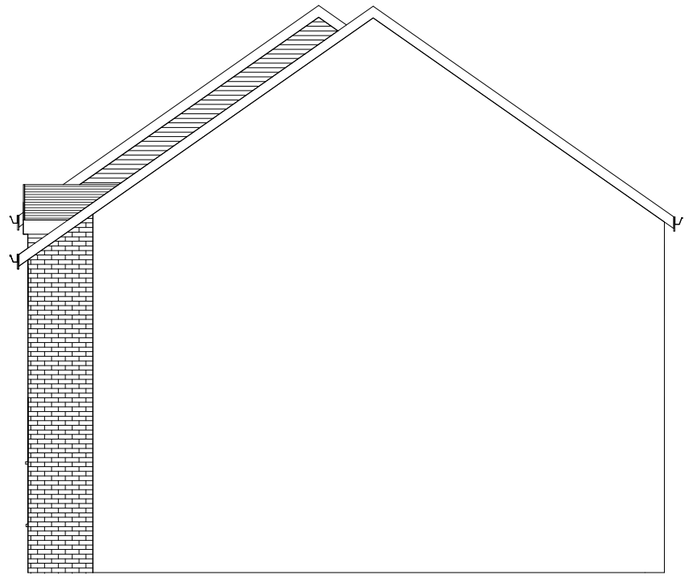
ARUN DISTRICT COUNCIL BE/50/14/CLP



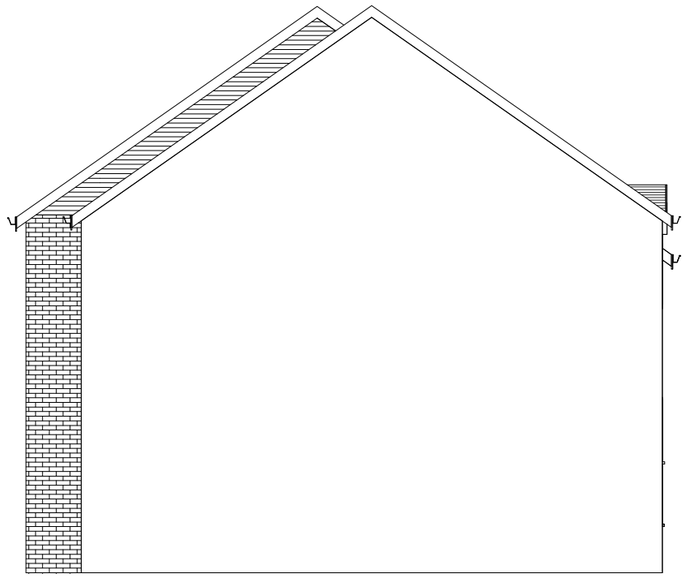
Existing Front Elevation
1 : 100



Existing LHS Elevations
1 : 100



Existing Rear Elevation
1 : 100



Existing RHS Elevation
1 : 100

1:100 Metres 0 1 2 3 4 5 6 7 Feet 0 10 20

1:50 Metres 0 1 2 3 4 5 Feet 0 5 6 7

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No.	Description	Date

Mr M Payne

4 Homing Gardens
Bognor Regis
West Sussex
PO22 9AJ

Existing Elevations

Project number	4HOM-14
Date	29th March 2014
Drawn by	June Grinstead
Checked by	Checker

