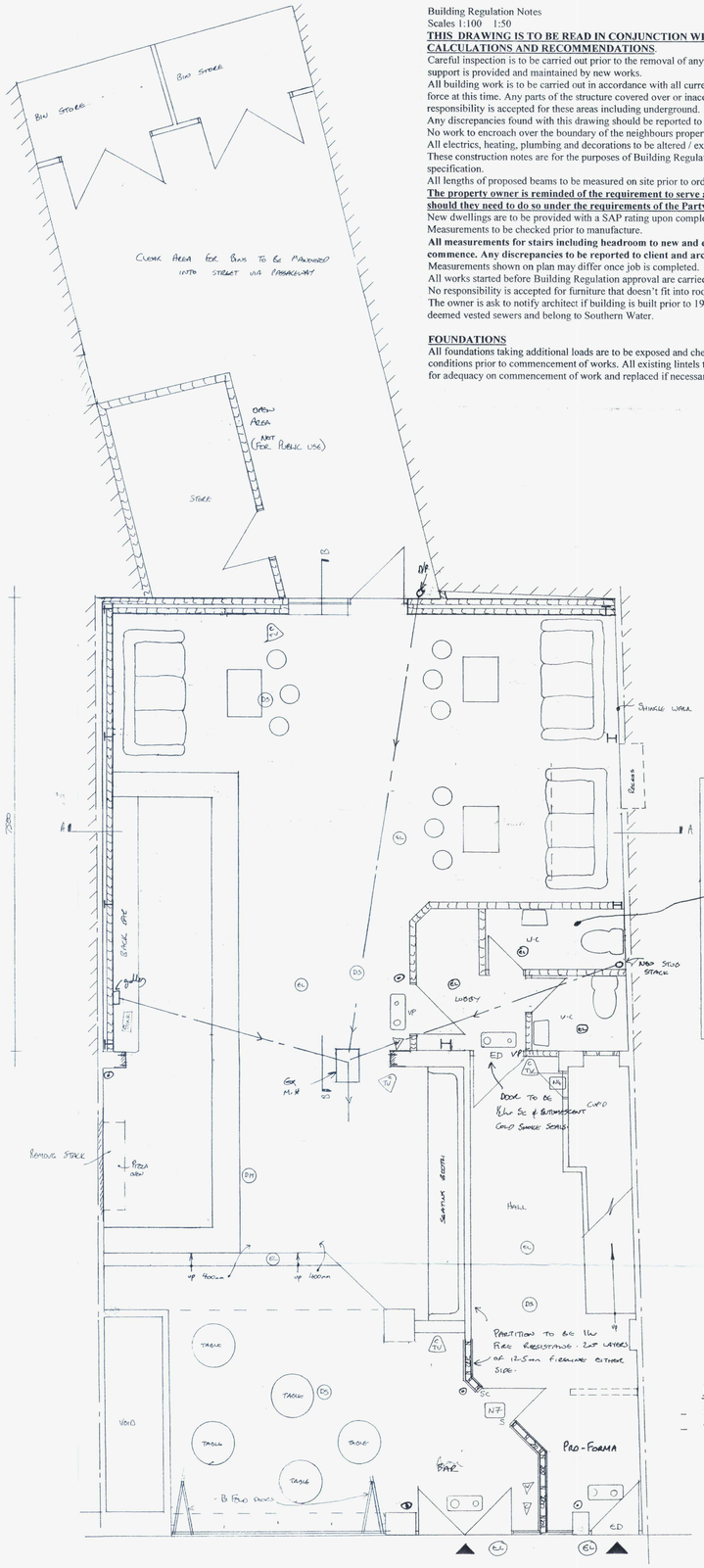
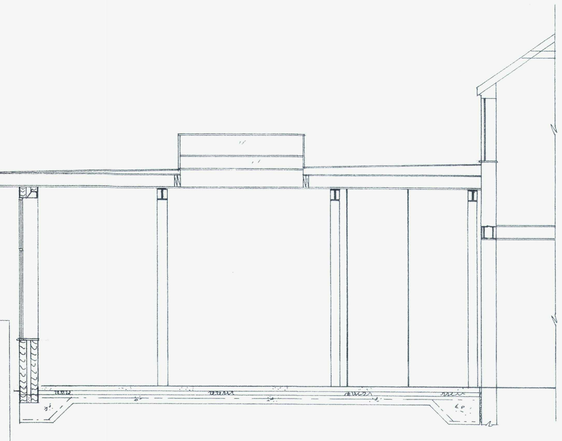
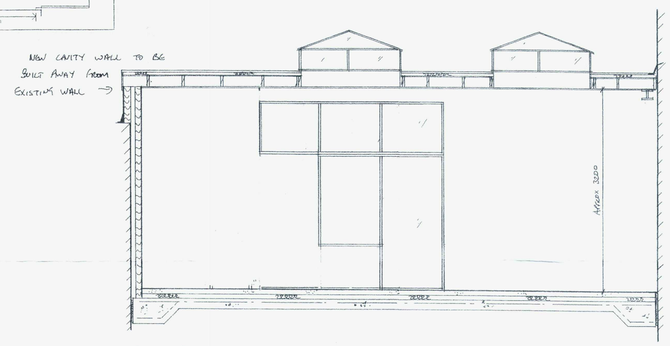






