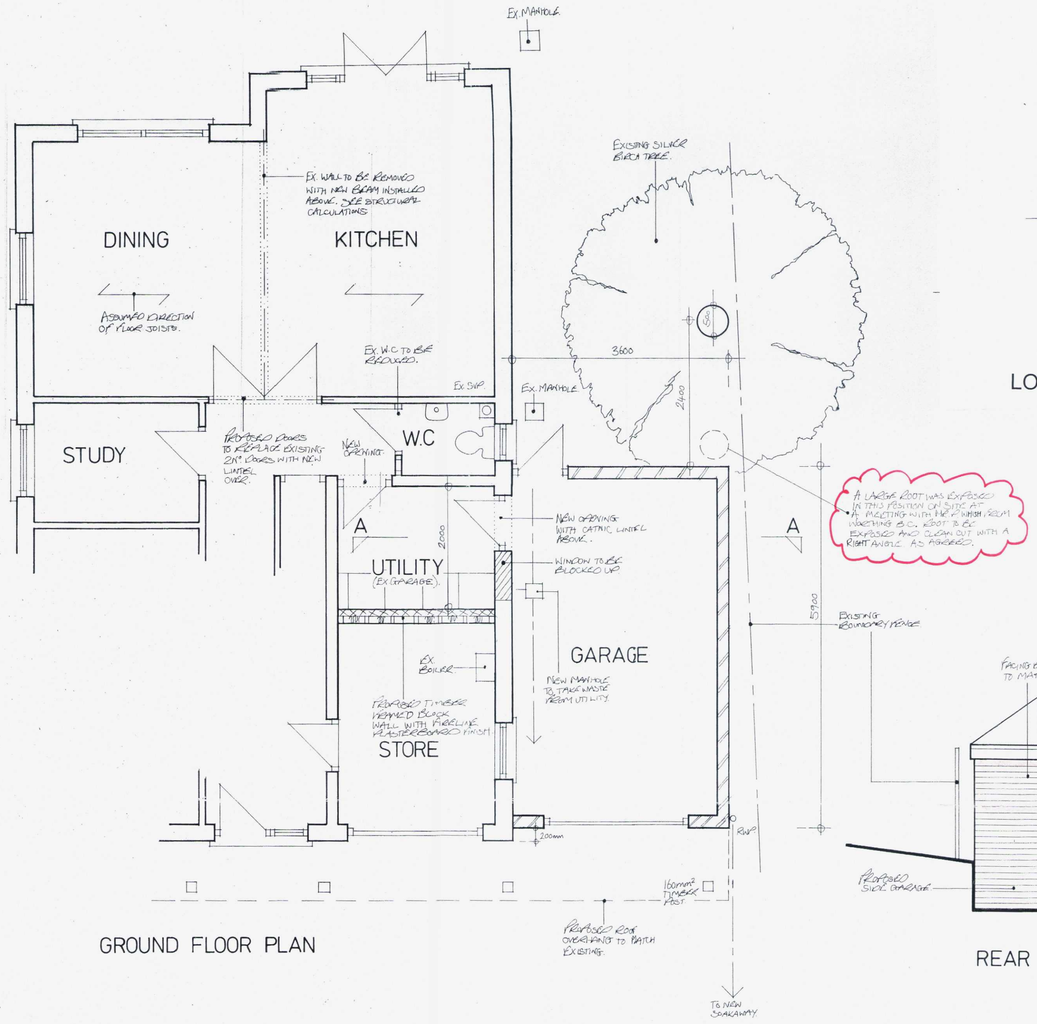
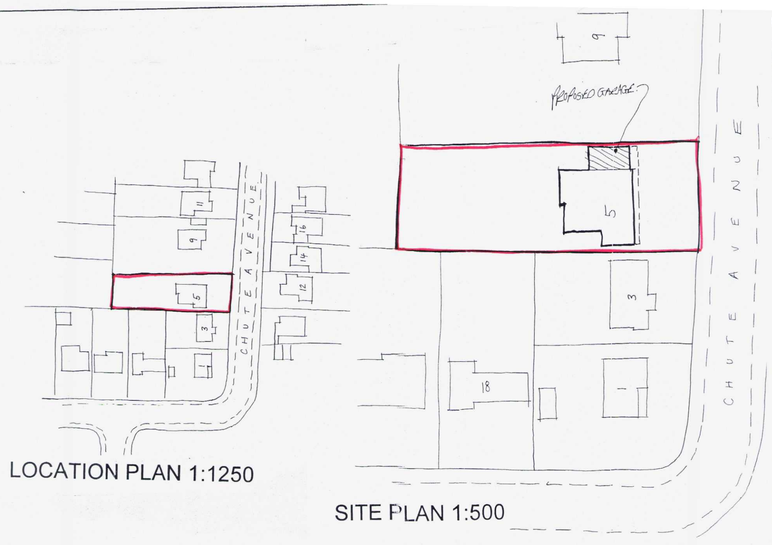
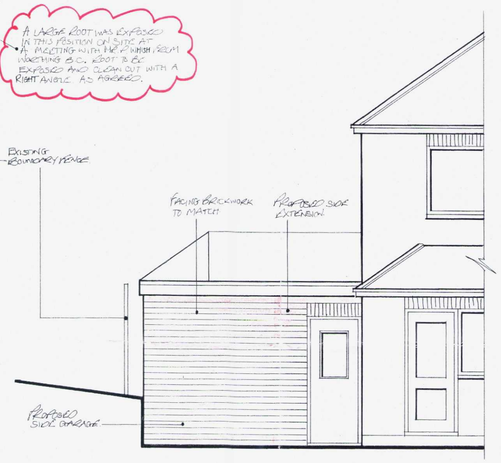


