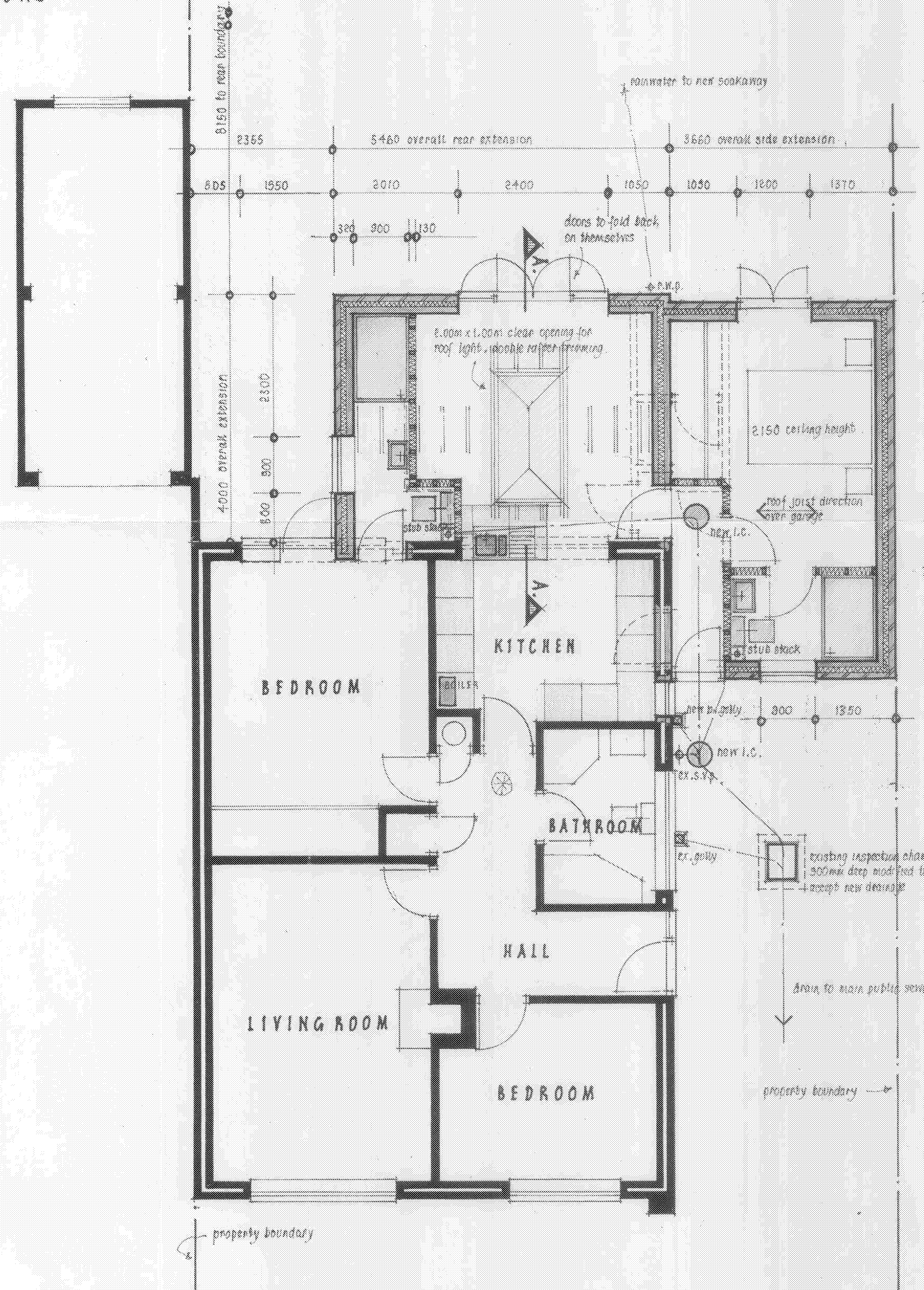


FRONT ELEVATION. (SOUTH)
PROPOSED ELEVATIONS

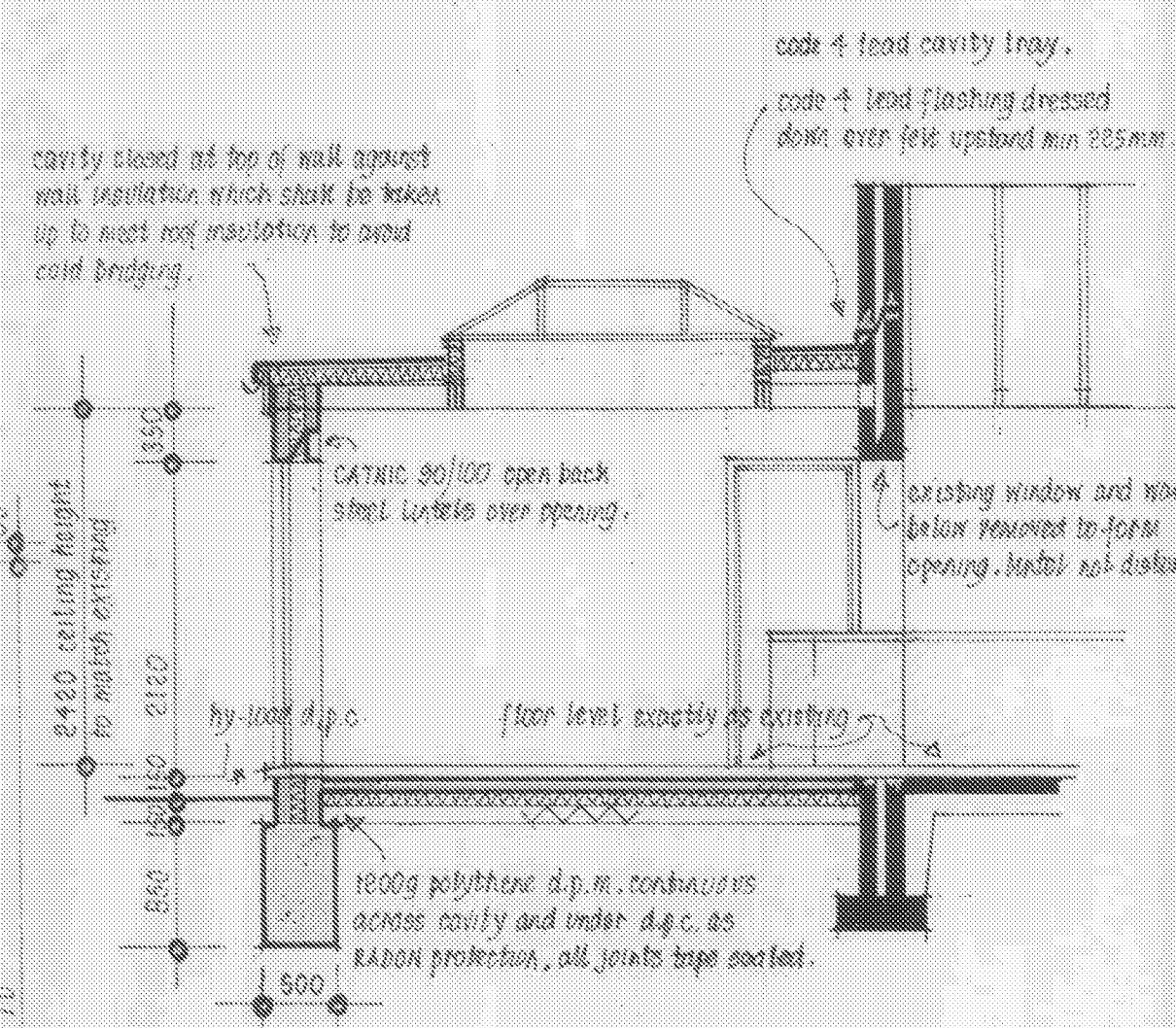
SIDE ELEVATION. (EAST)

REAR ELEVATION. (NORTH)

SIDE ELEVATION. (WEST)



GROUND FLOOR PLAN.



SECTION A.A.

CLIENT MADE AWARE OF THE PARTY WALL ACT AND THE NEED FOR SUCH AN AGREEMENT BETWEEN ADJACENT OWNERS WHEN CONSTRUCTION WORK IS WITHIN 3.00 M OF BOUNDARY.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL N.E. OFFICE ON FORM PD TELE. 01787 888888.

DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN 'LIMITING THERMAL BRIDGING AND AIR LEAKAGE' ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002.

REPORT MAY BE REQUIRED ON COMPLETION.

DISCLAIMER.
THIS DRAWING HAS BEEN PREPARED IN GOOD FAITH FOR THE PURPOSES OF OBTAINING PLANNING PERMISSION, IF NECESSARY AND BUILDING REGULATION PERMISSION. IT IS NOT A FULL WORKING DRAWING. THE WORK SHALL BE CARRIED OUT BY A COMPETENT AND EXPERIENCED BUILDER AND TRADESMEN WITH AN INHERENT KNOWLEDGE OF THEIR VARIOUS TRADES AND COMPLY WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND MATERIAL MANUFACTURERS' INSTRUCTIONS. ANY DEFECTS THROUGH BAD WORKMANSHIP SHALL BE THE RESPONSIBILITY OF THE MAIN CONTRACTOR.

FIRE.
mains wired (hard wire) smoke detector with battery back up complying to BS 5833 part 1, 1988 provided and fitted in position shown on this plan.