Miscellaneous

Building Regulation Notes
Scales 1:100 1:50

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

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 Regulations and Codes of Practise in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
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.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation.
Measurements to be checked prior to manufacture.
All measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed.
All works started before Building Regulation approval are carried out at the owners own risk.
No responsibility is accepted for furniture that doesn't fit into rooms.
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water.

FOUNDATIONS

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary. See engineers design for foundation design.

EXTERNAL WALLS

Cavity walls to be bonded into existing walls comprising 100mm 'Toplite Standard' outer leaf, rendered externally, 75mm cavity filled with 75mm Rockwool with a 100mm 'Toplite Standard' inner leaf with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Blockwork below ground level to be Class A dense concrete or alternatively semi- engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. 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. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontaly in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous. 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 1200mm centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings / cavity trays etc. every third perpendicular. Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1:6). All making good to match existing and dissimilar backgrounds reinforced to obviate cracking.

INTERNAL WALLS

Internal blockwork partition walls to be constructed of 100mm lightweight blockwork. Walls built off designed slab.

GROUND FLOORS

Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100mm jablite flooring grade SD laid over 3 coats RIW or similar damp proof membrane on designed slab. Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

FLAT ROOF

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

Flat roof to be of warm construction. 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 50mm of Celotex laminated roofboard on type 1B felt vapour control layer on 18mm WBP plywood decking on sw joists (as shown on calcs). Roofing felt dressed up walls by 150mm with code 4 lead cavity tray and cover flashing built into cavity wall dressed down over felt upstand. Ceiling to be 12.5mm plasterboard finished to client's approval. If all walls are solid, then just provide 150mm flashing. Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

BEAMS AND LINTELS

Catnic or similar approved lintels to be used over door a window opening with 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encase to provide 1 hour fire protection with encasing in 2 layers of 12.5mm Fireline board nailed to timber cradles vertically and longitudinally not less that 44mm x 44mm spaced at 600mm centres, with all joints staggered.

VENTILATION

Ventilation system to be designed by specialist and commissioning certificate to be provided. 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. 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. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering. All new windows to be double glazed timber or UPVC with 16mm air gap and 'K' glass. Provide 10mm air intake beneath the w.c doors.

FOUL WATER DRAINAGE

All plumbing to BS 5572. All below ground drainage to BS 8301.
Basin wastes to be 32mm diameter with 75mm deep seal trap to discharge into new soil and vent pipe.
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.
All fittings to be provided with trapped waste pipes as follows

Sink	40mm diameter
Wash hand basin	32mm diameter
WC	100mm diameter

Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal and 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 fall 1 in 40, provide concrete cover where invert is less than 450mm.
All manholes within the building to be fitted with double seal screw down covers. Existing manholes to be rebenched accordingly if required.

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 100mm dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

GLAZING

All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206.

HEATING

Details to be provided by specialist and commissioning certificate to be provided.

