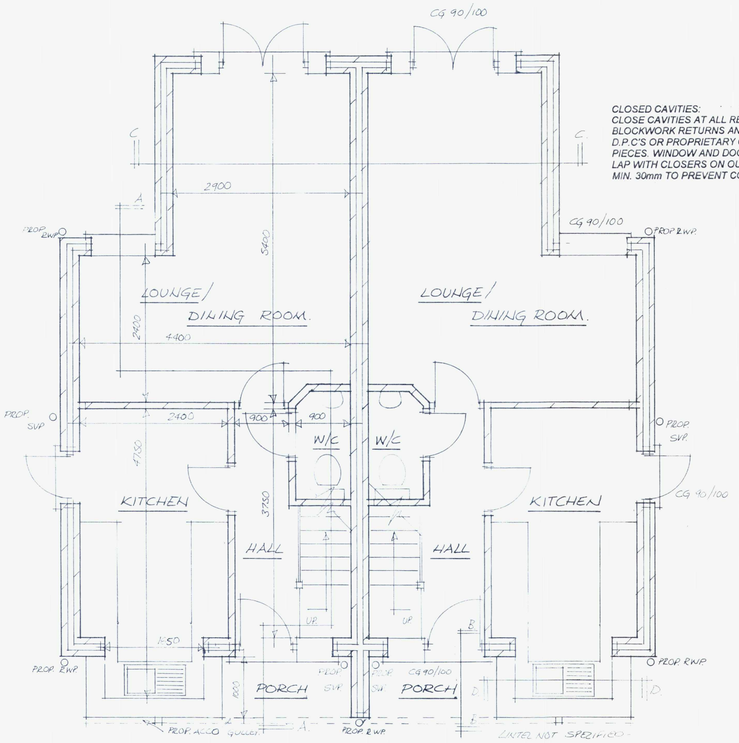
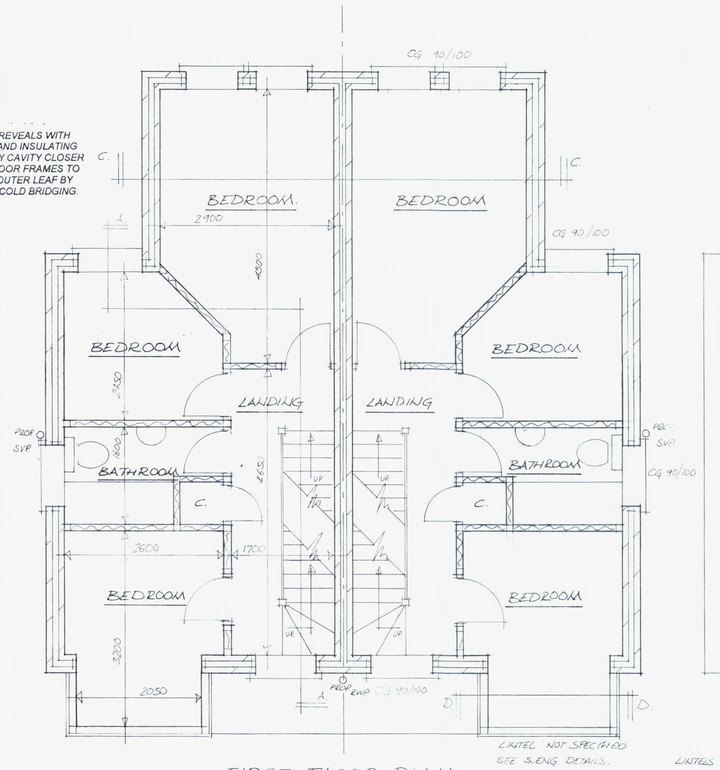
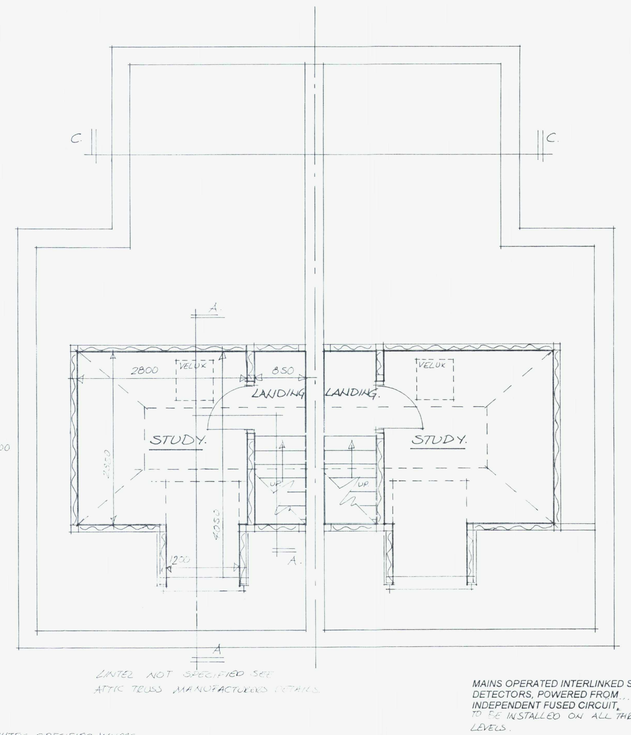


