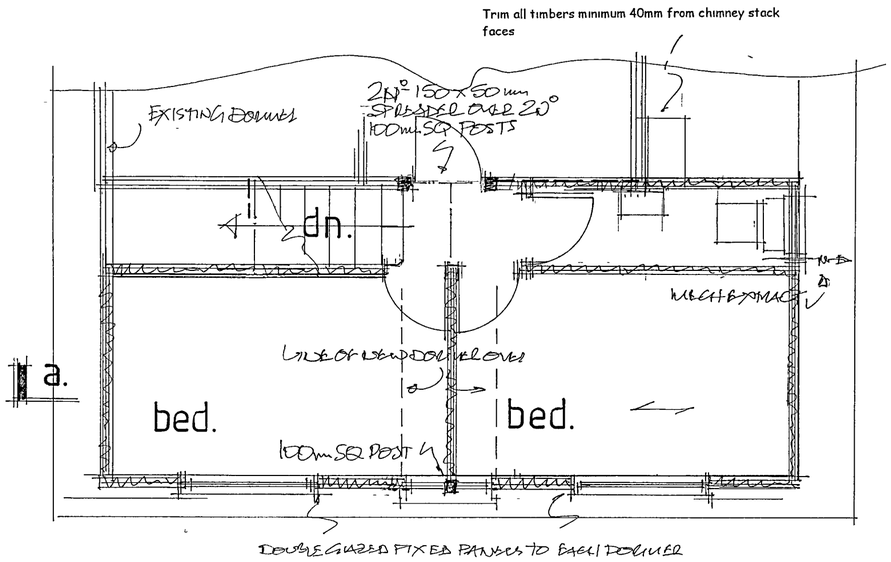
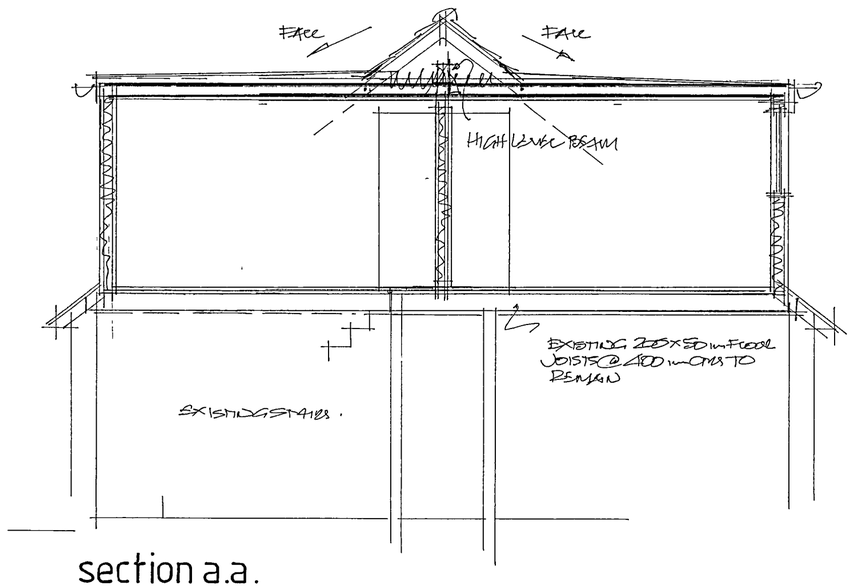
COMMENCEMENT OF ANY WORKS PRIOR TO GAINING THE NECESSARY LOCAL AUTHORITY APPROVALS IS ENTIRELY AT THE CLIENTS OWN RISK. ANY CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY



part proposed f.f. plan.



section a.a.

ARUN DISTRICT COUNCIL
No AW/221/06
RECEIVED 20/10/06

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 16th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works

Opening window areas to be minimum 1/20th of enclosed floor areas All new windows double glazed and fitted with minimum 8000sq mm trickle vents per room

New windows: new double glazed windows to have minimum 12 5mm air gap and 'K' glass and Argon gas filled sealed units Doors to have a min U value of 1 80w/msq k Toughened glass in glazed doors and windows in critical locations ie alongside doors Seal around window-wall joint with mastic sealant

Existing gable walls to be lined with 12 5mm foil back plasterboard over 50mm celotex Tuff R insulation batts

Floor. 21mm floor grade tongued and grooved chipboard, 2 3 grade in bathrooms on EXIST x 50 x 200 mm joists at 400 mm centres Joists to be doubled where under and parallel to partitions over Solid strut at centre of joists spanning more than 2 40m Remaining roof spaces to be floored as main area when joists extend out to outer walls 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable Purpose made ms shoe /hanger where flitch beams join to steelwork or other flitch beams Fit min 100mm mineral wool batts between joists for sound insulation

Outer studwork: 9mm foilback plasterboard on 100 x 50mm studwork with 250mm thick fibreglass quilt insulation vertically and over all remaining roofspaces held in place with netting Alternatively, use 70mm "Celotex tuff R rigid batts vertically between the studwork with 30mm Celotex across the studwork

Dormer walls: tile/ slate hanging on battens and felt on 100mm x 50mm studwork with 12 5mm foilback plasterboard finish over 70mm 'Celotex tuff R' rigid batt insulation (12 5mm plasterboard on cheeks where within 1 00m of boundary) Also fit 6mm masterboard web under cheek felt where within 1 00m of boundary Triple rafters under cheeks Sheath with 12 5mm marine ply under felt for additional lateral support

