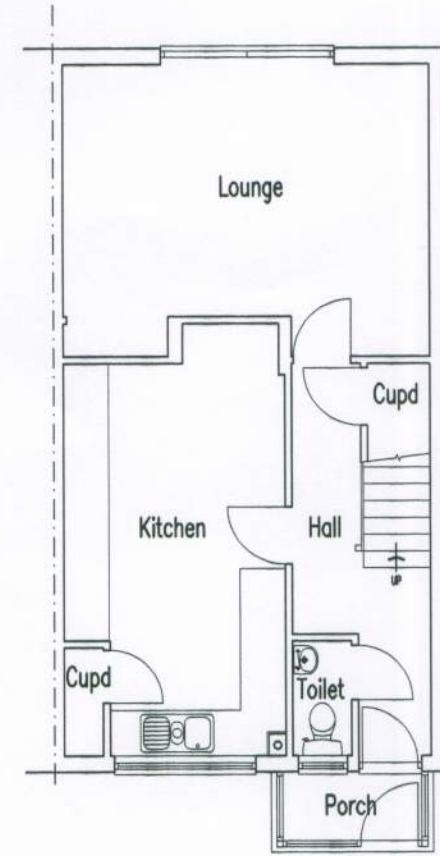
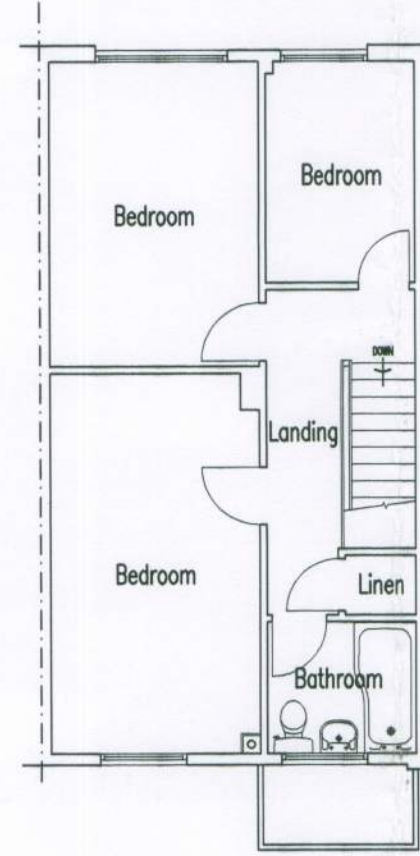


