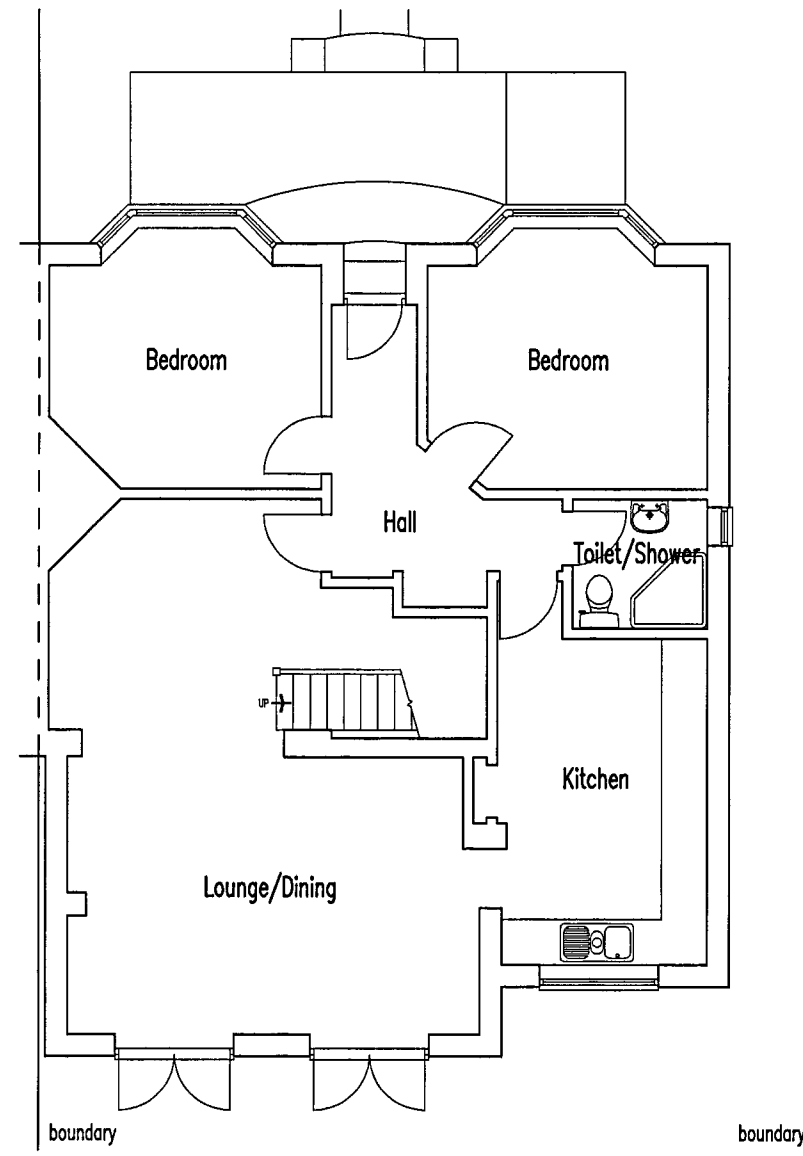
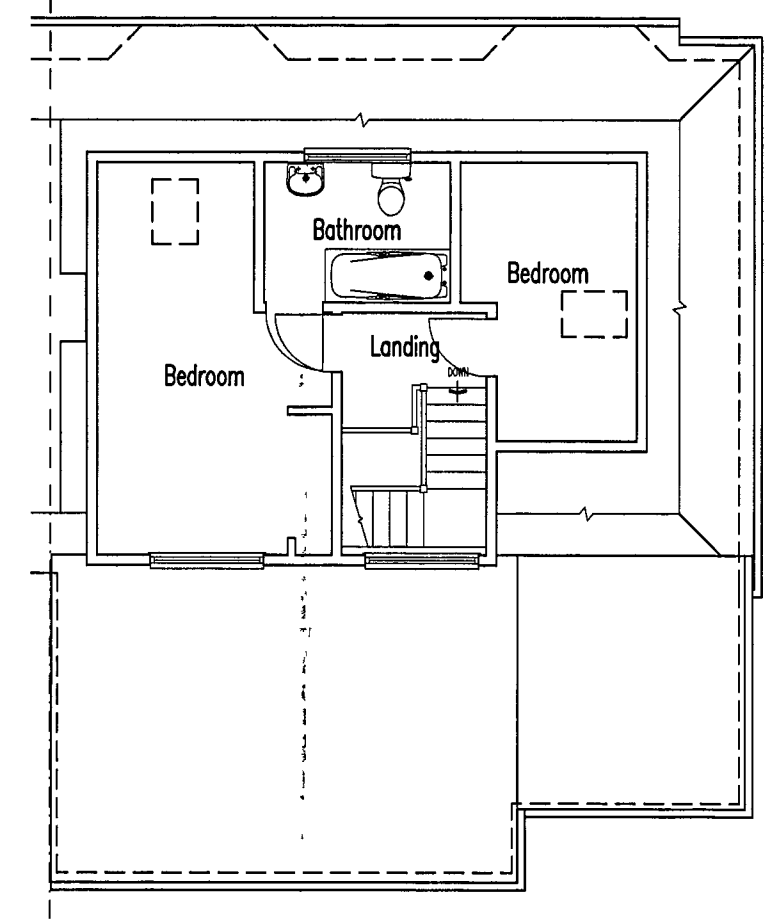