GROUND FLOOR PLAN

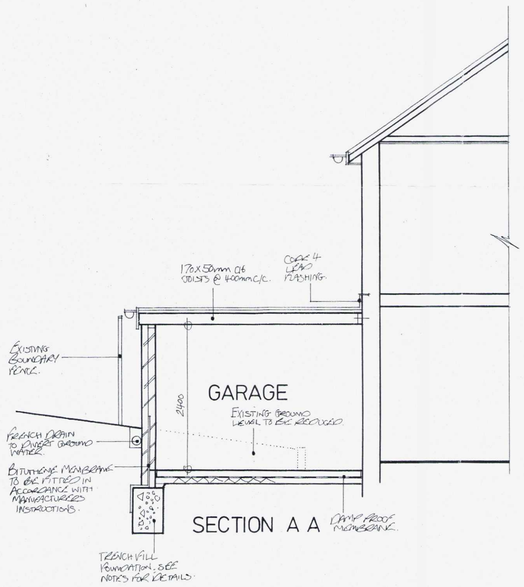


LOCATION PLAN 1:1250

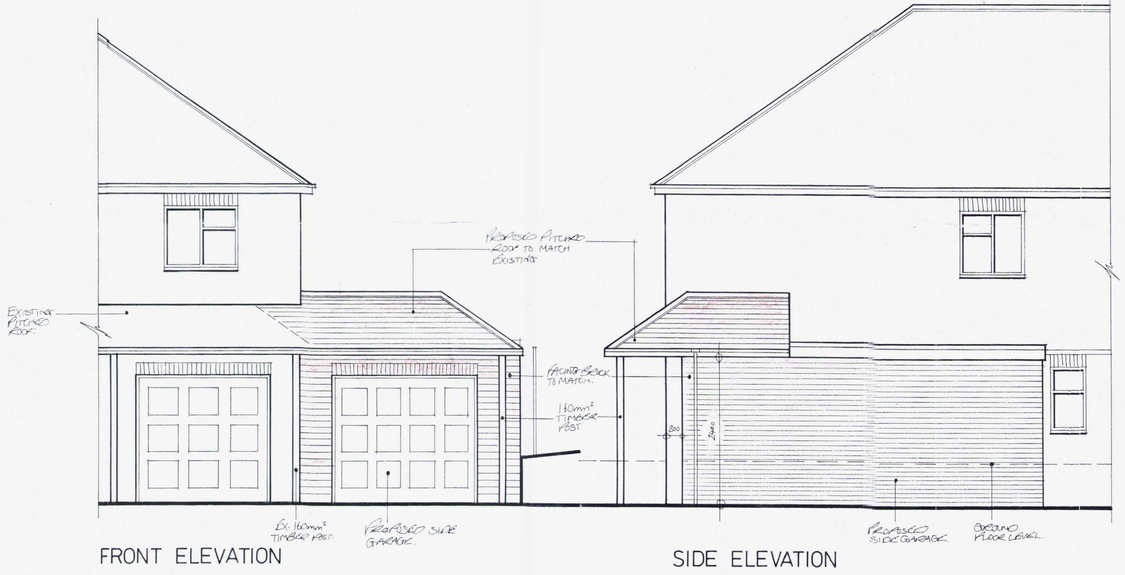
SITE PLAN 1:500



REAR ELEVATION



SECTION A A



FRONT ELEVATION

SIDE ELEVATION

BUILDING REGULATION NOTES

T.P. OFFICE COPY

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

Careful inspection is to be carried out prior to th removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accorda time.

Any parts of structure covered over or inaccessible with all current building regulations and codes of practice in force at this areas including underground.

If the proposed works are altered on site and have not been inspected and no responsibility is accepted for these the Architect and the Local Authority to ensu approvals. None of the measurements on this deviate away from the plan then it is the responsibility of the builder to notify Authority. If they are it could result in further pare the alterations do not have impact on the design or the Local Authority drawing should be exceeded for whatever reason without consulting the Local mission being required for the works.

No work to encroach over the boundary of thi neighbour's property.

All electrics, heating, plumbing and decoration s 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.

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved.

Any work undertaken is done so at the clients risk.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). There is a large mature silver birch tree located on the northern boundary. Therefore using the NHBC guidance for building near trees the minimum depth of the foundation is to be 1.1m (table 22, low shrinkage soil and low water demand tree). New foundations to go down to invert level of any adjacent drains.

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls

Garage walls to be 215mm brickwork with facing brickwork to match existing.

Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork.

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 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 wall in garage to create utility constructed of 100mm blockwork wall lined with 100 x 50mm studding at 400mm centres. Studding to be clad externally with one layer of 12.5mm fireline plasterboard with all joints taped/sealed. Studding to be insulated with 100mm thick Celotex GA4000 insulation fitted between studwork.

Existing cavity wall between existing and new garage to be exposed to check existing insulation in cavity. If necessary line wall with studding and insulation mentioned above.