Dormer flat roof: 13mm stone chips on three layer felt to BS 747 cp144 pt 1977 on 90mm 'Celotex TD3090 tempchek' decking on firrings on 50 mm x 225 or 24 mm joists at 400 mm centres with 25mm celotex tuffR batts between joists fixed beneath top layer 9mm foilback plasterboard ceiling Seal warm roof from existing vented roof space at join if applicable

RWP

Plumbing all to BS5572 38mm diam wastes from sink, bath and shower 32mm diam Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps Run to 'Saniflow Plus' unit with discharge pipe run to existing svp

GARAGE

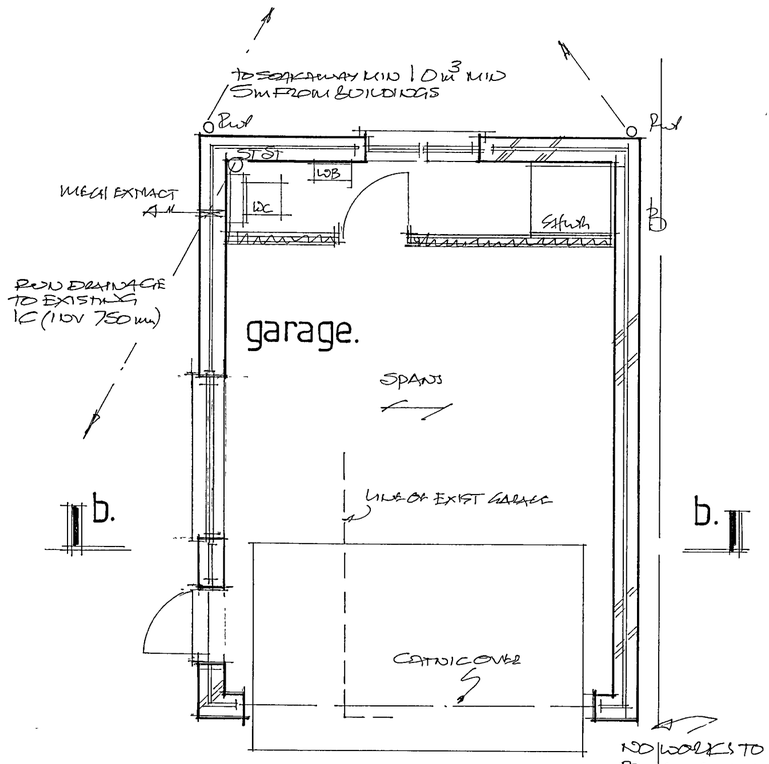
Plumbing all to BS5572 38mm diam wastes from sink, bath and shower 32mm diam Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps

Run to 100mm diam stub stack terminating above appliance flood level with durgo autovent

Drainage all drainage to BS8301 100mm diam PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run Bridge with concrete lintols over where passing beneath new walls and flexible packing surround

GARAGE

Main roof : pre-formed timber trusses at 600mm centres All bracing and installation to manufacturers recommendations Manufacturers calculations to be submitted to local authority for approval before work commences



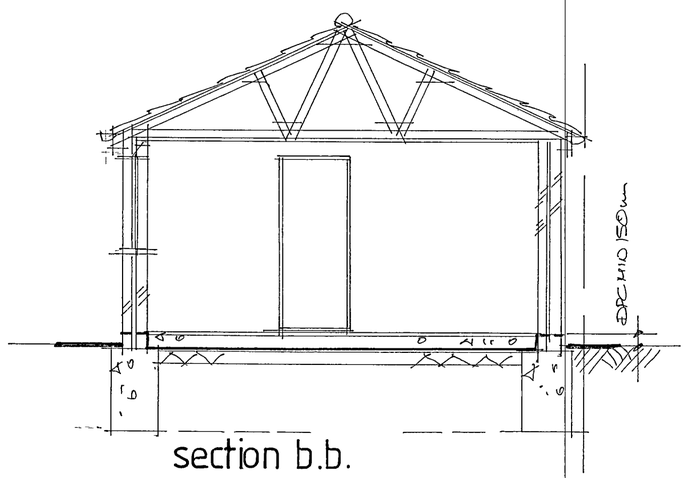
proposed floor plan.

GARAGE

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions (in clay soils min depth 1 2 metres)

Garage floor 100mm concrete slab on 1200 gauge PVC damp proof membrane over 50mm 'celotex' insulation batts on minimum 100mm well compacted hardcore 350mm deep x 300mm wide concrete front edge beam

WALLS 112mm FACING BRICKWORK 50mm CAVITY 100mm LIGHTWEIGHT CONC BLOCKS CATNIC OR SIMILAR LINTOLS OVER OPENINGS CLOSE CAVITIES AT EAVES. WALL TIES 900mm CTRS HORIZONTAL & 450mm VERTICAL STAGGERED



section b.b.

Note
All dimensions must be checked on site and not scaled from this drawing EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES

ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTRAL MEMBERS BEFORE ORDERING

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH ADVICE CAN BE OBTAINED FROM THE ARCHITECT

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED

B	OCT 06	PORCH WINDOW AMENDED
A	JULY 06	DORMERS AMENDED
	Date	Revision

© copyright

THORNS-YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
232 London Road, North End, Portsmouth PO2 9JQ
Tel (023) 9267 2883 Fax (023) 9266 3457

Client

MR & MRS C. HAWKINS

Job Title

48 ROSE GREEN ROAD
BOGNOR REGIS
W SUSSEX

Drawing Title

PROPOSED REPLACEMENT DOUBLE GARAGE PLUS ADDITION OF SIDE DORMER

PLANS & NOTES

Scale 1:50

Date JULY 06 | Drawn by BT.

Drg No 8128_06_2. | Rev B