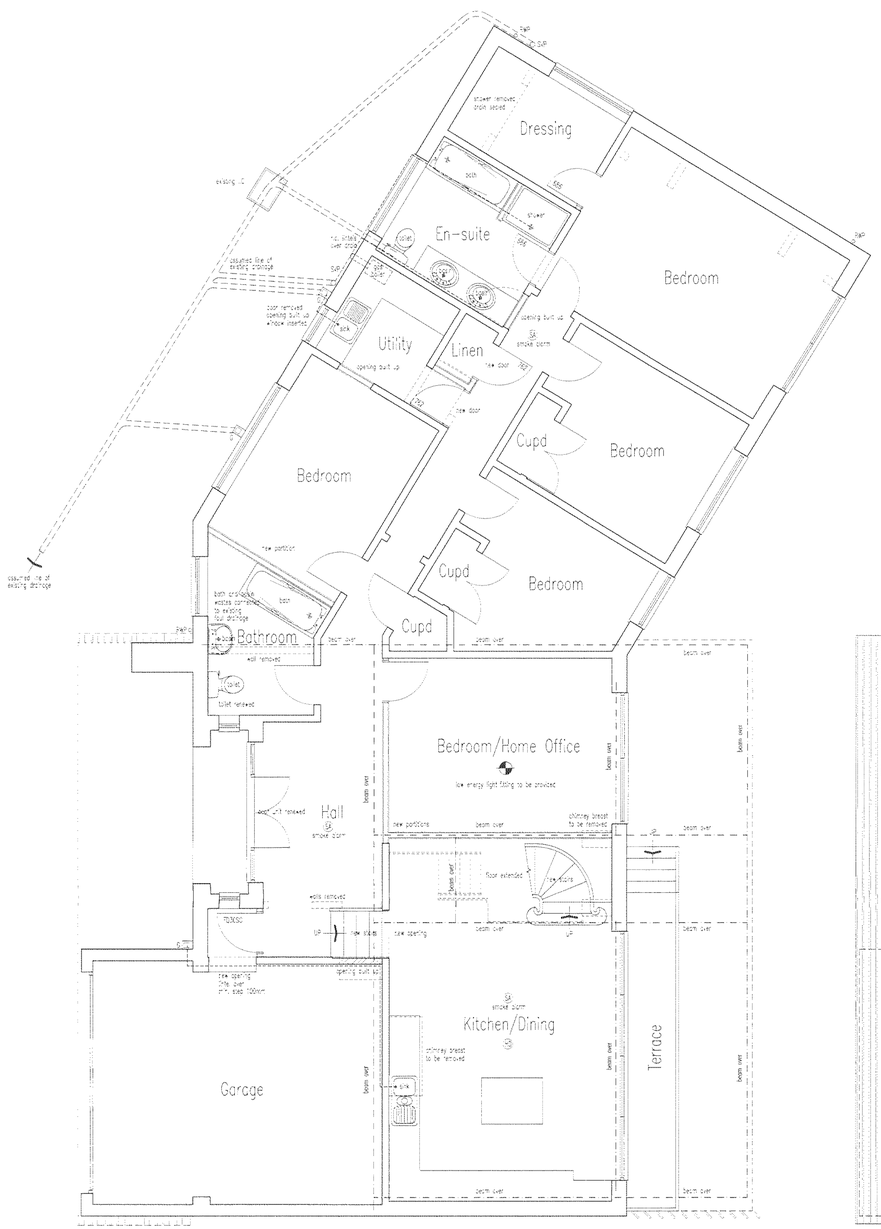
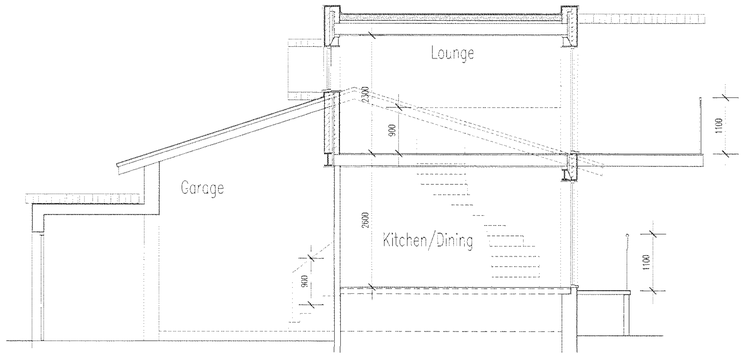
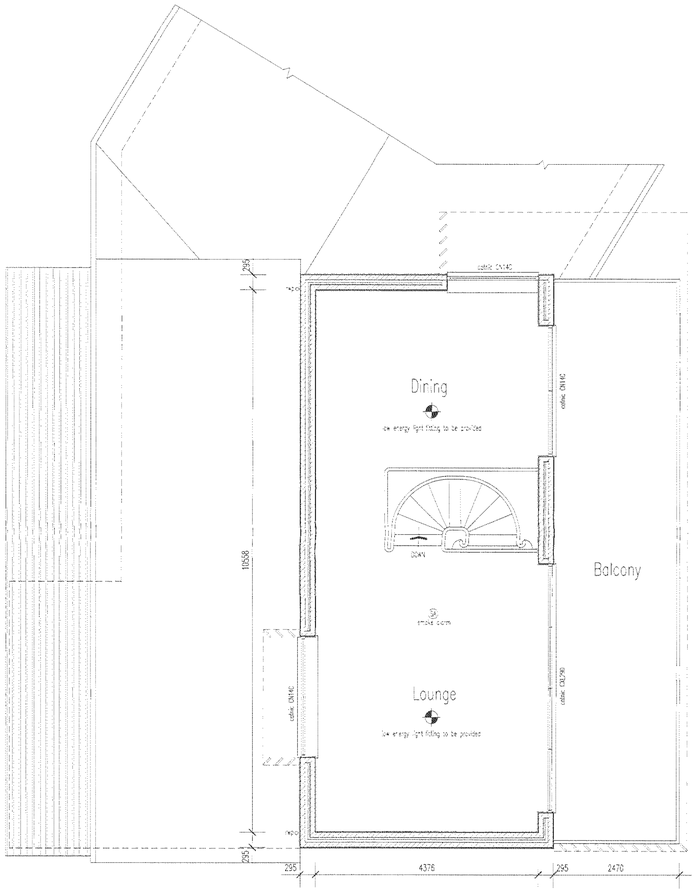