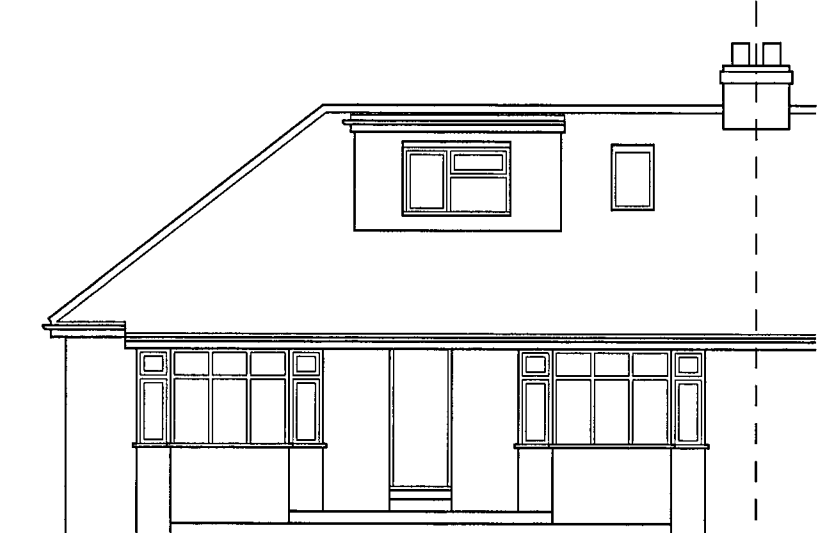




