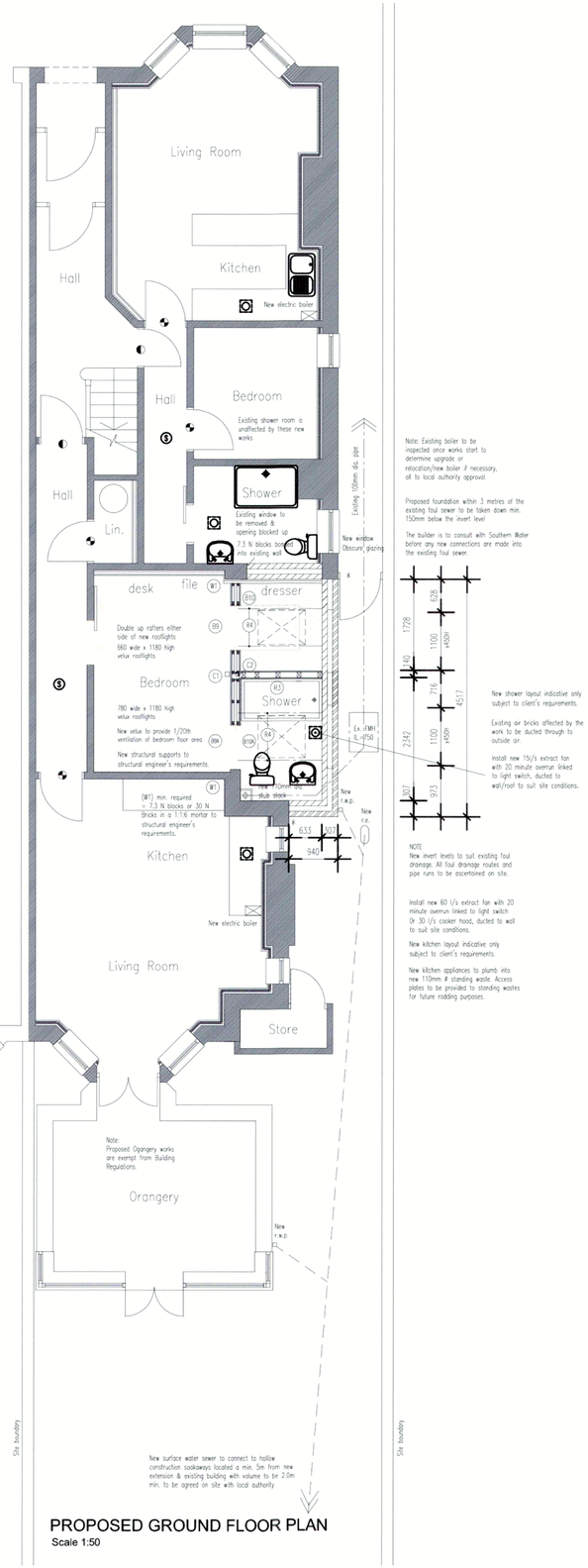


PROPOSED GROUND FLOOR PLAN
Scale 1:50

Note: Existing boiler to be inspected once works start to determine upgrade or relocation/new boiler if necessary, all to local authority approval.

Proposed foundation within 3 metres of the existing foul sewer to be taken down min. 150mm below the invert level

The builder is to consult with Southern Water before any new connections are made into the existing foul sewer.

New shower layout indicative only subject to client's requirements.

Existing air bricks affected by the work to be ducted through to outside air.

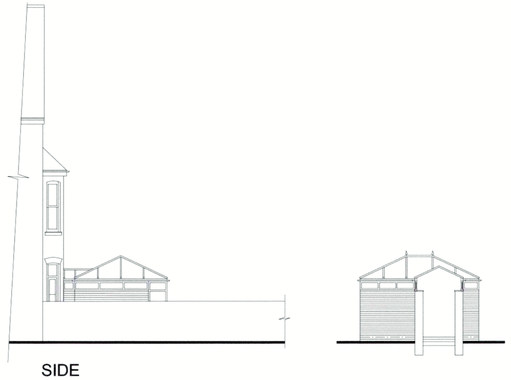
Install new 15l/s extract fan with 20 minute overrun linked to light switch, ducted to wall/roof to suit site conditions.

NOTE
New invert levels to suit existing foul drainage. All foul drainage routes and pipe runs to be ascertained on site.

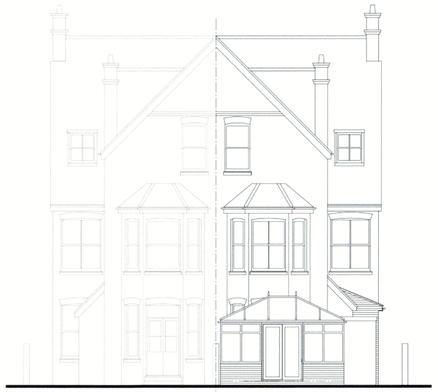
Install new 60 l/s extract fan with 20 minute overrun linked to light switch Or 30 l/s cooker hood, ducted to wall to suit site conditions.