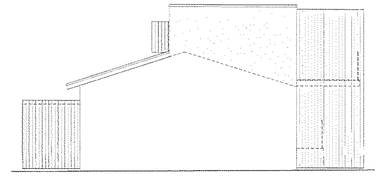
GROUND FLOOR PLAN



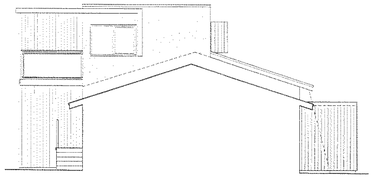
SECTION



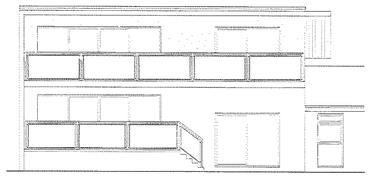
FIRST FLOOR PLAN



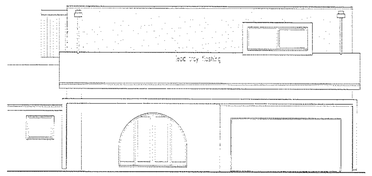
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CONSTRUCTION NOTES

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVENT CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION.

REFER STRICTLY TO DETAILS SUPPLIED BY THE STRUCTURAL ENGINEER AND OTHER SPECIALIST CONSULTANTS, CHECK BEAM LENGTHS ON SITE BEFORE INSTALLATION.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED.

THE PROPERTY OWNER IS REQUIRED TO SERVE A PARTY STRUCTURE NOTICE ON THE ADJOINING OWNER UNDER THE PARTY WALL ACT 1996, TWO MONTHS BEFORE WORK IS COMMENCED.

NOTE, HEIGHT AND PITCH OF EXISTING ROOF TO BE CHECKED BEFORE CONSTRUCTION IS COMMENCED.

