

ALTERATIONS TO EXISTING BUILDING

Remove the blockwork to the window opening in the existing Living Room and insert new window. Cut through front external wall to provide access to new porch with insulated cavity lintol over and make good internal finishes. Make good to external render where disturbed in two coats to finish level with the existing, cut back the projecting string course of brickwork and extend render to DPC level.

Construct new loadbearing partition to form new living room running east/west across the building in 100mm concrete blockwork on new foundation, as per the above specification. Partition to incorporate double door opening with structural steel beam over (Beam B). Partition to be finished in 13mm plaster finish both sides. Construct new non-loadbearing partitions at ground floor level as shown on the drawings in 97 x 45 C16 studwork at 400ccs, all voids filled with Earthwool Frametherm insulation or equivalent and clad both sides with 12.5 plasterboard and skim. All partitions to be finished level with adjacent surfaces.

STRUCTURAL ALTERATIONS

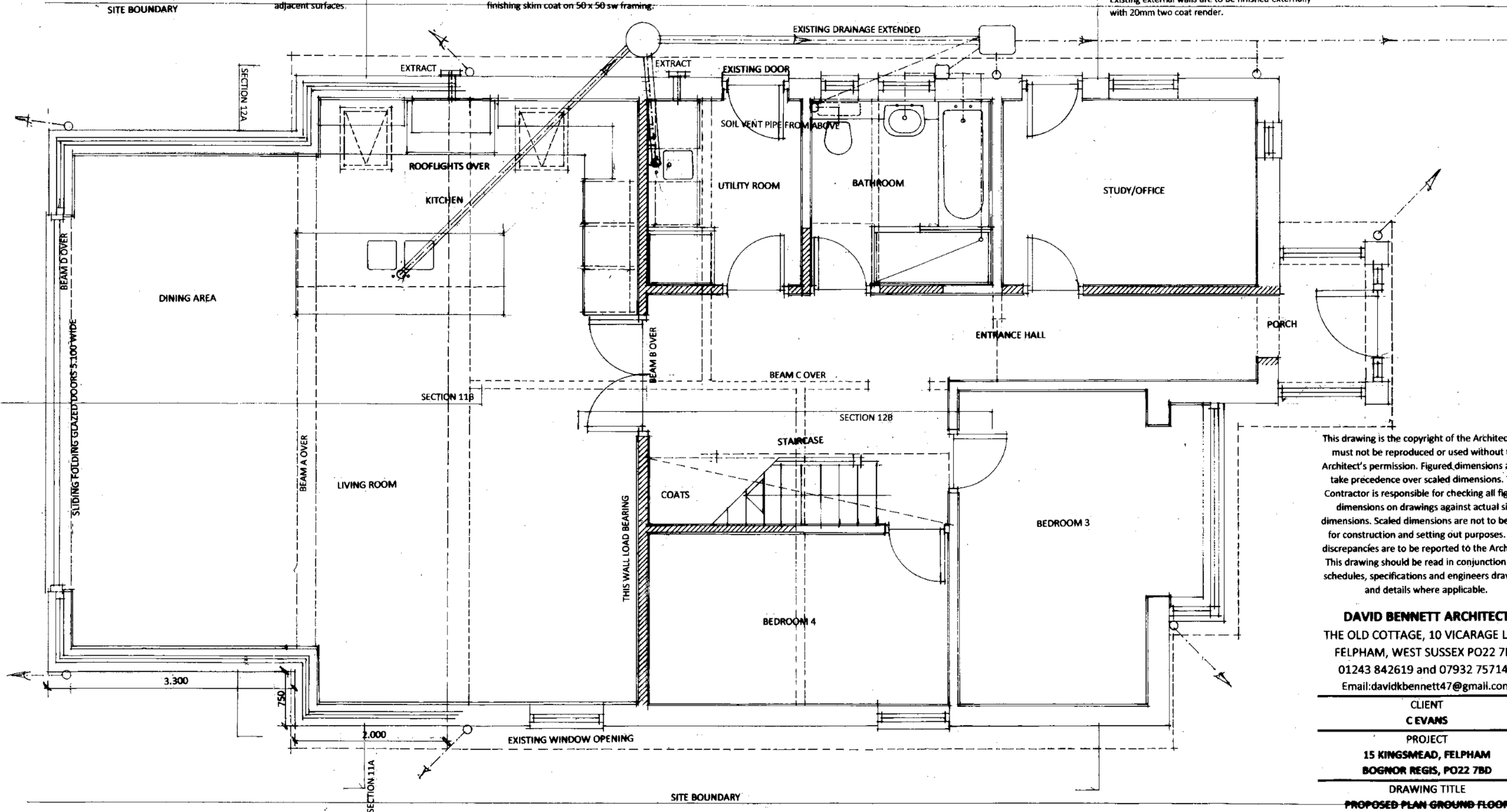
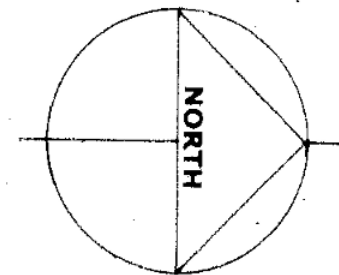
The existing rear external wall at first and ground floor levels is to be removed and replaced with a structural steel beam (Beam A) to the structural engineers details and calculations. The large opening in the new south elevation is to be made with a structural steel beam (Beam D) to the engineers details and calculations. Internally the central spine wall is to be replaced in a section with a structural steel beam (Beam C) to the engineers details and calculations. All steelwork is to be provided with fire insulation comprising 2 layers 12.5mm plasterboard and finishing skim coat on 50 x 50 sw framing.

GROUND FLOOR FINISH

Minimum 65mm cement/sand screed to receive tiled finishes or other finishes to client specification on polythene separating layer to provide U value of 0.21, with 25mm insulated upstands to all perimeter walls.

EXTERNAL WALL ABOVE DPC

Walls above DPC to single storey rear extension are to be in external skin of 100mm concrete blockwork with 20mm two coat render external finish, cavity partially filled with Celotex C6500 cavity insulation slabs 50mm thick and internal skin of 100mm Toplite GTI lightweight insulation blocks. Cavity ties are to be stainless steel at 450mm vertical and 750mm horizontal centres. Cavity wall lintels are to be Catnic Insulated or similar with minimum 150mm bearings. All new openings are to be formed with Thermabate or equivalent insulated closers to jambs and cills. Existing external walls are to be finished externally with 20mm two coat render.



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CLIENT

C EVANS

PROJECT

15 KINGSMEAD, FELPHAM
BOGNOR REGIS, PO22 7BD

DRAWING TITLE

PROPOSED PLAN GROUND FLOOR

SCALE

1/50 at A3

REFERENCE

11621.04

NEW PARTITIONS SHOWN SHADED, EXISTING
PARTITIONS REMOVED SHOWN IN BROKEN LINE