GROUND FLOOR PLAN.

CLOSED CAVITIES:
CLOSE CAVITIES AT ALL REVEALS WITH BLOCKWORK RETURNS AND INSULATING D.P.C'S OR PROPRIETARY CAVITY CLOSER PIECES. WINDOW AND DOOR FRAMES TO LAP WITH CLOSERS ON OUTER LEAF BY MIN. 30mm TO PREVENT COLD BRIDGING.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

LINTELS SPECIFIED WHERE NECESSARY - CG 90/100 - TO BE CHECKED WITH SUPPLIER BEFORE CONSTRUCTION.

MAINS OPERATED INTERLINKED SMOKE DETECTORS, POWERED FROM INDEPENDENT FUSED CIRCUIT, TO BE INSTALLED ON ALL THREE LEVELS.

½ HOUR FIRE DOORS TO BE INSTALLED ON ALL HABITABLE ROOMS & KITCHEN.

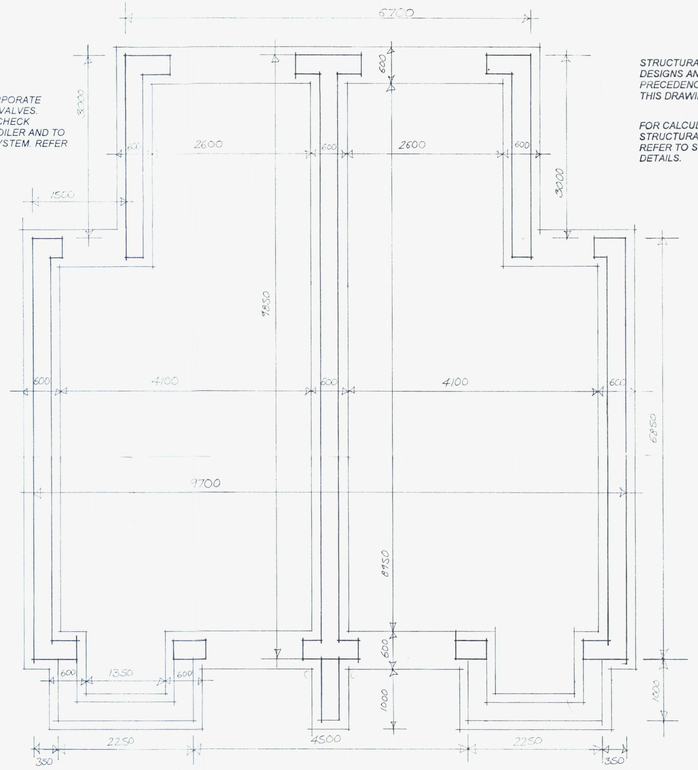
NEW / REFURBISHED HEATING SYSTEM TO INCLUDE; CONDENSING BOILER TO BE INSTALLED BY CORGI REGISTERED INSTALLER (UNDER COMPETENT PERSONS SCHEME) IN ACCORDANCE WITH THE OPDM GUIDE TO THE CONDENSING BOILER INSTALLATION ASSESSMENT PROCEDURE FOR DWELLINGS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES.
FINAL LAYOUTS TO BE AGREED ON SITE.

