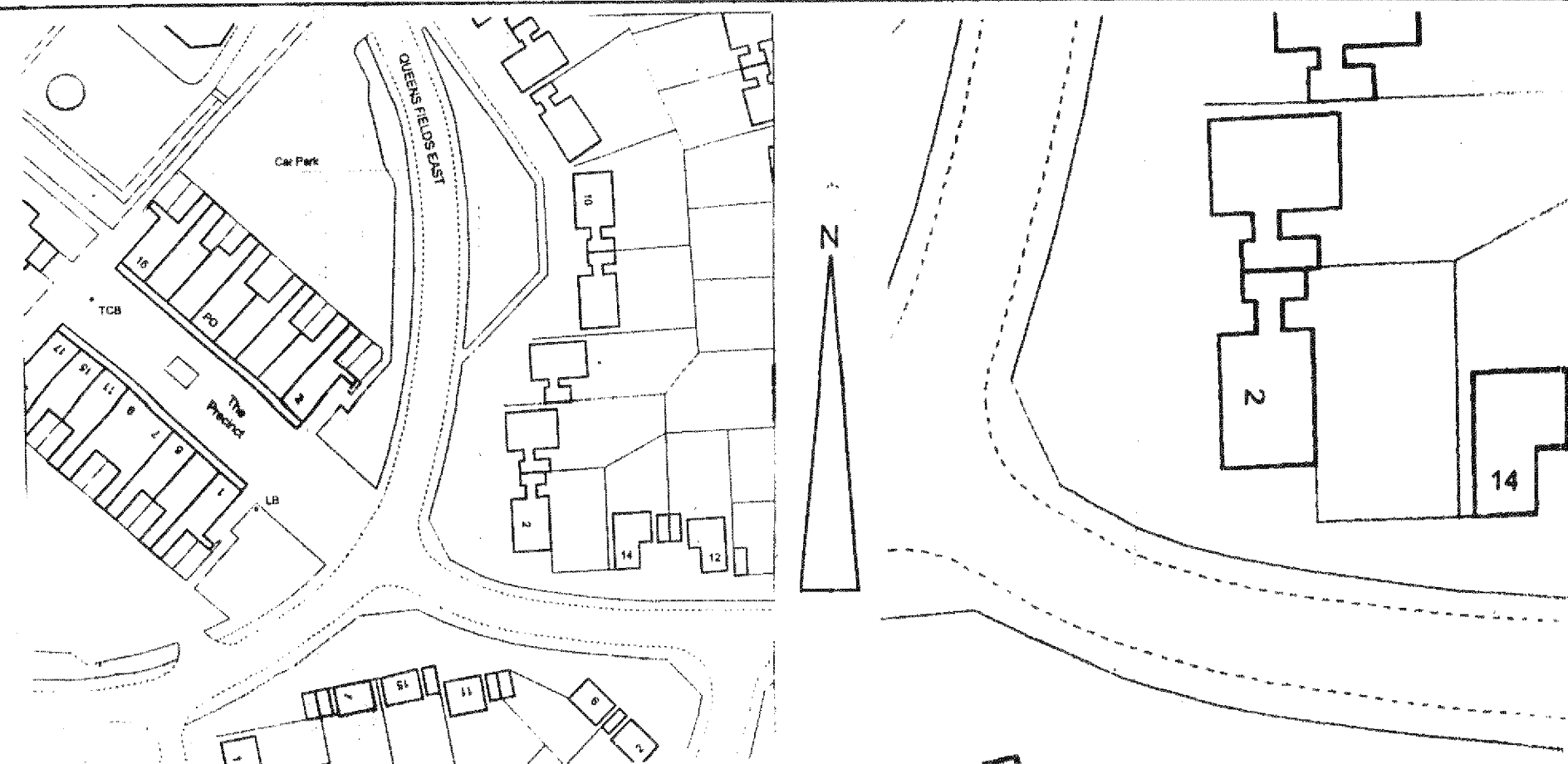


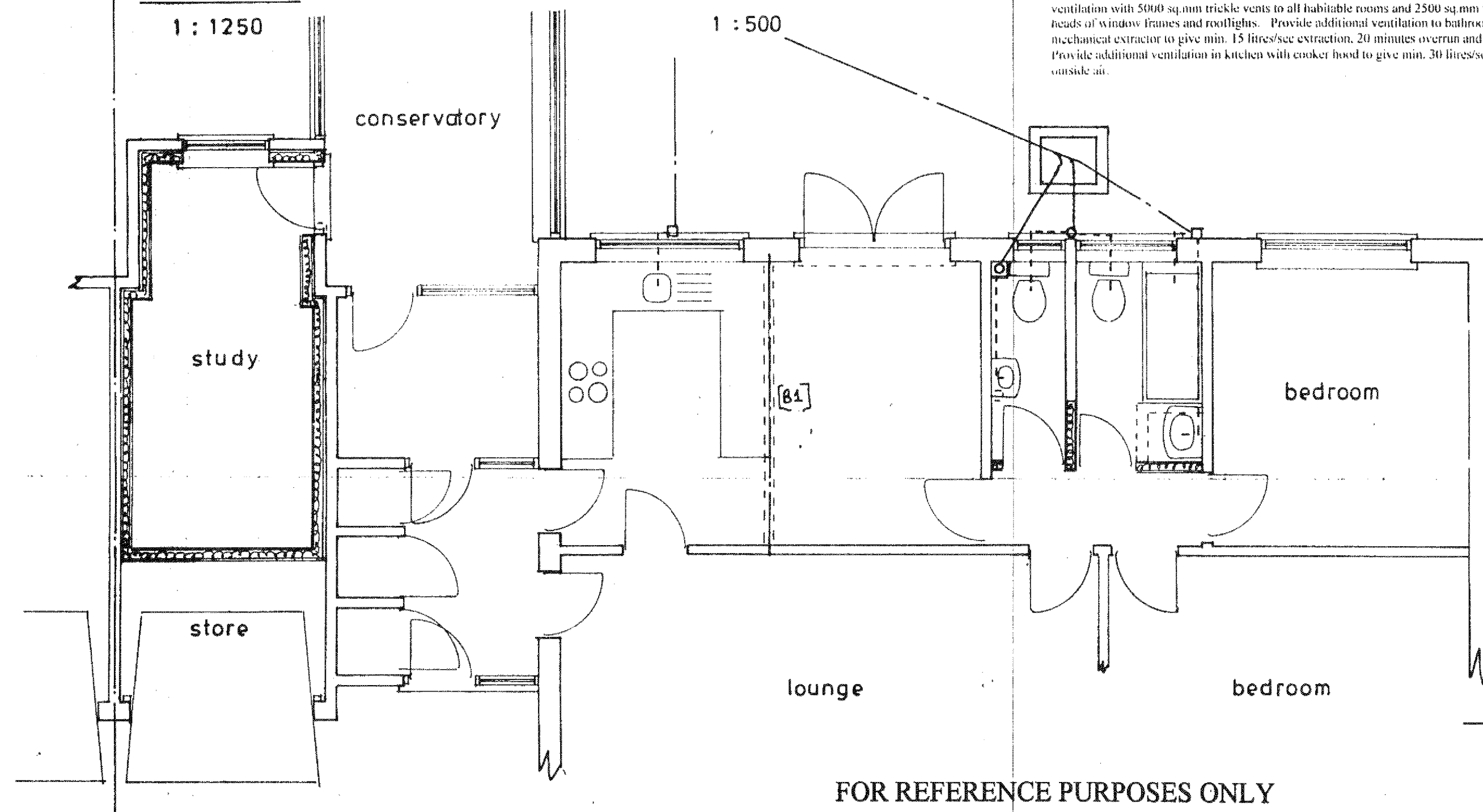


location plan

1 : 1250

block plan

1 : 500



Plan

1 : 50

FOR REFERENCE PURPOSES ONLY

[This plan does not form part of the application]

PROPOSED ALTERATIONS AT 2, QUEENSFIELD EAST, WEST MEADS FOR MR. B. SPONG.

