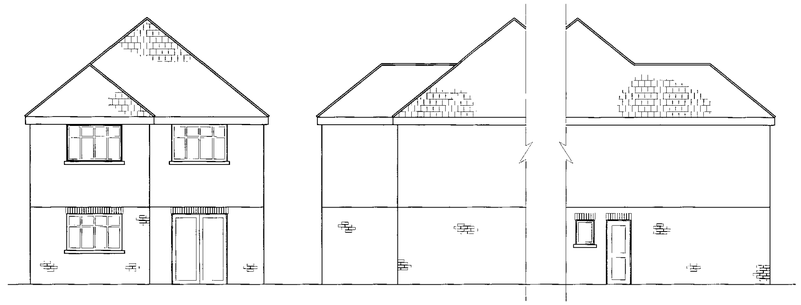
Rec - 1 MAY 2013

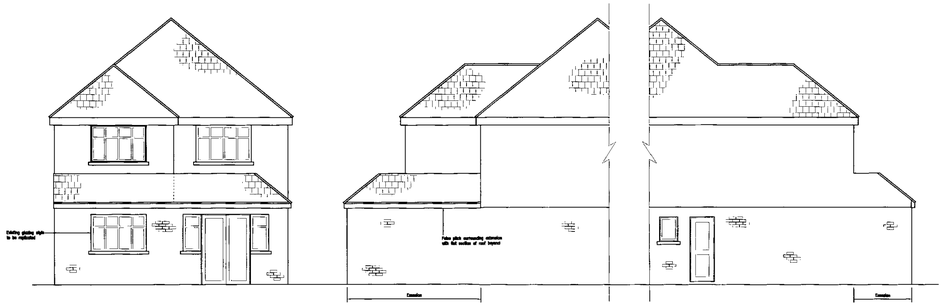
0544/13



Existing East Elevation.
(1:100)

Existing Part North Elevation.
(1:100)

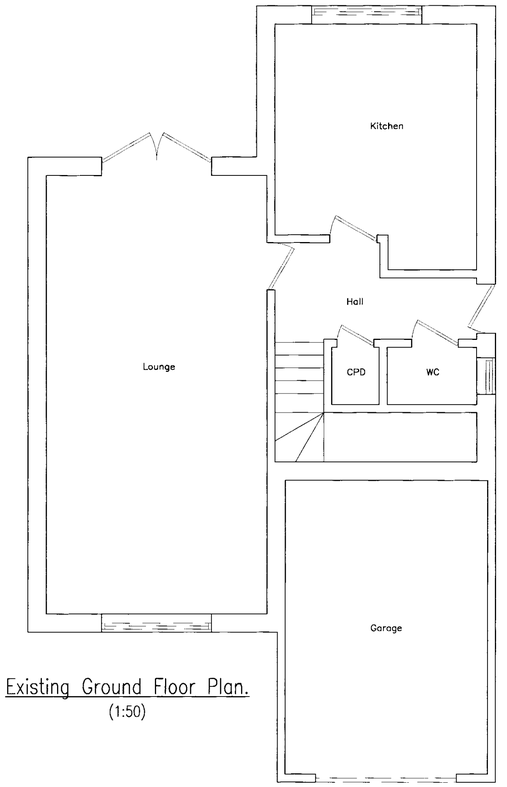
Existing Part South Elevation.
(1:100)