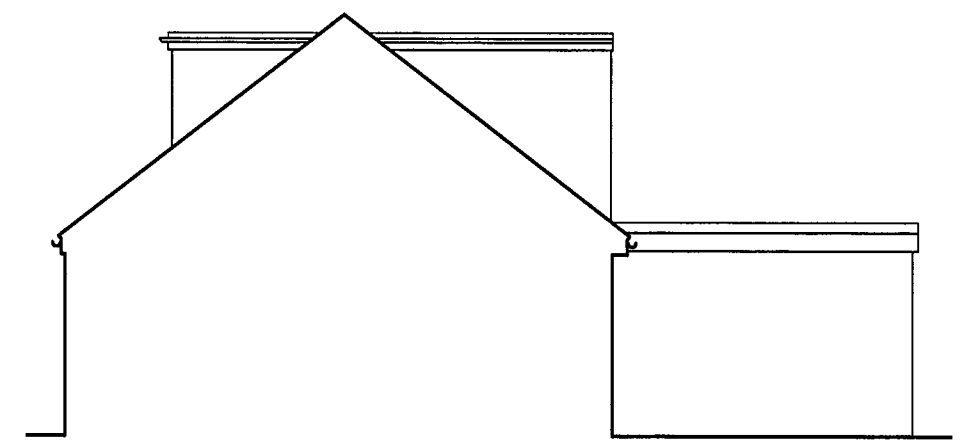
GROUND FLOOR
EXISTING PLANS



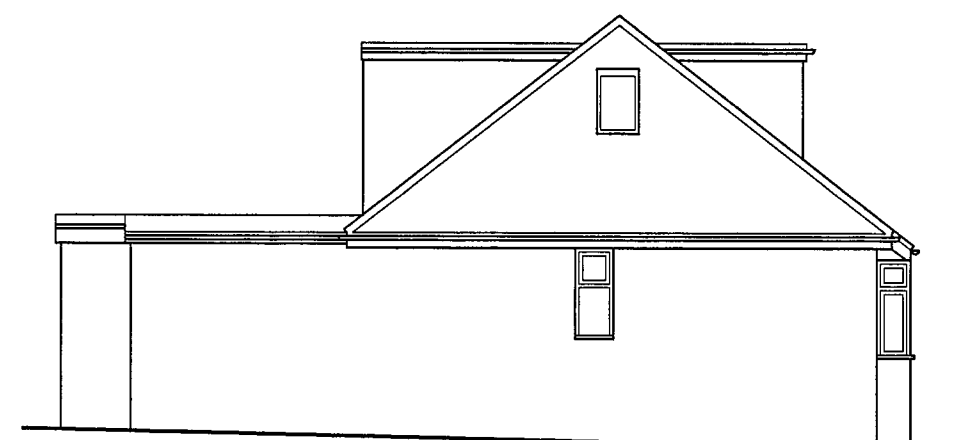
FIRST FLOOR



FRONT ELEVATION



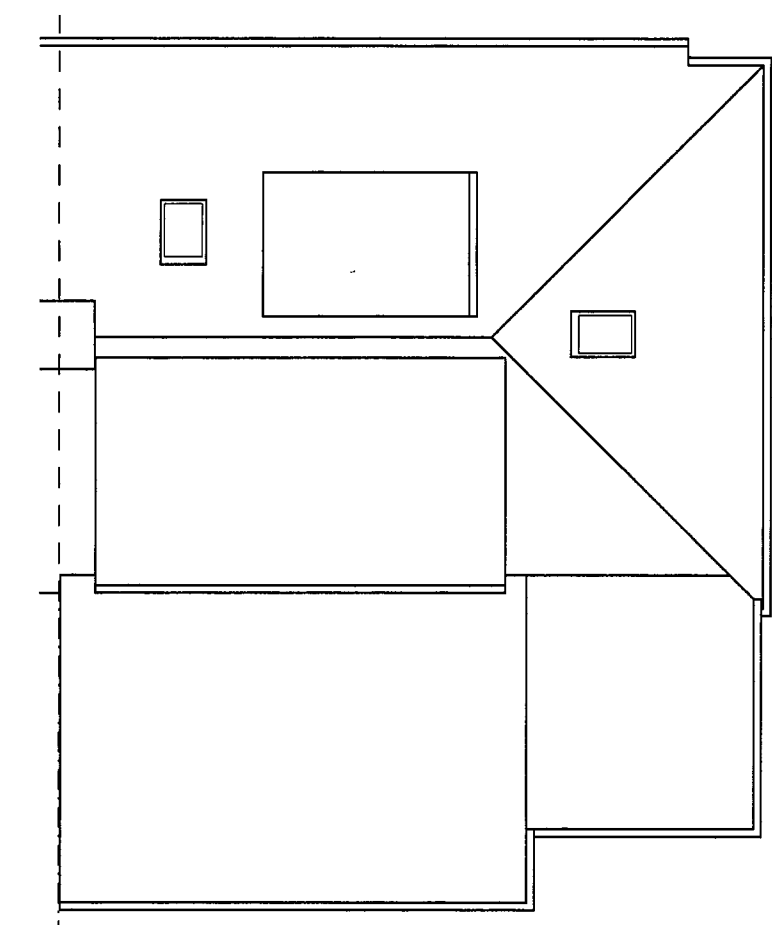
SIDE ELEVATION



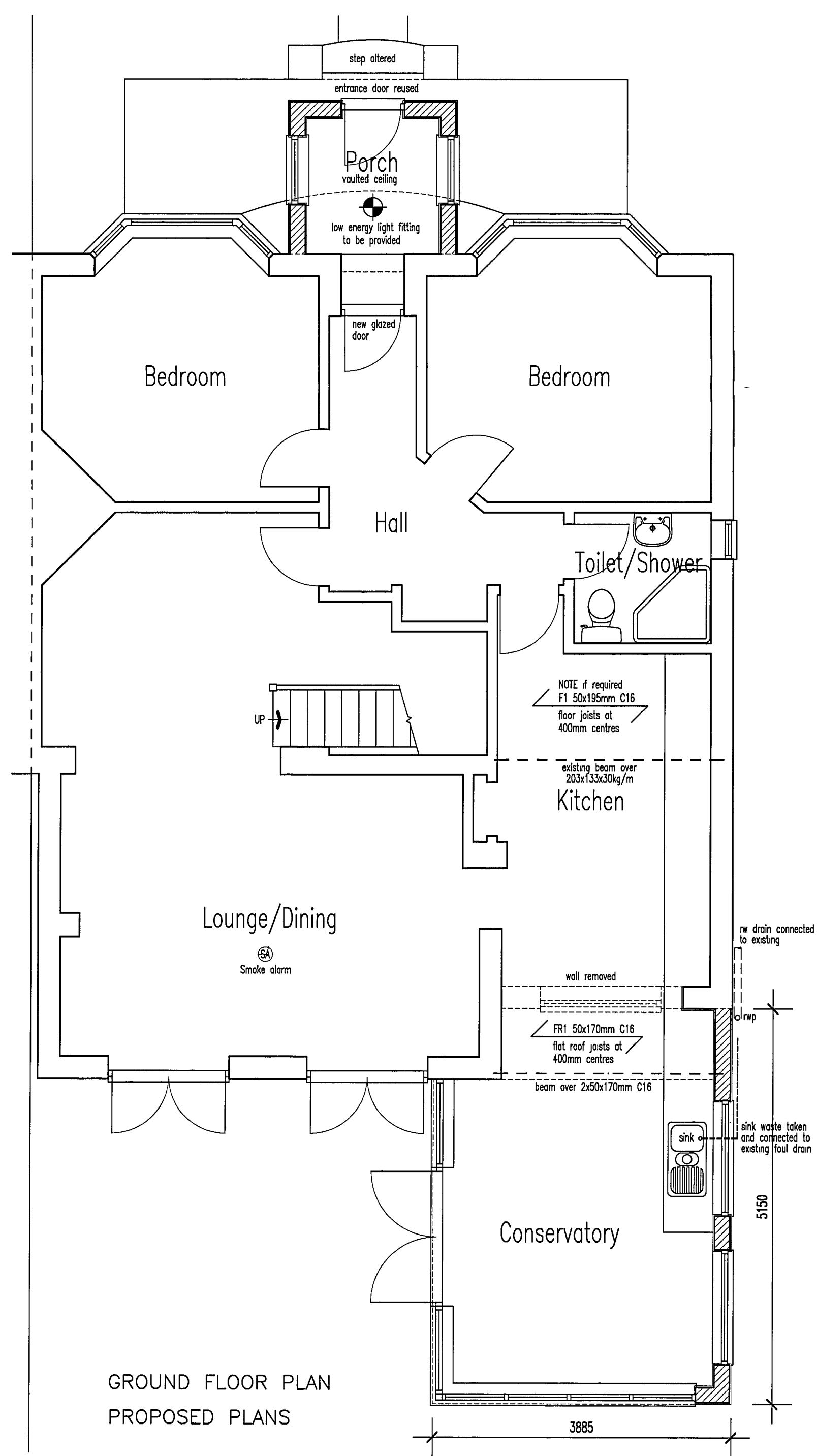
SIDE ELEVATION



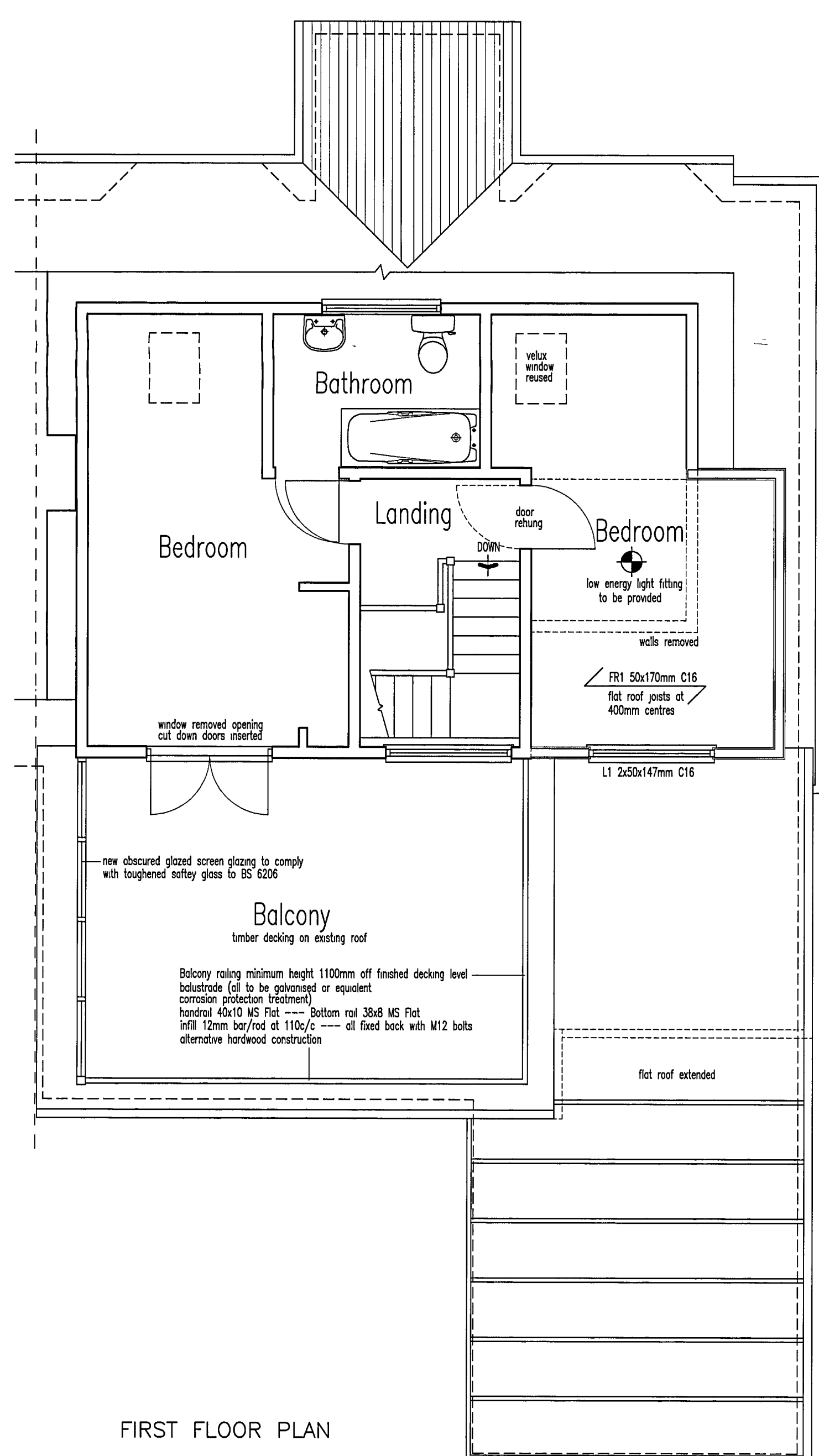
REAR ELEVATION



ROOF LAYOUT



GROUND FLOOR PLAN
PROPOSED PLANS



