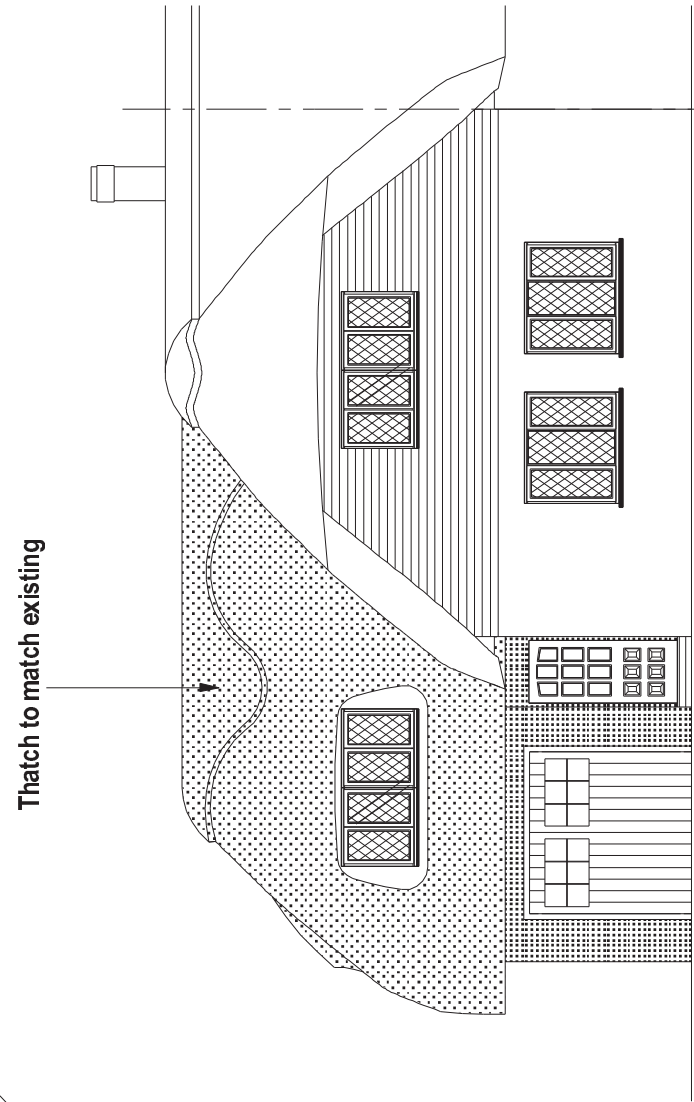
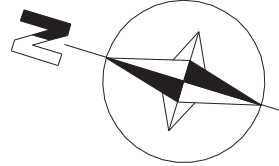
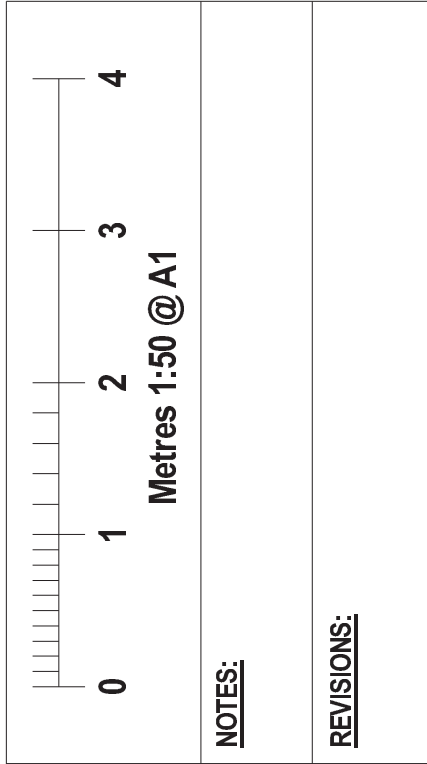