STRUCTURE (DRAWING READ TOGETHER WITH ANY STRUCTURAL CALCULATIONS)
all wall expected to support additional loads assumed to be load bearing with foundations under.

RAINWATER DRAINAGE.
100mm dia. u.p.v.c. downpipes to 25mm dia. u.p.v.c. downpipes in position shown on plan to 100mm dia. u.p.v.c. downpipe bedded and surrounded in pea shingle to new soakaway min. 5.00m away from any building.

new soakaway shall be 1.50m² x 1.20m deep below pipe invert filled with clean broken brick hardcore, 1000g polythene, 75mm concrete and 25mm top soil.

FOUL DRAINAGE. (complying fully with EN18056)
40mm dia. u.p.v.c. waste pipe from kitchen sink and appliances and showers, 35mm dia. u.p.v.c. waste pipe from wash hand basins all fitted with 75mm deep self sealing traps with access for cleaning at all changes of direction and discharging into stub stacks.

new stub stacks shall be 100mm dia. u.p.v.c. pipework terminating 50mm above wash hand basins overflow with PURMA air admittance valves and be boxed in.

new underground drainage shall be 100mm dia. u.p.v.c. pipe bedded and surrounded in pea shingle and laid to min 1 in 40 fall.

new inspection chamber shall be prepared u.p.v.c. chambers bedded and surrounded in 200mm concrete.

where drains pass under walls, wall load supported off pipe with prestressed concrete plank walls built in below ground.

proposed internal inspection chamber fitted with double seal screw down cover and frame.

BRIEF SPECIFICATION.

FLAT ROOF. (WARM ROOF)
shall be 3 layer felt to B.S.747 laid in accordance with C.P.194, 2 layers 18kg/10m² and bituminous fibre based underlay 25kg/10m², 13mm white mineral chippings finish bedded in hot bitumen.
125mm thick CEOTEX buff-R deck insulated bonded decking or similar approved on 75mm fixing pieces on 47 x 170mm roof joists at 400mm c/c alternatively
use two coat reinforced G.R.P. coating applied all as manufacturers instructions.
500g polythene vapour barrier and 9.5mm plasterboard and 3mm plaster finish ceiling, (U value not less than 0.18 W/m²°C)
ALL TIMBER USED IN PROJECT TO BE MIN C16 STRESS GRADED.
roof fixed to walls using 30 x 5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists at not more than 2.00m c/c.

WALLS.
300mm total thickness cavity walls constructed of 45mm facing bricks type, colour and mortar to exactly match existing, 85mm thick CROWN PERI-THERM 30 insulation and 100mm CELCON insulation blockwork or similar inner skin and 12.5mm plasterboard on dabs and 3mm plaster finish internally (U value = 0.28 W/m²°C)
wall ties to BS 1043, stainless steel, provided at 750mm c/c horizontally and 450mm vertically staggered.
extra wall ties and THERMOBATE cavity closers at all reveals.

INTERNAL PARTITIONS.
shall be 100 x 50mm timber studwork at 400mm c/c with horizontal noggin at 800mm and 18.5mm plasterboard and 3mm plaster finish both sides, ROCKWOL ROCKSLATS to fix wall.

FOUNDATIONS. (NO TREES AFFECTING PROPOSALS)
shall be 1:3:6 concrete and shall not be less than 1.00m deep or as directed to suit site conditions.
some engineering bricks or class A concrete blocks used below ground.

GROUND FLOOR.
50mm cement sand screed left ready for approved floor finish on 100mm thick o.p.c. concrete oversite on 1000g polythene vapour barrier or 80mm CEOTEX buff-R insulation A2000 Z on 1000g polythene d.p.m. well taped into d.p.e. on min 150mm well bleeded and consolidated broken brick hardcore, (U value = 0.22 W/m²°C)
oversite concrete reinforced with A142 steel mesh reinforcement locally over drain runs.

existing adjacent floors solid construction.