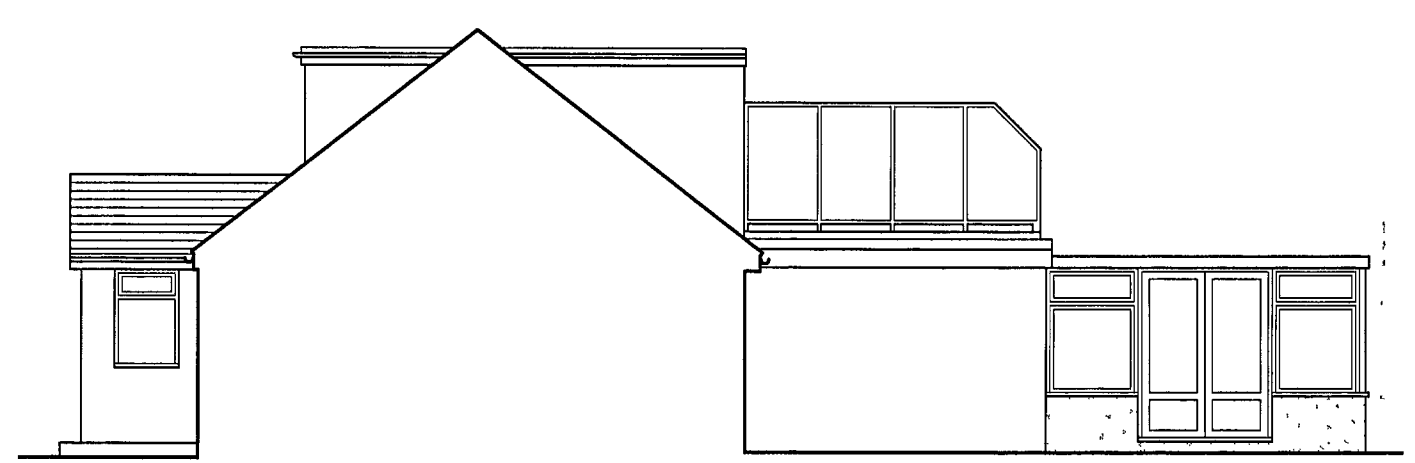
FIRST FLOOR PLAN



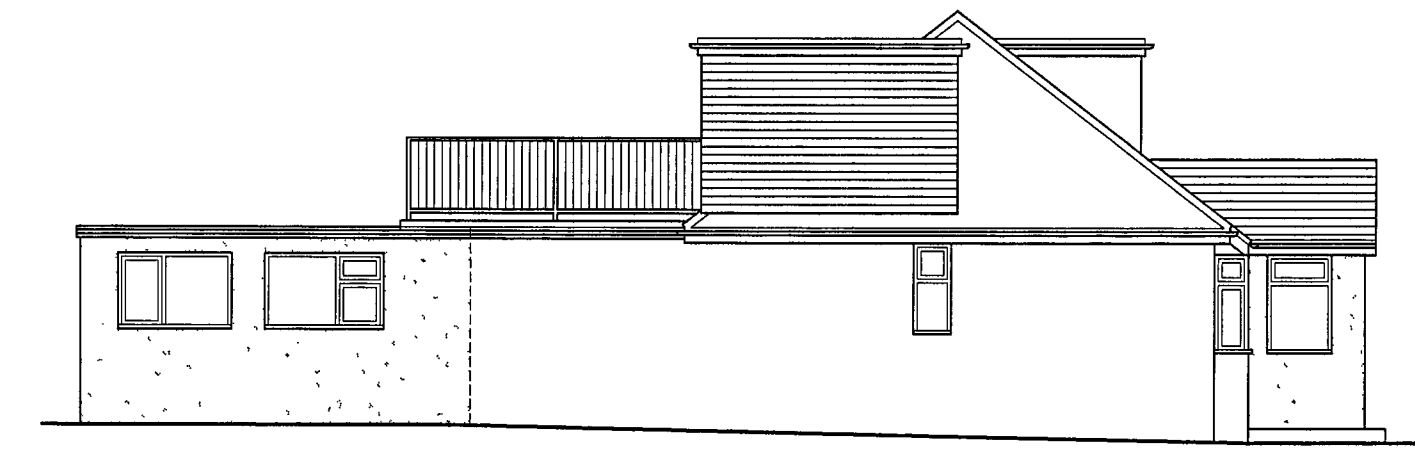
FRONT ELEVATION



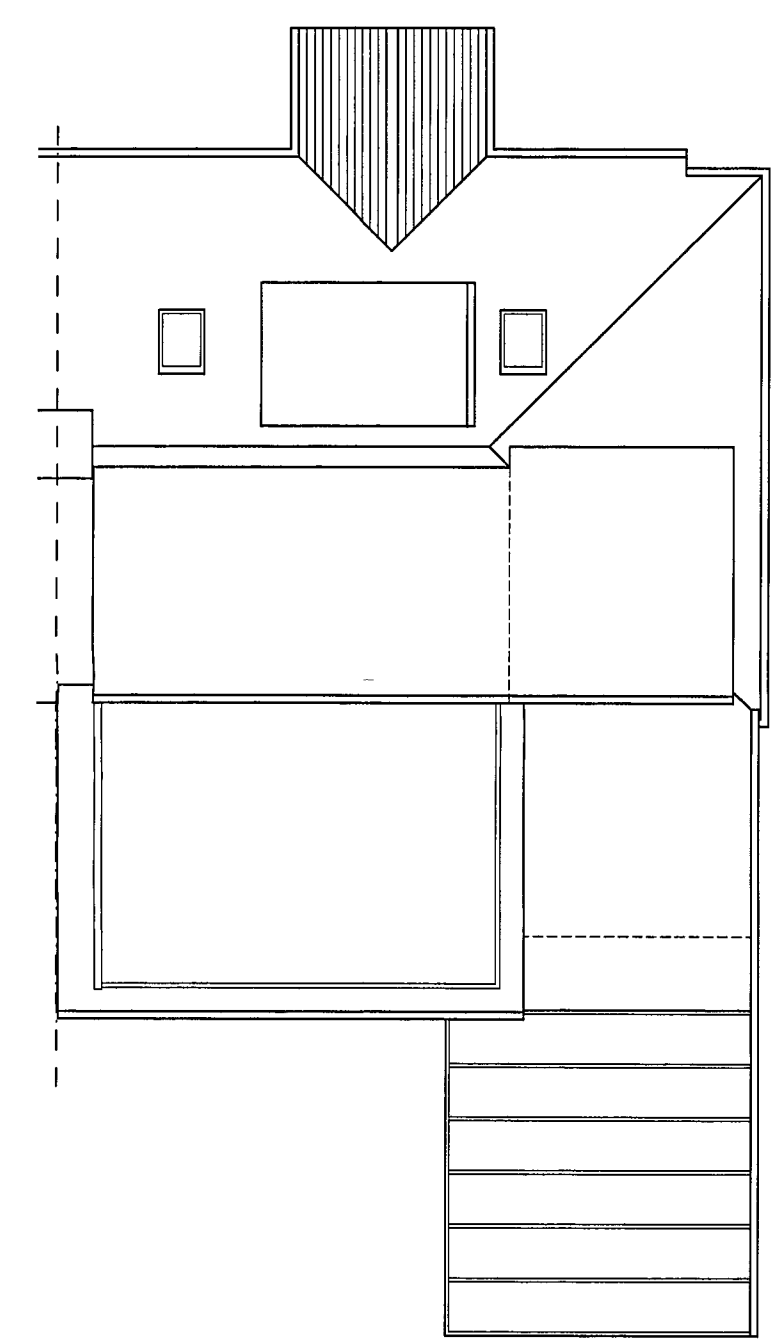
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



ROOF LAYOUT

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 RELEVANT 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.

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

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED

GROUND/FIRST FLOOR EXTENSION

Flat roofs, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to OF144 on 19mm exterior grade plywood 115mm thick Celotex Tempcheck Deck TD3000Z insulation on firing plates on 50x170mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 503mm metal restraint straps fixed to joists and blockwork at maximum 2M centres

Dormer cheeks, b/c hanging on battens treated for rot on breathable felt on 12mm thick exterior grade plywood on 50x100mm timber studing 75mm celotex insulation board with 12mm celotex insulation board internally and 12.5mm plasterboard plaster skim finish, U value 0.30 W/m2K

First floor, 22mm t & g flooring on 50x195mm timber joists grade C16 at 400mm centres, with timber strutting at mid-spans 503mm metal straps fixed to joists & blockwork at 2M/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 open area of 8000 sqmm bedroom and family room windows to be escape windows and to have unobstructed openable area of 0.33 sq m, and at least 450mm high and 450mm wide.

