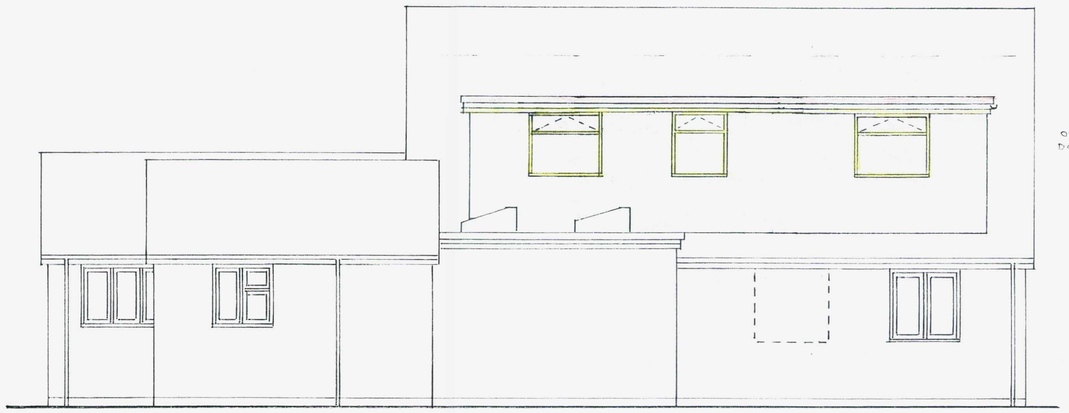
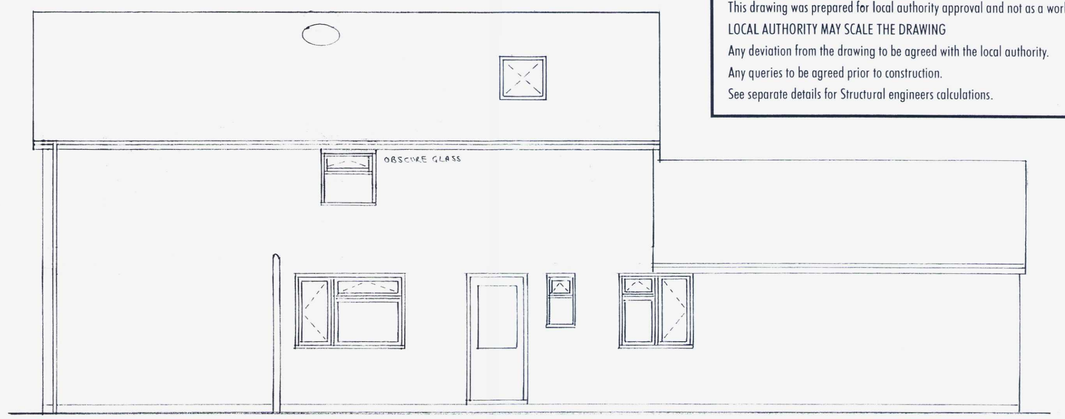
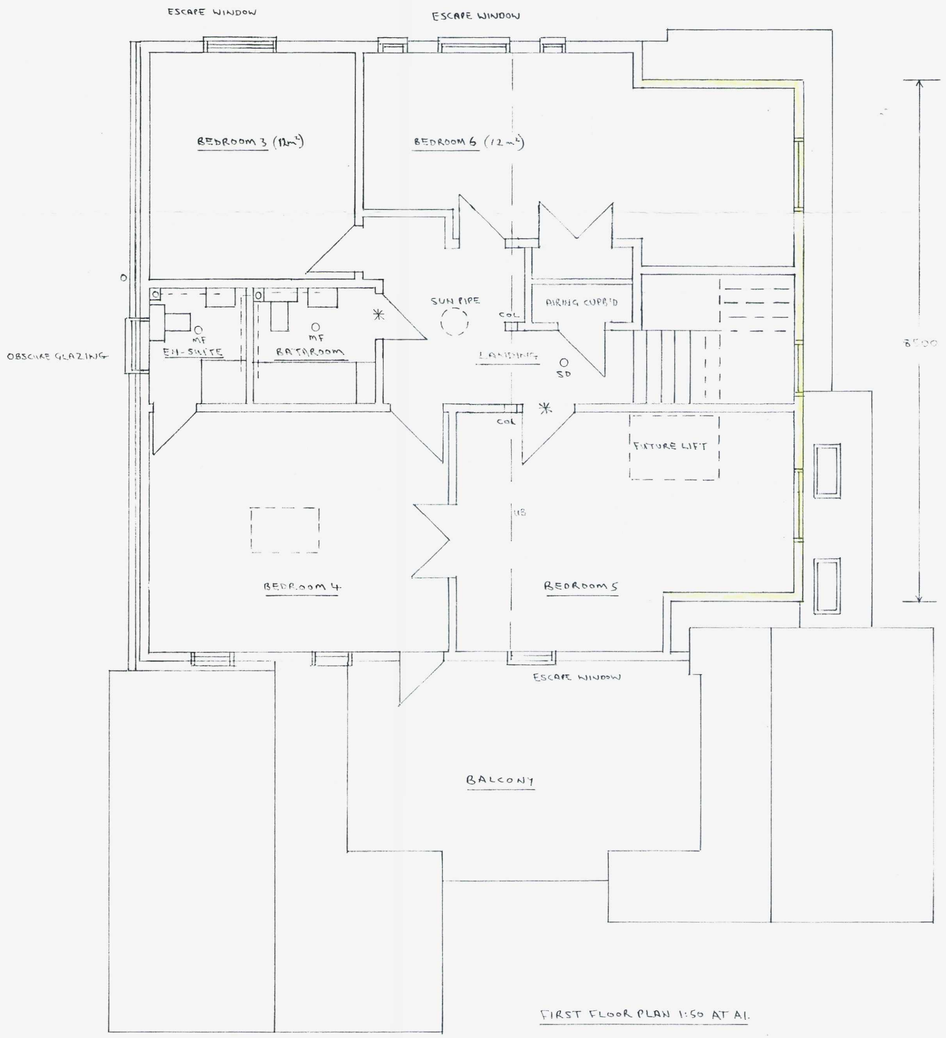
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
LOCAL AUTHORITY MAY SCALE THE DRAWING
Any deviation from the drawing to be agreed with the local authority.
Any queries to be agreed prior to construction.
See separate details for Structural engineers calculations.