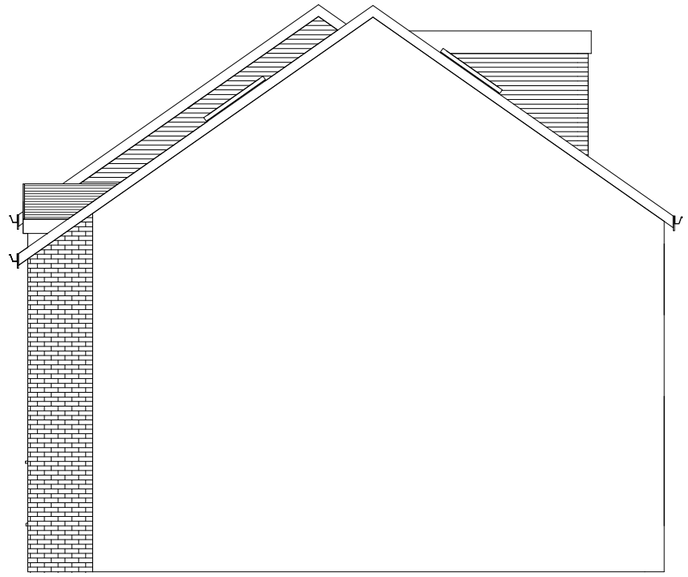
A101

Scale 1 : 100

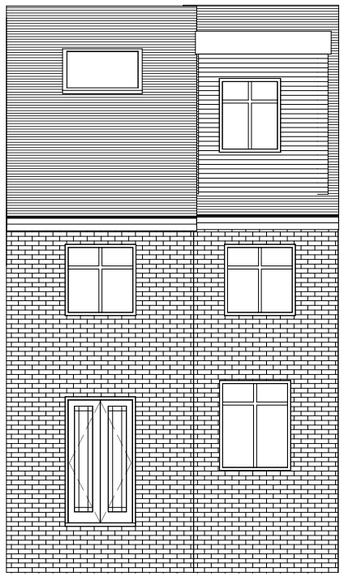
ARUN DISTRICT COUNCIL BE/50/14/CLP



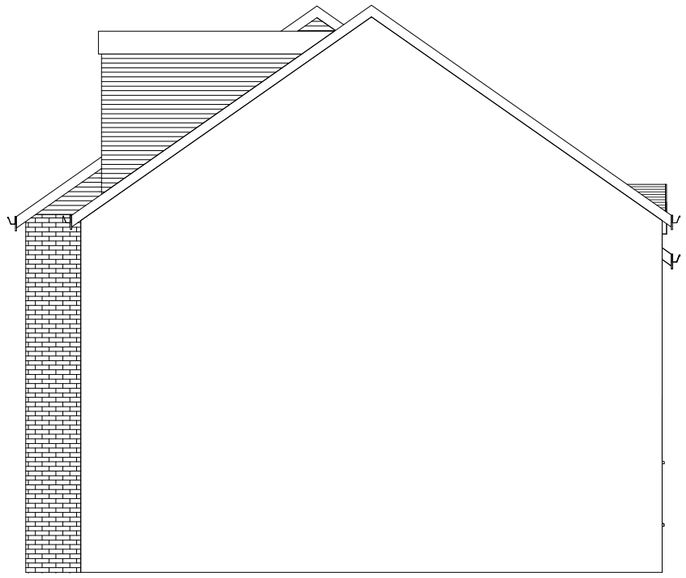
Proposed Front Elevation
1 : 100



Proposed LHS Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed RHS Elevation
1 : 100