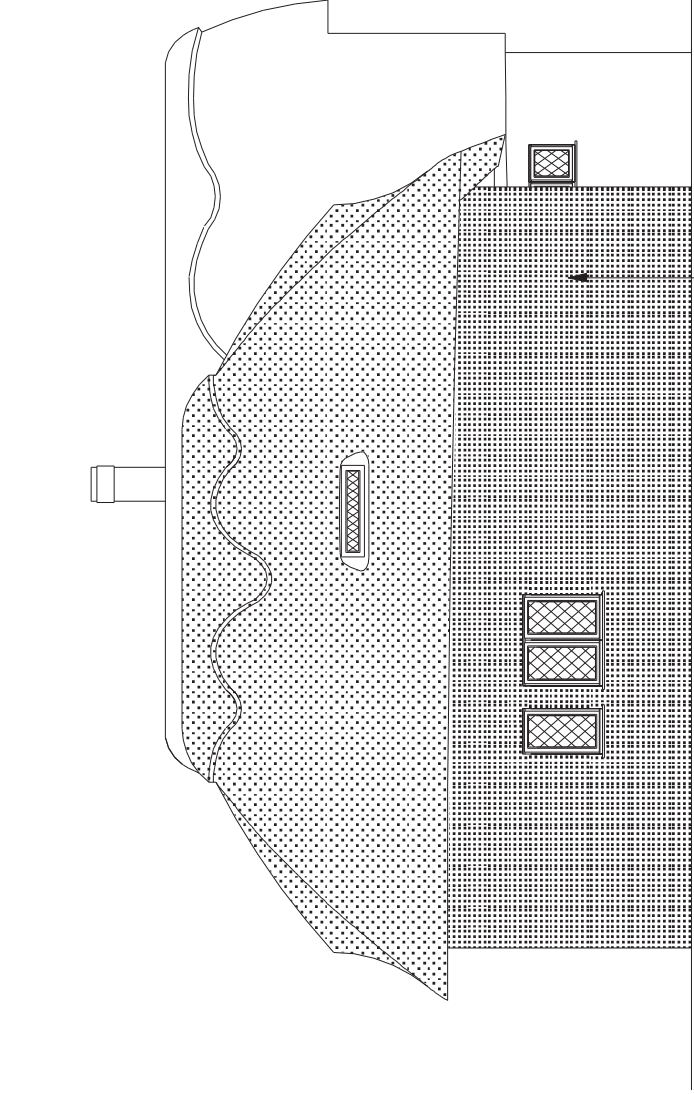
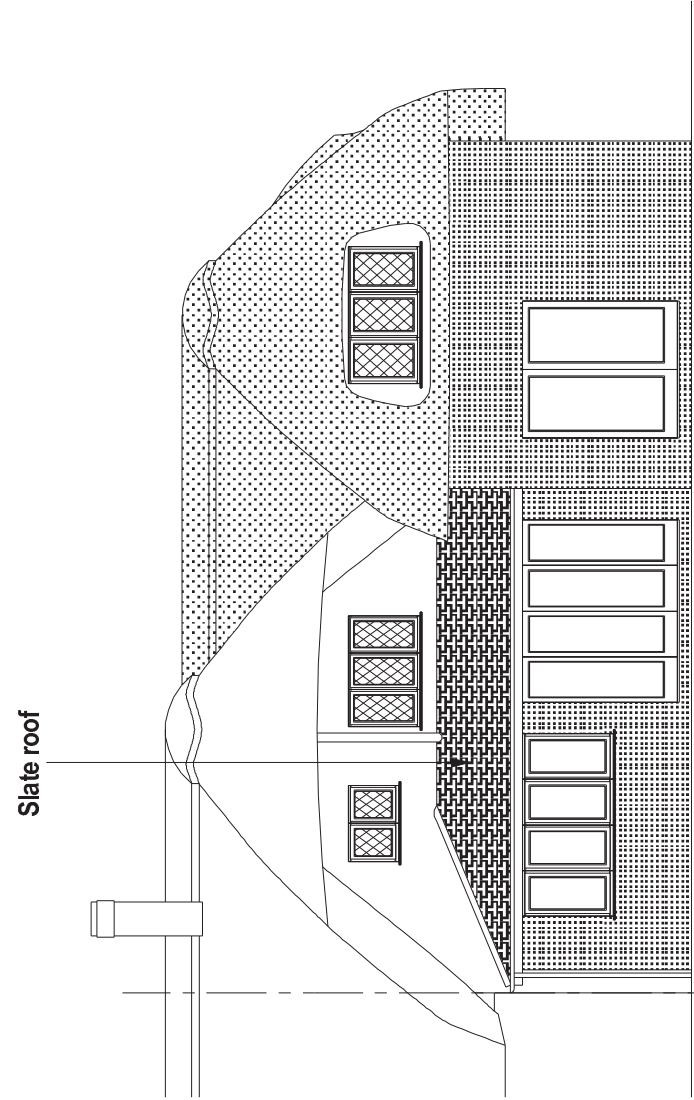




