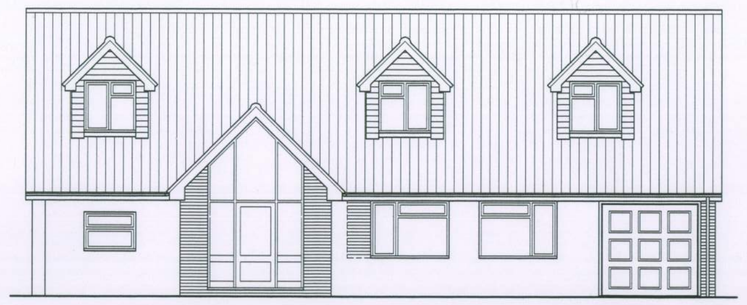
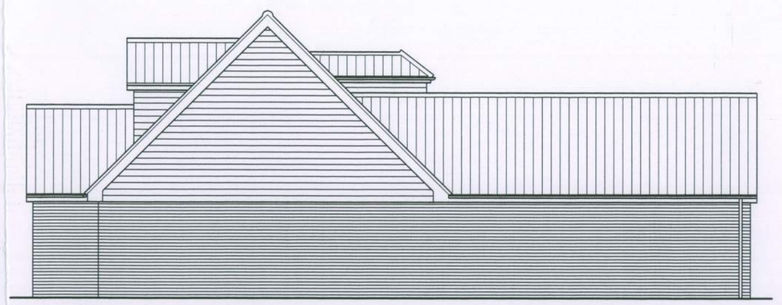


