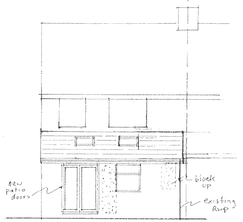
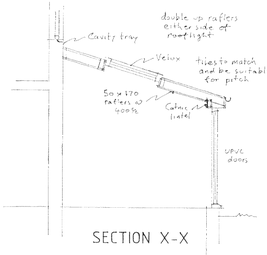


SIDE ELEVATION



REAR ELEVATION



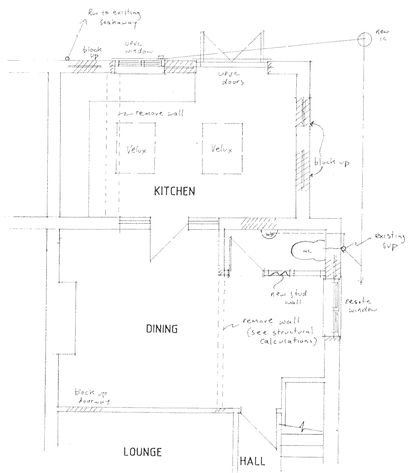
SECTION X-X

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

ALL FOUNDATIONS, WALLS AND LINTELS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

Careful inspection is to be carried out prior to the 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 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.



GROUND FLOOR PLAN

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 8000mm² trickle ventilator. Providing a U value of 1.6W/m²K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Providing a U value of 1.6W/m²K.
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.
Internal WCs, bathroom and shower room to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch.

Pitched Roof

Tiles to match existing on 25 x 38mm sw treated battens on breathable type sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. Fascia to match existing with soffit fitted with continuous 25mm vent and fly proof screen.
All skeilings to be insulated with 90mm Celotex tuff-R GA3000 insulation between rafters, and 40mm Celotex tuff-R GA3000 insulation fixed to underside of rafters. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.18 W/m²K.

Internal Walls

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set.

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 hound with 1.6mm wire at 100mm centres.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows:
Wash hand basin - 32mm diameter
WC - 100mm diameter
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps.
New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.
All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to full 1 in 40, provide concrete cover where invert is less than 450m.

Surface Water Drainage

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

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.

Water Supply

A wholesome supply of mains water (drinking quality) to be provided to: Drinking water taps, washbasins, baths, showers, bidets, sinks and toilets. In accordance with the requirements of the Water Supply (water fittings) regulations 1999.
Suitable quality water must be supplied to flushing toilets (i.e. recycled water, grey or harvested, can be used instead of wholesome water).
The fittings to all appliances must help prevent unnecessary water consumption.
Heated wholesome water must be supplied to washbasins, bidets, baths, showers and sinks.
Hot water systems must be designed, constructed and installed to prevent both accidents during normal use and possible malfunctions.
Hot water storage vessels must be installed to prevent the temperature exceeding 100°C.
Ensure discharge from safety devices safely convey water to places that are visible.
Hot water storage systems should be designed and installed in accordance with BS 6700 + A1 2009 indirectly heated unvented (closed) storage water heater should comply with BS EN 12897: 2006.

© Copyright

John Wright MRICS

12 Scamill Park Crescent
Worthing
West Sussex
BN11 2PN

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

RICS

Client

Job Title

22 ADUR AVENUE
SHOREHAM BY SEA

Drawing Title:

NEW ROOF TO EXISTING EXTENSION AND ALTERATIONS

Scale: 1:100 & 1:50

Date: Jan 2011

Drawn by: JW

Drg No. JW/11/005

Rev.