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.

First Floor

New areas of first floor to be 22mm T & G flooring, moisture resistant grade chipboard of 15kg/m² on new floor joists at 400mm centres insulated with 100mm Rockwool quilt for sound insulation purposes.

Steel beams and supports

Any new to be clad to afford 1/2hours fire resistance encased in 12.5mm Fireline board upon a timber cradle or alternatively painted with intumescent paint (Nullifire or similar)

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.

Skeilings

To be insulated with 70mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 50mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard.

Pitched Roof

Tiles to match existing on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 on C16 grade rafters at max 400mm centres as specified. 100 mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. An eaves protection sheet (carrier) will be installed over the fascia board overlapping the roofing felt by 150mm.

Stairs

Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 99mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

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 plan.) Rainwater 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.

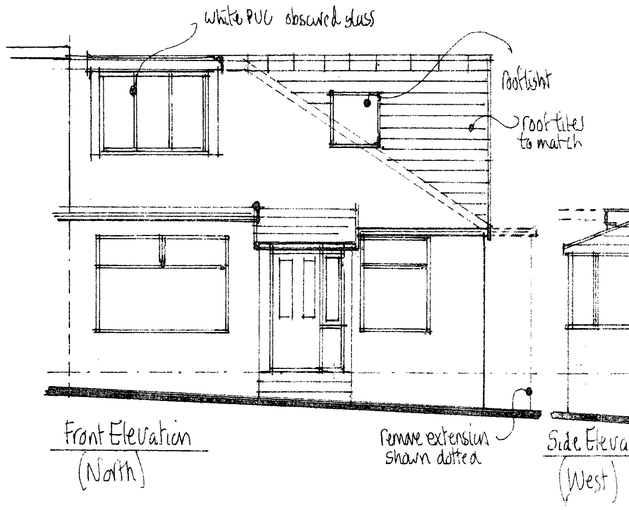
Heating

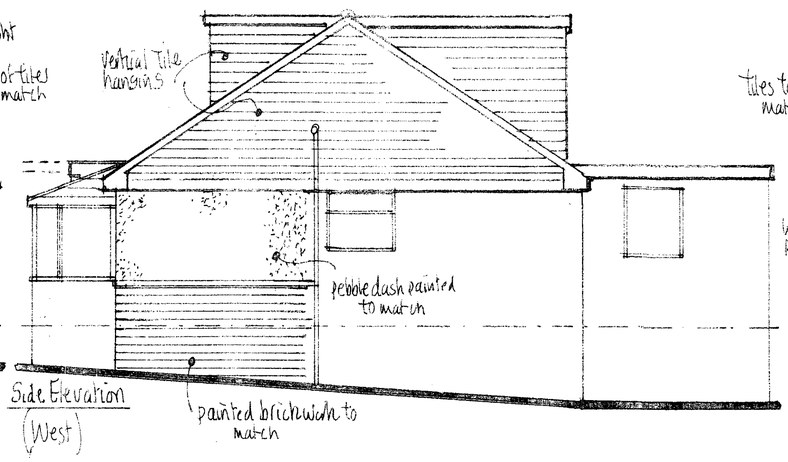
Any radiators to be installed into new rooms are to be fitted with TVR