1:100 Metres 0 1 2 3 4 5 6 7 / Feet 0 10 20

1:50 Metres 0 1 2 3 4 5 / Feet 0 5 6 7

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A102

Scale 1 : 100

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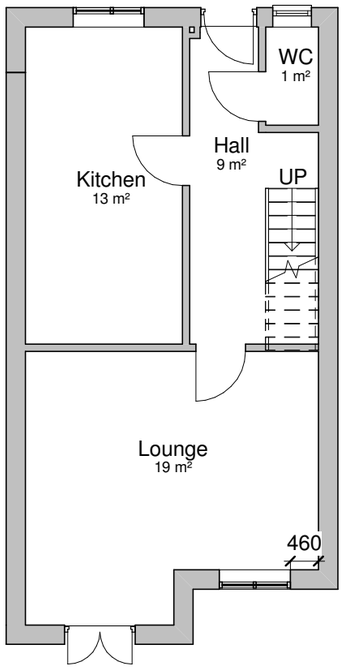
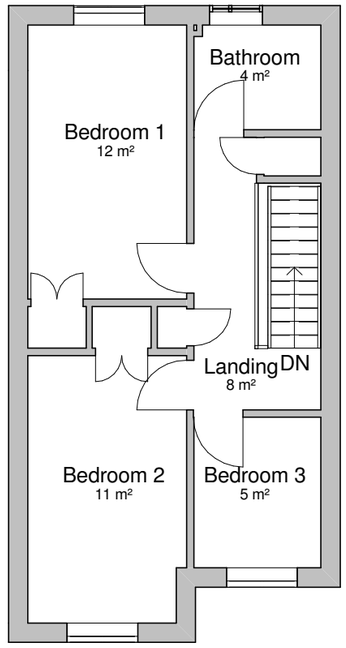
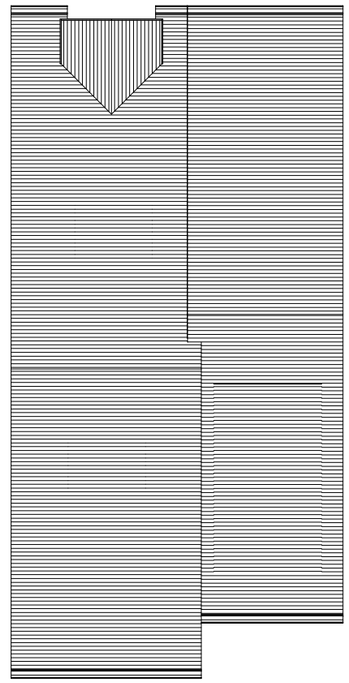


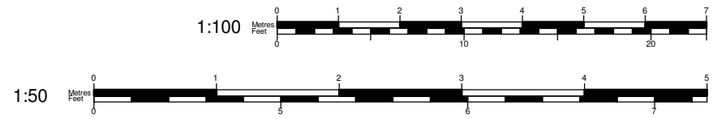
Existing Ground Floor
1 : 100



Existing First Floor
1 : 100



Existing Roof Plan
1 : 100



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West Sussex
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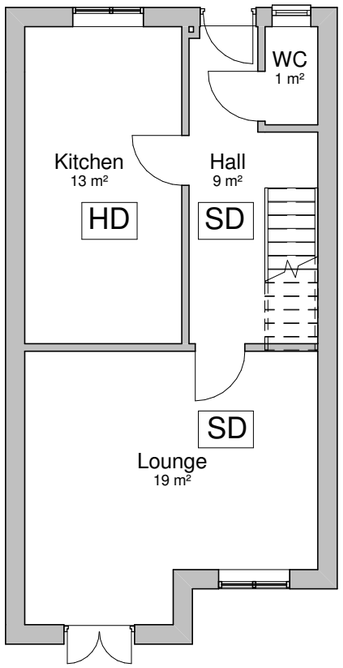
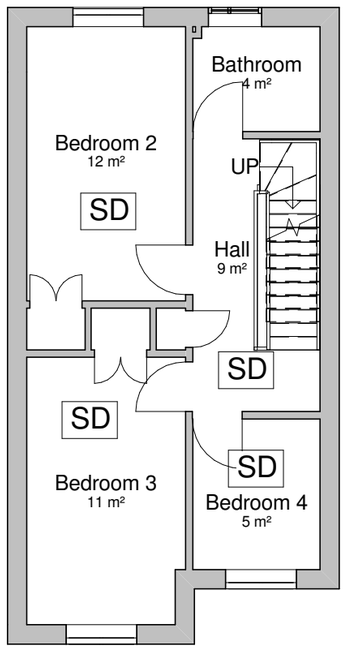
A103

