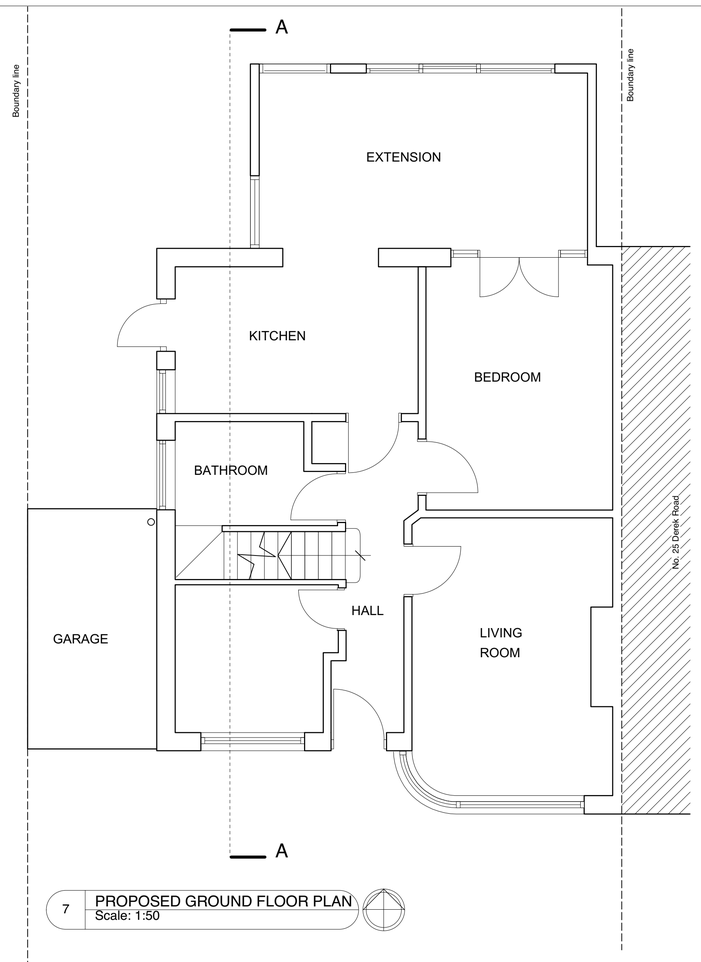
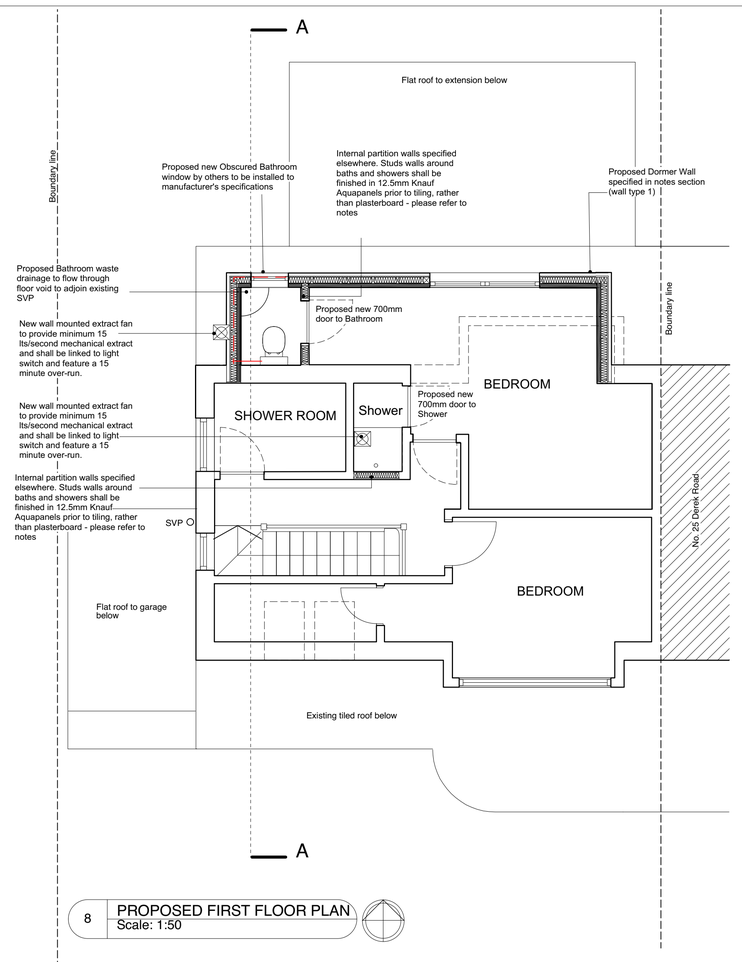
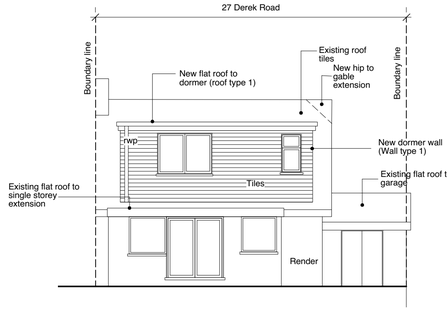


