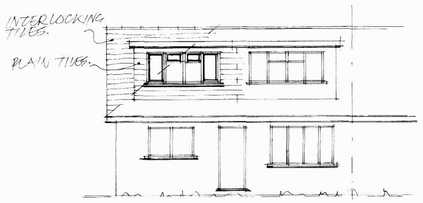
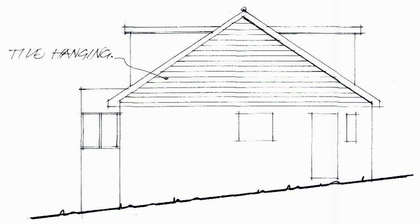
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



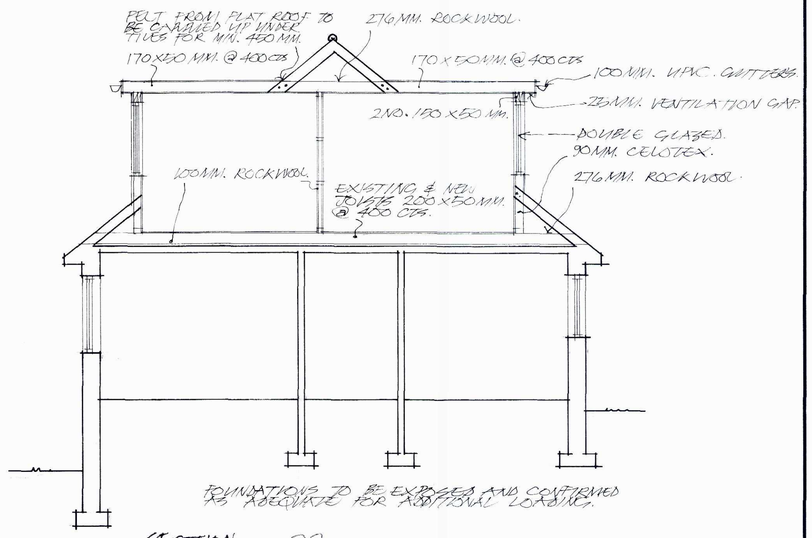
FRONT ELEVATION:



REAR ELEVATION:



SIDE ELEVATION:



SECTION — aa.

GROUND FLOOR PLAN:

FIRST FLOOR PLAN:

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.

INTERNAL WALLS:
Internal load bearing walls to be 100mm 3.5N/mm2 blocks laid in 1:1:6 mortar with 9.5mm plasterboard and 3skim 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.

PITCHED ROOF:
The whole to be covered with a reinforced roofing breather felt 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. 3 rafters.
Fix chosen tiles to manufacturers direction. All bedded mortar to consist of 1:3 sharp sand/ Portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250. Provide 276mm rockwool insulation laid between ceiling joists. Ceiling to be 9.5mm plasterboard and set coat.
The eaves soffits are to be formed with 6mm master board and a glidvale roof space ventilator type SV604 or other to give a min 25mm continuous ventilation gap. Fascia to clients direction. Provide code 4 lead flashing at valleys and other roof junctions.

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 1.6W/m2K 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 openable vented opening area of at least 0.33m2 and not les than 450 x 450mm.

SKEILING:
Where skeiling forms part of room provide 90mm Celotex securely fixed between rafters and fix Triso- Super 10 foil insulation over rafters fully taped all in accordance with manufacturers recommendations. 1000 gauge polythene vapour barrier between insulation and 12.5mm plasterboard and set coat.

FLAT ROOF:
New flat roof to be 13mm white spar chippings bedded in bitumen on 3 layers of built up roofing felt to BS747 laid to CP144 on 18mm plywood decking on firings to give fall of 1:40 to gutters.
Provide 130mm Celotex XR4000 between joists leaving 50mm air gap above the insulation and with 25mm Celotex FR5000 under joists, taped to provide vapour barrier. Ceiling of 9.5mm plasterboard and set coat.
Provide 30 x 5mm galvanised anchor straps at 2 metres centres.

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

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/1064/13
DATE VALID	28 AUG 2013

A		
	Date	Revisions

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TIM CORDING
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Client
MR. & MRS. WINCOCKS.

Job Title
EXTENSION TO LOFT CONVERSION.

Drawing Title
10 DEREK ROAD.
LANCING.
WEST SUSSEX.

Scale 1:50 & 1:100.

Date JUNE 2013 | Drawn by

Drg.No. | Rev

Paper Size A1