.

Job Title
FIRST FLOOR REAR EXTENSION.

Drawing Title
18 SAXONS.
SHOREHAM.
BN43 5JE.

Scale 1:50 & 1:100.

Date JAN. 2022 | Drawn by

Drg.No. | Rev

Paper Size A1