

## 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 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.

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, 5x30mm metal straps fixed to roof plates and blockwork at 2M centres, roof ventilation provide at least 25mm wide gap at eaves level.

Flat roof, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to CP144 on 19mm exterior grade plywood 115mm thick Celestex Tempochek Deck TD3 115 insulation on 12mm plywood on firing pieces on 50x170mm C16 timber joists at 400mm centres lined 9.5mm plasterboard and plaster skim finish 5x30mm metal restraint straps fixed to joists and blockwork at maximum 2M centres U value 0.20 W/m<sup>2</sup>K.

Cavity walls, brickwork & 20mm render on 100mm tarmac topsoil standard block outer skin 50mm residual cavity 45mm celestex 100mm topsoil standard block inner skin, wall ties at 750mm horizontal and 450mm vertical wall ties, 220mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster head of cavity to be fire stopped (rockwool C2B cavity batten) or similar NOTE, construction of existing external walls not known, insulated cavity closers 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 50x195mm 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, 5x30mm 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/m<sup>2</sup>K, 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 celcon insulation board on 1200 grade polythene dpm on 100mm concrete on minimum 100mm hardcore

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 toilet, en-suite and bathroom, 15L/S intermittent with over runs, kitchen 30L/S adjacent to hob or 60L/S elsewhere all ducted to external air windowless rooms to be activated by light switch

New plumbing to comply with BS EN 12056 shower waste to be 50mm dia, basin wastes to be 40mm dia, wastes to be on 100mm deep seal traps, waste pipes and WCs to be connected to existing syp

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 L.C. to be polypropylene construction and to be fitted with oil bolted down sealed cover, existing foul drain under building to be tested if required enclosed in pea shingle

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, (SA) connected to mains electric and to comply with BS5446: Part 1. (H) 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, on 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 25m<sup>2</sup> of floor area or 1 per 4 fixed lighting fittings. discussed with the local authority before down lighters are installed.

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

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

Finishes, plaster coving, skirting boards, architraves and doors to match existing. New radiators to be fitted with control valves, number and position of electric double sockets to be agreed with building contractor

REVISION 19.08.2010. Ground and first floor layout revised, tiled roof indicated.

REVISION 15.06.2010. Ground and first floor layout revised.

## B.C. Building Consultants Limited

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

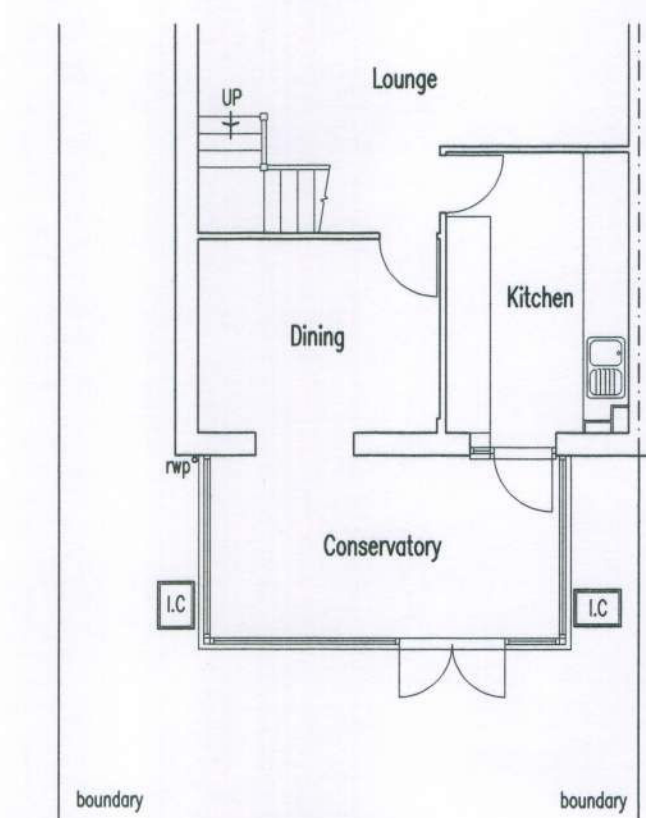
TWO STOREY REAR EXTENSION AND  
INTERNAL ALTERATIONS  
37 WINDWARD CLOSE LITTLEHAMPTON  
WEST SUSSEX

SCALE 1:50, 1:100.

DATE 25.05.2010.

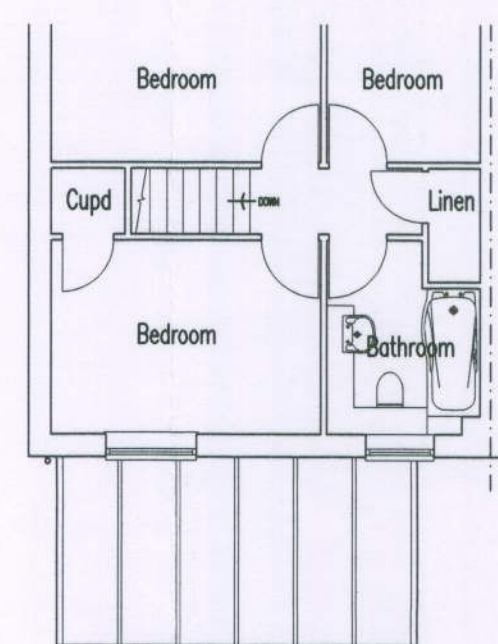
DRG. NO. 3215

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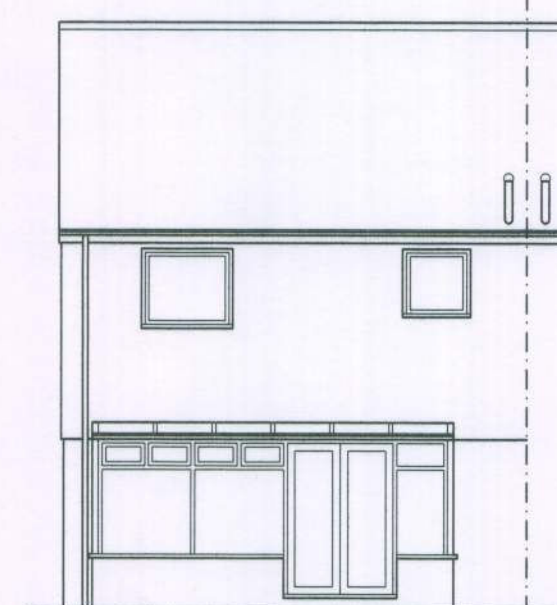


