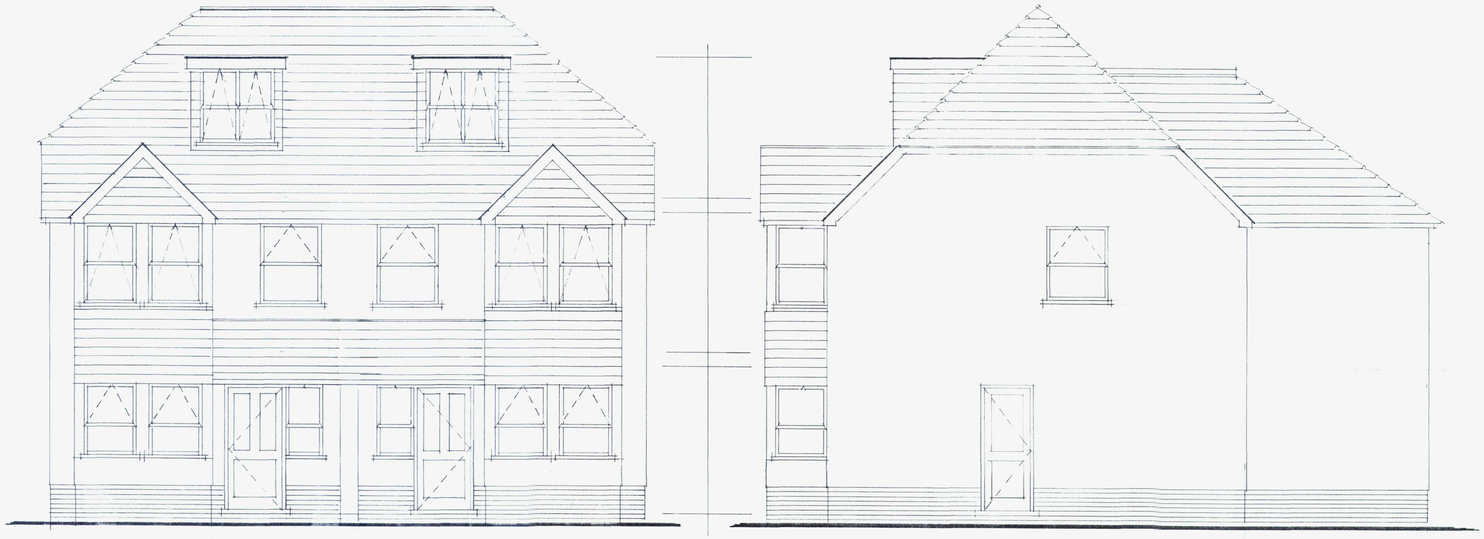

NOTE:- FINISHED FLOOR & GROUND LEVELS TO BE AGREED ON SITE PRIOR TO COMMENCEMENT OF WORK, IN ANY CASE THE GROUND FLOOR LEVELS OF THE NEW DWELLINGS MUST EXCEED THAT OF THE ADJACENT DWELLING - (NO. 40).



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.

NEW WINDOWS AND / OR GLAZED EXTERNAL DOORS WILL ACHIEVE A 'U' VALUE OF / SW/m2K.

ESCAPE WINDOWS TO ALL HABITABLE ROOMS TO HAVE KEYLESS LOCKS. MINIMUM CLEAR OPENING AREA 0.33m SQ. MINIMUM WIDTH 450mm MINIMUM HEIGHT 750mm.
THE OPENING PART OF THE ESCAPE WINDOWS SHOULD BE BETWEEN 900mm AND 1100mm FROM FINISHED FLOOR LEVEL.

ANY GLAZING THAT IS WITHIN 1500mm OF THE FLOOR IS TO BE SAFETY GLAZING COMPLYING WITH BS 6206 1981, IE SAFETY LAMINATED GLASS.

ALL INTERNAL TIMBERS TO BE KILN DRIED AND PRESERVATIVE TREATED TO BS 4978 / BS 5268, STAMPED DRY WITH AN AVERAGE MOISTURE CONTENT OF 20%. TIMBERS GENERALLY TO BE STRESS GRADED C16 (SC3) EXCEPT WHERE NOTED C24 (SC4) AND CLEARLY MARKED.

NEW DWELLING NOTES, DISABLED ACCESS:

1, THE APPROACH TO BE LESS THAN 1:20, WITH FIRM AND EVEN SURFACE AND WIDTH OF ENTRANCE TO BE MINIMUM OF 900mm. LEVEL THREHOLD TO BE PROVIDED.

2, EXTERNAL DOORS TO BE A MINIMUM OF 850mm.

3, INTERNAL DOORS TO BE A MINIMUM OF 760mm ON THE GROUND FLOOR. IF A DOOR IS NOT APPROACHED FROM HEAD ON AND THE CORRIDOR IS LESS THAN 1200mm AN 850mm DOOR WILL BE NECESSARY.

4, ALL ELECTRICAL SWITCHES/ SOCKETS/ DOOR BELLS ETC ARE TO BE FITTED BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL.

ENERGY RATINGS/SAP CALCULATIONS- SHALL BE PROVIDED BY THE CLIENT FOR ANY NEWLY CREATED DWELLINGS WITHIN 5 DAYS OF COMPLETION OR OCCUPATION, WHICHEVER IS EARLIER.

AIR TIGHTNESS-
A DESIGN AIR PERMEABILITY OF 9-10m3/H/M2 IS TO BEEN ALLOWED FOR – TO ACHIEVE AN AIR PRESSURE TEST.

CLIENTS MUST TAKE THEIR OWN ASSURANCES ON:-
A, SOIL CONDITIONS, INC. GRADIENT OF LAND.
B, SUITABILITY OF STORM WATER DRAINAGE.
C, TREES AND THEIR AFFECT ON FOOTINGS.
D, POSITION OF MAIN SEWER.

FINISHES:-
WALLS:- FACEBRICKWORK - AS SHOWN - WITH SMOOTH RENDER, PAINTED WHITE - WITH TILE HANGING TO BAY
ROOF:- PLAIN TILES
WINDOWS / DOORS / VELUX :- WHITE UPVC.

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
DESPATCHED 12.4.10
TP. FILE NO.
WB/ D9 /0360/FAL /NMA 1

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!

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

GENERAL NOTES:
1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, CROSS-SECTIONS, STRUCTURAL ENGINEERS DETAILS, ETC.
2. ALL STRUCTURAL ELEMENTS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK ON SITE.
3. ALL DIMENSIONS ARE APPROXIMATE AND ARE FOR GUIDANCE ONLY. SITE DIMENSIONS MUST BE TAKEN.

CODE 1 NOTES ADDED – 21ST DEC. 2009.

'A' AMENDMENT- DORMER ALTS. 8/12/09.

© COPYRIGHT:

PROJECT:

40 LADYDELL ROAD,
WORTHING,
EAST SUSSEX.

DRAWING:

PROPOSED ELEVATIONS.

SCALE: 1:50

DATE: JULY 2009.

PLANS
ARCHITECTURAL CONSULTANTS
20 SUTTON PARK ROAD, SEAFORD
SEAFORD, EAST SUSSEX BN25 1NT
TEL: (01323) 491100
FAX: (01323) 491199

DRAWING No.: