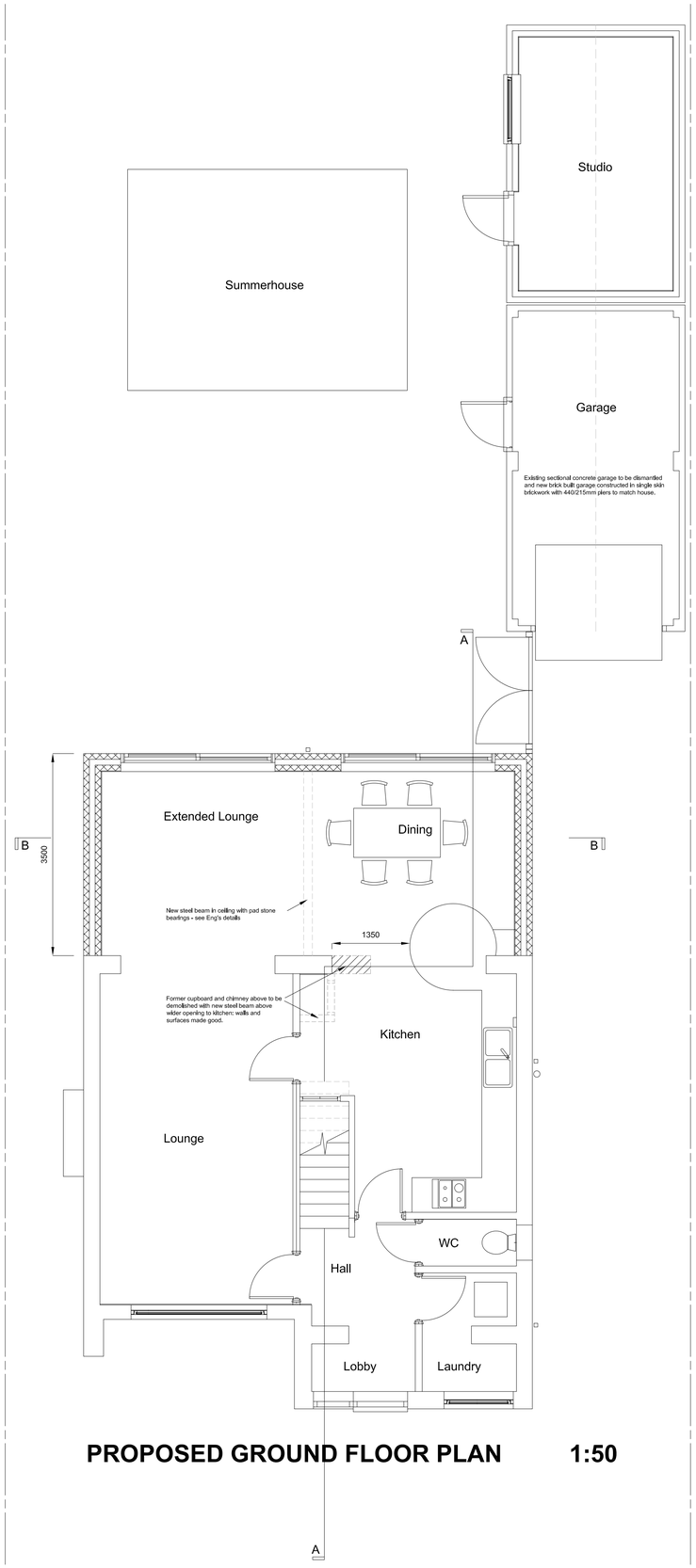
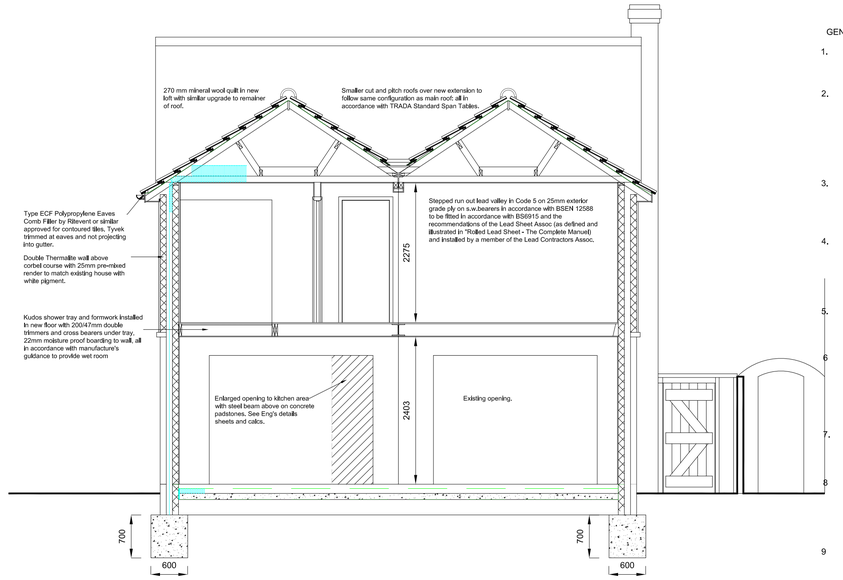
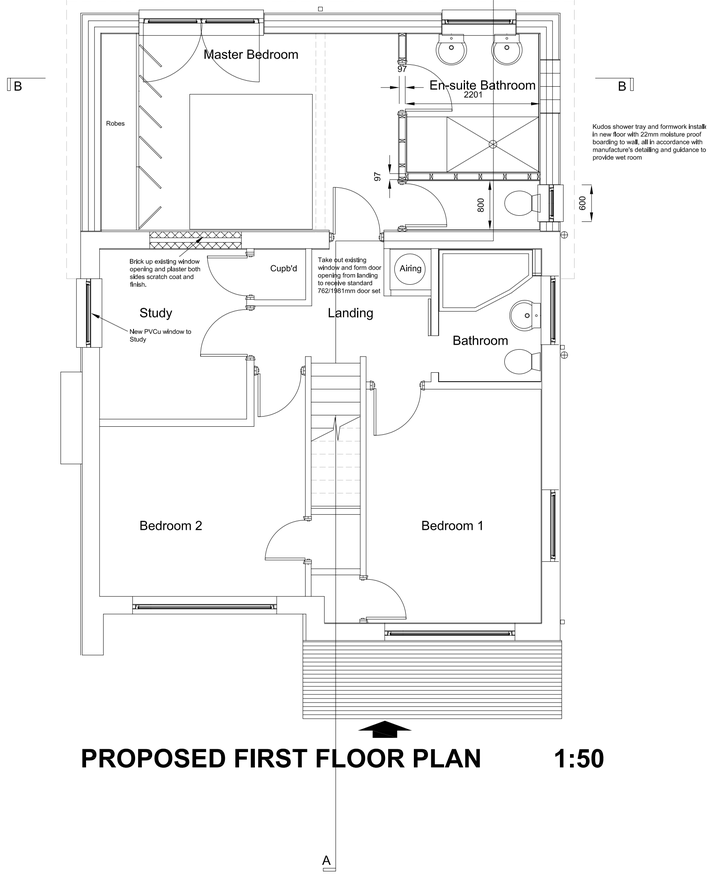


PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED SECTION B - B 1:50



PROPOSED FIRST FLOOR PLAN 1:50

GENERAL NOTES:

1. AD PART A FOUNDATIONS: All foundations to be in accordance with the calculations and details of the structural engineer. Generally deep stricp concrete, 600 mm wide x 750mm with a founding level 1000mm below the invert of adjacent drains or as agreed on site with the Building inspector.

2. CAVITY WALLS: External walls to extension to comprise cavity construction with 100mm Internal leaf of Thermailte Shield blockwork with external leaf of brickwork to match existing house, 100mm cavity insutated with 50mm Celotex or 45mm Kingspan insulation bats, on dense concrete blocks below d.p.c. 2-coat lightweight plaster internally and 2-coat render above string course externally. Where any cavities are are greater than 75mm, horizontal wall ties closed down to 750mm spacing horizontally and 450 vertically. Build in proprietory insulated cavity closers at windows and door openings. DPC min 150mm above external ground level to be Marley Aquaguard or similar approved lapped with DPM in floor.

3. GROUND FLOOR: New floor construction in Living Room and Dining extension to be min 100 site concrete on well consolidated and blinded hardcore on 1200 gauge polythene sheet, 80mm Celotex GA 3080 insulation boards on 3 cost RIW, 500 gauge polythene sheet to prevent screed migration and 65/70mm s&c screed to line through with existing structural floor finishes. Allow 18 - 22mm for floor finishes.

4. TILED ROOF: New roof to rear extension to be cut and pitch in 97/47mm rafters @ 400mm centres with 125/47mm purlins and 97/47mm struts and ceiling binders and lay boards at roof junction. 97/47mm rafter plate to be tied down with 1200/30/5mm galv. restraint straps. Additional interlocking pantiles to match existing on 25/40mm s.w. treated battesn on Tyvek Supro breather membrane or similar approved. Ceiling to be insulated with 270mm mineral wool insulation laid 100 between ceiling joists ans 170 in opposite direction across ceiling.

5. NEW STEEL BEAMS: see engineer's calculations and detail sheets by Artch Associates. New steel beams and channels to be encased in two layers 12.5 mm fireline on 44/44mm cradles at max 400mm centres to provide 1/2 hour fire protection.

6 AD PART B1 (MEANS OF WARNING & ESCAPE):
i.) Smoke alarms should be sited so that there is an alarm within 3.0 metres of a bedroom and 7.5 metres of all habitable rooms and at landing level, provided in accordance with BS 5839, interconnected, mains operated and wired back to a separate fuse on the MCB.
ii.) First floor habitable rooms require an opening window of at least 0.33 m2 with a width of at least 450mm, the bottom of the opening should be between 800 - 1000mm above the floor level.