GROUND FLOOR PLAN

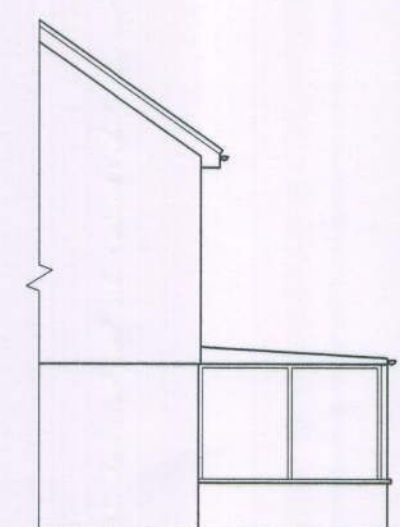
EXISTING PLANS AND ELEVATIONS



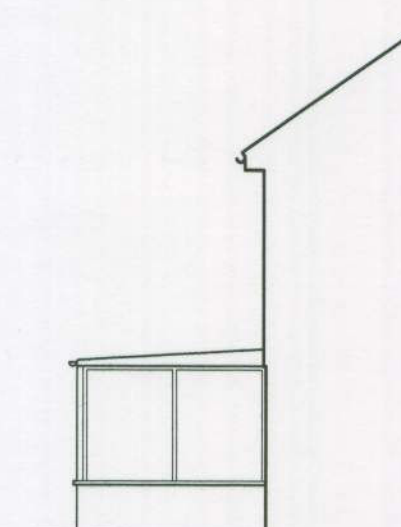
FIRST FLOOR PLAN



