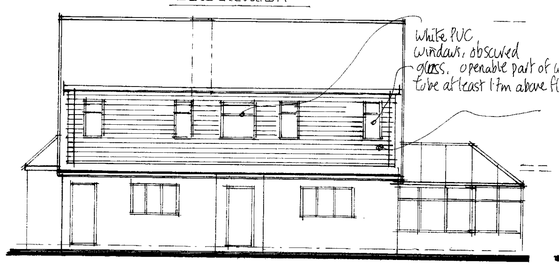
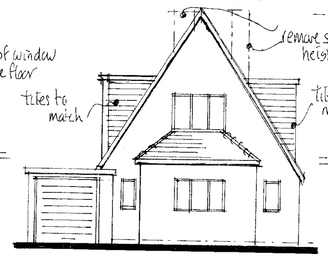
## Beam Details

Flat Roof Joists (FR1) to be 100x50mm at 400mm centres.
Beam L1 to be 2no 75x50mm timbers
Beam B1 to be 178x102x19 UB bearing onto 225x100x15mm m.s. plate.
Beam B2 to be 2no 150x50mm timbers
Beam B3, B4 & B5 to be 152x89x16 UB bearing onto 225x100x15mm m.s. plate each end.
Floor Joists (F1) to be at least 175x50mm timbers at 400mm centres.
Beam L2 to be 2no 175x50mm timbers
Beam B6 to be 203x133x25 UB bearing onto 225x100x15mm m.s. plates
Beam B7 to be 203x102x23 UB bearing onto 300x100x20mm m.s. plates