SOUTH ELEVATION



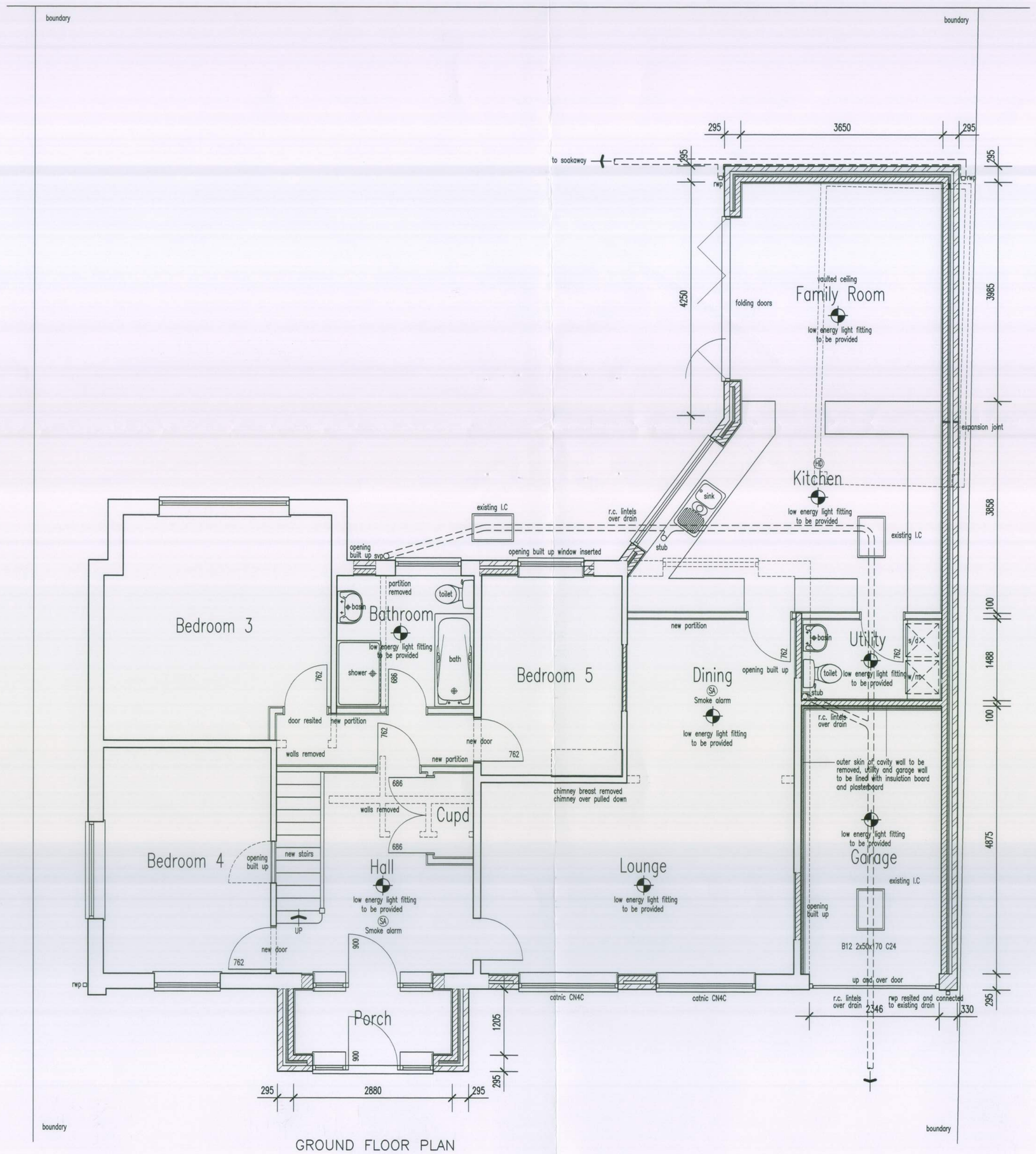
EAST ELEVATION



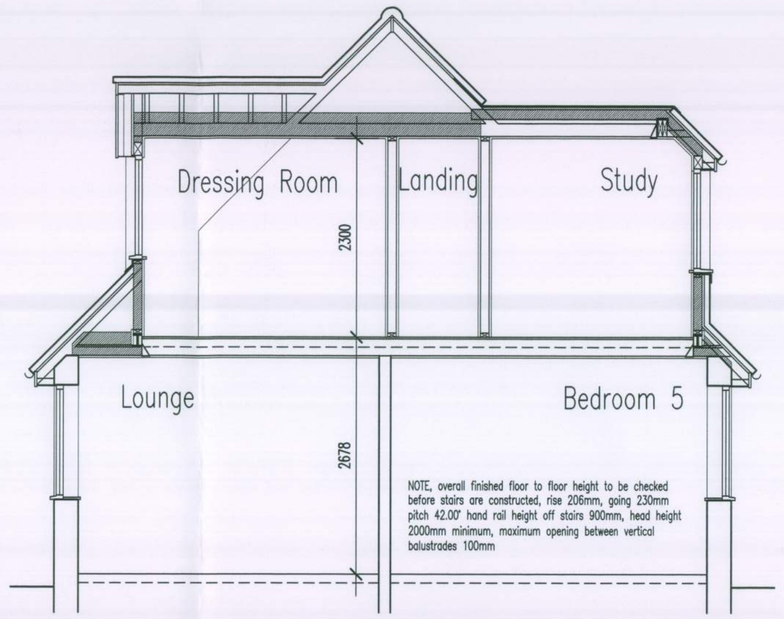
NORTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



SECTION

ridge tiles to be renewed and to have a continuous air gap at least 5mm wide

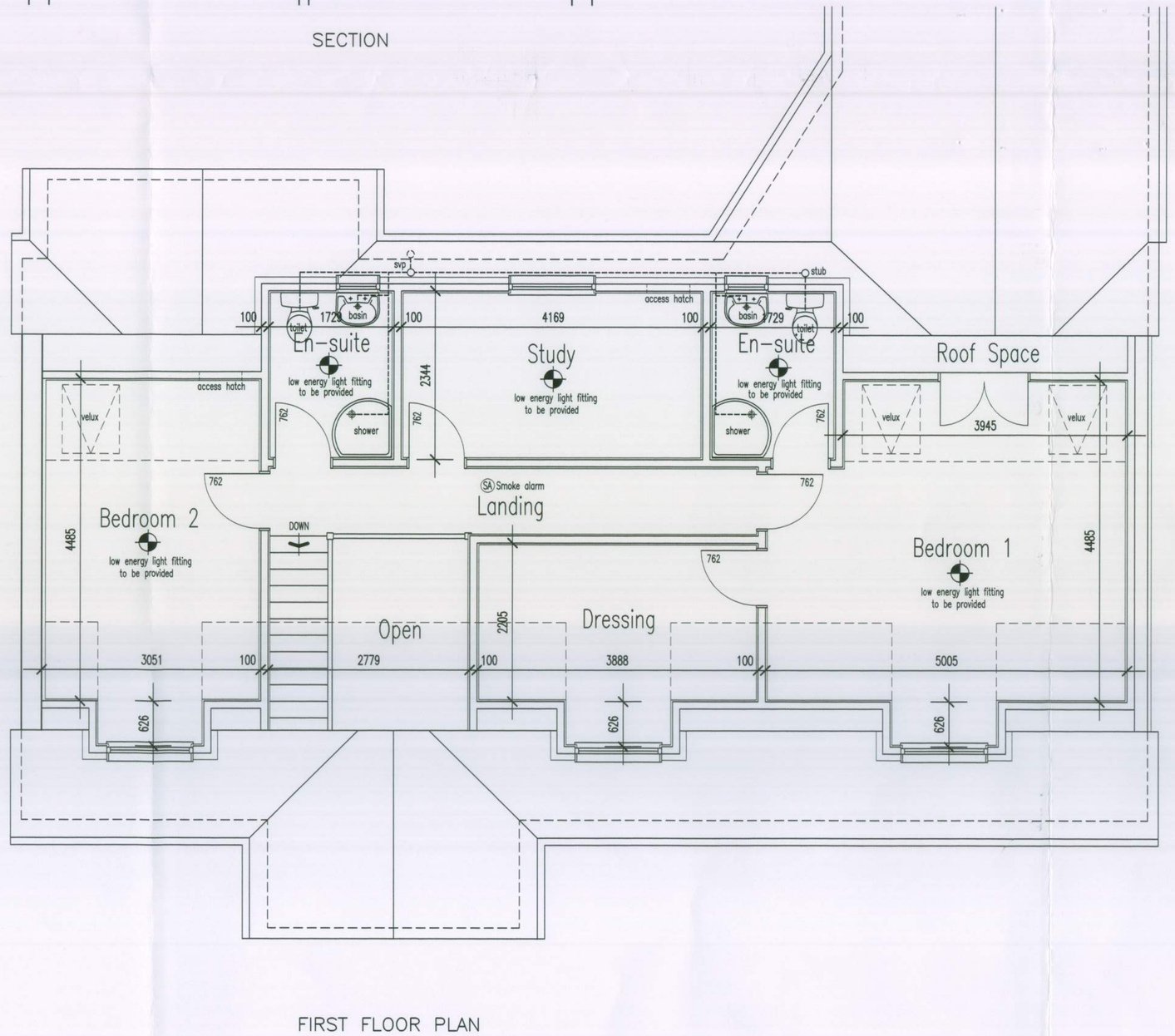
50mm air gap to be provided under tiles, battens and felt celotex 100mm Extra-R XR3000 celotex 40mm turf– R GA3000 under rafters with taped joints