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 BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

FIRE SAFETY - KEY TO PLAN SYMBOLS

- (D) - Automatic smoke detection connected to fire warning installation
- (H) - Automatic heat detection connected to fire warning installation
- - Maintained illuminated exit sign/symbol provided with both mains and emergency power supply
- (*) - CALL POINTS
- (EL) - Maintained illuminated emergency light with both mains and emergency power supply
- N4 - FIRE DOOR KEEP LOCKED notice on external face of door
- N7 - FIRE DOOR KEEP SHUT notice on both sides of fire resisting self-closing door
- ED - ED Door to be provided with a type of lock easily openable from inside without the use of a key
- VP - VP Vision panel; area of glazing affording vision between two areas.

OTHER SYMBOLS

- (TV) - CCTV monitors
- WATER EXTINGUISHER
- CARBON DIOXIDE EXTINGUISHER

FIRE ALARM SYSTEM TO BE INSTALLED TO BS 5839, COMMISSIONING CERTIFICATE TO BE PROVIDED.
EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH BS 5266, COMMISSIONING CERTIFICATE TO BE PROVIDED.

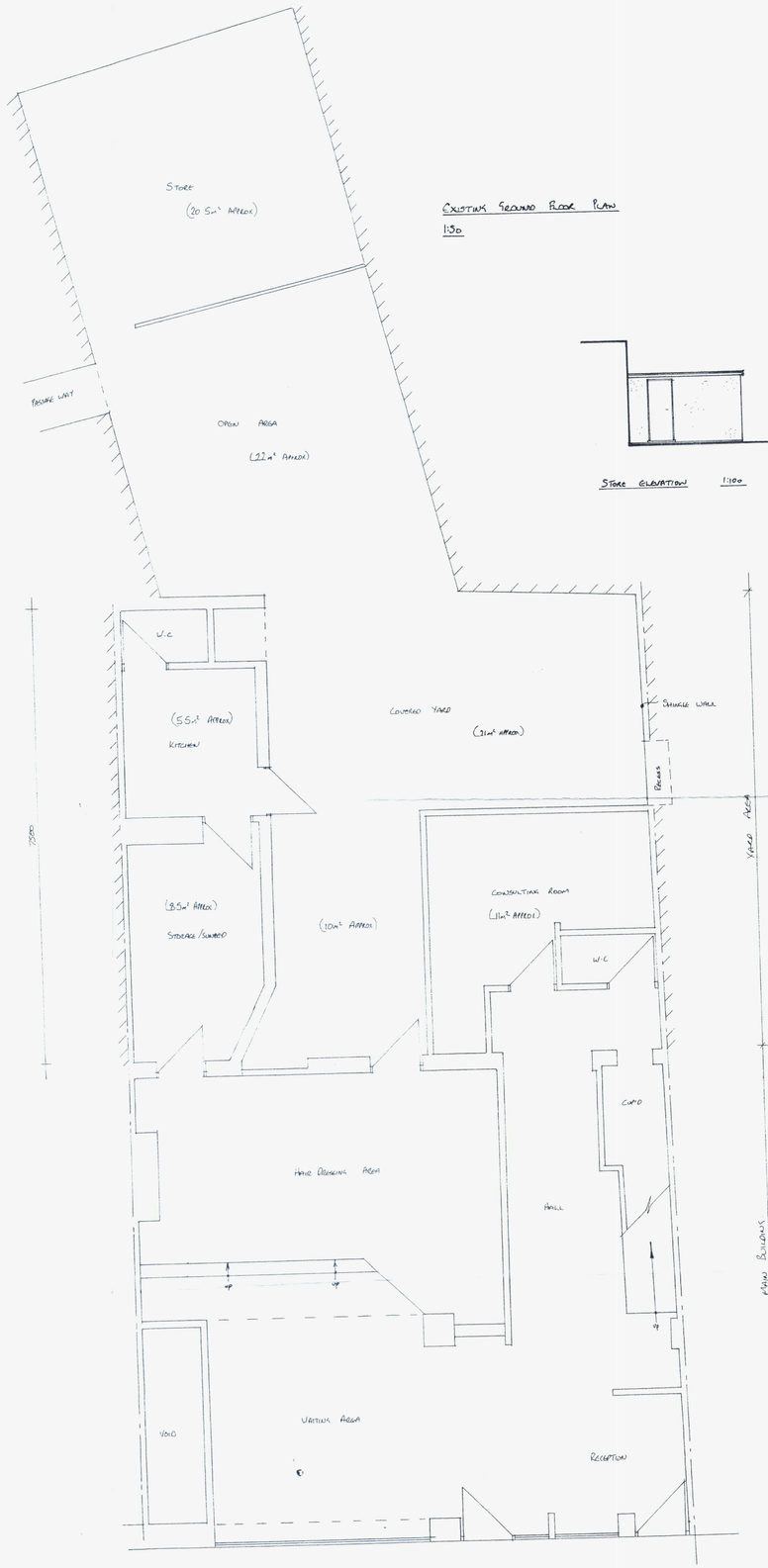
BUILDING REG AMENDMENTS

- ALL MECHANICAL VENTILATION DUCT RUNS WILL BE CONTAINED WITHIN BAR - NOISE WILL PASS THRU STAIR ENCLOSURE.
- WARM ROOF INSULATION TO BE CELOTEX TUFF-R DECK TO300Z.

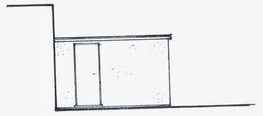
RECEIVED 10 NOV 2005

RECEIVED 15 JAN 2006

APPROVED
05 JAN 2007
ADUR DISTRICT COUNCIL
ACK/0267/06
10 NOV 2006



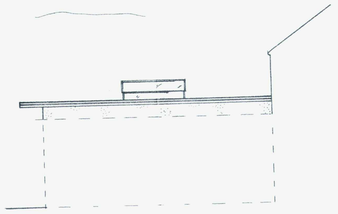
Existing Ground Floor Plan
1:50



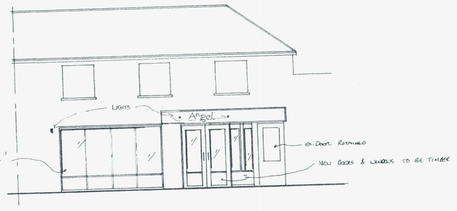
Store Elevation 1:100



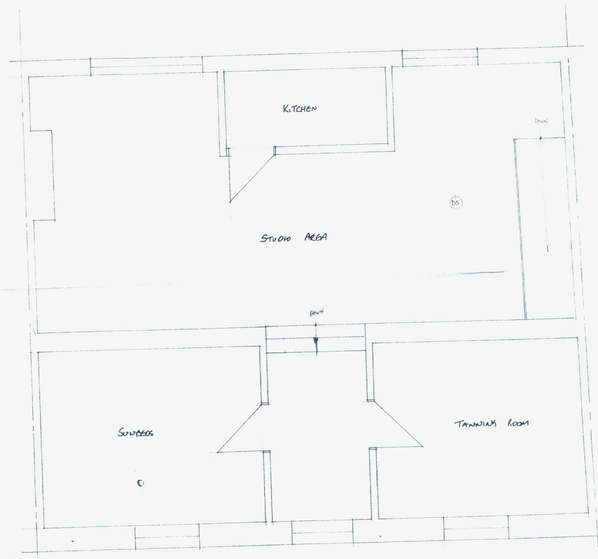
Rear Elevation 1:100



Side Elevation 1:100



Shop Front 1:100



Existing & Proposed First Floor Layout 1:50

PLANNING DRWG ONLY

BARRVELL Ltd

Architectural & Party Wall Services

ADDRESS
16 – 18 East Street, Shoreham

CLIENT
Mr John Webb

PROJECT
Formation of Bar

DATE	SCALE	DRAWING No.	DRAWN BY	REVISION
Nov05	1:50, 1:100	BAR/05/031	Steve Barrett	

BARRVELL Ltd, 4 The Burrells, Shoreham Beach, Shoreham-By-Sea, West Sussex. BN43 5HF
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