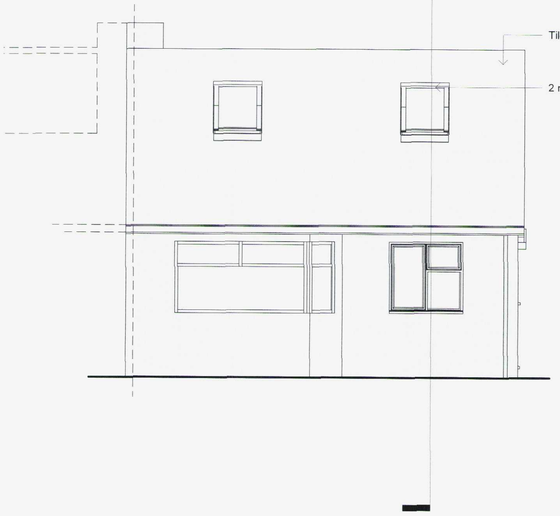
0 1 2 3 4 5 Scale Bar : 1:50 10

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/1332/16
DATE VALID - 6 SEP 2016

Front Elevation



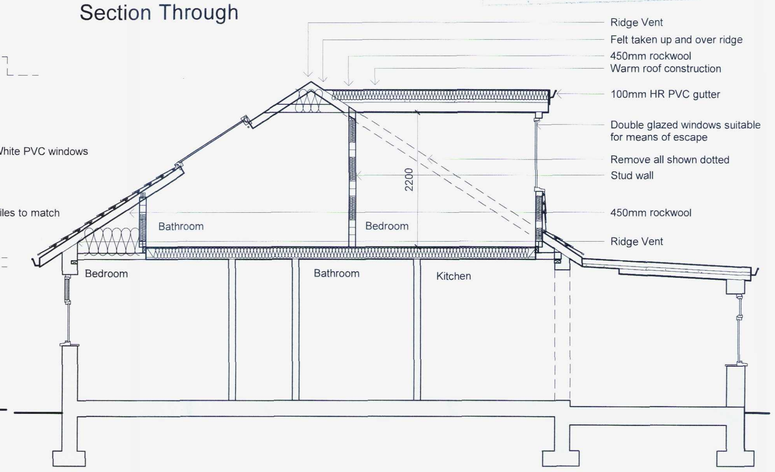
Side Elevation



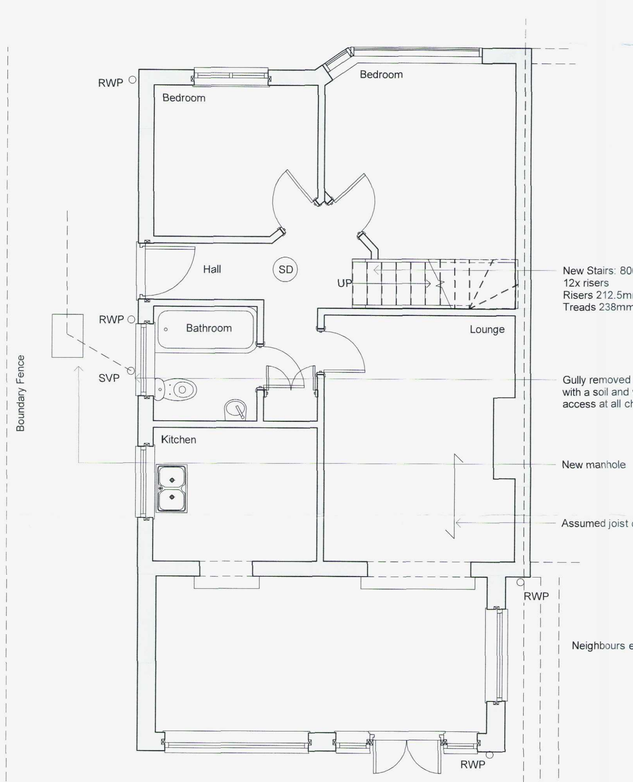
Rear Elevation



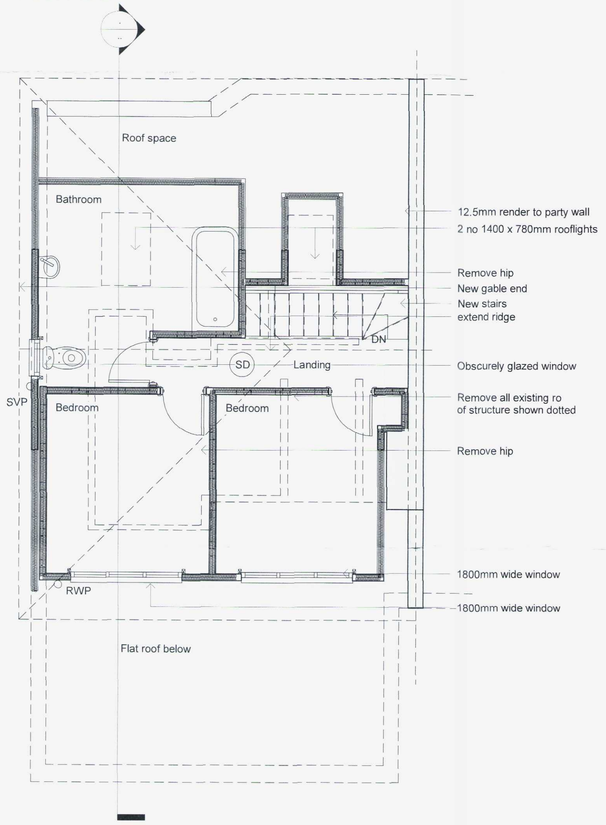
Section Through



Ground Floor



First Floor



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 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 l996.

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 coated 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. The party wall to receive 80mm celotex and 12.5mm platesterboard and set finish to provide a u value of 0.25 W/m2k

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. Fascia and soffit of white PVC with continuous 25mm vent and fly-proof screen. 12.5mm Soundblock ceiling lined with 1000 gauge polythene vapour barrier over 450mm mineral wool insulation quilt cross laid in two layers in between joists. Provide ridge ventilators to assist cross ventilation. 100mm 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 and Guarding

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

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. 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.) 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 25mm 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. Dormer cheeks within 1.0m of the boundary and Gable end to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides.

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, 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. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K . All bedrooms are inner rooms and must 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 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.

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 a heat detector within the 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.

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other architect's and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the architect immediatialy
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

Drawing title

Proposed Detail
June 2016
A1 drawing size
Scale - 1:50

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RICS cabe chartered association of building engineers