New kitchen layout indicative only subject to client's requirements.

New kitchen appliances to plumb into new 110mm ø standing waste. Access pilates to be provided to standing wastes for future rodding purposes.



SIDE



No. 144
REAR
PROPOSED ELEVATIONS
Scale 1:100

WALL LEGEND

- Existing wall/door/window to be removed
- Existing wall
- Proposed Lining to Existing External Walls. (U Value 0.28 W/m² K) British Gypsum Gyplyner Universal System consisting of 70mm ThermaLine Super board with 25mm cavity. Fixed in strict accordance with manufacturers requirements.
- Existing party wall to be finished with 50mm independent 'I' studs @400mm ctrs. max. spaced 13mm off sandtch clad render with 50mm insulation between studs with 2 layers 12.5mm plasterboard to achieve min. mass of 20kg/m² to one side only.
- New facing brickwork
- New inner leaf blockwork
- Studwork partition - 75x47mm C16 sw studs at 400mm centres with 12.5mm plasterboard and skim facing
- Studwork partition - as above with the inclusion of 25mm min. thickness insulation quilt between studs
- Smoke detector interlinked hard wired to mains to B.S. 5446
- Ceiling mounted extract fan
- Denotes span of new rafters to structural engineer's requirements
- Indicates FD30S fire door set with intumescent strips and cold smoke seals. Door to be fitted with self closing device. Note: The door frame shall have a minimum depth of rebate of 12.5mm which can be either be formed from the solid or built up. Door stops must be a minimum of 12.5mm x 25mm. Note: Door closing devices are to conform to BS8214:154
- Indicates FD20 fire door set with intumescent strips

Steel beam shown thus on plan
See structural engineer's calculation sheets and drawings for details.
All dimensions are to be checked on site prior to ordering steelwork.

Provide 30 minutes fire protection to all structural steel members.
Steelwork to be encased in 15mm Glasroc S frameless encasement board or intumescent paint or similar and approved.

New concrete floor slab to be reinforced with A142 mesh where drainage passes below, and trenched over where passing through walls & foundations.

Foundations to be taken down locally to below 750mm min. drain invert level.

Existing cavity wall to be continuous with new cavity wall abutment.

Note: new walls to be bonded to existing walls or stainless steel wall profiles with a British Board of Agrement Certificate

ELECTRICAL WORK
All electrical work is required to meet the requirements of Part P of the building regs. (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
An appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHT FITINGS
High efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt to be provided in rooms or circulation areas most frequently used, the number not less than 3 per 4 fixed lighting fittings.

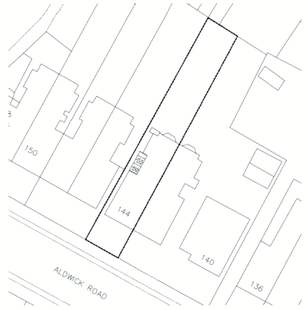
Note: If downlighters are intended to be used on this project then the builder/contractor should discuss the matter with Building Control before ordering/installation.

NOTE:
All dimensions to be checked on site prior to setting out and ordering



LOCATION PLAN
Scale 1:1250

Information supplied based on Promap. All dimensions and distances subject to an accurate site survey being undertaken.



BLOCK PLAN
Scale 1:500



SIDE

No dimensions to be scaled from drawing except for planning purposes.

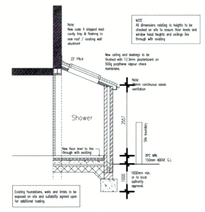
The contractor should check all dimensions on site.

It is the contractors responsibility to ensure compliance with Building Regulations.

C.D.M. Regs. 2015. The Client is advised of his responsibilities to appoint a Planning Supervisor under these Regs. All works to comply with the C.D.M. Regs. 2015.

The Party Wall Act. 1996 The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:
A. 05.11.19 Amended in accordance with building control's comments dated 01.11.19.
A. 05.11.19 Kitchen repositioned and rear orangery renamed.
C. 19.06.21 Side section roof height amended along with affected elevations/window positioning



TYPICAL SECTION - SIDE EXTENSION
Scale 1:50

ADCS
Architectural Design
Computer Services

30 Foxley Lane
Worthing
West Sussex
BN13 3AD
Tel: 01903 260701
E-mail:
adcs@sky.com

Client
MS SANDY FOTHERGILL-ROBINSON

Project
PROPOSED FLAT CONVERSION
144 ALDWICK ROAD
BOGNOR REGIS
WEST SUSSEX PO21 2PA

Drawing
PROPOSED FLOOR PLANS & ELEVATIONS

Scale	Date	Drawn
1:50@A1	19.06.21	LD

Drawing No. 1412/BR11 Revision C

ARUN DISTRICT COUNCIL BR/286/21/NMA