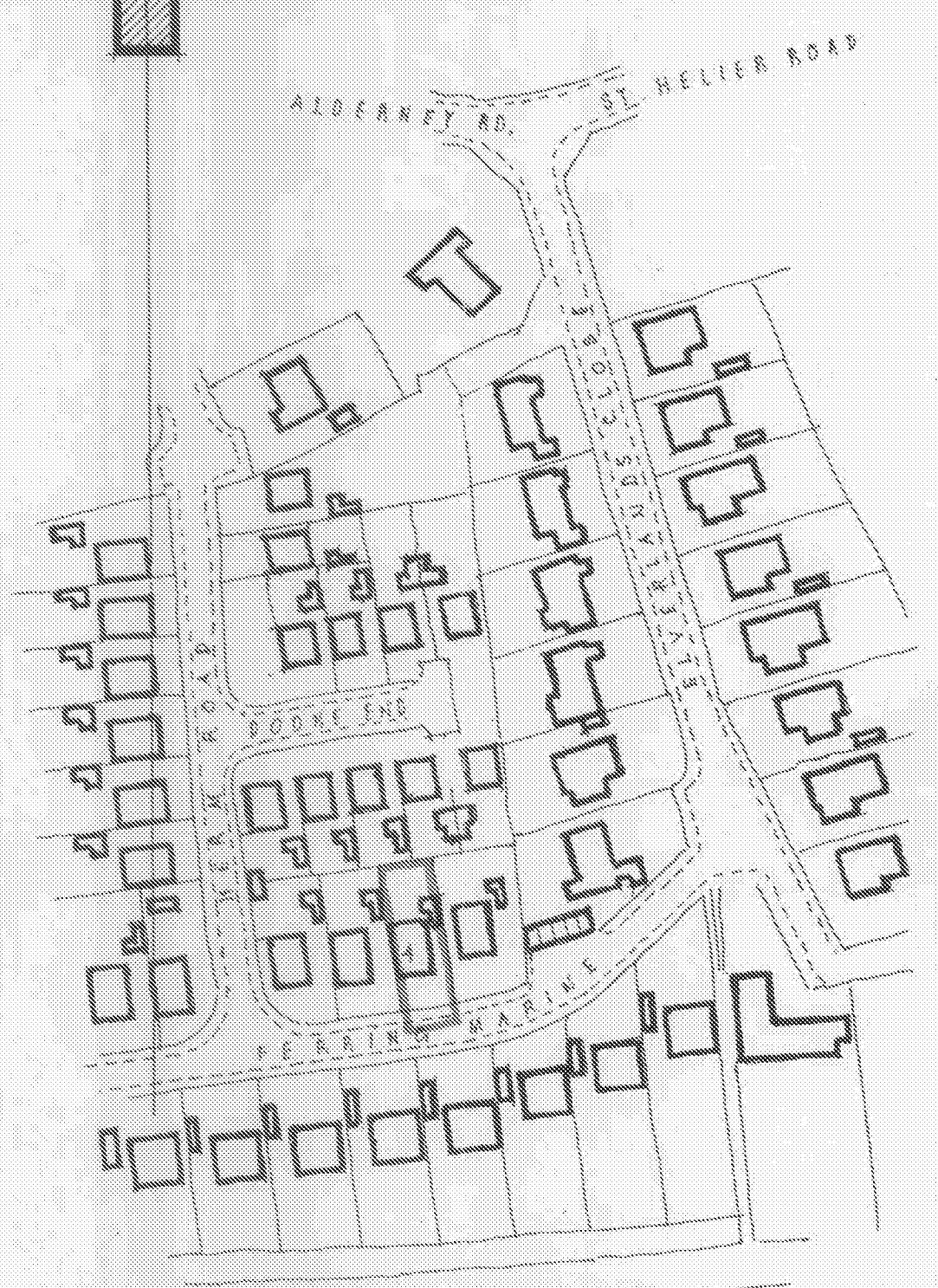
WINDOWS.
shall be white u.p.v.c. frames with opening portions not less than 1/80th of floor area of room being served.
windows fitted with trickle vents min. 8000mm²
double glazing shall have min 16mm air gap and be Pilkington K1 low E glass with U value not more than 1.8 W/m²°C.
all glazing below 800mm to be toughened to BS 626A or EN 10636.
roof lantern to have same spec as above.

VENTILATION.
new kitchen fitted with mechanical ventilation extracting to external air min. 30 litre/sec.
new en-suite fitted with mechanical ventilation extracting to external air min. 30 litre/sec.

HEATING.
all new radiators fitted with (TRV) thermostatic radiator valves.
existing wall mounted gas boiler within kitchen not disturbed.

WATER SUPPLY.
cold water to kitchen sink, appliance and en-suite to be wholesome mains water supplied from public water main. NO GREY WATER or harvested rainwater to be used in this project.
all hot and cold water supplied to fittings in food preparation areas and drinking to be wholesome mains water.

ELECTRICS. (complying fully with BS 7671)
all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competent person on completion.
only use high efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watts in room or circulation areas, the number not less than the greater of 1 per 6.5m² of floor area or 3 per 4 fixed light fittings.
ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450MM AND 1500MM ABOVE P.F.L.



LOCATION PLAN.

SCALE: 1:1250

RETENTION OF REAR AND SIDE EXTENSION TO FORM DINING ROOM AND EN-SUITE TO BEDROOM AND ACCOMMODATION FOR DEPENDANT RELATIVE AT 4, FERRING MARINE.

CLIENT. P. ALAYOINE ESQ, 4, FERRING MARINE, FERRING, W. SUSSEX BN12 5PP	date . January 2017 . scale . 1:100 and 1:50 .
DRAWING NUMBER 20117.1A of 2	