SPECIFICATION:-

MAIN ROOF:- Install 127 x 76 x UB13 OR 2No 220 x 50mm C.24 timbers [B1] bolted together with M10 bolts @ 750mm c/c. supporting existing roof struts. Provide structural timber certificate to Local authority.

GARAGE ROOF [warm roof]:- GRP fibreglass laid in-situ with top resin coat to AC fire resistant designation OR 12mm mineral chippings bitumen bedded on 3 Layers of built up bitumen felt roofing to BS 747 on 'Celotex' Tempehek TD3126 [0.18W/m2K] decking on to existing boarding/roof joists. Level existing ceiling with furring pieces fixed to underside of existing roof joists with 12.5mm plbd. and set coat.

GARAGE EXTERNAL WALLS:- 12.5mm plbd. and set coat to 100 x 50mm studwork @ 400mm c/c. with 75mm 'Celotex' pushed to outer edge of studs leaving 25mm air gap then overboard with 12mm 'Celotex' T break [0.28W/m2K] with studwork positioned on d.p.c. bedded on brick plinth. Provide min. 12mm gap between studwork and existing single brick skin with 3 coats of 'Cementone' water based d.p.m. applied to internal face of bwl. and positively linked to floor d.p.m.. INSTALLATION OF STUDWORK TO BE INSPECTED BY BUILDING CONTROL OFFICER TO ENSURE CORRECT POSITIONING.

GARAGE/STUDY WALL:- 100 x 50mm studwork @ 400mm c/c. with 75mm 'Celotex' pushed to outer edge of studs leaving 25mm air gap then overboard study side with 12mm 'Celotex' T break [0.28W/m2K] and 12.5mm plbd. and set coat AND garage side with two layers of 12.5mm fireline plbd. fixed breaking joint and set coat taken to underside of roof decking and fire stopped. Studwork positioned on d.p.c. bedded on brick plinth.

GROUND FLOOR:- 22mm t & g moisture resistant flooring grade chipboard with fully glued joints on 80mm 'Celotex' [0.22W/m2K] insulation on 3 coats of 'Cementone' water based d.p.m. on concrete blinding on 100mm concrete oversite slab. D.p.m. to be with positively linked to new d.p.m.. BREAK OUT EXISTING CONCRETE SLAB TO ENSURE NEW FLOOR LEVEL RUNS CONTINUOUS WITH EXISTING CONSERVATORY FLOOR.

FOUL DRAINAGE:- 38 & 32mm dia. pvc wastes with 75mm deep seal anti-vac traps and rodding eyes to existing and new 100mm dia. pvc S & V.P. terminating with durable cage min. 900mm above window level. All plumbing to BS5572. New S. & V.P. connected to 100mm dia. 'Osma' underground pipe laid to 1:40 fall with 100mm bed and surround of 10mm peashingle and connected to existing inspection chamber.

VENTILATION:- Provide min. 1/20th floor area ventilation to all habitable rooms. Provide background ventilation with 5000 sq.mm trickle vents to all habitable rooms and 2500 sq.mm to bathrooms all fitted into heads of window frames and rooflights. Provide additional ventilation to bathroom and W.C. with mechanical extractor to give min. 15 litres/sec extraction, 20 minutes overrun and ducted to outside air. Provide additional ventilation in kitchen with cooker hood to give min. 30 litres/sec extraction and ducted to outside air.