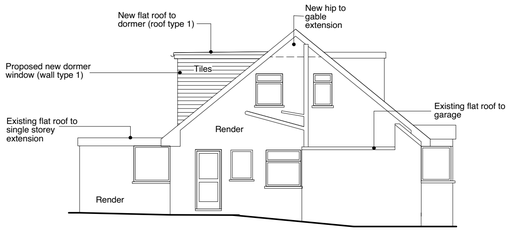
7 PROPOSED GROUND FLOOR PLAN
Scale: 1:50



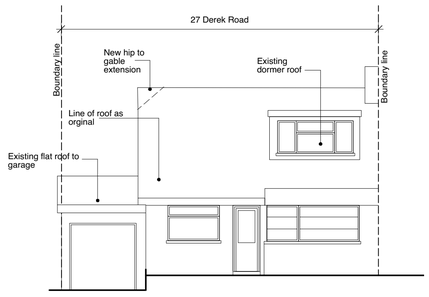
8 PROPOSED FIRST FLOOR PLAN
Scale: 1:50



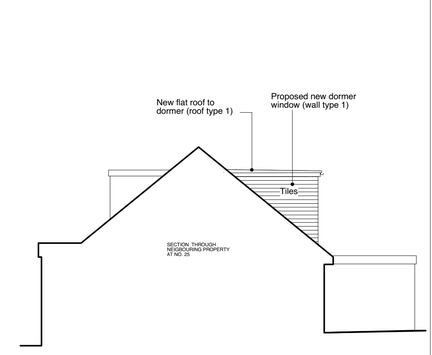
9 PROPOSED REAR ELEVATION (North Facing)
Scale: 1:100



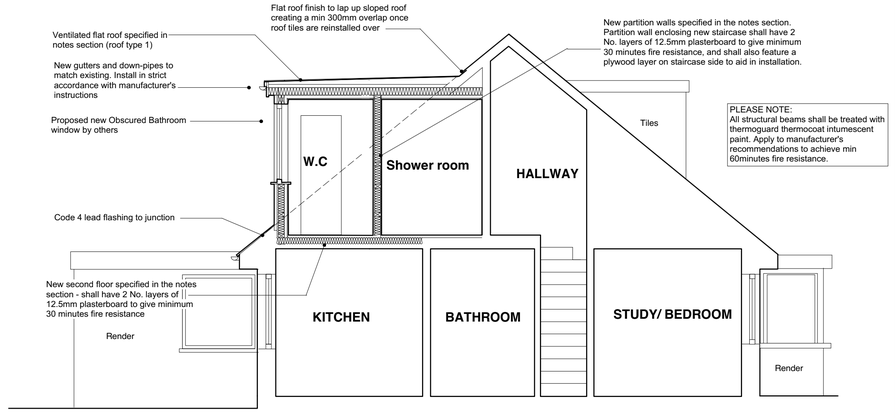
10 PROPOSED SIDE ELEVATION (West facing)
Scale: 1:100



11 PROPOSED FRONT ELEVATION (South facing)
Scale: 1:100



13 PROPOSED SIDE ELEVATION (East facing)
Scale: 1:100 VIEWED FROM Neigbouring property @ no.25



12 PROPOSED SECTION A-A
Scale: 1:50

PLEASE NOTE:

Above all new openings and locations where external external walls have been opened with a steel, install Polypropelene cavity tray c/w weepholes at 450mm min. centres. at Side junctions where side of slope meets existing wall, install Type x cavitray with lead flashing over c/w weepholes to suit.