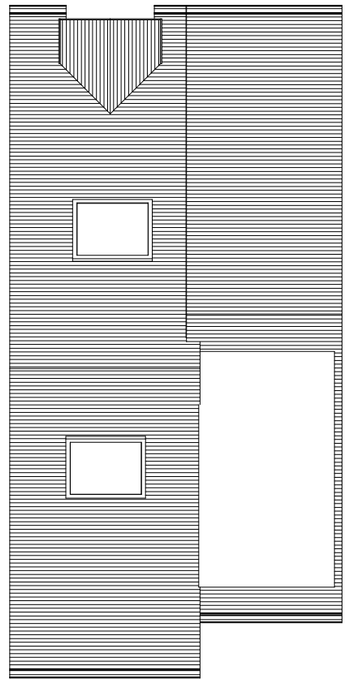
Scale 1 : 100

ARUN DISTRICT COUNCIL BE/50/14/CLP



Glass doors must be replace with FD20 Doors. See Building Regulation Notes





Proposed Ground Floor
1 : 100

Proposed First Floor
1 : 100

Proposed Roof Plan
1 : 100

1:100 Metres 0 1 2 3 4 5 6 7 / Feet 0 10 20

1:50 Metres 0 1 2 3 4 5 / Feet 0 5 8 7

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Proposed Floor Plans

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Scale	1 : 100

A104

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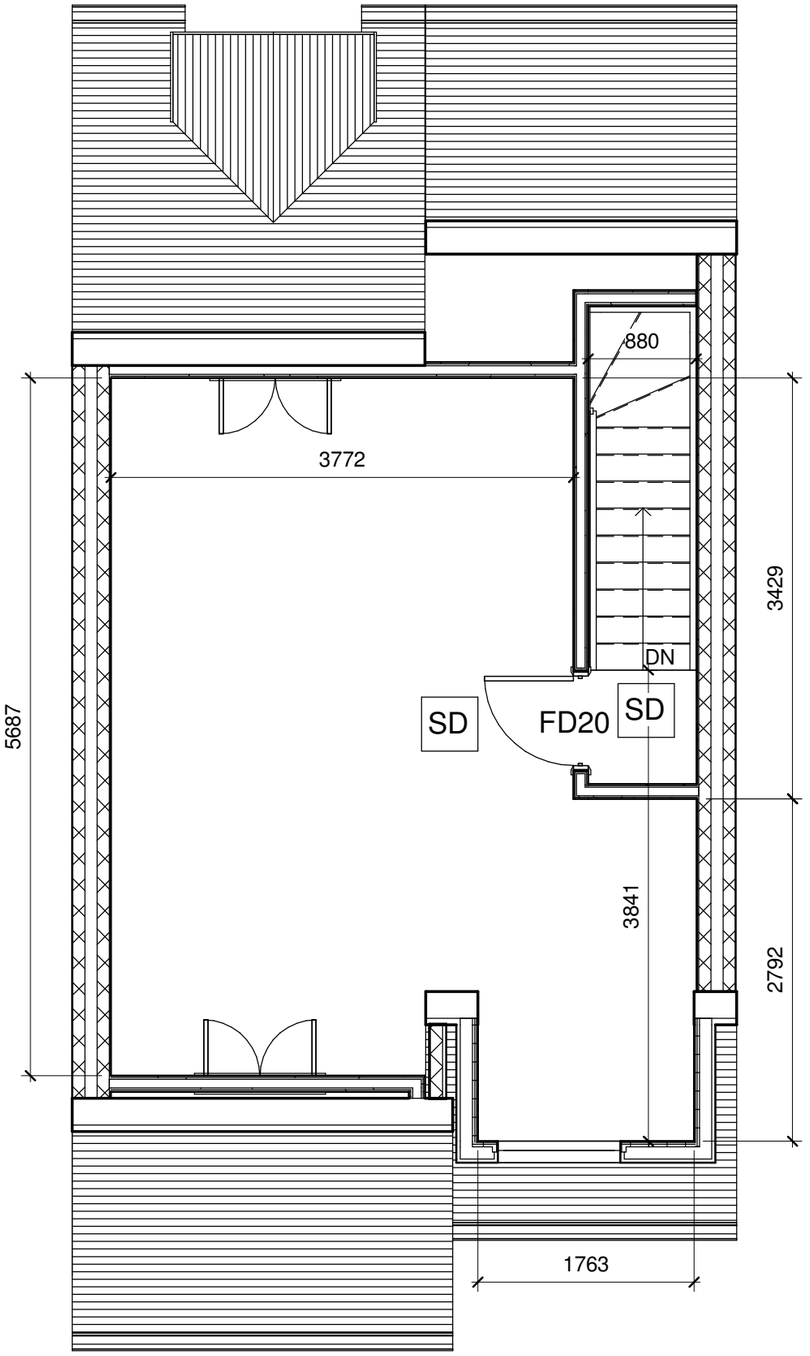
All dimensions should be checked on site by contractor. Allow for 10% margin or error due to variations along existing building elements