MAIN HEATING SYSTEM:-
INSTALL CONDENSING BOILER WITH SEDBUK RATING BAND A (90% OR HIGHER).
HOT WATER CYLINDER (IF APPLICABLE) TO INCLUDE A MINIMUM 50mm FACTORY PU FOAM INSULATION AND THERMOSTAT.
HEATING CONTROLS FOR THE SYSTEM TO CONTAIN PROGRAMMER, ROOM THERMOSTAT, BOILER INTERLOCK AND THERMOSTATIC RADIATOR VALVES.
THE BOILER OUTLET IS TO COMPLY WITH DIAGRAM 3.4 OF APPROVED DOCUMENT J (2002 EDITION).
COMMISSIONING CERTIFICATES FOR HEATING AND HOT WATER STORAGE SYSTEMS WILL BE MADE AVALIABLE TO BUILDING CONTROL UPON COMPLETION.

MAINS OPERATED INTERLINKED SMOKE DETECTORS, POWERED FROM INDEPENDENT FUSED CIRCUIT.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGULATIONS 17TH EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF WORKS.

NEW RADIATORS TO INCORPORATE THERMOSTATIC CONTROL VALVES. HEATING ENGINEER IS TO CHECK ADEQUACY OF EXISTING BOILER AND TO DESIGN NEW/EXTENDED SYSTEM. REFER TO CLIENT FOR DETAILED REQUIREMENTS.



FOUNDATION/DRAINAGE PLAN.

STRUCTURAL ENGINEER'S DETAILS, DESIGNS AND CALCULATIONS TAKE PRECEDENCE OVER DETAILS SHOWN ON THIS DRAWING.

FOR CALCULATIONS / DETAILS OF STRUCTURAL MEMBERS / SUPPORTS, REFER TO STRUCTURAL ENGINEERS DETAILS.

ALL INTERNAL INSPECTION CHAMBERS TO BE PROVIDED WITH RECESSED SCREW DOWN DOUBLE SEALED COVERS TO RECEIVE FLOOR FINISH TO CLIENTS CHOICE.

NOTE:- ALL NEW DRAINAGE TO COMPLY WITH BUILDING REGULATIONS APPROVED DOCUMENT PART 'H' 2002.

DRAINAGE DETAILS TO BE PROVIDED AT A LATER DATE, WHEN EXTG. DRAINAGE IS EXPOSED.

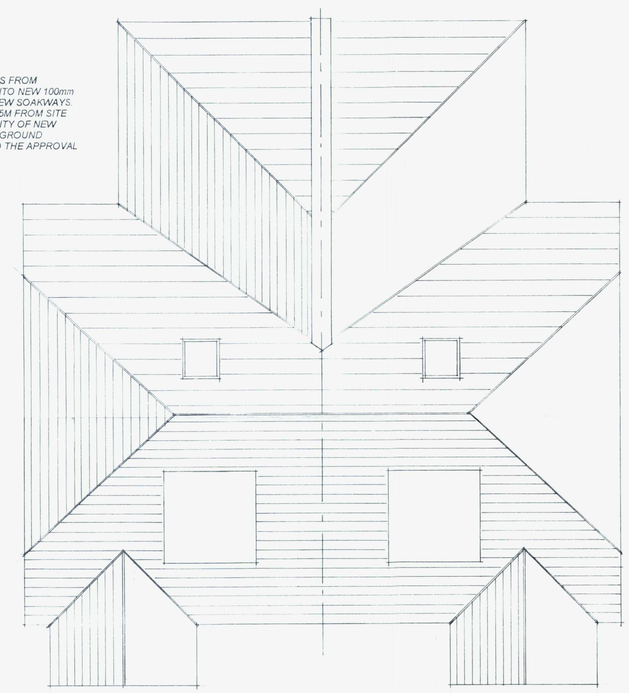
DRAINAGE BELOW GROUND:-
NEW FOUL DRAINAGE TO BE NOM 100mm dia UPVC, BEDDED AND SURROUNDED IN PEA SHINGLE AND LAID TO NOM 1:40 FALL. NEW INSPECTION CHAMBERS TO BE PROPRIETARY PLASTIC BASES AND RAISING PIECES WITH GALVANISED STEEL COVER AND FRAME. DRAINAGE PASSING BENEATH BUILDINGS TO BE ENCASED IN MIN. 150mm MASS 1:3:6 CONCRETE. PROVIDE P.C. CONC. LINTELS OVER DRAINAGE PASSING UNDER WALLS AND CLOSE VOIDS AROUND DRAINS WITH ANTI-VERMIN BOARDS.