Ground Floors

Garage floor to be 100mm oversite concrete over 1200 gauge polythene damp proof membrane on sand blinded 100mm clean, well compacted broken hardcore.

Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab mm 50mm concrete cover, over length of drain.

Existing garage floor to be upgraded with minimum 75mm reinforced screed (mix 1.3 or 4) on 75mm Celotex GA4000 flooring grade insulation over a 500g polythene barrier existing concrete ground floor slab. All to achieve a U value less than 0.20 W/m² K.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm 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 C16 grade sw joists (size and centres as shown on plan). Roofing felt dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over felt upstand. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres.

Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

False Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of Masterboard' fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge.

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 Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New 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 8000mm² trickle ventilator.

Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air.

All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.

Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second that may be operated intermittently and ducted to external air.

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572).

All below ground drainage to BS8301.

Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach.

New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.

New soakaway min. 4.6m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Heating

All alterations and extensions to the heating and hot water systems shall be designed, installed and commissioned in accordance with the Domestic Heating Compliance Guide.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council 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.

Lighting

A minimum of 75% of all new internal fixed light fittings to be energy efficient type taking only low energy lamps or if standard fittings 75% of bulbs to be low energy lamps with integrated control gear (e.g bayonet or Edison screw base compact fluorescent lamp).

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Address of works: 5 Chute Avenue, Worthing

Drawing title: Proposed Side Garage and Internal Alterations

Date:	September 2010	Revisions:			
Scales:	1:50,100,500,1250	Dwg No.	01	Job No.	WG-116