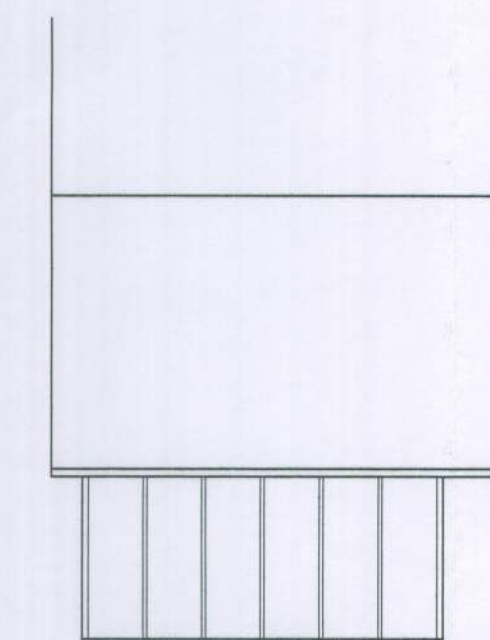
NORTH ELEVATION



EAST ELEVATION



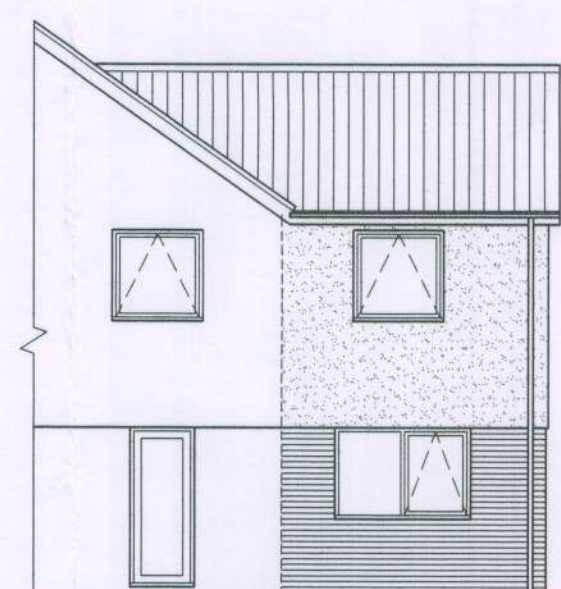
WEST ELEVATION



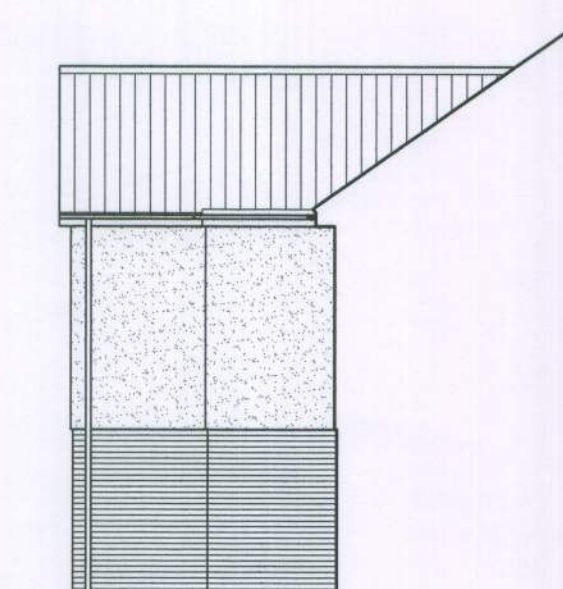