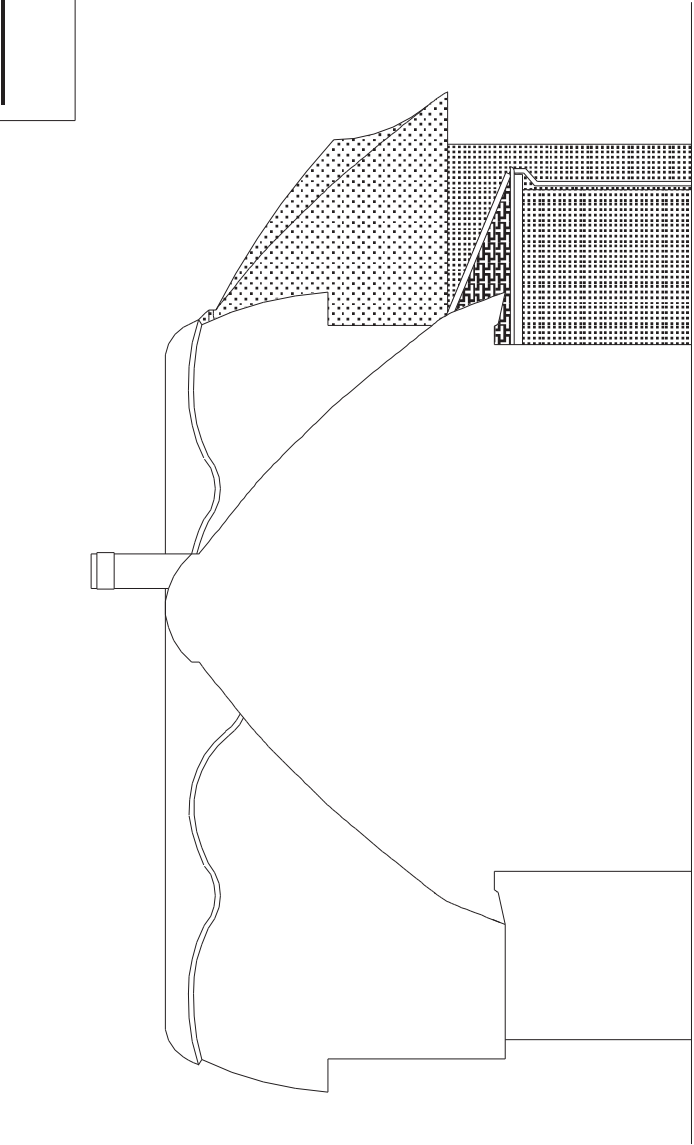
Proposed South Elevation
Scale 1:100



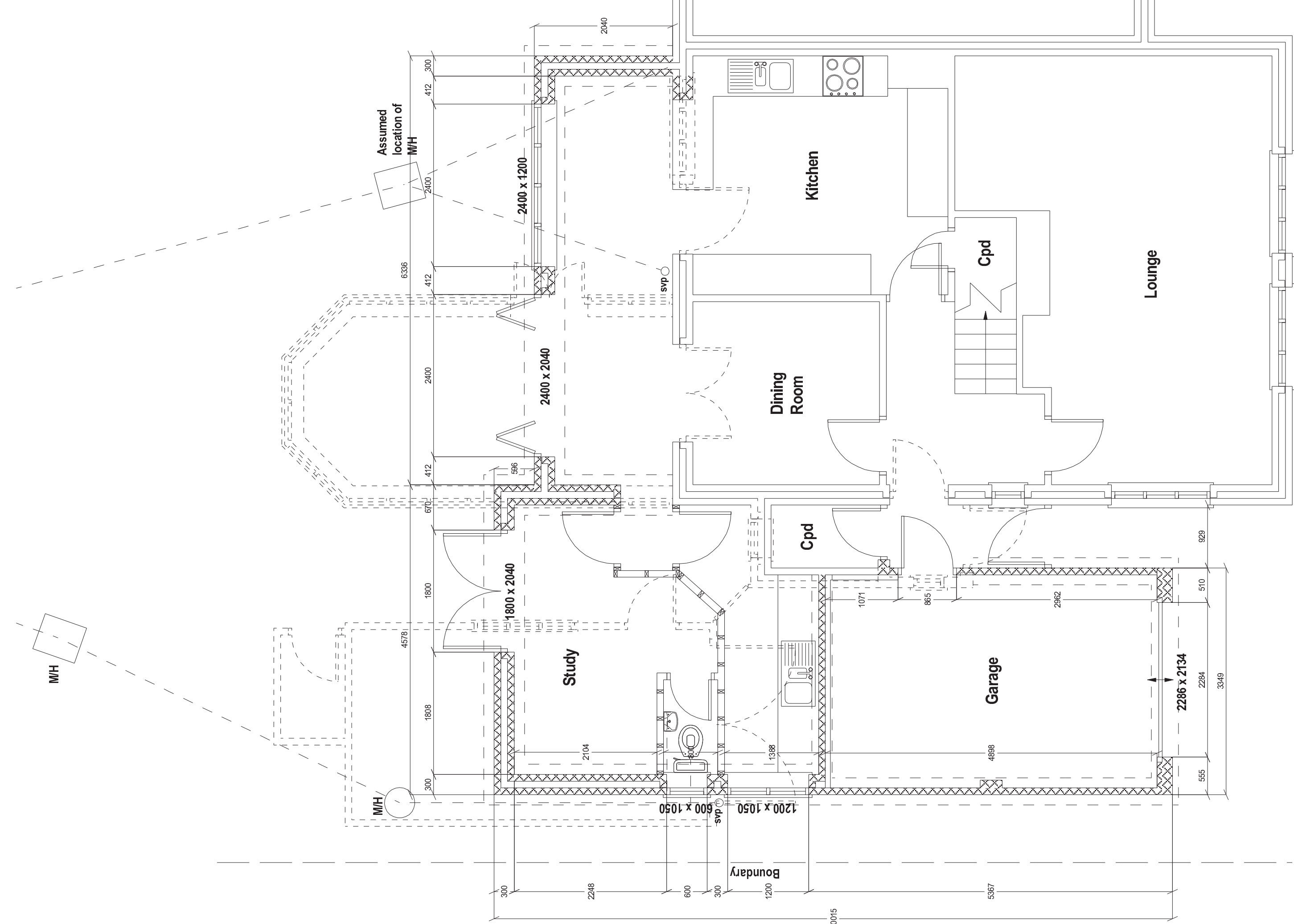
Proposed West Elevation
Scale 1:100



Proposed North Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



Proposed Ground Floor Layout
Scale 1:50

GENERAL NOTES
All dimensions are in millimetres. All dimensions, heights & levels to be checked on site prior to commencement of work.
Do not scale from this drawing in either paper or digital form.

FOUNDATION
600mm x 800mm brand fill concrete foundations (Grade C20 concrete using sulphate free cement) min. 1000mm deep or deeper to suit. exposed sub-soil conditions. Where building near trees foundations to be designed in accordance to MHBC chapter 4.2 to the satisfaction of the Local Authority Building Inspector.
Where foundations are to be constructed on sub-soil, the ground level to allow 200mm of soil to pass over. The existing foundations that are to take increased loads are to be checked on site prior to construction by means of trial holes for checking by the Local Authority Building Inspector.