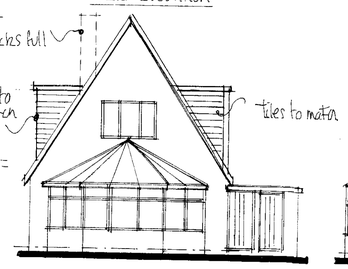
Side Elevation

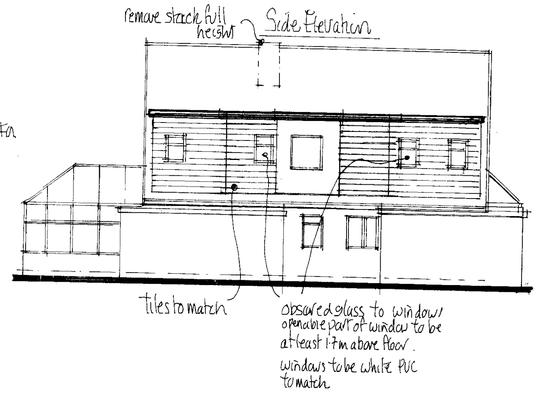



Front Elevation

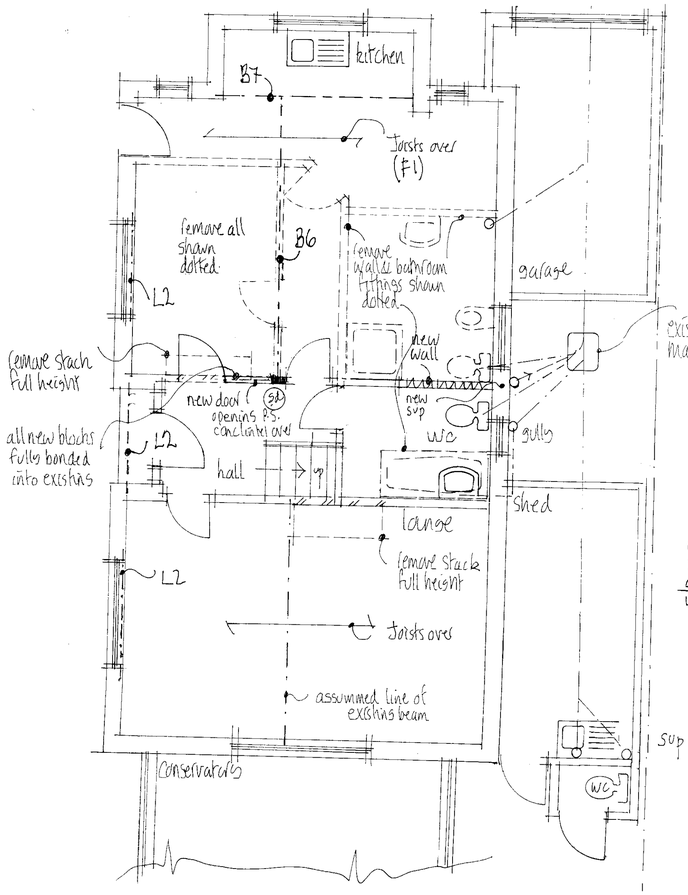



Rear Elevation



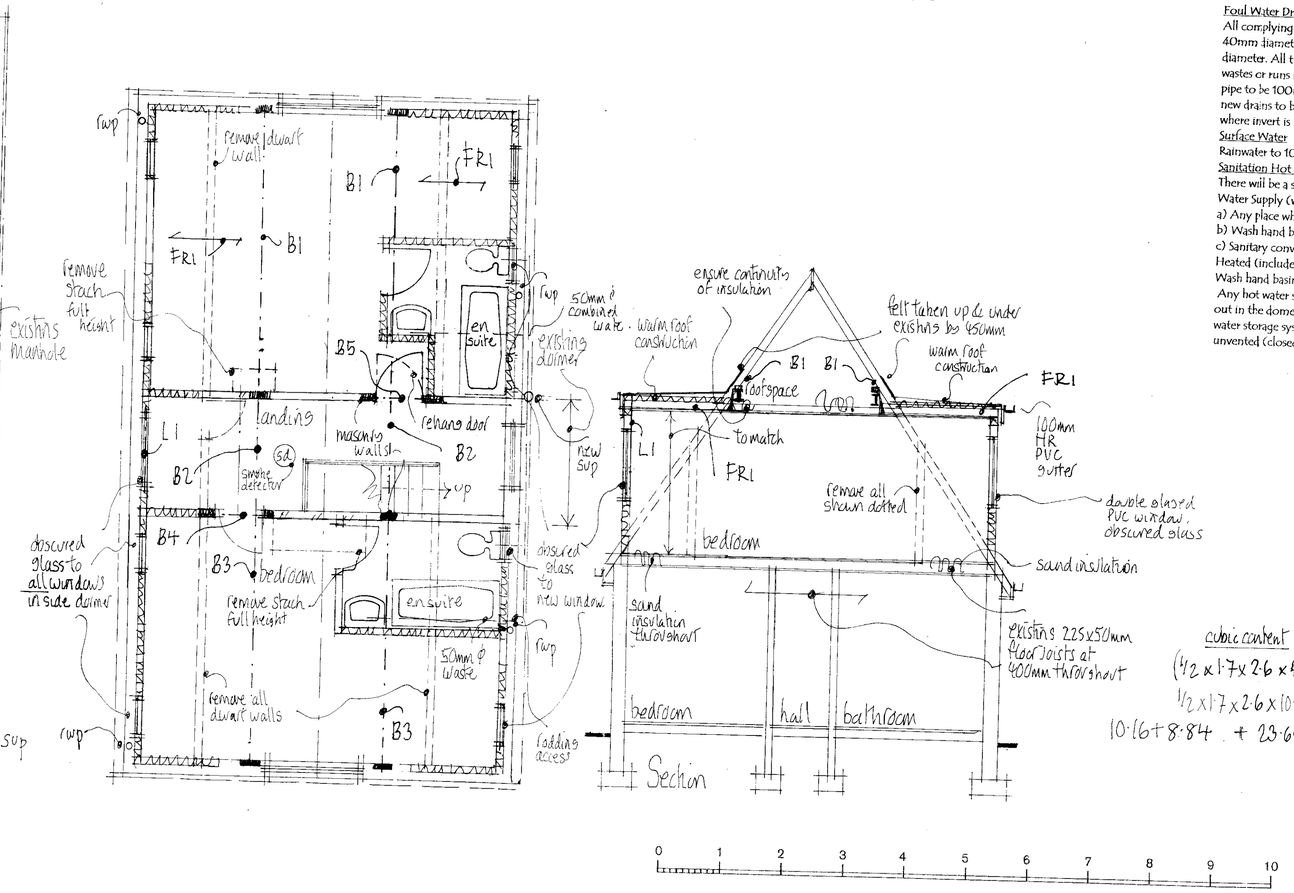




Ground Floor Plan




Line of FW drain

First Floor Plan







0 1 2 3 4 5 6 7 8 9 10

0 1 2 3 4 5 6 7 8 9 10

## Building Regulation Notes

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts.

First Floor

New areas of first floor to be 22mm T & G flooring, moisture resistant grade chipboard of 15kg/m² on existing floor joists. Insulated with 100mm Rockwool quilt for sound insulation purposes.

Internal stud partitions

To be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

Flat Roof

To be throughout to be a warm roof construction. Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 130mm of Celotex laminated roof board on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) Rain water to discharge onto existing pitched roof. 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Rainwater to 100mm half round PVC gutter laid to falls to the 65mm down pipes as shown discharging on existing roof.

Dormers

To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 100mm Celotex (GA3000Z) insulation with 25mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gpyroc wallboard and set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary.

Smoke Detectors

At least one number main operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrics

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 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. A minimum of 75% of all new lighting will be high efficiency type.

Heating

Any new radiators to be installed are to be fitted with TVR s.

Ventilation

New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, a l fitted with a minimum 8000mm² trickle ventilator. All new and replacement windows to be double glazed PVC C ated with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air. The U values of the windows will be 1.6 W/m²K.

Foul Water Drainage

All complying with BS EN 752. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths - 40mm diameter Wash hand basin 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm 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, all to discharge into existing soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Provide rodding access at the base of any new soil and vent pipe.

Surface Water

Rainwater to 100m half round PVC gutter laid to falls to discharge onto existing roof.

Sanitation Hot Water Safety and Water Efficiency

There will be a supply of wholesome water (mains water supplied and stored in accordance with the requirements of the Water Supply (water fittings) Regulations 1999) to the following locations.....
a) Any place where drinking water is drawn off.
b) Wash hand basins, baths, showers and sinks.
c) Sanitary conveniences -however alternative supplies to sanitary conveniences are acceptable (e.g. harvester rainwater).
Heated (includes softened) wholesome water will be supplied to the following locations.....
Wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).
Any hot water storage and supply system installed is required to be commissioned in accordance with procedures set out in the domestic heating compliance guide .Commissioning documentation will be required at completion. Hot water storage systems should be designed and installed in accordance with BS 6700, 2006 + A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897.2006.

cubic content

(½ x 1·7 x 2·6 x 46) + (½ x 1·7 x 2·6 x 40) + ½ x 1·7 x 2·6 x 10·7

10·16 + 8·84 + 23·64 = 42·6m³


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Drawing Title: Proposed Details.
96 The Crescent
Southwick
Scale: 1:50, 1:100
Date: May 12 Drawn by: mjh
A1 sized drawing
Drg No. Rev.

ADUR & WORTHING BUILDING SERVICES
APP AWDM/0547/12
DATE VALID 10 JUL 2012