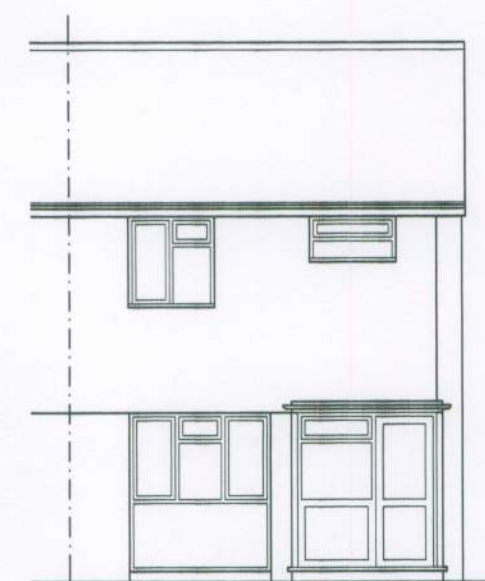


GROUND FLOOR PLAN

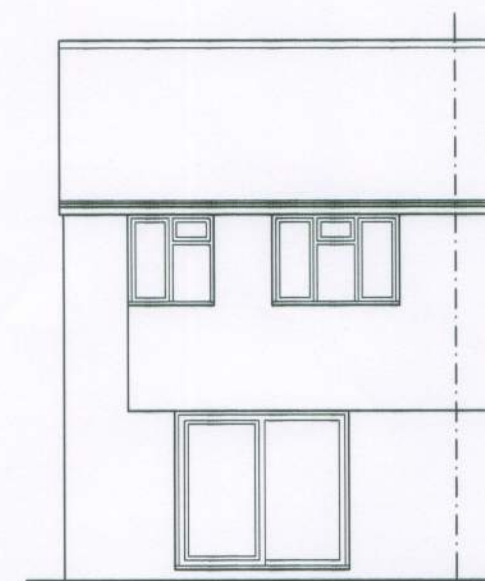
EXISTING PLANS AND ELEVATIONS



FIRST FLOOR PLAN



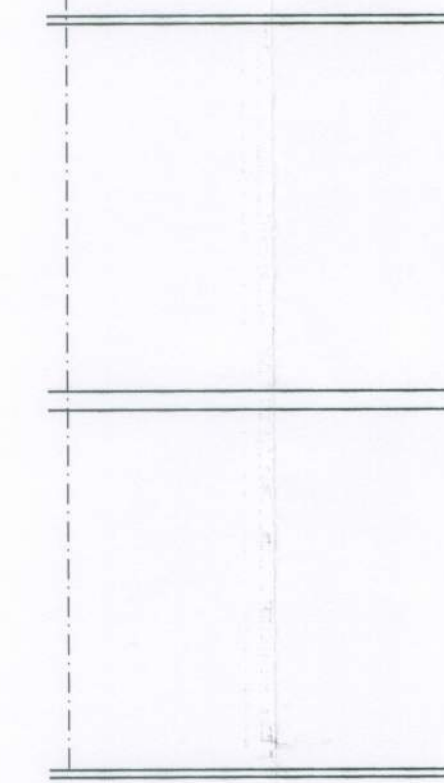
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