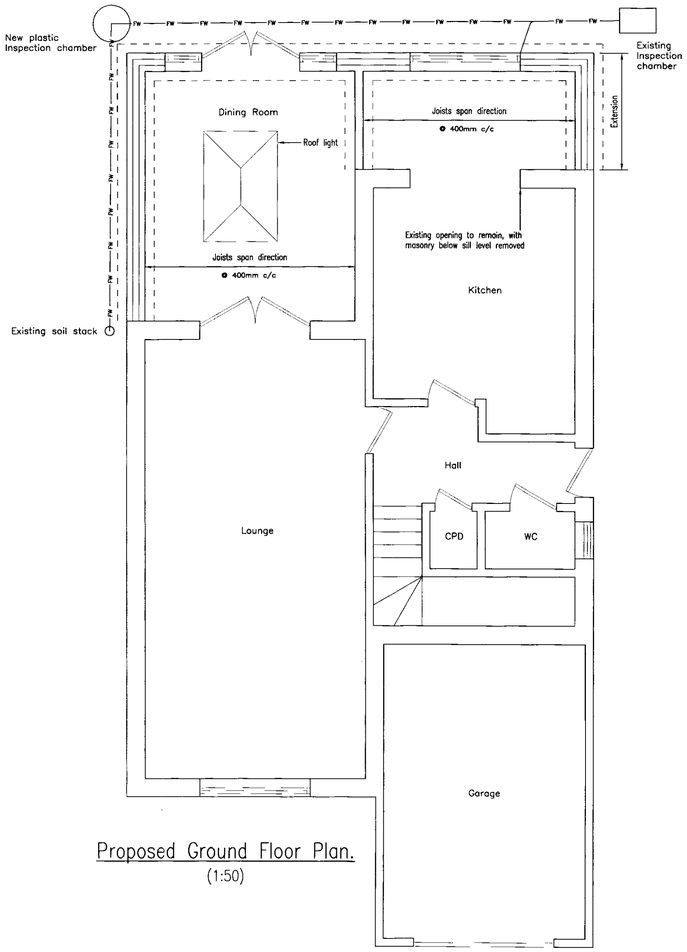
Proposed East Elevation.
(1:100)

Proposed Part North Elevation.
(1:100)

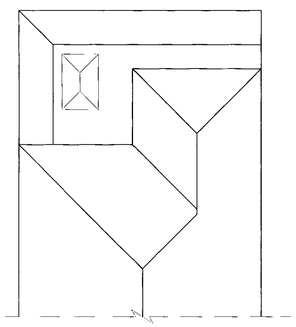
Proposed Part South Elevation.
(1:100)



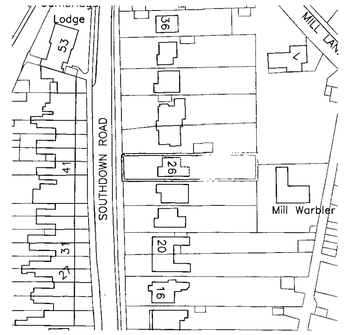
Existing Ground Floor Plan.
(1:50)



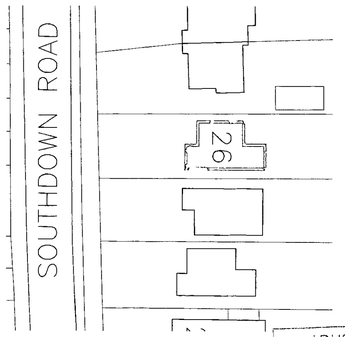
Proposed Ground Floor Plan.
(1:50)



Partial Roof Plan.
(1:100)



Site Location Plan.
(1:1250)



Block Plan.
(1:500)

ADUR & WORTHING
AWDM/0544/13
Rec 15/5/13
15 MAY 2013
VALID

Construction Notes.

Roof Construction
Joists 200mm x 50mm treated C16's with 25mm ply deck on firrirings. Fibreglass or 3 coat mineral felt finish. Pitched section of roof 100mm x 50mm C16 rafters, felted and battened with tiles to match existing. Lead outlets into gutters. Firrings 75mm – 0mm.
Roof light to be 24mm double glazed toughened safety glass, super low energy saving reflex glass with U-Value of 1.0w/m²K.
Roof to be insulated with 150mm thick Celotx XR400 laid between joists, 12mm TB400 under joists to achieve 0.18w/m²K U-value. Ceiling overboarded with 12.5mm celotex. Continuous soffit venting.
Floor insulation 75mm Celotex laid on top of 150mm concrete slab with 25mm Celotex upstand. Floors finished with 75mm fibre screed.

Door lintels CG90/100 Catnic with 150mm bearing.

Brickwork and Blockwork to be toothed in or firfix bolted to walls.
Brickwork to match existing, 100mm cavity with 50mm Celotex cavity insulation – 100mm Celcon blocks inner skin. Soakaway TBC.