All structural beams shall be treated with thermoguard intumescent paint (Zeroflame Aquasteel WB+). Apply to manufacturer's recommendations to achieve min 60minutes fire resistance. Pack any plasterboard finishes 25mm off steel to allow for intrumescent expansion

All junctions where new roofs and walls meet one another or existing, shall be flashed with Code 4 lead flashing

All roofs & wall plates shall be strapped to walls at min. 1000mm centres

Existing foundations to be inspected on site by S.E/Building control to ensure their capacity to bare additional loads.

Extent of drainage to be assessed on site by Building Control. Contractor to undertake a drainage survey prior to tendering.

SPECIFICATION

Dormer Walls: (Wall type 1)

Tile hung vertically on 25 x 38mm preservative - treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of no more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other appr oved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm cts or to s/engineer's details and calculations. Insulation to be 75mm Kingspan K107 Pitched Roof Board between studs and 32.5mm K118 internally. Finish with 3mm skim coat. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicone sealant externally.

Ventilated Flat Roof (roof type 1)

To achieve U value 0.18 W/m2K. Flat roof to be Polyroof 185 Fully Adhered System providing an aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Polyroof 185 system to be fitted to 22mm external quality plywood, laid on firrings to give a 1:70 fall on 47 x 147mm grade C16 timber joists at 400mm cts or as per S/engineer's details and calculations. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow continuous 50mm air gap above the insulation for ventilation. Insulation to be Kingspan 120mm Thermaroof TR27mm between joists and Kooltherm K118 37.5mm insulated plasterboard under joists with skim plaster finish. Provide cavity tray where pitched roof meets existing wall..
Provide restraints to flat roof by fixing of 30 x 5 x 1000mm ms galvanized lateral restraint straps at max 2000mm cts fixed to 100 x 50mm wall plates and anchored to wall. Workmanship to comply to BS 8000:4.

Minimum U-Values

Floors = 0.22 W/m2k
Walls = 0.28 W/m2k
Pitched Roof (ceiling level) = 0.16 W/m2k Flat Roof = 0.18 W/m2k
Doors = 1.8 W/m2k Windows = 1.6 W/m2k

On Completion

- Documentation - Hand over to the Client before practical completion, copies of manufacturer's operating and maintenance instructions for all equipment and controls, together with all commissioning certificates / and part P electrical test certificate. Label all circuits clearly stating their functions.

- A copy of a certificate etc also to be given to Building Control on completion.

Intermediate Floors (floor type)

100mm x 50mm SW treated timber studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Min 10 kg/m3 density acoustic soundproof quilt tightly packed (eg.
100mm Rockwool or Isowool mineral fibre sound insulation) to be provided in all voids to the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim finish. Taped and jointed complete with beads and stops. Wet areas of Bathrooms which shall likely be covered with tiles shall be finished with Knauf Aqua panels installed to manufacturer's recomendations These are to be 25mm t'n'g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculations for sizes and details). 100mm Rockwool mineral fibre quilt insulation min 10 kg/m3 or equivalent to be laid between floor joists. The ceiling is to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking needs to be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanized mild steel straps or other approved in compliance with BS EN 845-1 at max 2m cts, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x depth solid noggins between joists at strap positions.

Internal Non-Masonry Partitions (wall type 2)

100mm x 50mm SW treated timber studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Min 10 kg/m3 density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) to be provided in all voids to the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced
throughout with 12.5mm plasterboard with skim finish. Taped and jointed complete with beads and stops. Wet areas of Bathrooms which shall likely be covered with tiles shall be finished with Knauf Aqua panels installed to manufacturer's recomendations

Isolated structural items
Allow for isolated steel and timber structure as Structural Engineer details. Generally allow minimum 150mm bearing on each end of all lintels, length as drawings. All steelwork / lintels to be protected with 1no. layer 15mm 'fireline' plasterboard by British Gypsum, forming 1 hour fire protection, fixed to SW noggins to suit. SW to be 'tec' screwed to steelwork at 300mm ctrs prior to decoration. Allow for Ruberoid Hyload hi-performance cavity tray over all lintels in external walls, with propretary UPVC at max 900mm ctrs and at both ends.

Timber treatment
All new softwood timber used in the works must be pressure treated against dry & wet rot, plus all known fungus & beetle infestation. Non-toxic Borax based products must be used. As an added precaution all newly sawn ends of timber must have a coat of applied.