270mm fibre glass insulation

Roof voids to be boarded

stud walls, 65mm celotex between studding, 25mm air gap and 12.5mm celotex over the studding face

Roof ventilation 25mm wide continuous air gaps at eaves



FIRST FLOOR PLAN

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 OWNERS UNDER THE PARTY WALL ACT 1996, ONE MONTH BEFORE WORK IS COMMENCED

GROUND AND FIRST FLOOR EXTENSIONS

Tiled dormer roofs, tiles on battens treated for rot on type 1F felt on 50x100mm rafters at 400mm centres, 12.5mm plasterboard and plaster finish, 270mm thick fibre glass insulation, 5x30mm metal straps fixed to roof and blockwork at 2M centres.

Tiled roofs, tiles on battens treated for rot on type 1F felt on ctitic trusses and 50x122 rafters at 400mm centres, 12.5mm plasterboard and plaster finish, 270mm thick fibre glass insulation 5x30mm metal straps fixed to roof and blockwork at 2M centres.

Dormer cheeks, horizontal cladding on battens treated for rot on breathable felt on 12mm thick exterior grade plywood on 6mm cape supolux board (west elevation) on 50x100mm timber studding 75mm celotex insulation board with 25mm celotex insulation board internally and 12.5mm plasterboard plaster skim finish, U valve 0.30 W/m2K.

Flat roofs, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to CP144 on 19mm exterior grade plywood 128mm thick Celotex Tampcheck Deck insulation on 12mm plywood on firring pieces on 50x147mm C16 timber joists at 400mm centres timber strutting at mid-span lined 9.5mm plasterboard and plaster skim finish 5x30mm metal straps fixed to joists and blockwork at maximum 2M centres, tiled sides as above construction

First floor, 22mm t & g flooring on 50x170mm timber joists grade C24 at 400mm centres, with timber strutting at mid-spans, 5x30mm metal straps fixed to joists/blockwork at 2M maximum centres
100mm thick rockwool RW2 insulation placed between floor joists.

Cavity walls, 102 mm brickwork outer skin 50mm residual cavity 45mm celotex insulation board 100mm tarmac topille standard block inner skin, wall ties at 750mm horizontal and vertical 450mm vertical wall ties, 225mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster, head of the cavity to be fire stopped (rockwall TCB cavity barrier) or similar cavities to be continous at wall junctions with new and existing wall obutments.

Gable wall (east and west elevations), horizontal cladding on battens treated for rot on type 1F felt on 12mm thick exterior grade plywood on 6mm cape supolux board on 50x122mm vertical timber studding at 400mm centres 65mm celotex insulation board within studding with 12.5mm celotex insulation board over studding inner face lined 12.5mm plasterboard and plaster skim. U valve 0.17 W/m2K.