SIDE ELEVATION (SOUTH) 1:50 AT A1



SIDE ELEVATION (NORTH) 1:50 AT A1



FIRST FLOOR PLAN 1:50 AT A1

Prestressed lintels as relieving arch where drains pass through footing and soft fill void to prevent vermin gaining access. 100 diam plastic drains at 1:40 fall, laid on 150 pea shingle and encased in concrete where within 400mm of ground level or within building. Rocker pipe within 600mm of wall. 500 diam plastic manhole set on 150mm concrete. 300 access pots ditto. Trapped back inlet gully.
Extend existing soil pipe to inside and terminate through vented ridge tile.
42mm diam waste pipe with 75mm deep seal trap and rodding eyes at junctions to Baths and Basins plus sinks. 50mm waste to showers. 15mm gap under shower door.
Check location of existing storm drains and if inadequate provide Soakaways min 5m from building and 2m3 below invert. Soakaway line in 100 plastic pipe at 1:40 laid on and surrounded in 150 pea shingle with 75 concrete protective cover.
Superstructure of white through render on 100 turbo blocks, 75mm cavity with 75mm moisture resistant celotex batts on 200mm long stainless steel ties at 750 horiz and 450 vert (staggered) centres. 300 at reveals. Extend batts from ground floor ceiling line to eaves, 100mm thermalite turbo blocks, 13mm hardwall plaster. 'U' value 0.28 W/m2K. 1500 long, supported lateral ties to gables at max 2m c/s.
Tooth and bond new work to existing and make cavity continuous, or use stainless steel furfix, cavity must be continuous. Close head and reveals with thermabate insulated cavity closer. IG L1/S80 insulated lintels with min 150mm bearing.
PVCu double glazed windows and doors with low E glass. glazing below 800mm from floor in laminated glass. Min 16mm air gap to sealed units. 8000mm2 trickle vents. Glass area min 10% floor area and ventilation min 5%. Escape windows, min 500 wide x 700 high clear opening at max 1100 off floor. All external glazing to be min 1.8w/m2k.
All existing exposed timbers to be treated and have a minimum 20 year guarantee against wrot.
All structural timber SC4 grade and treated. 50 x 100 wall plate with 6 x 38 straps at max 2m centres.
50 x 195 first floor joists at 400 c/s. One row solid bridging per 2m width. Double joists under partitions and sanitary ware. 18mm T&G chipboard flooring to first floor plus moisture resistant to wet areas. Flooring to go into roof voids at first floor level. 150mm fibreglass quilt between joists laid on netting. 1500 long, fully supported, lateral straps at 2m c/s to joists.
47 x 147 ceiling joists at 400 c/s. 47 x 150 rafters at 400 c/s. 38 x 200 ridge. Skeiling to have 100 celotex between rafters and 50 air gap then underlined with 45 celotex and 12.5 foil backed plasterboard and set. Roof voids to have 150 fibreglass between joists and 150 fibreglass cross laid. Double rafters to velux windows and sun pipe.
Roof covering of tiles to match existing on treated battens on tyvek membrane.
Gutters and 68 diam RWP's to match existing.
Flat roof of 3 layer mineral felt and spar chippings to BS747 laid to CP144 including 450 up rafters on lay board. 18mm OSB decking on 75 to 0 firrings on 50 x 50 cross battens for ventilation, on 47 147 ceiling joists at 400 c/s with150 celotex between and underlined with 25 celotex and 12.5 plasterboard and set. 25mm continuous, mesh covered soffit venting. Turn gutter onto existing roof via lead slate.