ROOF LAYOUT



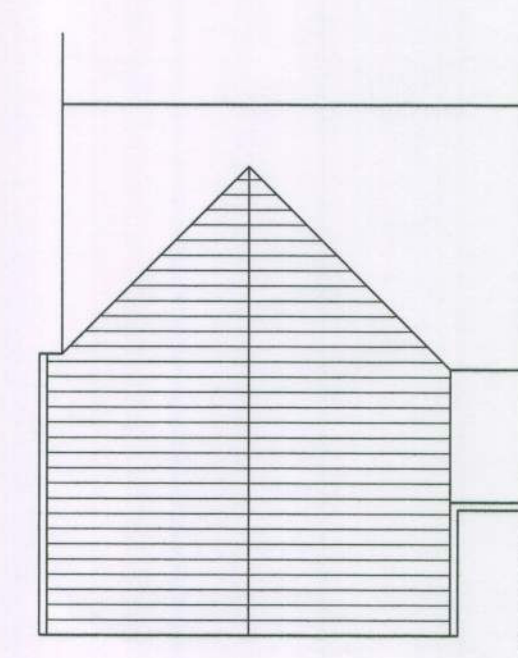
NORTH ELEVATION  
PROPOSED ELEVATIONS



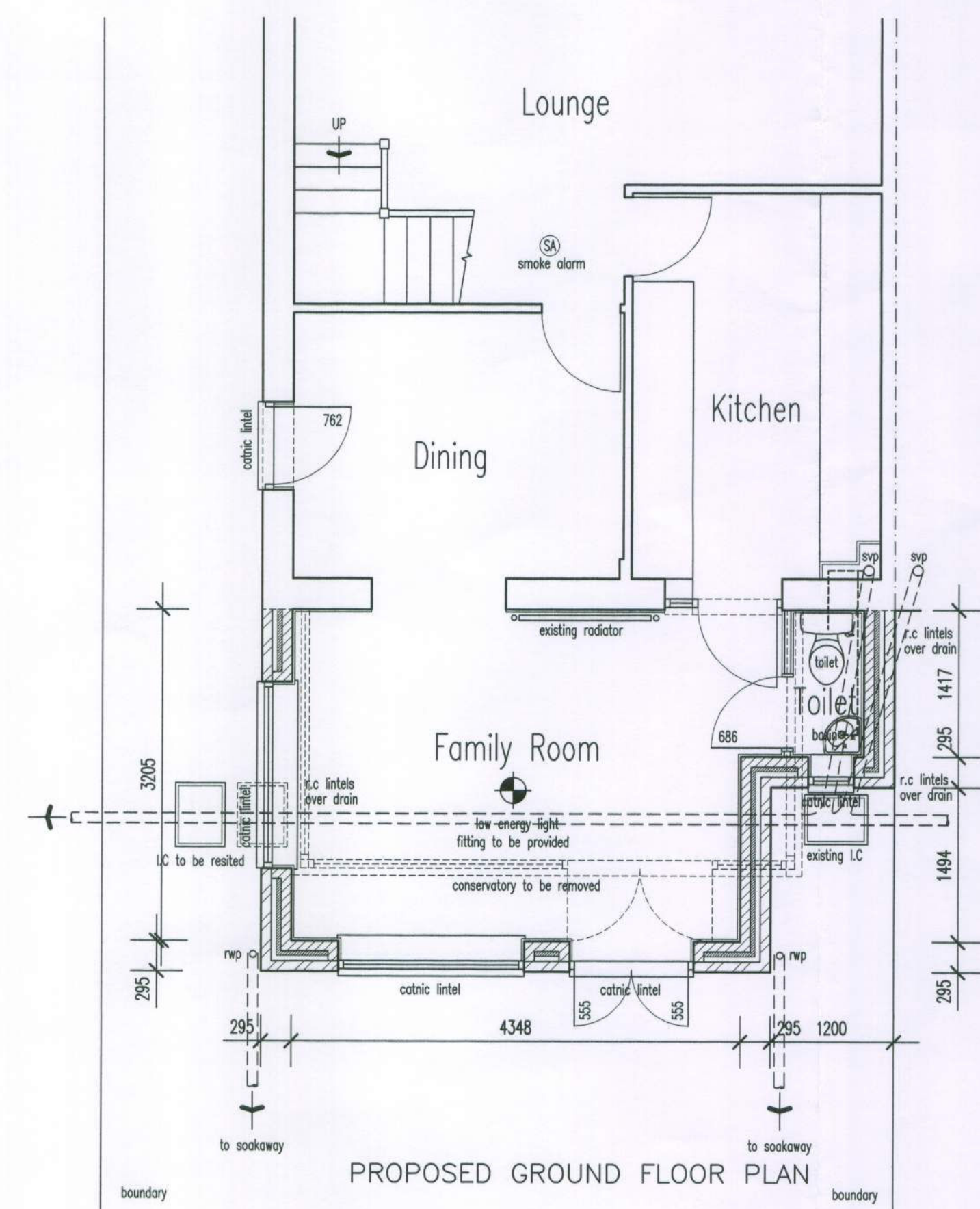
EAST ELEVATION