Ground floor extension, 65mm sand/cement screed wire reinforced, 80mm celotex insulation board, 1200 grade polythene dpm on Tarmac concrete beam & block floor existing soil to be treated with weed killer cavity wall vents to be provided at maximum 2M centres to ventilate floor void

New internal partitions to be 50x100mm timber stud partitions lined both sides with 12.5mm plasterboard and plaster skim (plasterboard density 10Kg/m3), timber partitions to be filled with rockwall mat fibre

Windows/doors to be double glazed, U value 1.6 W/m2k, glazing to comply with toughened saftey glass to BS 6206, opening area of windows to be 1/20th of floor areas, trickle vents to be provided open area of 8000 sqmm, bedroom windows to be escape windows and to have unobstructed openable area of 0.33 sq M, and at least 450mm high and 450mm wide

New plumbing to comply with BS EN 12056 shower wastes to be 50mm dia. basin wastes to be 40mm dia. wastes to be anti vac deep seal traps, waste pipes and WCs to be connected to stub pipe fitted with air admittance valve or new svp, pipe boxed and connected to existing foul drainage, svp ridge vent terminal existing LCs to have air tight sealed bolted down sealed covers

NOTE, the building is to be constructed in order that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements.

NOTE, certificate to be provided for C24 timbers

Foundations, 450mm wide x 700mm deep concrete trench fill, minimum depth below ground 1M or deeper to suit soil conditions, trees and existing drains foundation depth as agreed by local authority

New surface water drains 100mm diameter plastic drain minimum falls 1 in 40 laid on & surrounded with pea shingle surface water drain taken to soakaway not less than 5M from any building soakaway size to be 1.2M dia. 1.2M deep below invert.

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

Mechanical ventilation to be provided to bathroom/en-suites 15L/S intermittent with over runs, utility room 30L/S all ducted to external air window less rooms to be activated by light switch

Mechanical ventilation to be provided to kitchen 30L/S adjacent to hob or 60L/S elsewhere all ducted to kitchen 30L/S adjacent to hob or 6sexternal air windowless rooms to be activated by light switch

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, an appropriate BS7671 electrical installation certificate to be provided for the work carried out. NOTE, any installation of electrici down lighters must be discussed with the local authority before down lighters are installed.

Existing foundations and lintels to be exposed to ascertain stability

Existing floor ventilation if affected by the proposal to be provided with ducts under new floor and taken to air bricks in external walls

A142 mesh in concrete oversite over drain runs, r.c. lintels over drains to support walls

Steel beams to be encased with 6mm thick Cape supolux board to provide min: half hour fire resistance

PORCH

Tiled roof, tiles to match existing on battens treated for rot on type 1F felt on 50x147mm rafters at 400mm centres, plasterboard and plaster skim ceilings, 100mm thick celotex insulation between rafters 5x30mm metal straps fixed to roof plates and blockwork at 2M centres, roof ventilation provide at least 25mm wide continuous gap at eaves level.

Door unit to be double glazed, U value 1.6 W/m2k, glazing to comply with toughened saftey glass to BS 6206, opening area of windows to be 1/20th of floor areas, trickle vents to be provided open area of 8000 sqmm.

Cavity walls, 102 mm brickwork outer skin 50mm residual cavity 45mm celotex insulation board 100mm tarmac topille standard block inner skin, wall ties at 750mm horizontal and vertical 450mm vertical wall ties, 225mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster, head of the cavity to be fire stopped (rockwall TCB cavity barrier) or similar cavities to be continous at wall junctions with new and existing wall obutments.

Ground floor, 65mm sand/cement screed wire reinforced, 80mm celotex insulation board, 1200 grade polythene dpm on Tarmac concrete beam & block floor existing soil to be treated with weed killer cavity wall vents to be provided at maximum 2M centres to ventilate floor void

Foundations, 450mm wide x 700mm deep concrete trench fill, minimum depth below ground 1M or deeper to suit soil conditions, trees and existing drains foundation depth as agreed by local authority

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Existing floor ventilation if affected by the proposal to be provided with ducts under new floor and taken to air bricks in external walls

REVISION

B·C·Building Consultants Limited

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Telephone/Fax:(01903)786014 Mobile:(07881)493352

SIDE EXTENSION AND ALTERATIONS
TO RAISE THE HEIGHT OF MAIN ROOF
TO FORM ROOMS IN ROOF SPACE
69 MILL ROAD AVENUE ANGMERING
WEST SUSSEX

SCALE 1:50, 1:100.

DATE 09.09.2011. DRG. NO. 3115/4

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ARUN DISTRICT COUNCIL 4/157/11/NMA