Dormer walls of vertical plain tiles on treated battens on Tyvex on 12mm exterior plywood on 50 x 150 studs at 400c/s plus sole, double head and noggins. 150 celotex between studs and lined inside with 12.5 foil backed plasterboard and set. Double rafters on dormer returns.
Framed stud partitions of 47 x 100 timber at 400 c/s with 47 x 100 sole, head and noggins, with 100 fibreglass quilt between. Line with 12.5 plasterboard. Moisture resistant plasterboard in wet areas. 15mm fireline board to Landing area and stairwell as a fire corridor.
One hour fire check door to airing cupboard.
New staircase at max 42 degrees, treads approx 225mm, solid risers approx 206mm, handrail at 900mm.100x100 newel posts. Vertical height off nosing of 2000mm, min 1200 overall strings..
Provision in floor framing for future lift.
32 x 32 vert balusters with max 100 sphere gaps. Line underside of stairs with 12.5 fireline board and set in plaster.
Chair lift by Stannah or similar approved, installed as manufacturer's instructions.
Universal beams as engineers calculations (conditional approval) on 150mm deep concrete pad stones. Encase beams in 12.5mm fireline board, and set in plaster where required.
New Boiler/ Megaflow cylinder, required, Plumber to provide details for approval prior to installation, conditional approval. No cold water tank, pressurized system only.
All Gas work by competent and registered CORGI plumber.
Radiators to have thermostatic radiator valves and a room stat is also required.
Electrical installation by competent and qualified electrician who needs to produce a Part 'P' certificate (7671) on completion of the electrical installation.
Mechanical fans:- Kitchen 60L/sec, Utility and Bathroom 30 L/sec. All ducted to the exterior with plastic ducting and terminated with a grill.
Heat detector to Kitchen.
Smoke detector to Hall and landing, linked to mains with battery back up.
Energy efficient lighting to three locations, to take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.
Wrap 100 diam soil pipes in fibreglass insulation prior to encasing in 12.5 plasterboard. Leave access to rodding points.
Expose existing footings and lintels to check adequacy.
Demolish chimney to first floor level and make good.
Sun pipe to be installed as manufacturer's details and including double rafters to sides.

REVISION E
DORMER WIDTH INCREASED TO GIVE EXTRA HEIGHT IN STAIRWELL. CILL TO BEDROOM 6 (FRONT WINDOW) MIN 800mm ABOVE FLOOR LEVEL.
ANY DISTURBANCE TO THE PARTY FOR TO BE REPAIRED WITH C30 CONCRETE AND 12mm REINFORCING ROD, CHEM FIXED. ALL TO BCO APPROVAL.

O Lodin
15 FEB 2012

REVISION D
ALTER BEDROOM 6 WINDOW TO MAKE IT AN ESCAPE WINDOW - MIN 500 WIDE x 700 HIGH IN CLEAR.
WIDEN DORMER BY 450mm TO ACCOMODATE HEADROOM IN STAIRS.
WINDOWS TO ACHIEVE U VALUE 1.6 W/m²K.
75% OF ALL LIGHT FITTINGS IN AFFECTED AREAS TO BE HIGH EFFICIENCY TYPE.
50mm CAVITY TO BE USED IN CONJUNCTION WITH THE CELOTEX.

REVISION F
DORMER ENLARGED

Tony Standing Designs
Drawing for Domestic Extensions

Title	PROPOSED EXTENSIONS AND ALTERATIONS AT 10 SHINGLE ROAD, SHOREHAM BY SEA BN43 5RH				
Client	MR N AND MRS H BEDFORD				
Drawn By: T.S Date DEC 2010		Drawing Revision	C692-4 ~~B C D E F~~	Scale	AS SHOWN
Mr A J G Standing 39 Hills Road, Steyning BN44 3QG		Phone: 01903 814151 [redacted]			