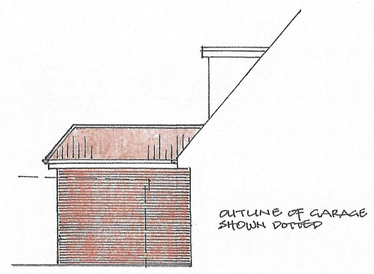


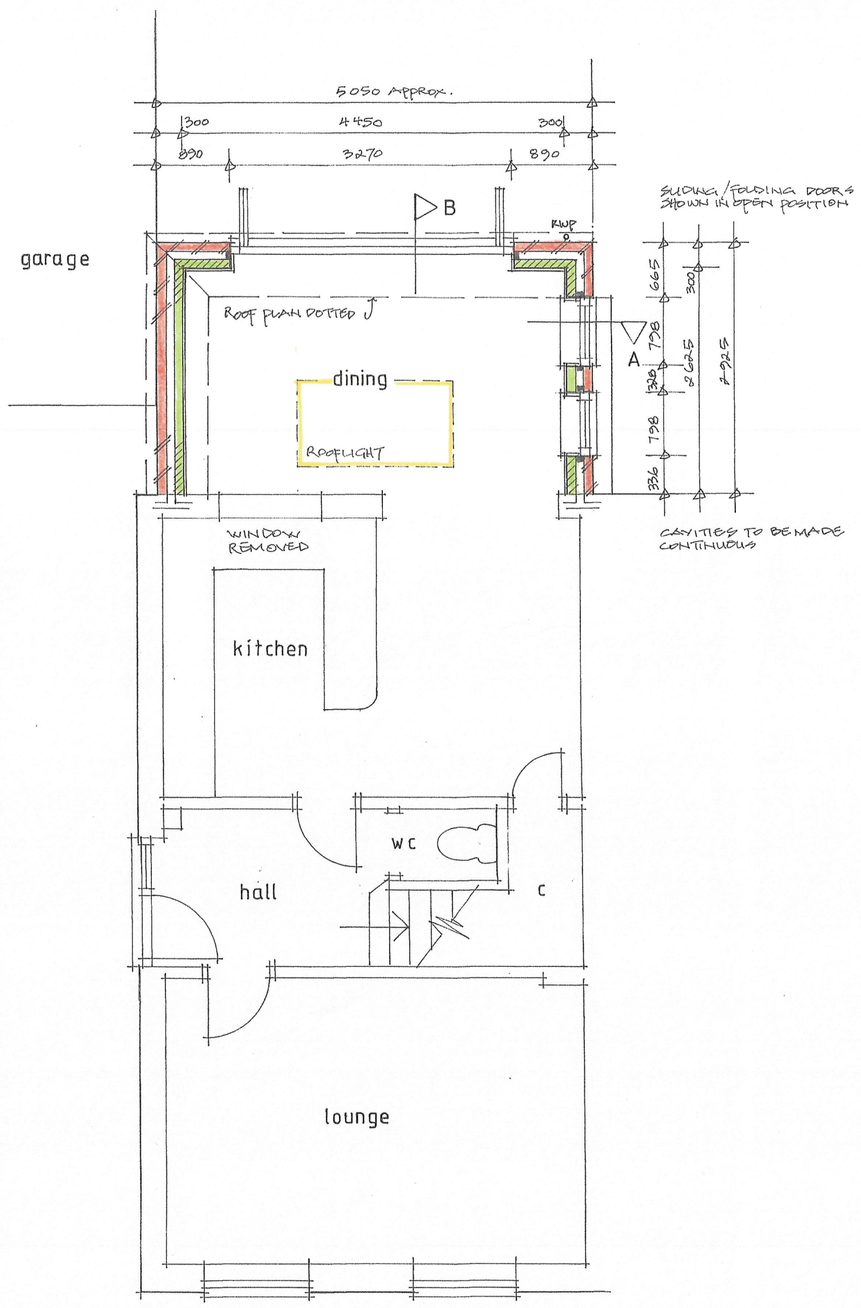
SIDE ELEVATION
1.100



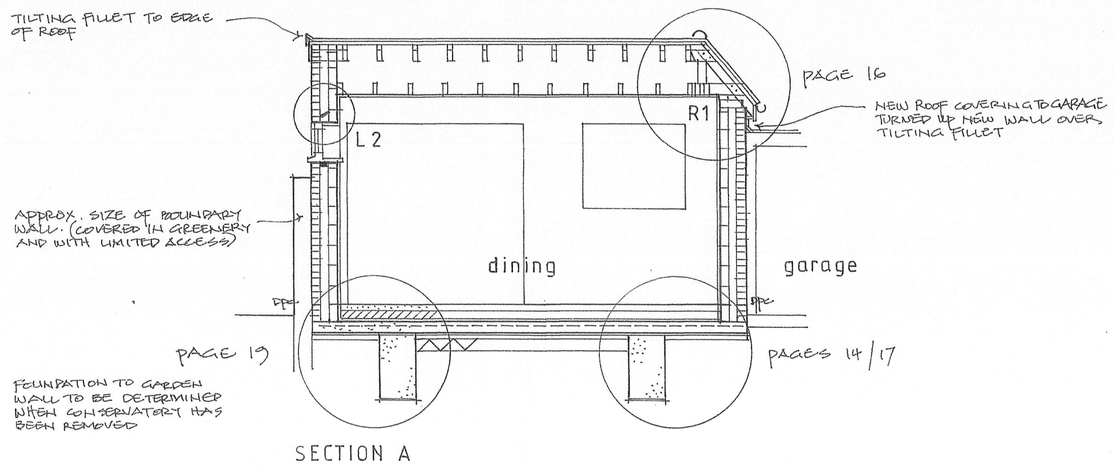
REAR ELEVATION
1.100



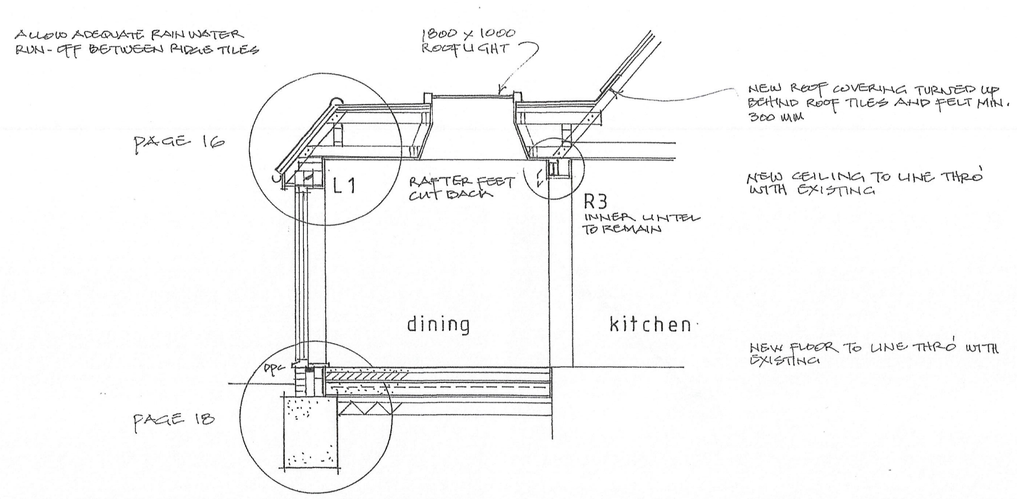
SIDE ELEVATION
1.100



GROUND FLOOR PLAN
1.50



SECTION A



SECTION B

ROOFS U = 0.15 W/m2 K

PITCHED ROOF -

TILES TO MATCH EXISTING ON BATTENS AND TYPE 1F FELT, DRAPED INTO GUTTER.

47mm x 97mm RAFTERS AT 400mm CENTRES, NOTCHED OVER AND WELL SPIKED TO PLATES. REFER TO PAGE 16 OF CALCS. FOR LARGE SCALE DETAILS.

WHITE PVC-U FASCIA AND SOFFIT.

FLAT ROOF –

EPDM ROOF COVERING, TURNED UP BEHIND EXISTING ROOF TILES AND UNDERLAY BY MIN. 300mm. (ALSO TO FRONT OF DORMER)

22mm EXTERNAL QUALITY PLY.

FIRRINGS TO MIN. 1:80 FALL, AT 400mm CENTRES.

47mm x 120mm (C24) JOISTS AT 400mm CENTRES (UPPER FLAT ROOF)

CEILING –

47mm x 145mm CEILING JOISTS AT 400mm CENTRES.

INSTALL 150mm CELOTEX GA4000 BETWEEN JOISTS. SEAL EDGES OF ROOF WITH INSULATION.

UNDERSIDE OF JOISTS LINED WITH 12.5mm GYPROC PLASTERBOARD BOARD, FINISHED WITH SKIM COAT OF PLASTER.

VENTILATION AND GLAZING U = 1.4 W/m2 K.

WINDOWS AND DOOR UNITS TO HAVE PVC-U FRAMES AND BE DOUBLE GLAZED WITH 16mm ARGON GAP AND SOFT COAT LOW-E GLASS. NB THE SIDE WINDOWS ARE TO HAVE MIN. HALF HOUR FIRE RESISTING GLASS.

