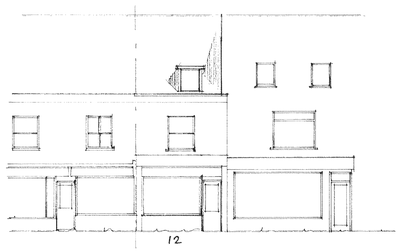
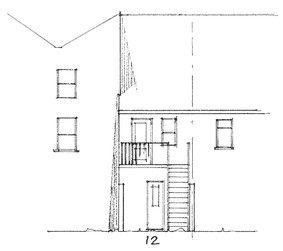
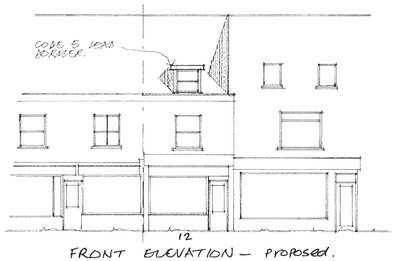
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



FRONT ELEVATION – existing.



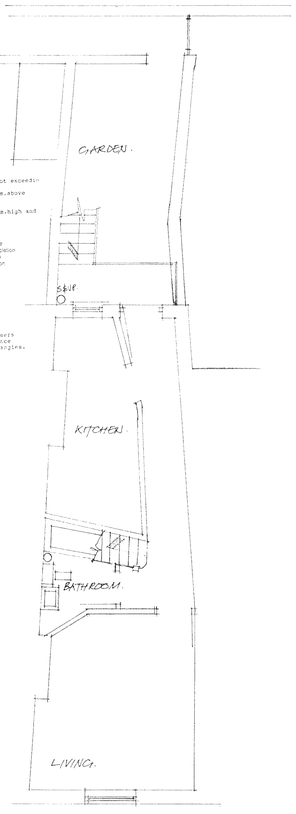
REAR ELEVATION – existing.



FRONT ELEVATION – proposed.



REAR ELEVATION – proposed.



STAIRCASE:
Construct timber staircase in position as shown with pitch not exceeding 42 degrees,typ. risers of 216mm.and treads of 239mm.going.
Stairs to be 850mm.wide between handrails,form handrail 900mm.above pitch line and terminate with newel post.
Maintain a 2 metre headroom throughout its length.
Balustrading to clients direction of non climbable type,900mm.high and with gap/rail no more than 100mm.

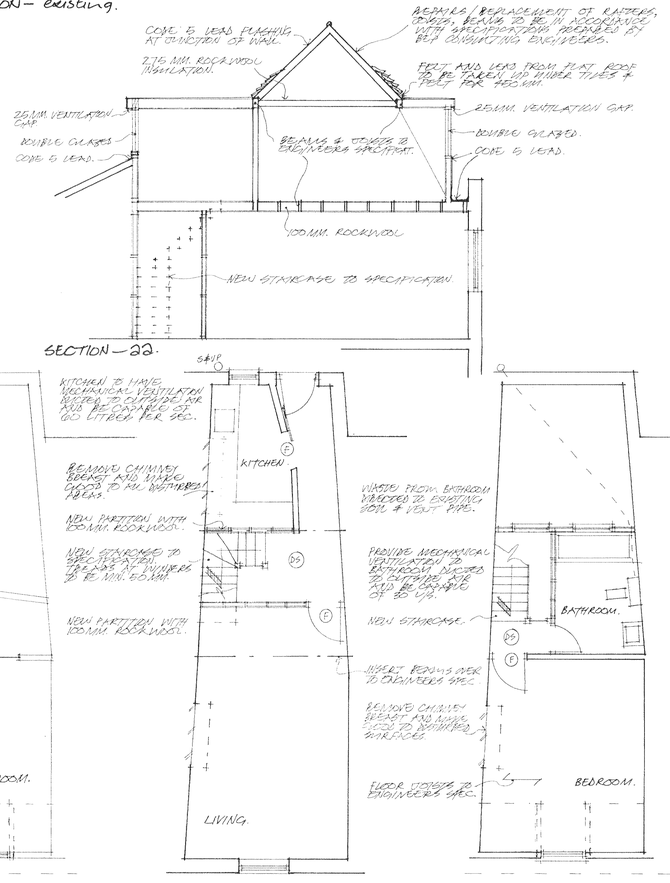
Pt - Design, Installation, Inspection & Testing

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

FIRE PRECAUTIONS:
Doors shown (FD) on plans to be FD30 or equivalent.

Smoke detectors shown (SD) to be provided in positions as shown. Heat detectors (HD) Detectors to be BS 5446 interlinked and connected to mains system with battery back up.

BEAMS:
New steel beams to be inserted as shown to Structural Engineers calculations and to be encased to give 1 hours fire resistance using 13mm.supalux screwed to 25 x 25mm.x 20g light steel angles.



FIRST FLOOR PLAN. – existing

SECOND FLOOR PLAN – existing

FIRST FLOOR PLAN – proposed.

SECOND FLOOR PLAN – proposed

1:100 SCALE.

1:50 SCALED.

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 retained on site for inspection during course of work.
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.