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

Ground floor (alternative), 22mm t & g flooring moisture resistant on 50x100mm C16 joists at 400mm centres, 90mm 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 (ground level)

External walls, 20mm waterproof render on 200mm duxapoc lapblock 3.5N/mm lightweight plaster and plaster skim finish, new walls to be bonded to existing using stainless steel profiles

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

Mechanical ventilation to be provided to kitchen intermittent with over runs, 300/S adjacent to hob or 600/S elsewhere all ducted to external air.

New plumbing to comply with BS EN 12056 sink waste to be 50mm dia waste to be anti vac deep seal trap, waste pipe taken and connected to existing foul drainage

New foul/surface water drains 100mm diameter plastic drains 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, new 100 to be polypropylene construction

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

Smoke alarms/detectors to be provided where indicated, (S) connected to mains electric and to comply with BS5446: Part 1, (B) 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, an appropriate BS7671 electrical installation certificate to be provided for the work carried out NOTE, any installation of electrical down lighters must be discussed with the local authority before down lighters are installed

Existing foundations and lintels to be exposed to ascertain stability

Steel beams to be encased with 6mm thick Cape supalox board to provide min: half hour fire resistance Certificate for C24 timbers to be provided

FRONT ENTRANCE PORCH

Tiled roof, tiles to match existing on battens treated for rot on type 1F felt on 50x100mm C16 rafters at 400mm centres plasterboard and plaster skim vaulted ceiling, 503mm metal straps fixed to roof plates and blockwork at 2M centres, if required 50mm celotex to be placed within depth of rafters

External walls, 20mm waterproof render on 200mm duxapoc lapblock 3.5N/mm lightweight plaster or dry lining and plaster skim finish, new walls to be bonded to existing using stainless steel profiles

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 open area of 8000 sqmm

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

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

CONSERVATORY EXTENSION

Roof, 24mm triplewall polycarbonate, bronze, clear or opal glazing or similar, 85mm rafters fully reinforced galvanized steel

Windows/doors, double glazed profile 22 system PVC-U or similar, glazing to comply with toughened safety glass to BS 6206, opening area of windows to be 1/20th of floor areas

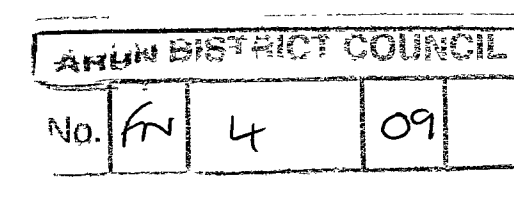
External walls, 20mm waterproof render on 200mm duxapoc lapblock 3.5N/mm lightweight plaster or dry lining and plaster skim finish, new walls to be bonded to existing using stainless steel profiles

Floor, 65mm sand/cement screed wire reinforced on 80mm celotex insulation board on 1200 grade polythene dpm on 100mm concrete on minimum 100mm hardcore

Foundations, 450mm wide x 450mm 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

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 electrical down lighters must be discussed with the local authority before down lighters are installed.

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

27 DELL DRIVE ANGMERING WEST SUSSEX BN16 4HE.
Telephone/Fax:(01903)786014 Mobile:(07881)943352

PROPOSED EXTENSIONS AND ALTERATIONS
71 HIGH STREET FINDON WEST SUSSEX
SCALE 1:50, 1:100.

DATE 28.11.2008.

DRG. NO. 3160

This drawing is the copyright of B.C. Building Consultants Limited. Written consent must be obtained before this drawing is copied or used for any purpose other than the one for which it was supplied. The contractor should check all dimensions on site. It is the contractor's responsibility to ensure that all works are in compliance with the current requirements of the statutory regulations