7. AD PART E Where new stud partitions are to be provided; 98/47mm studs at 400mm centres with noggings at 600mm centres, finished each side with 9.5mm Guprroc plasterboard (12.5mm plasterb'd to load bearing partitions, 22mm aquaboard to shower wet room,)Fill wall with 150mm mineral quilt insulation to reduce sound.

8 AD PART F Mechanical extractor fans are required in the shower/wet room and WC, which achieve at least 15litres/second ducted to outside air, and where there are no openable windows shold have a 15 minute overrun, A 10mm air gap is required under the doors, Kitchen to have min, 30 litres/sec adjacent to hob and 60 litres/sec elsewhere. Purge ventilation rates for new and existing windows should achive the provisions of Para 1.7.

9 AD PART G
Sanitation, hot water safety and water efficiency 2010. Reasonable provision must be made by the Installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption. Not more than 125lites/head/day per person. G3 (b) two independant safety devices in addition to thermostat restricting temperature to 100 degrees C on unvented systems. G4 bath water supply not to exceed 48 degrees C. Boiler discharge via a tun dish to a visble gully. Aerators to be fitted to wtb's and sinks to limit telperature.

10 PLUMBING & DRAINAGE: Waste pipes to be PVCu with following sizes:
Sinks, showers and baths to be 40mm dia, with wash hand basins 32mm dia, (40mm over 1700mm long. All wastes to have rodding eyes at changes in direction.)
Washing machine waste to be 38mm dia and where sink and waste are combined, waste to be 50mm. If any length of waste is over 2300mm long, trap to be re-sealing type. Where 40mm waste pipes exceed 3000mm in length they are to be increased to 50mm dia. and 4000mm max length. All new pipework to connect to replacement 110mm dia Osma external stack with new connection to existing manhole in drive.

11 AD PART L, Low energy light fittings to be provided ata rate of 1 in 4 lights or 1 per 25m2 of floor area. The energy efficient lighting should only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt .

12. Where cavity walls abut and cavities are not continuous use "Furfix" or "Crocodile" stainless steel channel sections with Type B vertical cavity tray for dpc integrity.

13. Provide and build in 150mm insulated dpc's to window reveals with IG insulated steel lintels above.

14 NEW REPLACEMENT CONTROLLED SERVICES & FITTINGS: Heating boilers require a SEDBUK efficiency in band A or B (typically a condensing boiler). Hot water vessels must be provided with insulation complying with BS 1566; BS 3198 or BS 7602. For ordinary cases 35mm factory applied PU-foam is sufficient. Hot water pipes to be insulated to within 1000mm of cylinder.

15 Draught seals to be provide to all external doors and windows, including existing loft hatch and where pipes/services pass through ceilings.

16 PART N. DOORS & WINDOWS: to be PVCu to match existing. As a general guide all habitable rooms to have 1/10th of floor area as glazing with 1/20th as openable windows - glazing not to exceed 25% of floor area of house. All new windows to achieve a u-value not exceeding 2.2W/m2K. Sliding doors with more than 50% of the internal face glazed to achive a u-value not exceeding 2.2W/m2K. Provide 24mm sealed double glazing units to all new window with trickle ventilators to heads of windows and sliding doors. The bottom of openable windows should be between 800 -1100mm above finished floor level, Provide toughened or laminated glass to low level glazing, fully glazed doors and side panels all to comply with B.S. 6206: 1981 and where glazing is within 800mm of floor level.

17 PART P ELECTRICAL WORKS GENERALLY: The electrical works are to comply with Part P of the Building regulations and the electrical engineer is to be registered with a self certification scheme in order that the design, installation and test certificate to BS 7671 can be issued on completion.

18. A Honywell SF450EN carbon monoxide alarm to be sited on the landing and in the Living Room.

19. SWITCHED SOCKET OUTLETS to be not less that 450mm above f.f.l, and light switches not more than 1200mm above f.f.l.

20. RAINWATER GOODS: 110mm PVCu half profiled gutters to 75mm downpipes taken to new soakaway - capacity to be checked and comply with AD Part H3.

Amendments

Rev	Date	Drawn	Remarks
A	03.02.11	GTM	Plans, Elevations and Sections amended to reduce extension to 3.5 M with hipped roof.

1m 0 1m 2m 3m 4m

GMA Architects + Designers
Argosy House Collins Court High Street Cranleigh Surrey GU6 8AS
Tel: 01483 277110
Fax: 01903 820753

project
146 Western Road Sompting BN15 9TY

client
D Bettelley

drawing title
Proposed Plans (Building Control)

drawn GTM
design ©

date 12th December 2010
drawing no. **1006/02**
rev. A

scale 1:100 & 1:50

all dimensions must be verified by the contractor before commencing any operation or fabrication

no dimension to be scaled