FIRST FLOOR:
Floor to be 18mm.tig boarding on joists as specified,strapped to walls with 5 x 30mm.galvanised anchor straps fixed to 3no.joists at 2 metres centres.Ceiling of 9.5mm.plasterboard with finish to clients direction. (Min.skim coat of plaster or plastic finish.)

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 1300mm.in length and be supported by rafter feet.
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.5250.270 mm.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 glideval no.1 ventilation type SV304 or other equal and approved to give min.10mm.continuous ventilation gap. Finish to clients direction.
Provide proprietary ridge vents as positions to be agreed with Building Inspector. Provide code 4 lead at valleys and other roof junctions.

DRAINAGE:
Pipes shall be hopelevel flexible jointed laid in straight lines and even gradients and bedded and surrounded in 150mm.peabech under garde areas and in trench under footpaths.Flexible joints kept flexible and surrounded in 100mm.
All pipes of 100mm.diameter laid at fall of 1:40.
Inspection chambers to be proprietary 'osma' type or constructed in 102 wall engineering brick work on 150mm.concrete base.Internal joints to be flush pointed and chamber rendered externally. Channels to be formed in tapworth 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 fix anti-vacuum waste traps where necessary.

INTERNAL WALLS:
Internal load bearing walls to be 100mm.2.5N/mm^2 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.

DORMERS:
New external studwork construction to be Plain tiles on 38 x 25mm. s.w. treated battens and breather type felt on 2no.celotex double-R thermal sheathing ISI. on 12mm.exterior grade plywood screen skin on 50 x 100mm.studs at 400mm.centres.Corner and reveal posts to be 100 x 100mm. Internally provide 12mm.plasterboard set.
Corner cheeks within 1 metre of boundary to have 5mm.thickness of supalux between plywood screen skin and felt.
Screen walls to be strapped to floor with 30 x 5mm.galv.anchor straps at 2 metre centres.

FLAT ROOF:
New flat roof to be 12mm. white spar chippings bedded in bitumen on 3no. layers of roofing felt to B.S. 747 onto 18mm. plywood decking on firrings to give fall of 1:40 to gutters.
Provide 150mm Celotex or 90mm celotex between and 45mm celotex under between joists with 50mm. air gap over.
Ensure adequate ventilation via 25mm. gap in soffit and if necessary provide 50mm. battens over joists.
Ceilings of 9.5mm plasterboard and set coat.
Provide 30 x 5mm. galvanised anchor straps at 2 metre centres.

SKEILING:
Where skeiling forms part of room provide 90mm. Celotex (GA2000) securely supported and battened to achieve a minimum airspace of 50mm. over the insulation and underdraw with a further 40mm. of Celotex (GA2000) with 1000 gauge polythene vapour barrier between insulation and plasterboard. All joints to be lapped and taped

WINDOWS:
New windows to be confirmed with client for style, pattern and material.
To provide glazed areas equal to 1/10th. of floor areas and with opening lights equal to 1/20th. of floor areas.
All windows to have a trickle vent min. 8,000mm. sq.
Glazing to comply with part N of the latest Building Regulations with glass to be toughened or laminated to B.S. 6206.
Glazing in timber or plastic frames to be double glazed with a 16mm. air gap and a 'soft' low-E coating or double glazing with a 12mm. air gap, argon filled and a 'soft' low-E coating.
Glazing in metal frames to be double glazed with a 16mm. air gap, argon filled and a 'soft' low-E coating.
All first floor windows in dwellings to have an unobstructed openable area of at least 0.33m.sq. and be not less than 450 x 450mm.

INTERNAL LIGHTING:
Provision shall be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use.
Therefore it is necessary to install 4no. light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

HEATING AND HOT WATER SYSTEMS:
The following to be included in the heating system.
1. Areas with differing heating needs to have individual temperature control by use of room
   thermostats or individual radiator valves.
2. Separate timing controls to be provided for space heating and hot water(except for combination boilers and solid fuel appliances) The system must allow the provision of only
   space heating, only water heating or both when required.
3. Boiler controls to include provision to prevent the boiler operation when neither the space
   heating system nor the hot water system requires heat.
4. Hot water storage vessels should have a min. 35mm factory applied coating of PU-foam
   or the equivalent. Pips and ducts should also be insulated. Hot pipework connecting to
   boilers and hot water storage vessels to be insulated for at least 1m.from the point of
   connection.
5. All heating and hot water systems to be fully commissioned and a certificate confirming
   correct compliance to both client and Building Inspector.
6. Proper instructions to owners to be provided to inform them how to operate the system
   efficiently, what routine maintenance is required and the benefits of conserving fuel and
   power.

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	27.4.10	REVISED LAYOUT
	Date	Revisions

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Client
MR & MRS. EXCELL.

Job Title
ALTERATIONS AND IMPROVEMENTS TO EXISTING MAISONETTE. (FIRST & SECOND FLOORS.)

RECEIVED
16 JUN 2010
DX 162010

Drawing Title
12A HIGH STREET.
SHOREHAM – BY – SEA.
WEST SUSSEX.

Scale 1:50 & 1:100

Date APRIL 2010 | Drawn by

Drg.No. | Rev

Paper Size A1