THE OPEN PLAN KITCHEN / DINER IS TO HAVE MIN. 3 No. 8000mm2 TRICKLE VENTS.

GLAZING TO DOORS TO HAVE TOUGHENED OR LAMINATED GLASS.

COMMISSIONING PLAN

A PLAN IS TO BE PROVIDED BY THE BUILDER SHOWING WHICH FIXED BUILDING SERVICES ARE TO BE COMMISSIONED AND WHICH ARE NOT, INDICATING REASONS WHY. THE PLAN IS TO COVER THE FOLLOWING FIXED BUILDING SERVICES – WHERE APPLICABLE.

- HEATING AND HOT WATER
- MECHANICAL SERVICES
- MECHANICAL COOLING / AIR CONDITIONING
- FIXED INTERNAL LIGHTING
- FIXED EXTERNAL LIGHTING
- RENEWABLE ENERGY SYSTEMS

EITHER NOTIFICATION VIA A RELEVANT COMPETANT PERSON SCHEME, OR A COMMISSIONING CERTIFICATE WILL NEED TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

HEATING

EXTEND THE HEATING SYSTEM FROM EXISTING AND PROVIDE NEW TRV'S TO RADIATORS. THE HEATING SYSTEM IS TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK IS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES BYE LAWS, THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1998 AND IEE REGULATIONS.

ELECTRICS

ALL ELECTRICAL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH PART P BY A COMPETANT PERSON. THE ELECTRICIAN IS TO BE A MEMBER OF A GOVERNMENT RECOGNISED SCHEME, APPROVED BY THE SECRETARY OF STATE. ALL INSTALLATION AND COMMISSIONING CERTIFICATES ARE TO BE SUBMITTED TO BUILDING CONTROL FOR FINAL APPROVAL.

SWITCH AND SOCKET OUTLETS ETC. ARE TO BE WITHIN 450 – 1200mm ZONE ABOVE FLOOR LEVEL. ALL POSITIONS ARE TO BE AGREED WITH CLIENT.

ALL NEW LIGHTS ARE TO BE ENERGY EFFICIENT.

SURFACE WATER

NEW RAINWATER GOODS TO BE 110mm UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED TO 68mm DIAM. UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAYS, SITUATED A MIN. DISTANCEOF 5.0m AWAY FROM ANY BUILDING, VIA 110mm DIAM. UPVC PIPES SURROUNDED IN 150mm PEA BEACH.

SOAKAWAY TO BE MIN. OF 1 CUBIC METRE CAPACITY BENEATH INVERT OF DRAIN, WITH SUITABLE GRANULAR FILL AND WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES.

POSITION TO BE AGREED ON SITE WITH BUILDING SURVEYOR.

0 1:100 10
0 1:50 5

N

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS CALCULATIONS, NOTES AND DETAILS, AND DRAWING NO. 01/111.

WORK MUST NOT START UNTIL ALL NECESSARY PERMISSIONS HAVE BEEN OBTAINED.

ALL FACING MATERIALS ARE TO MATCH EXISTING.

THE BUILDER SHOULD CONFIRM WITH THE AGENT THAT HE HAS THE LATEST ISSUE DRAWINGS AND CALCULATIONS – BEFORE STARTING WORK.

ALL STRUCTURE CARRYING AN ADDITIONAL LOAD IS TO BE EXPOSED BY THE BUILDER AND CHECKED FOR ADEQUACY BY BUILDING CONTROL - BEFORE STARTING WORK. (FOUNDATIONS, WALLS, LINTELS ETC.)

THE BUILDING APPEARS TO BE IN GOOD STRUCTURAL CONDITION. ANY DEFECTS DISCOVERED ARE TO BE IMMEDIATELY REPORTED TO THE AGENT / ENGINEER.

ALL WORKS ARE TO BE CARRIED OUT TO THE APPROVAL AND SATISFACTION OF THE BUILDING SURVEYOR, TO ACCEPTED GOOD BUILDING PRACTICE AND IN FULL COMPLIANCE WITH ALL BRITISH STANDARDS AND CODES OF PRACTICE.

THE BUILDER IS RESPONSIBLE FOR THE TEMPORARY STABILITY OF THE BUILDING, AT ALL STAGES OF THE WORK.

THE BUILDER IS RESPONSIBLE FOR ALL MATTERS RELATING TO THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015. (REFER TO RISK ASSESSMENT AT REAR OF CALCS)

ALL BEAM LENGTHS ARE TO BE MEASURED ON SITE.

ALL TIMBER IS TO BE TREATED AGAINST DECAY.

ALL SECOND FIXINGS ARE TO MATCH EXISTING.