DPC's & DPM's

Horizontal strip polymer 'hyload' DPC needs to be provided. BBA approved to both leafs, a minimum of 150mm above surrounding ground level. 1200 gauge polythene, BBA approved DPM, joints shall be twice folded to form 100mm welts. Edges of DPM to be dressed above DPC to form continuous moisture barrier. Vertical DPC is to be installed at all reveals, openings and abutments where the cavity is closed.

Windows and doors

They should all match existing profile and materials; unless otherwise specified.
All new glazing shall be double glazed - outer pane to be 6.4mm laminated glass, 16mm min Argon filled cavity to BS 57713 and inner pane to be 4mm low E toughened glass. Glazing is only to be obtained from a manufacturer who is providing 10 year guarantee.
All glazing is to comply with BS 6206 and BS 952 and between finished floor level and 800mm, it is to be toughened safety glass to BS-EN 12150. Glazing within 300mm of either side of door openings and up to 1.5m above finished floor level to be toughened safety glass to BS-EN12150.
All glazing to comply with current "Approved Document" N of Building Regulations.
All windows and doors shall include anti-draught strips.

Electrical services

- All new electrical work is to be designed, installed, inspected, tested and commissioned in accordance with BS7671 (The I.E.E. Wiring Regulations, 17th Edition) and to meet the requirements of Part P. The installation works are to be undertaken by NICEIC qualified electricians fully conversant with.

- All new electrical sockets and switches to be located betwee n 450mm and 1200mm above floor level and that they will contrast with their background and indicate when switched on.

Internal Lighting

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all light fittings in the main dwelling space to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

Fire Safety

Mains operated linked smoke alarm detection system to BS 5839-6 :2004 to at least a Grade D category LD3 standard.

Smoke and heat alarms should be mains-operated and conform to BS EN 14604:2005, Smoke alarm devices or BS EN 5446-2:2003, Fire detection and fire alarm devices for dwelling houses. Part 2 Specification for heat alarms, respectively. They shall have a standby power supply, such as battery(either rechargeable or non-rechargeable) or capacitor. More information on power supplies is given in clause 15 of BS 5839-6:2004.

Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels / storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Surface Water Drainage
Rainwater Goods
locations as shown on the drawings. Terminate RWP 50mm above ground level. Gully with removable grill directly below RWP to be provided, suitable to provide access for rodding below ground drains. RWP to match existing; unless otherwise specified.

All waste pipes to be formed in uPVC and fitted with 75mm deep seal anti-vac traps to CP 304 and BS EN 752. Unless shown otherwise on drawings,
WC Shower Sink

WC - 100mm
Shower - 50mm
Sink- 40mm
Bath- 42mm
Basin - 32mm
Combined- 50mm

All sanitary pipework needs to comply with BS EN 752 and BS EN 12056.

Mechanical Services
The contractor will take responsibility for the design and detailed specification of all of the hot and cold water services, central heating and mechanical systems. All systems must comply with the standards described in the Domestic Heating Compliance Guide, 2010.

The heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

All work to be in accordance with the Local Water Authorities by-laws, Gas safety requirements and IEE regulations.Ws and doors to include anti-draught strips.

Heating General
Gas Heating - Existing System
- Where appropriate, All new space and water heating to be connected into existing system.

- All heating and hot water services to be extended from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

Extraction
Ventilation
Controllable and secure trickle vents to be incorporated into window heads, to provide 5,000mm2 to all windows, external doors and rooflights to habitable rooms and 2,500mm2 to non habitable rooms in accordance with Building Regulation document F1. Provide BBA Certificate on completion

Direct vents to external air shall be provided. All fans ducted to soffit/tile vent or wall vent. Fans to be wired through isolation switch at 1.2m above floor level.

Kitchen (adjacent to hob) -30l/s
Kitchen (elsewhere) - 60l/s
Utility Room- 60l/s
Bathroom- 60l/s
Sanitary accommodation

Scale 1:50
0m 1m 2m 3m 4m 5m

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

HAPA ARCHITECTS

Job Name: 27 DEREK ROAD, LANCING, BN15 0NU
Status: PLANNING AND BUILDING CONTROL
Drawing Title: PROPOSED DRAWINGS
Date: DEC '17
Scale: 1:50 & 100 @ A1
Job No: 0200
Drawing Number: L-101b

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All dimensions to be checked on site