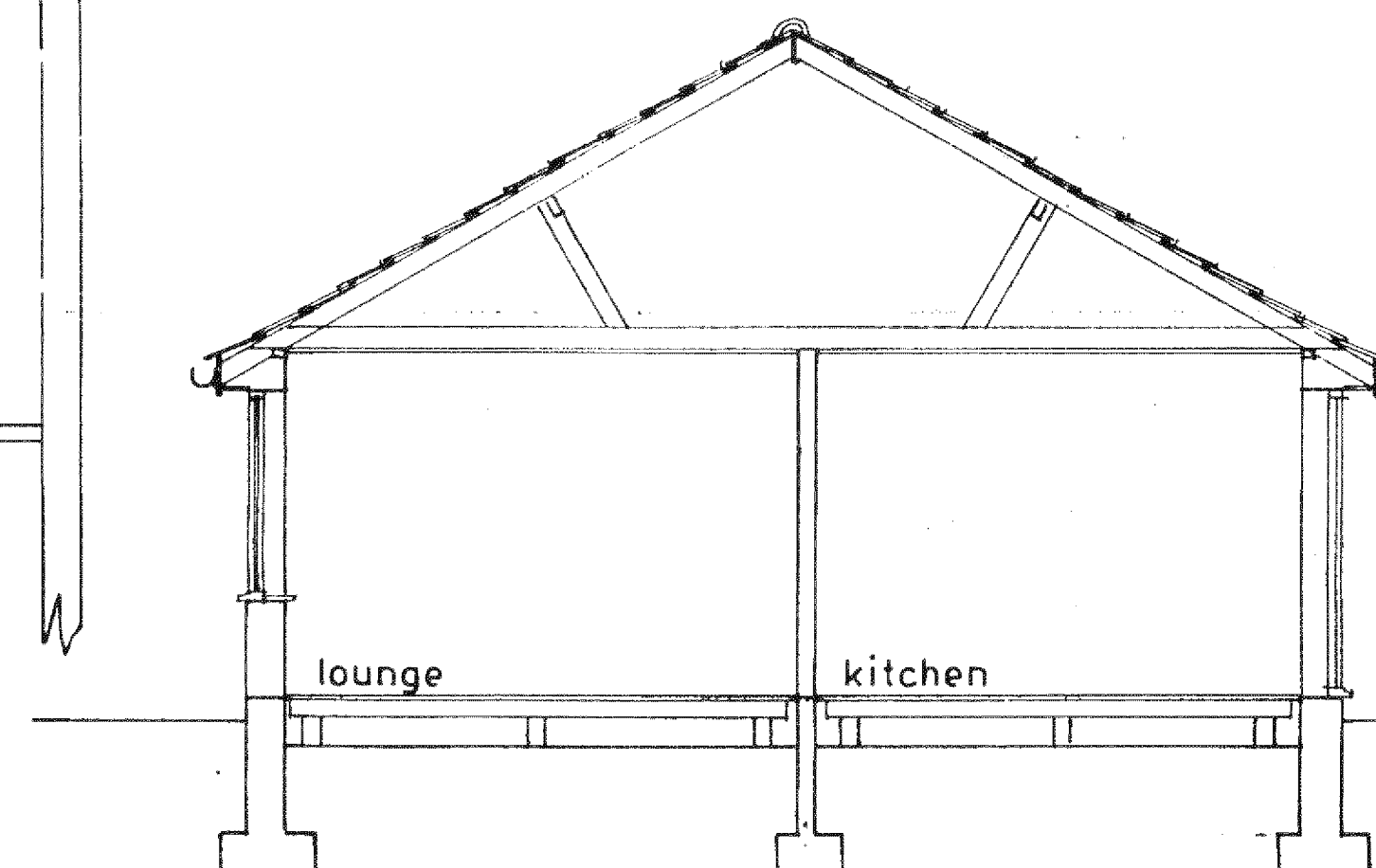
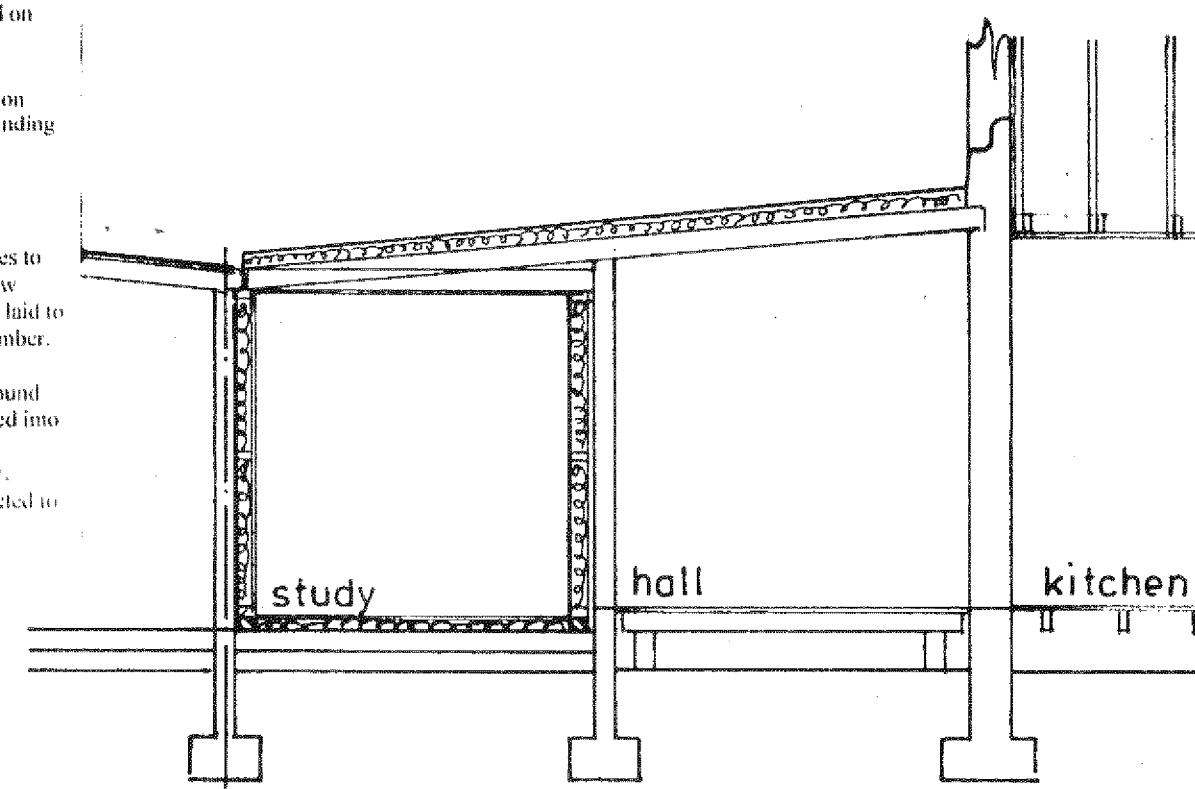
GLAZING:- Provide double glazed argon gas filled sealed units in upvc window and door frames. Provide toughened glass in all positions less than 800mm above FFL. Provide 'Kappafloat' glass to all windows and doors to give 1.6 U-value. All Glazing to BS6206. DOOR TO NEW STUDY TO BE OF EXTERNAL QUALITY.

HEATING:- Extend existing system to provide domestic supplies and fully pumped central heating system with thermostatic radiator valves to all rooms and in accordance with the Domestic Heating Compliance Guide 2010.

ELECTRICAL:- Provide low energy light fittings throughout. All electrical work to be installed, inspected and tested by NEC Registered Electrician including provision of BS7671 electrical installation certificate.

MEANS OF ESCAPE:- Provide opening easement in study window frame min. 450mm wide with min. 0.33m2 clear opening area and be located between 800 and 1100mm above F.F.L.

FIRE PROTECTION:- Provide 30 minutes fire protective to exposed beam with layer 12.5mm fireline plbd. and set coat.



section

1 : 50

rev. B

Bryan Butcher  
Rainbow Cottage  
Nyetimber Lane  
Bognor Regis PO21 3JX  
01243 266871  
07973 233442  
bryan.butcher@btinternet.com  
www.bryanbutcher.com