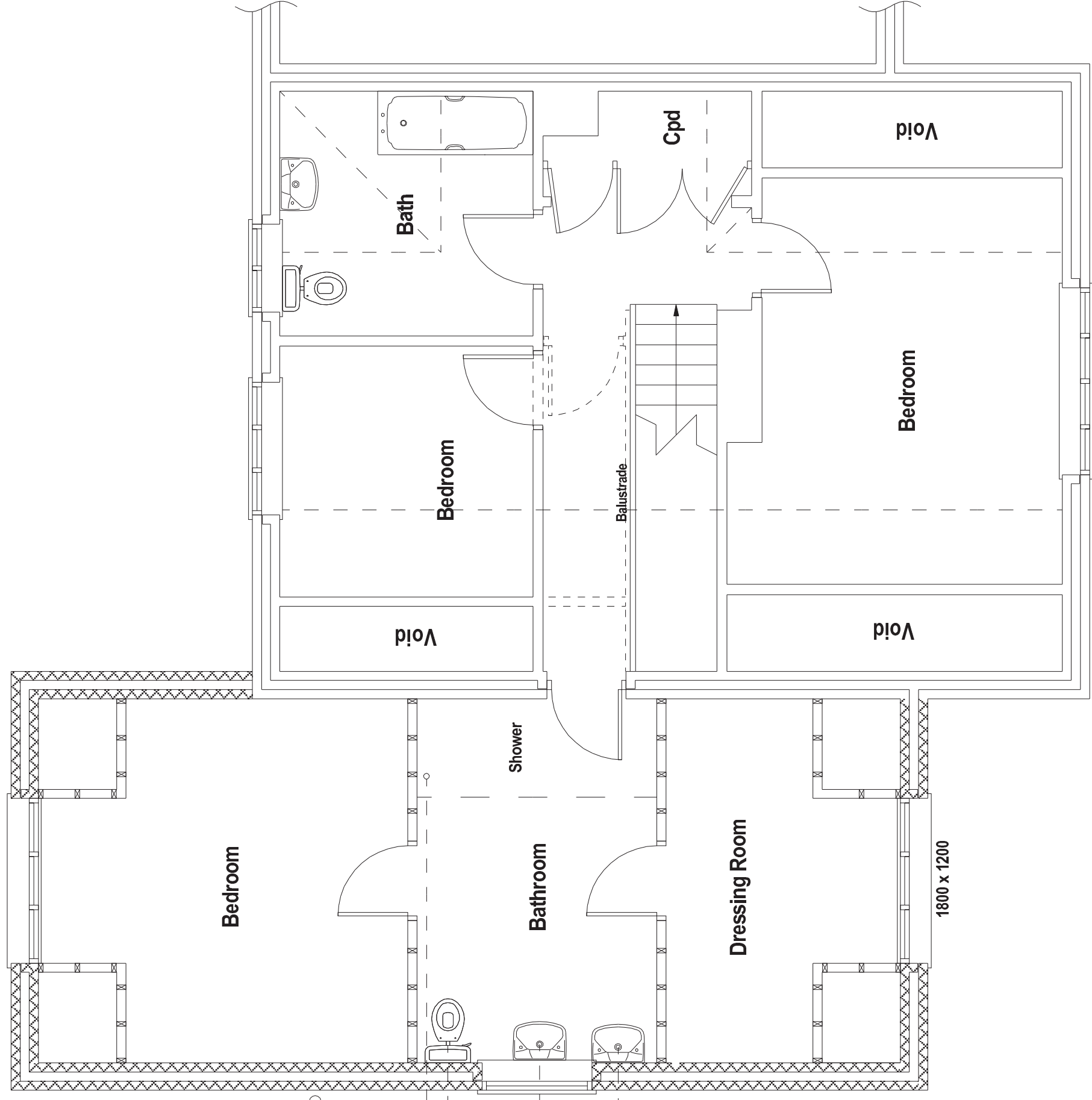
DRAINAGE
New drainage to be (90mm dia) upvc bedded in wet gravel to manufacturers best practice. When laid through the foundation penetrating LPT/C sleeving with flexible pipe joints not more than 150mm from each face connected to rodder pipes not exceeding 600mm in length.
Where the crown of the pipe is within 300mm of the underside of the concrete slab encase pipe with 150mm concrete on all sides.
New 60mm dia inspection chamber with cast iron cover installed in strict accordance with the manufacturer's instructions.

SOLID CONCRETE FLOOR (INSULATED) Refer to General Cross Section
Existing ground is to be layered with 200mm minimum of clean and well compacted granular type 1 or crushed concrete (passing a 75mm sieve) surfaced with 50mm of 1:3 concrete. The concrete to be poured and finished with a 1:3 concrete screed & sealed to wall d.p.c's. 100mm C20 concrete slab not bedded with any layer of A193 top mesh over the damp proof membrane. 75mm Calorex floor insulation board (Ref GA3075) laid on oversite covered with a polythene vapour barrier and finished with a minimum 65mm screed.
NOTE - Provide perimeter insulation to exposed walls by installing 25mm Calorex (G43062) insulation strips at the abutment of the floor to wall junctions.