DRAINAGE ABOVE GROUND:-
WASTE PIPE DIAMETERS TO BE:-
W.C. 100mm dia, SINK, BATH AND SHOWER 50mm dia. BASINS 32mm dia. COMBINED WASTES TO BE min. 50mm dia. ALL TRAPS TO BE 75mm DEEP SEAL TYPE. ALL WASTE PLUMBING TO COMPLY WITH B.S.5572. INTERNAL STUB STACKS TO BE TERMINATED IN AUTOMATIC AIR INLET VALVES TAKEN UP HIGHER THAN SPILL OVER LEVEL OF HIGHEST APPLIANCE.

EXTENSIONS THAT ARE TO PASS OVER OR WITHIN 3m OF PUBLIC MAIN DRAINAGE SYSTEM, ARE FIRST TO RECEIVE THE APPROVAL OF THE LOCAL WATER – AUTHORITY AND ARE TO BE REPLACED / REPAIRED AS NECCESARY AS A MATTER OF PRECAUTION.

RAINWATER DRAINAGE:-
NOM 75mm dia DOWNPIPES FROM GUTTERS, CONNECTED INTO NEW 100mm dia UPVC DRAINAGE TO NEW SOAKWAYS. SOAKWAYS TO BE A MIN. 5M FROM SITE CONSTRUCTIONS. CAPACITY OF NEW SOAKWAYS TO SUIT SITE GROUND SOAKAGE ABILITY AND TO THE APPROVAL OF THE B.C.O.

NOTE:-
EXACT LOCATION OF EXISTING FOUL DRAIN AND INVERT LEVELS TO BE DETERMINED ON SITE. ALL ALTERATIONS/EXTENTIONS TO EXISING FOUL DRAIN TO BE APPROVED BY THE L.A. B.C.O.



ROOF PLAN.

NOTES:

1. ALL DIMENSIONS AND LEVELS WHETHER NOTED OR OTHERWISE TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING AND ANY DISCREPANCIES TO BE REFERRED TO THE SUPERVISING OFFICER PROIR TO COMMENCMENT OF WORK OR THE ORDERING OF MATERIALS OR COMPONENTS.

T.P. OFFICE COPY
BOROUGH OF WORTHING
DEPOSITED 12.4.10
TP. REF. No.
WB/09/0340/FUL/NMA1

NOTE: 21ST DECEMBER 2009.
1. ALL MATERIALS MUST BE RESPONSIBLY SOURCED FROM SUPPLIERS ABLE TO PROVIDE F.S.C. OR P.E.F.C. CHAIN OF CUSTODY CERTIFICATES.
2. ALL MATERIALS OTHER THAN TIMBER PRODUCTS MUST BE RESPONSIBLY SOURCED FROM SUPPLIERS ABLE TO PROVIDE E.M.S. CERTIFICATES.
3. ALL WINDOWS AND DOORS MUST HAVE A U VALUE OF 1.5W/m2K.
4. ALL INSULATION MUST HAVE A G.W.P. OF LESS THAN 5.

ALL OF THE ABOVE NOTES SUPERSEDE ALL DRAWINGS, OTHERS NOTES, ETC. AND ARE INTENDED TO ASSIST CODE 3 REQUIREMENTS.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DETAILS AND DRAWINGS RELATING TO THIS PROJECT INCLUDING FLOOR PLANS, ELEVATIONS, CROSS-SECTIONAL AND GENERAL DETAILS, STRUCTURAL ENGINEERS AND SPECIALIST DETAILS AND ANY OTHER RELEVANT DOCUMENTS. INCLUDING SPECIFICATION, BILL OF QUANTITIES, MANUFACTURERS DETAILS, ETC – IF IN DOUBT ASK!

ALL RAINWATER PIPES TO DISCHARGE INTO B.I.G.S.

CODE 3 NOTES ADDED – 21ST DEC. 2009.

IMPORTANT NOTE – THESE PLANS ARE FOR INDICATIVE PURPOSES ONLY, AND MUST NOT BE USED FOR BUILDING OR SELLING PURPOSES – SITE DIMENSIONS MUST BE TAKEN.

'A' AMENDMENT - RAIN WATER DRAINAGE ADDED - 6/10/09.

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PROJECT:

40 LADYDELL ROAD,
WORTHING,
EAST SUSSEX.

DRAWING:

PROPOSED FLOOR PLANS, FOUNDATION/DRAINAGE PLAN & ROOF PLAN.

SCALE: 1:50

DATE: JULY 2009.

PLANS
ARCHITECTURAL CONSULTANTS
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DRAWING No.: 11