ROOF LAYOUT



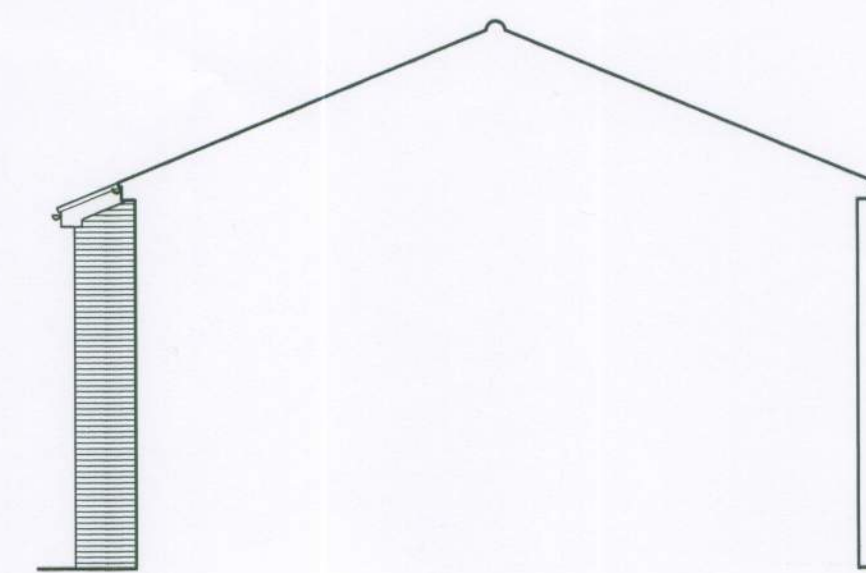
EAST ELEVATION
PROPOSED ELEVATIONS



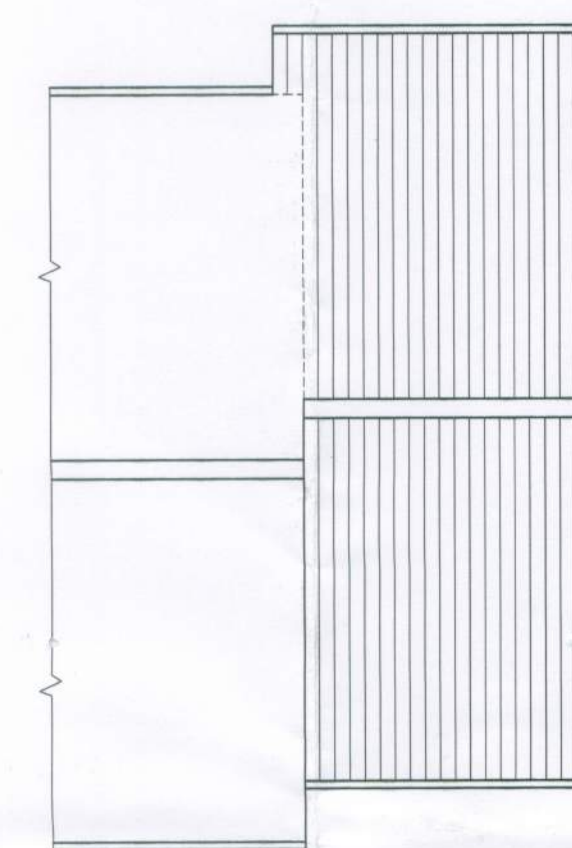
WEST ELEVATION



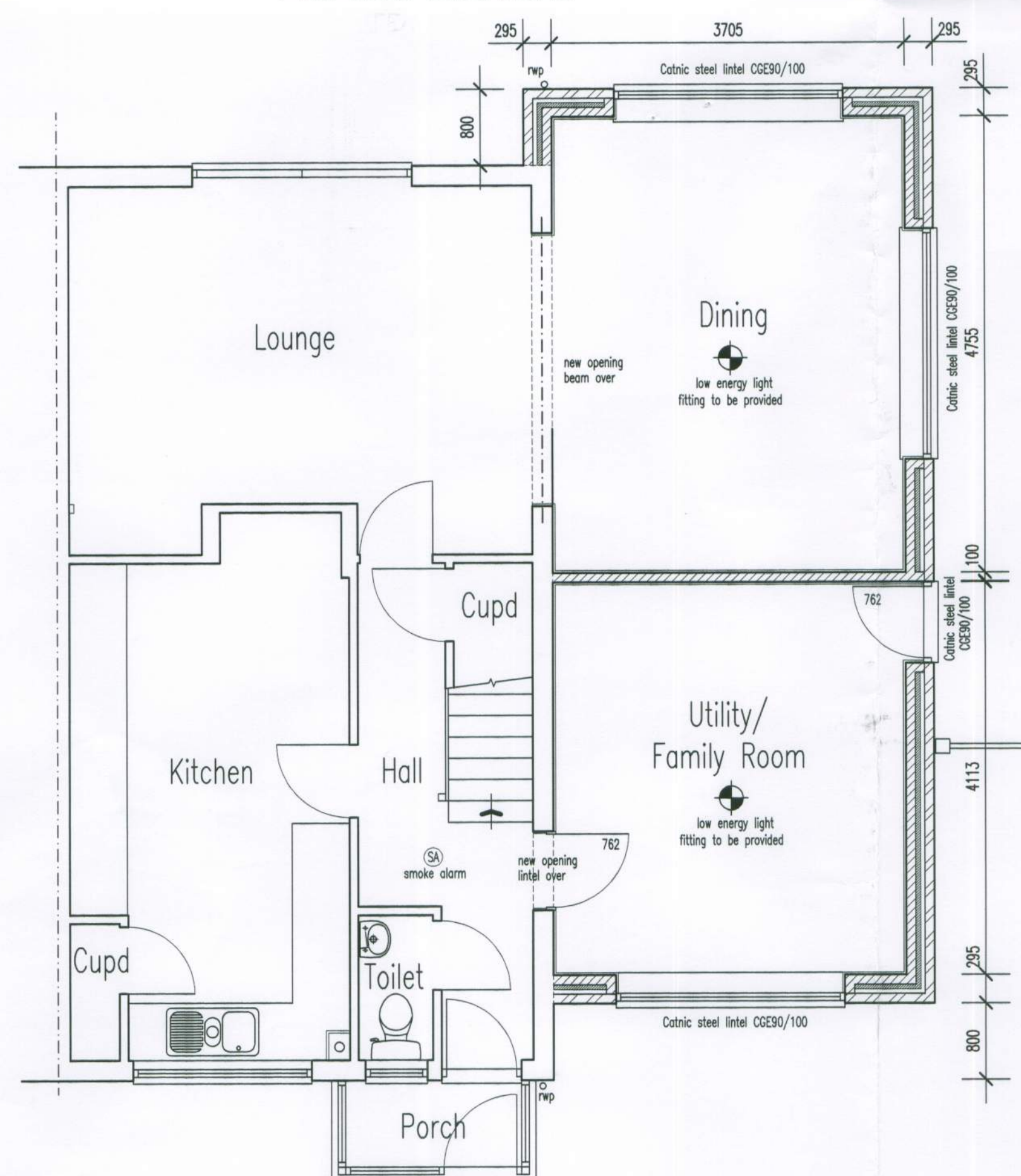
NORTH ELEVATION



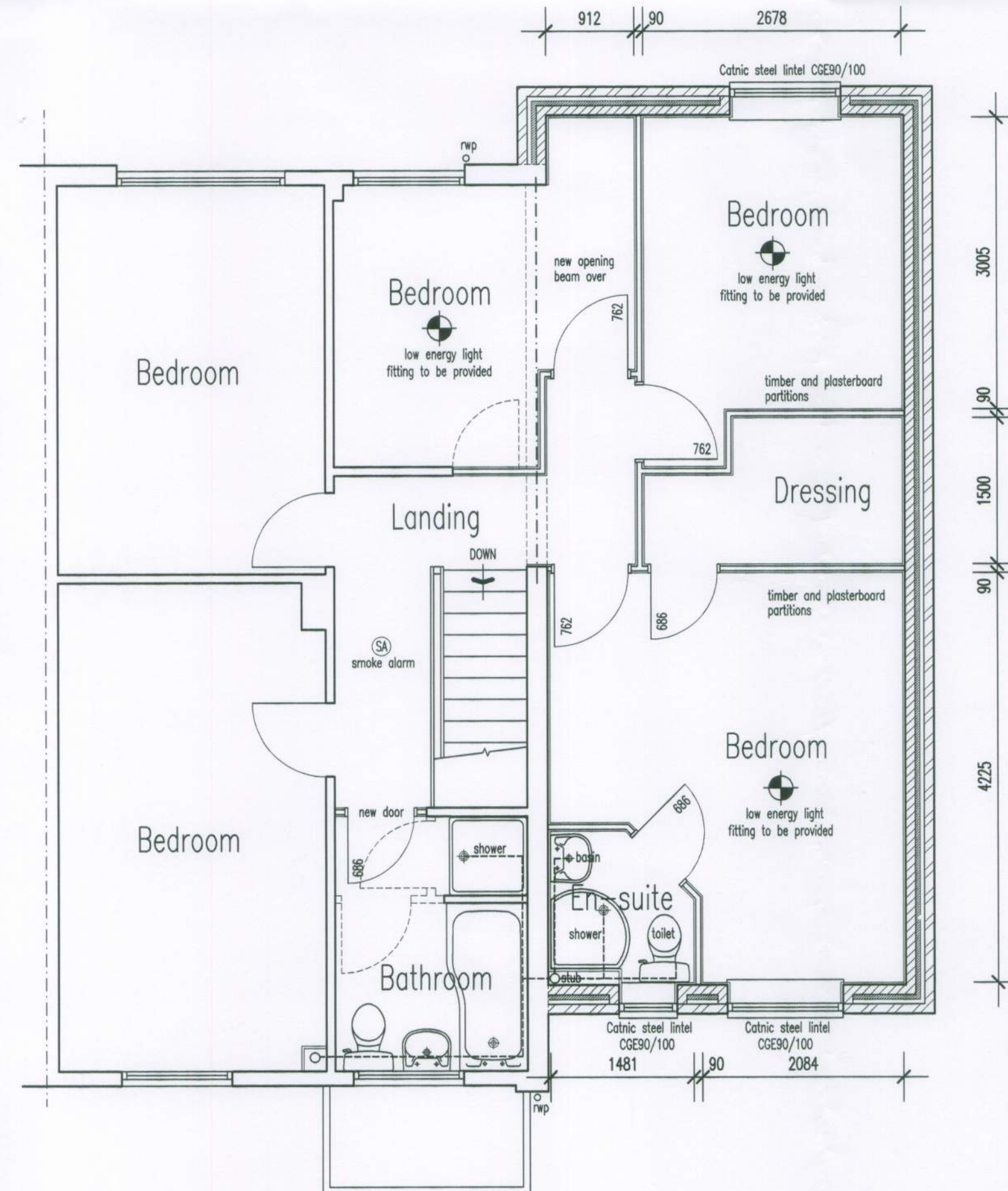
SOUTH ELEVATION



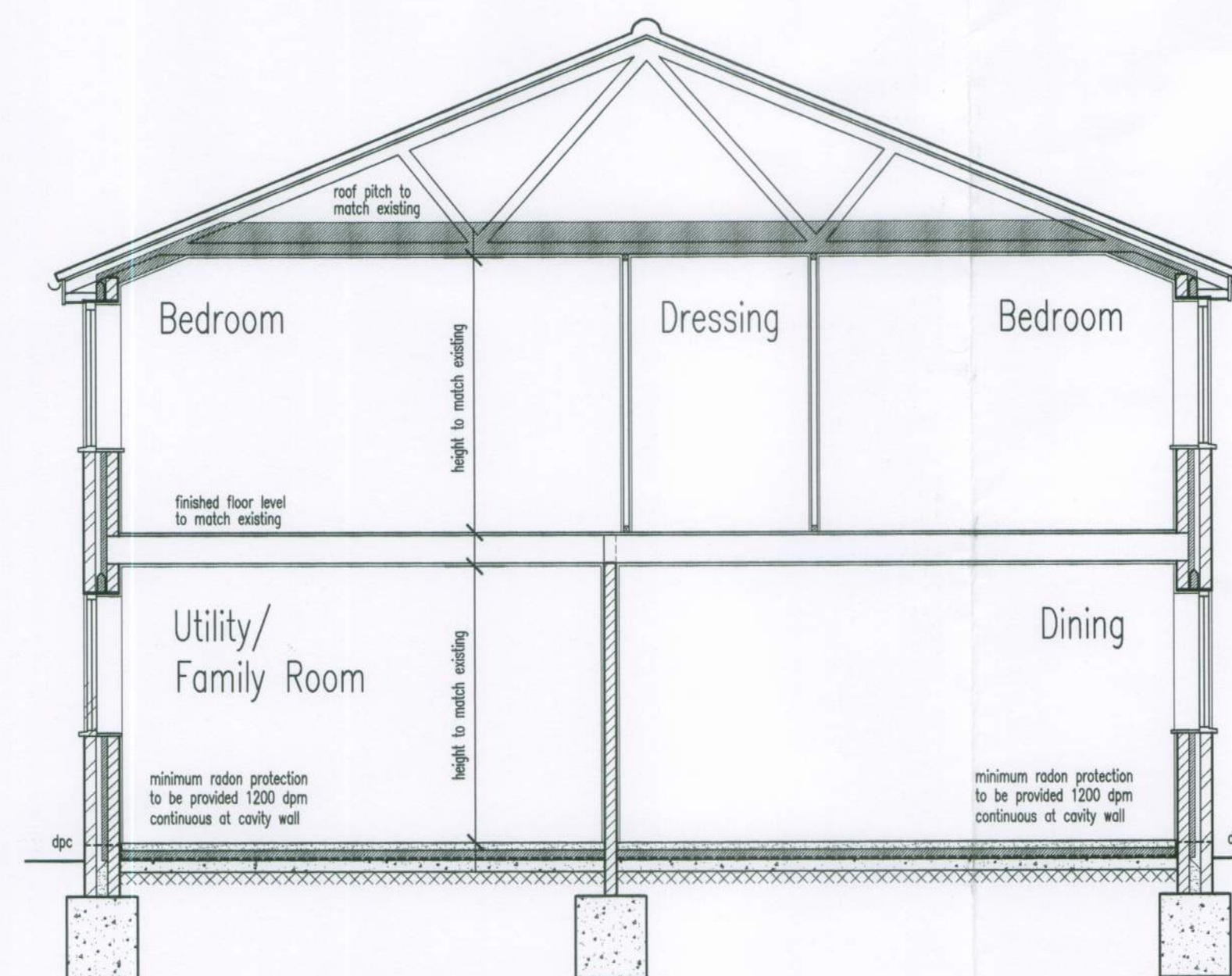
PROPOSED ROOF LAYOUT



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION

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.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED.

The roof, tiles to match existing on timber battens treated for rot on type 1F felt on trussed rafters at 600mm centres, 12.5mm plasterboard and plaster skim ceilings, 270mm thick fibre glass insulation. 50/30mm metal straps fixed to roof joists and blockwork at 2M centres, roof ventilation provide at least 25mm wide gap at eaves level.

Cavity walls, 102mm brickwork 45mm residual cavity 50mm celotex insulation board 100mm top/tilt inner skin, wall ties at 750mm horizontal and 450mm vertical wall ties, 225mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster head of cavity to be fire stopped (rockwool TCB cavity barrier) or similar NOTE construction of existing external walls not known, insulated cavity closes to be provided around new window and door openings cavities to be extended at wall junctions, new walls to be bonded to existing using stainless steel profiles.

First floor, 22mm t & g flooring on 50x220mm timber joists grade C24 at 400mm centres, with timber strutting at mid-spans, fire protection 100mm rockwool RW2 on wire mesh supported on timber joists within floor void, 12.5mm plasterboard and plaster skim ceiling, 50/30mm metal straps fixed to joists and blockwork at 2M centres. Moisture resistance flooring to be provided to first floor wet areas.

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 area, 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 under floor heating (if required) on 80mm celotex insulation board on 1200 grade polythene dpm on 100mm concrete on minimum 100mm hardcore Foundations, 600mm 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 en-suite, 15L/S intermittent with over runs, utility room 30L/S all ducted to external air.

New plumbing to comply with BS EN 12056 shower waste to be 50mm dia, basin wastes to be 40mm dia, wastes to be anti vac deep seal traps, waste pipes and WC to be connected to new stub to existing ssp.

New internal partitions to be 50x75mm timber stud partition lined both sides with 12.5mm plasterboard (wallboard 10) and plaster skim, timber partitions to be filled with rockwool mat fibre.

Smoke alarms/detectors to be provided where indicated, (S) connected to mains electric and to comply with BS5446: Part 1.

NOTE wholesome supply of water to be supplied from mains water, any place where drinking water is drawn wash hand basins, bidets, baths showers and sinks. Sanitary conveniences- however alternative supplies to sanitary conveniences are acceptable (eg harvested rainwater).

Confirmation is required that heated (includes softened) wholesome water will be supplied to the following locations, wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).

NOTE hot water storage systems should be designed and installed in accordance with BS6700:2006+A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897:2006.

The hot water storage and supply system installed is required to be commissioned in accordance with the procedures set out in the Domestic Heating Compliance Guide Commissioning documentation will be required at completion.

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.

Note, 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 and circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area of 3 per 4 fixed lighting fittings. Discussed with the local authority before down lighters are installed. Luminous efficacy greater than 45 lamp lumens per circuit watt.

Existing foundations and lintels to be exposed to ascertain stability.

Certificate for C24 timbers to be provided.

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 28.05.2012. Extension set back 800mm from front line of existing building.

B.C. Building Consultants Limited

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TWO STOREY SIDE EXTENSION AND
INTERNAL ALTERATIONS
92 GREENFIELDS WICK LITTLEHAMPTON
WEST SUSSEX
SCALE 1:50, 1:100.
DATE 13.02.2012.

DRG. NO. 3253

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