ALL DISTURBED WORK IS TO BE MADE GOOD.

ALL SUITABLE WASTE MATERIALS ARE TO BE SENT FOR RECYCLING.

THE BUILDER IS TO REGULARLY CLEAR THE SITE OF BUILDING RUBBISH, AND LEAVE THE WORKS CLEAN AND READY FOR OCCUPATION.

PARTY WALL ACT

THE OWNER HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON EACH ADJOINING OWNER, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1966. (BUILDING NEAR BOUNDARY)

DEMOLITION

THE CONSERVATORY IS TO BE CAREFULLY REMOVED AND TAKEN AWAY FOR RECYCLING.

THE FLOOR IS TO BE GRUBBED UP AND SUITABLE HARDCORE SET ASIDE FOR RE-USE.

MAKE GOOD ANY DISTURBED WORK TO THE ORIGINAL BUILDING.

FOUNDATIONS

FOR DETAILS OF FOUNDATIONS, REFER TO ENGINEERS CALCULATIONS AND DRAWING No. 240110 / SK1.

WALLS U = 0.18 W/m2K

FACING BRICKWORK TO MATCH EXISTING.

100mm CAVITY WITH 90mm CELTEX THERMACLASS INSULATION.

100mm INSULATING BLOCK INNER LEAF, FINISHED WITH 12.5mm PLASTERBOARD AND SKIM COAT OF PLASTER.

INSTALL A HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO INTERNAL AND EXTERNAL SKINS, MIN. 150mm ABOVE EXTERNAL GROUND LEVEL. NEW DPC'S TO BE LAPPED MIN. 150mm WITH EXISTING DPC.

INSTALL INSULATED CAVITY CLOSERS AROUND OPENINGS IN EXTERNAL WALLS.

INSTALL 225mm LONG STAINLESS STEEL, VERTICAL TWIST, BBA APPROVED WALL TIES AT 750mm CENTRES HORIZONTALLY, 450 CENTRES VERTICALLY, IN STAGGERED ROWS AND DOUBLED UP AROUND OPENINGS.

PROVIDE SUITABLE CAVITY WEEP HOLES ABOVE EXTERNAL OPENINGS AT MAX. 900mm CENTRES.

INSTALL 47mm x 97mm (C16 GRADE) WALL PLATES, BEDDED IN BRICKLAYING MORTAR AND FIXED WITH 30 X 5 X 1000 LONG GALV. MILD STEEL STRAPS AT MAX. 1800mm CENTRES.

CAVITY SEALED AT EAVES LEVEL WITH NON – COMBUSTIBLE MATERIAL. (BLOCK LAID FLAT, SUPERLUX, SLATE ETC.)

REFER TO SEPARATE ENGINEERS CALCULATIONS, NOTES AND DETAILS FOR PIERS, RETURNS, PADSTONES ETC., AND MIN. MASONRY STRENGHTS.

FLOOR U = 0.18 W/m2 K

MIN. 70mm SANDICEMENT SCREED FINISHED LEVEL WITH EXISTING DINING FLOOR. (ALLOW FOR FINISHES)

LAY 150mm CELOTEX GA4000 INSULATION, WITH A 1000 GAUGE POLYTHENE VAPOUR CONTROL LAYER OVER, TURNED UP AT THE EDGE TO THE TOP OF THE SCREED.

INSTALL A 25mm CELOTEX GA4000 PERIMETER UPSTAND TO EXTERNAL WALLS.

LAY 150mm CONCRETE SLAB IN RC 30 CONCRETE WITH REBAR TO TOP. 40mm COVER ALL ROUND. SUB BASE TO ENGINEERS DETAILS AS SLAB CANTILEVERS OVER FOUNDATIONS TO SIDES. REFER ALSO TO ENGINEERS DRAWING NO. 240110 / SK1

LAY A 1200 GAUGE POLYTHENE DAMP MEMBRANE BELOW SLAB, TURNED UP TO LAP WITH DPC.

IF BASIC RADON PROTECTION IS REQUIRED, IT SHOULD CONSIST OF A WELL INSTALLED 1200 GAUGE DAMP PROOF MEMBRANE, MODIFIED AND EXTENDED TO FORM A GAS-TIGHT, RADON-PROOF BARRIER BETWEEN THE GROUND AND THE BUILDING.

John Darvall
Architectural Services
Tel: 01323 896322

Client:
MR AND MRS G MESSAGE
27 ASTON RISE
PULBOROUGH

Project:
PROPOSED SINGLE STOREY REAR EXTENSION

Scale	Date	Drawing No
1.100 1.50	FEB 24	02 / 111

Sheet Size A1