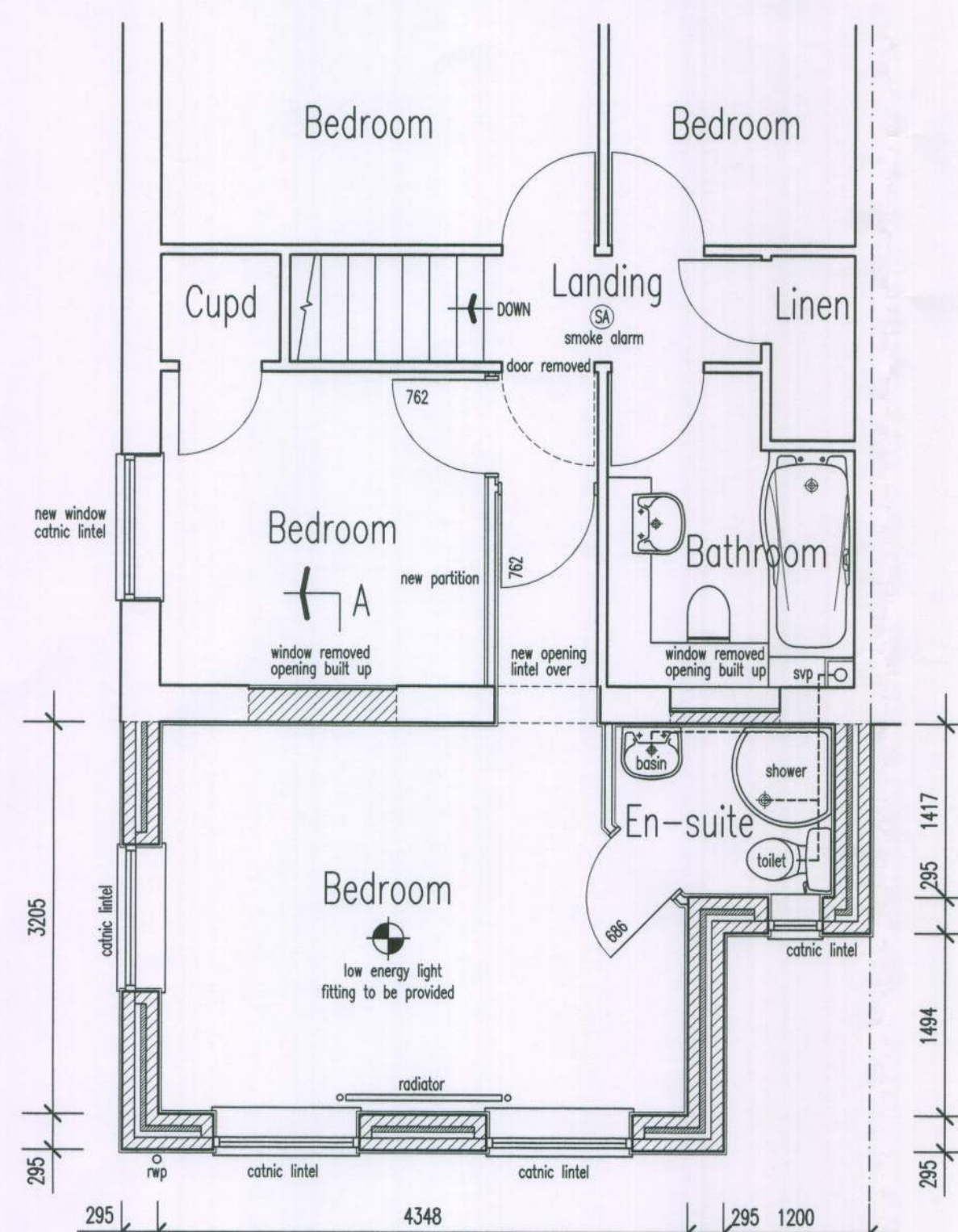
WEST ELEVATION



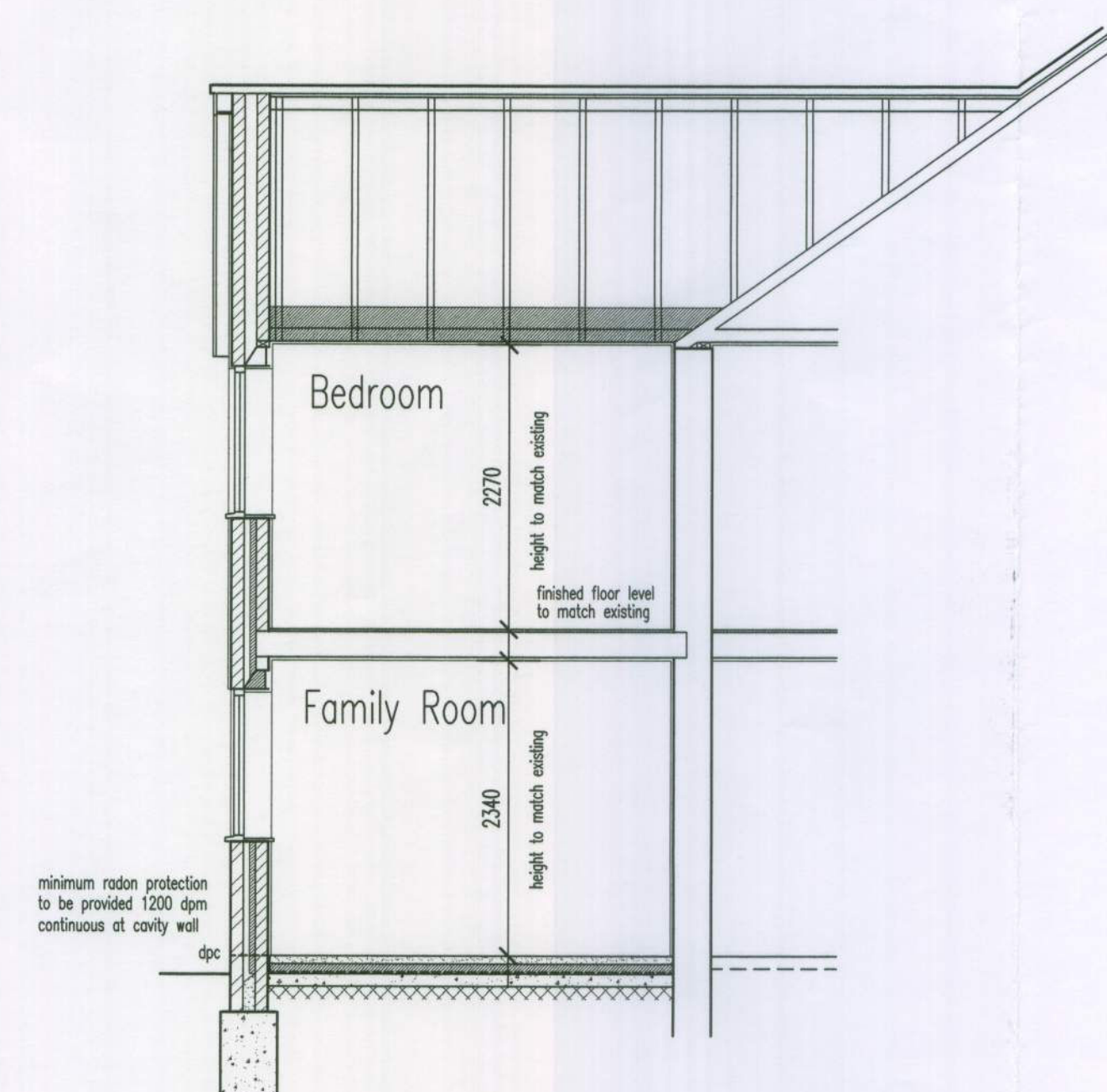
ROOF LAYOUT



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SECTION A-A