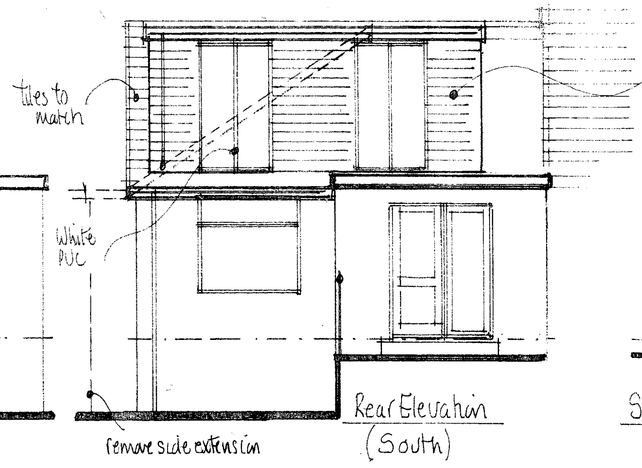
Dormers and gable end

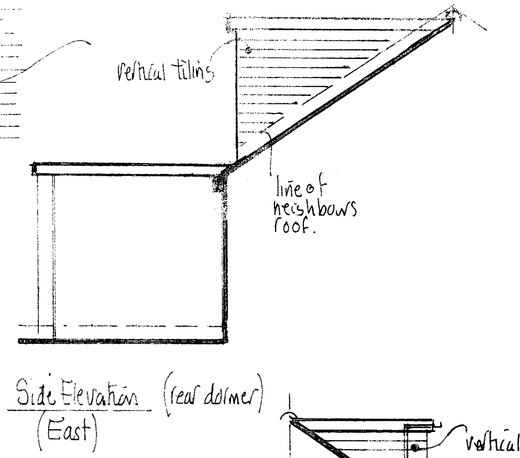
To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 80mm Celotex (GA3000Z) insulation with 35mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gyproc wallboard and set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. Gable end dormer cheeks within 1.0m of the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides with 1000 gauge polythene vapour barrier installed with 50mm Celotex (GA3000Z) insulation with 25mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gyproc wallboard and set.

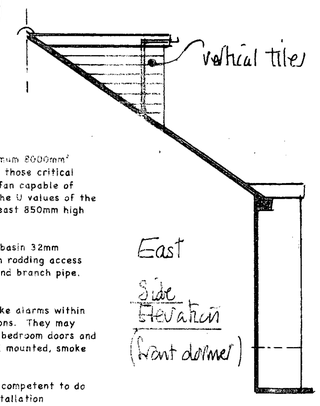
Beam No	Beam Size	Bearing 1	Bearing 2	Comments
R1	125mm x 50mm timbers			At 400mm centres, spiked along the existing
R2	2no 125mm x 50mm timbers			C16 Grade
FR1	170mm x 50mm at 400mm centre			Flat Roof Joists
L1 and B5	2no 100mm x 50mm timbers			
B1	254 x 146 x 37 UB	300mm x 100mm x 20mm mild steel plate	Bolted to post with 4 no M12 dia bolts	For Splice detail see page 24 of the structural calculations
P1	80 x 80 x 3.6 SHS			With 250 x 100 x 12mm base plate and 4 no M12 dia bolts
F1	200mm x 50mm at 400mm centres			
L2 and B2	2no 200mm x 50mm timbers			
B3	3no 200mm x 50mm timbers			
B4	2no 225mm x 50mm timbers			C16 Grade
B6	152 x 89 x 16 UB	250mm x 100mm x 12mm mild steel plate	250mm x 100mm x 12mm mild steel plate	
B7	305 x 165 x 46 UB	300mm x 100mm x 20mm mild steel plate	300mm x 100mm x 20mm mild steel plate	For Splice detail see page 25 of the structural calculations