Flat roof, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to GP144 on 19mm exterior grade plywood on 115mm thick Celotex Tempatherm Deck TD3002 insulation on firring pieces on 50x195mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 9x50mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Flat roof alternative, minimum 20mm mix asphalt laid to fall on 18mm exterior grade plywood on 115mm thick Celotex Tempatherm Deck TD3002 insulation on firring pieces on 50x195mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 9x50mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Cavity walls, 22mm waterproof render on 100mm nominal trowlite structural block outer skin, 50mm 'rapidbuild' cavity 450mm celotex TB22mm 'rapidfix' expanded polystyrene insulation board with 450mm vertical wall ties, 225mm vertical centres at reveals together with vertical dpc 10mm thick lightweight plaster finish of coarty to be fine stopped 'cocktail' (1:8 coarty bonnet) or similar, coarties to be extended at wall junctions. new walls to be bonded to existing using stainless steel profile

First floor, 22mm t & g flooring on 50x225mm timber joists grade C24 at 400mm centres, with timber strutting at mid-spans, fire protection 100mm rockwool RW2 on wire mesh supported on timber joists within floor void, existing plasterboard ceiling, 9x30mm metal straps fixed to joists & blockwork at 2M c/c

Windows/doors to be double glazed, U value 1.8 W/m2K, glazing to comply with toughened safety glass to BS 6206, opening area of windows to be 1/20th of floor areas, trickle vents to be provided down area of 8000 sqmm, windows to be egress windows and to have unobstructed openable area of 0.33 sq M, and at least 450mm high and 450mm wide.

Ground floor extended, 65mm sand/cement screed w/e reinforced, 80mm celotex insulation board on 1200 grade polythene dpm on 100mm thick concrete on minimum 100mm thick hardcore

Ground floor internally (alternative), 22mm t & g flooring moisture resistant on 50x220mm C16 joists at 400mm centres, 60mm celotex between joists on sleeper walls on minimum 100mm concrete on minimum 100mm hardcore. NOTE, minimum air space of 75mm under wall plate/dpc to top of site concrete.

Mechanical ventilation to be provided to toilets and bathroom, 15l/S intermittent extr over runs, 30l/S utility & kitchen 60l/S adjacent to hob or 60l/S elsewhere all ducted to external air. Kitchen/wet rooms to be provided 2x 'grill' switch

Gas boiler sited in utility, boiler must be room sealed type balanced flue to be fitted with flueline guard and ducted through external wall, installation to comply with BS5440 and BS5546, installers certification to be provided

New plumbing to comply with BS EN 12056 bath, shower and sink wastes to be 30mm dia, basin wastes to be 42mm dia, wastes to be 2m max long, traps and MVB to be connected to soil.

New foul/surface water drains 100mm diameter plastic drains minimum fall 1 in 40 laid on & surrounded with pea shingle

New internal partitions to be 50x100mm timber stud partition lined both sides with 12.5mm plasterboard 'wallboard 181' and plaster skim, timber partitions to be filled with rockwall mat fibre

New internal concrete block work to be 100mm 7N/M concrete blocks plastered both sides

Smoke alarms/detectors to be provided where indicated (S) connected to mains electric and to comply with BS5446 Part 1, (H) heat detector to be provided in kitchen

All electrical work to comply with the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, to appropriate BS7671 electrical installation certificate to be provided for the work carried out, NOTE, any installation of electric down lighters must be discussed with the local authority before down lighters are installed

Existing foundations are thicks to be exposed to excention locally

Steel beams to be encased with 6mm thick Cape supalux board to provide minimum hour fire resistance

Certificate for D24 timbers to be provided.

NOTE, overall finished floor to floor height to be checked before stairs are constructed, risers200mm going 225mm going 42° nose rail height off stairs 900mm, head height 2300mm minimum, maximum opening between vertical balustrades to be less than 100mm so as to allow a 100mm sphere to pass through at any point.

First floor balcony and ground floor terrace glazed balustrades toughened safety glass BS 6206 with galvanised handrails and supports, opening jointed timber decking on timber joists on white powder coated galvanised steels beams.

New timber louvers, side screens, pergola to be constructed in cedar timber treated for rot

REVISION

B·C·Building Consultants Limited

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FIRST FLOOR EXTENSION & ALTERATIONS
158 OLD FORT ROAD SHOREHAM-BY-SEA
WEST SUSSEX

SCALE 1:50, 1:100.

DATE 22.06.2009. DRG. NO. 3182

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