SOLID CONCRETE FLOOR (Garage)
Existing ground is to be layered with an average thickness of 200mm well compacted clean hard-core and surfaced with 50mm of sand blinding to protect the 1200 gauge polythene damp proof membrane lapped & sealed to wall d.p.c's. 150mm concrete slab reinforced with A193 top mesh laid directly onto the DPM. Incorporate a 600 x 40mm thickened edge beam around the perimeter of the garage. Floor laid at a small fall towards front door opening.

WASTE PLUMBING
New waste plumbing is included in Section 1 of Part H1 of the Building Regulations. New waste & rainwater pipes & fittings to be installed as follows:
Sink - 75mm deep trap seal - 40mm diameter pipe.
Washing machine - 75mm deep trap seal - 40mm diameter pipe.
Dishwashers - 75mm deep trap seal - 40mm diameter pipe.
Waste plumbing design to be agreed on-site with BCO before proceeding due to length of runs.

EXTERNAL CAVITY WALLS - BRICK / BLOCK
The external wall are to have a minimum U value of 0.28 W/m²K and comprise: 100mm dense concrete block outer skin & 100mm Thermallite 'Shield' block inner skin. 100mm cavity to be 50mm clear cavity plus Calorex CC4000 50mm insulation board BS 1243:1978 and spaced at 750mm centers horizontally and 450mm vertically (300mm vertically if within a distance of 225mm from the vertical edges of all openings). DPC to be a minimum of 150mm above ground level. Fill cavities with concrete to within 225mm of DPC, with top sloping towards the outer skin. All openings in external cavity wall and all plate level to be sealed with proprietary contained insulated DPC closures. When the new cavity wall is to abut an existing wall, it is to be tied to the existing wall (both inner and outer wall skins) using Furrifix stainless steel channel (see raw bolted to the existing wall). Where a new external wall is to be built flush with the existing wall, the new brick is to be bedded into the existing to reduce extensive vertical joints. To prevent damp bridging through the external skin of the existing wall into the extension, the cavity must be sealed thereby providing a cut-off channel. The cut depth must be fully through the existing external skin.



Proposed First Floor Layout
Scale 1:50

ROOF
Refer to structural engineers report for details.
All rafters fixed to timber wall plate with framing anchor or truss clip. Wall plate bedded to top of internal cavity skin wall and held down using 38 x 5 x 1200mm girth. All rafters to be fixed to wall plate with 38 x 5 x 1200mm girth.
Provide 50 x 30mm noggins to be fixed and staggered.
Provide 50 x 30mm noggins to provide support at plasterboard joints, edges and light fittings.

GLAZING/DOORS
New windows to be upvc double glazed by specialist manufacturer to achieve a minimum U-value of 1.6 W/m²K. New external doors to be upvc double glazed by specialist manufacturer to achieve a minimum U-value of 1.8 W/m²K. Opening windows to have 1/20th floor area for rapid ventilation & 800mm² controllable trickle vents located in the head of the window frame for background ventilation. Glazing within critical areas to comply with BS6206 'safety glass'.

HEATING & PLUMBING SYSTEM
New hot water and heating system by provision of new condensing boiler. System to be designed, installed and commissioned by Gas Safe registered engineer in accordance with the Domestic Heating Compliance Guide.
Hot and cold water in copper to BS6861.

ELECTRICIAN
All electrical works to be carried out by a competent person who is registered under a Government approved Part P self-certification scheme.

SMOKE DETECTORS
Smoke detectors are to be mains-operated with battery backup, interlinked and in accordance with BS 5446 (see plans for location).

EXTRACT VENTILATION
New extract ventilation fans to give minimum intermittent extract rate as follows:
Kitchen - 30 litres/second (adjacent to hob) or 80 litres/second (elsewhere)
Bathroom - 15 litres/second
Extractor fans are to be commissioned on completion in accordance with Approved Document F.

Sussex Building Plans	
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DRAWING TITLE: Building Regulations	
JOB TITLE: Proposed Rear & Side Extension 125 Middleton Road Middleton on Sea Bognor Regis West Sussex PO22 6DA	
CLIENT: Mr A Entecott 125 Middleton Road Middleton on Sea Bognor Regis West Sussex PO22 6DA	
Scale: 1:50, 1:100	Date: 05/04/2012
DRG No.	Rev. No.
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