Internal Partitions – All new internal partitions are to be constructed in 89mm x 38mm vertical timber studs, sole plates, head rails and intermediate noggins, with a 25mm min. thickness, absorbent layer of unfaced mineral wool batts or quilt, 10kg/m3 min. density which may be wire reinforced, acoustic insulation, suspended in the cavity, all faced with 13mm plasterboard, having a min. mass per unit area of 10kg/m2, with all joints sealed, and skim.

Internal Doors – All internal doors opening onto landings, staircase enclosures and ground floor hall to be fire resisting FD20s
All glazing in fire rated doors is to be in accordance with the fire rating of the door.

Ventilation – All habitable rooms to have operable windows equal to 1/20th of the floor area of the room.

Window and Ext. door frames to be fitted with 'trickle' ventilators providing the following back ground ventilation openings
Habitable Rooms = 5000mm²
Wet Rooms = 2500mm².
The total equivalent area should be at least 55000mm².The following min. intermittent Mechanical ventilation to be provided to bathrooms = 15 litres / sec.

All ventilation ducting, via 'Slimvents' or equal approved, directly to the external air, condensation traps to be provided as necessary in accordance with the manufacturers instructions.

Smoke Detection – Mains fed ionisation type smoke detectors, designed and installed in accordance with BS 5839 Pt 6, with audible warning and battery backup to min. Hall and Landing ceilings as shown on the services layouts, interconnected with each other and wired to a separate fuse to BS 5446. Smoke detectors located within 7m of doors to rooms where fire is likely to start and within 3m of bedroom doors.

Glazing – Windows and Ext. doors to be glazed with 24mm (4/16/4) argon filled, sealed, double glazed units with Pilkingtons 'K' glass to both leaves to achieve a min. 'U' value of 2.2 W/m2K. The max. widow opening to be 25% max. of the total floor area. All glazing within 'critical' areas to be in toughened or laminated glass to BS6206 in accordance with Pt. N1 of the current Building Regulations.

Electrical Installation – The electrical installation is to be designed, carried out, inspected and tested by a competent person in accordance with Pt. P of the current Building Regulations.

Boiler and Heating – Existing central heating boiler to be inspected and assessed for extra capacity and the existing central heating network to be extended to provide suitable radiator heating to each of the new rooms. Should boiler require replacement a condensing type boiler of minimum 86% efficiency is to be installed. New radiators to be provided with thermostatic room valves.

All light switches, sockets etc. to be positioned within a zone 450mm, to the bottom and 1200mm to the top of the switch/socket all in accordance with Pt. M of the current Building Regulations.

Fire Protection – All internal steelwork to have 2no. layers of 12.5mm plasterboard with staggered joints to comply wit. Building Regulations Part B.

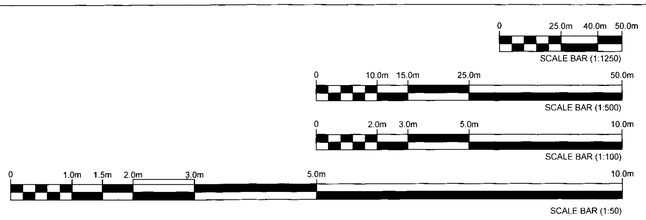
Existing Structure – Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place.

Existing Structure – Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

Temporary Stability – Contractor to provide all necessary temporory propping to safely undertake the works.

Steelwork Connections – All steelwork connections are to be detailed by the fabricator taking into account the loadings outlined in the calculations.

General
All works are to comply with the current Building Regulations
All materials, components and workmanship are to comply with the relevant, current British Standards and Codes of Practice.
All structural timbers are to be stress graded in accordance with details are to be 'protimised' or similarly treated.



Revision:	Date:	Description:
A	XX.XX.XXXX	*********

EP TECHNICAL

26 SOUTHDOWN ROAD, SHOREHAM:

PROPOSED SINGLE STOREY EXTENSION – PLANS & ELEVATIONS

Scale(s):	Date:	Drawn:	Engineer:
1:50@A1	APR'13	E.P.	E.P.
Project No:	Drawing No:		Revision:
EP1308	001		–