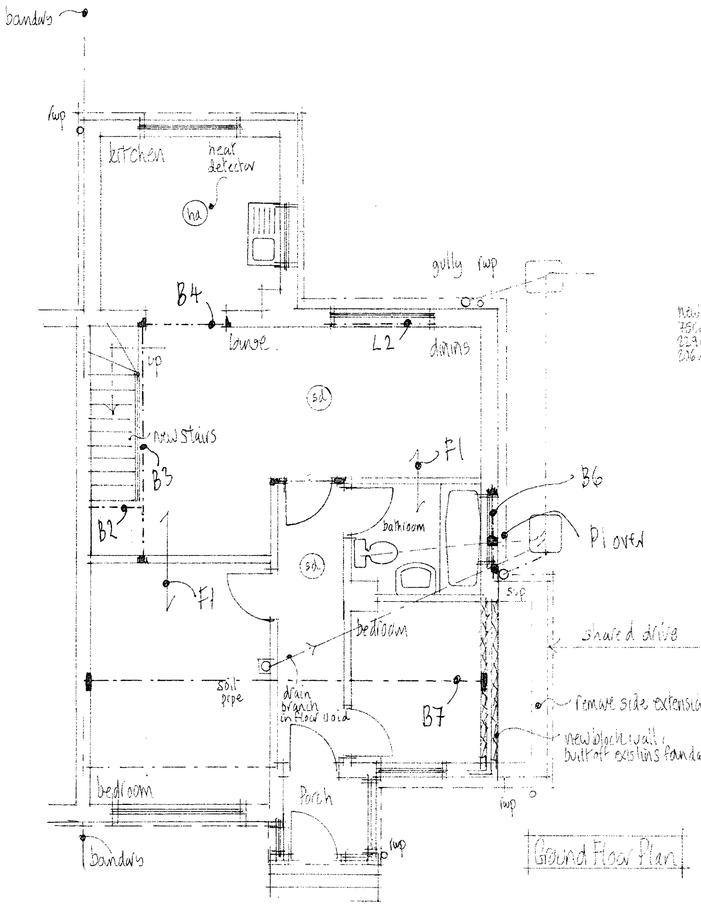


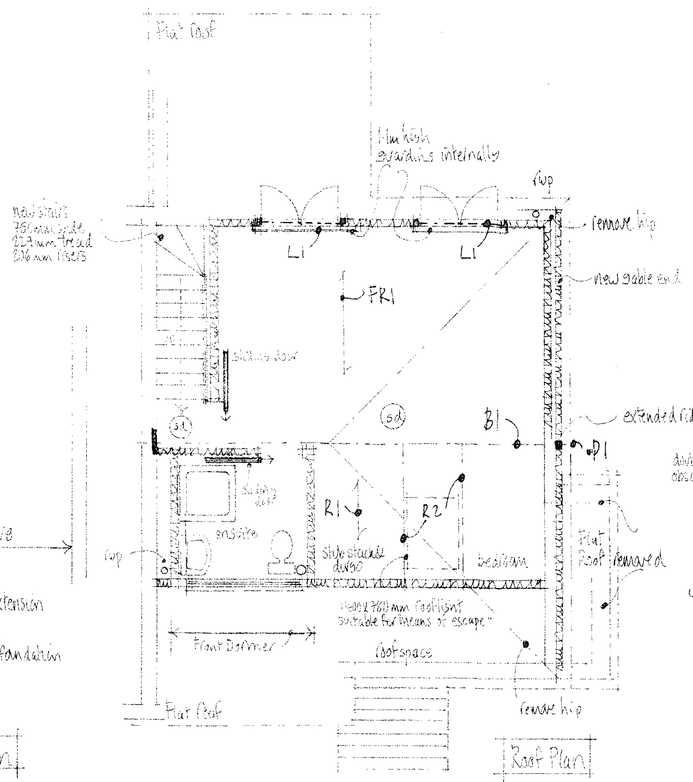


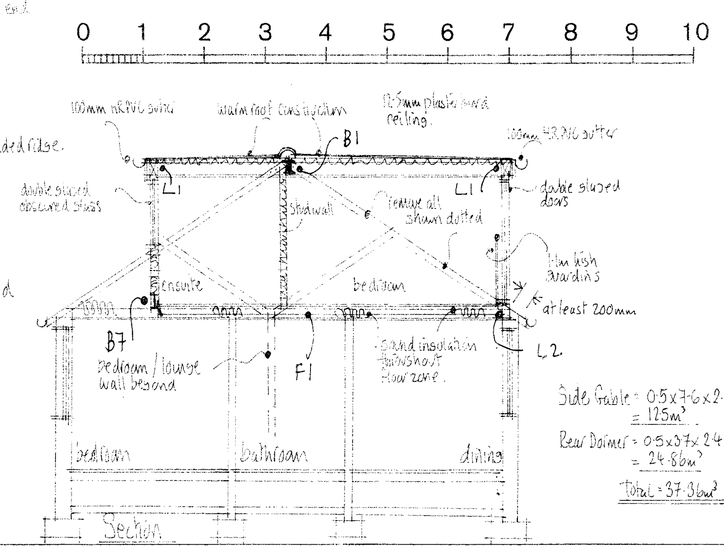












Ventilation

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. All new and replacement windows to be double glazed PVC C rated 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. Roof lights to be double-glazed and AA rated. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K. . All bedrooms shall have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m.

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 soil and vent pipe and branch pipe. Provide rodding access at the base of any new soil and vent pipe.

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. Provide heat detector within kitchen.

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

Side Gable = 0.5x7.6x2.6x0.333x3.8m
= 12.5m²

Rear Dormer = 0.5x8.7x2.4x5.6m
= 24.8m²

Total = 37.3m²

NOTES:
All dimensions must be checked on site and not scaled from drawing.

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Drawing Title
Proposed Plan @
36 Howard Road, Somptin

Scale: 1:50

Date: June 16 | Drawn by: MJH

A1 sized drawing

Drg No: | Re