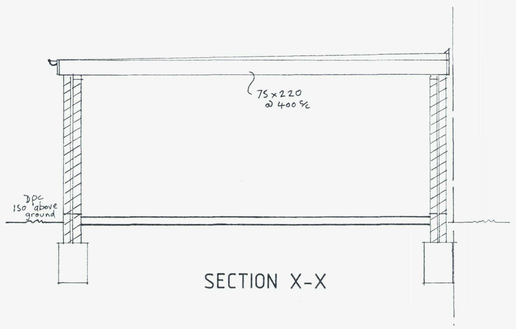
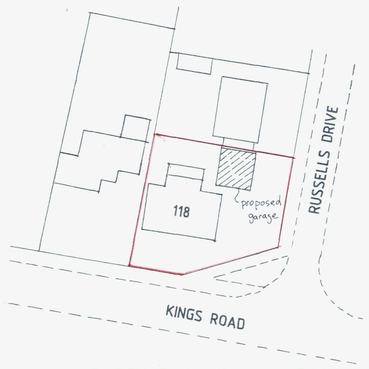
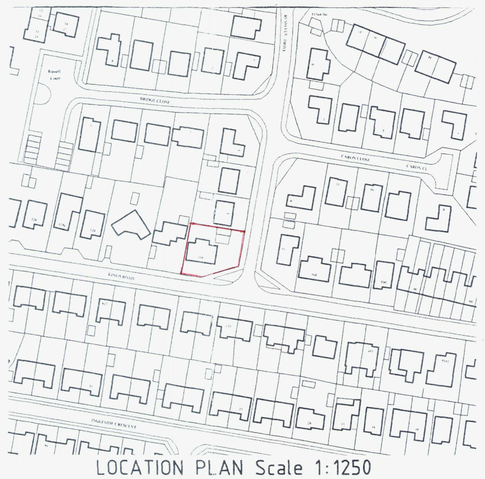


SECTION X-X



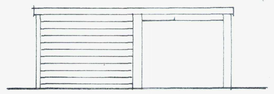
BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:1250



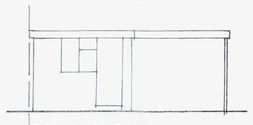
NORTH ELEVATION
EXISTING



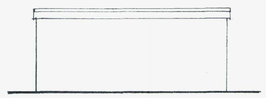
FRONT ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING



REAR ELEVATION
EXISTING



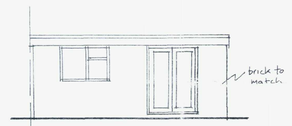
NORTH ELEVATION
PROPOSED



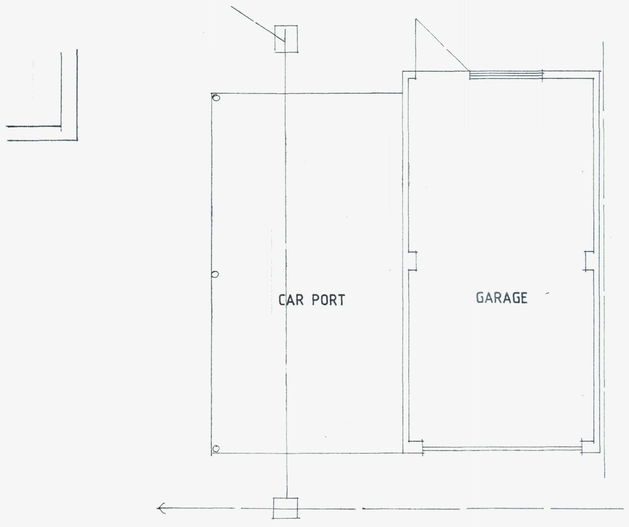
FRONT ELEVATION
PROPOSED



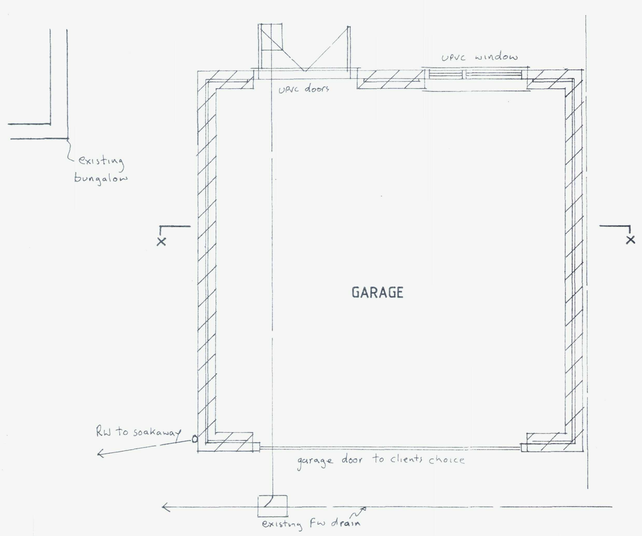
SOUTH ELEVATION
PROPOSED



REAR ELEVATION
PROPOSED



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Full Building Regulation plan approval, including the approval of any structural calculations that were the subject of a Conditional Approval, to be obtained prior to commencing any works or ordering any materials. Starting work prior to full approval is undertaken entirely at the risk of client/contractor/project manager.
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
No work to encroach over the boundary of the neighbours property.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
THE PROPERTY OWNER IS REMINDED OF THE REQUIREMENT TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains. There are no tree roots are present which will effect the depth and design of the foundation.

External Walls

Cavity walls comprising matching brick outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm^2. All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar.
Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. Windows are to overlap insulated cavity closers by a minimum of 30mm.
Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.
NEW BRICK / BLOCK WALLS TO BE PROVIDED WITH MOVEMENT JOINTS AS REQUIRED BY THE BRICK / BLOCK MANUFACTURER.

Floor

100mm concrete ground floor slab (1.2.4 mix), on blinded hardcore minimum 100mm thick. Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain.

Ventilation

All new windows to be double glazed timber or UPVC with 16mm air gap and a soft low-E coating, windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator. Providing a U value of 1.6W/m^{2}K.

Flat Roof

Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan). Fascia to match existing with soffit fitted with continuous 25mm vent and fly-proof screen.

Beams and Lintels

Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway. New soakaway min 5m away from any building to be 1m^3 below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206: 1981.

Electrical Works

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the council or approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings to 75% of new locations with a luminous efficacy greater than 45 lamp lumens per circuit watt.

1: 50
0 1 2 3 4 5 6 7 8 9 10

1: 100
0 1 2 3 4 5 6 7 8 9 10

1: 500
0 10 20 30 40 50

1: 1250
0 10 20 30 40 50 60 70 80 90 100

Copyright

John Wright

12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Phone: 01903 205572
Mobile: 07809 205095
Email: johnforplans@yahoo.co.uk

Client
Mr.&Mrs.BRIDGES

Job Title
118 KINGS ROAD
LANCING

Drawing Title:
GARAGE

PLANNING
Ref. No. 1053/17
Date Rec'd - 6 JUL 2017

Scale: 1:50 & 1:100

Date: June 2017

Drawn by: JW

Drg No. JW/17/048

Rev.

Paper Size A1