Proposed Second Floor

1 : 50

1:100

1:50

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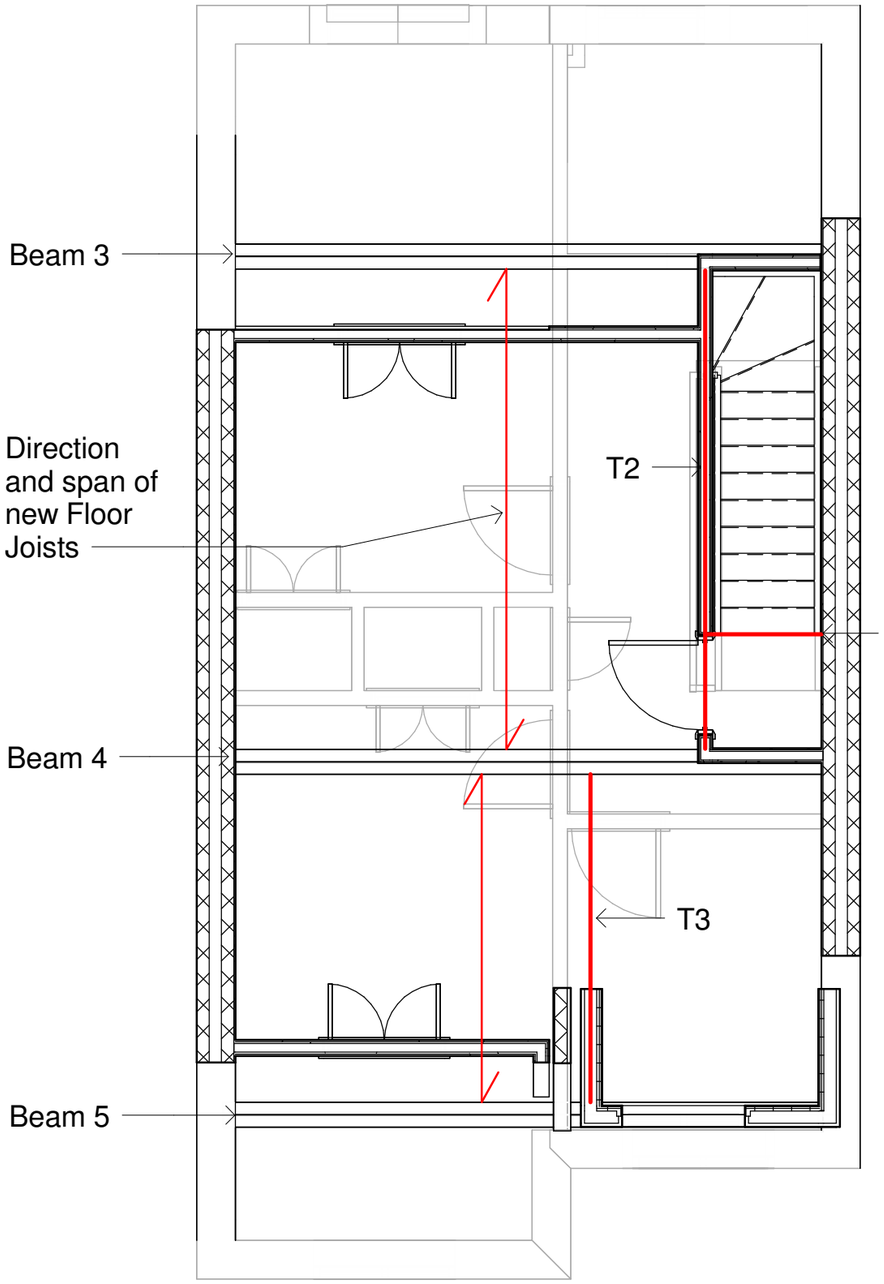
Proposed Second Floor

Project number	4HOM-14
Date	29th March 2014
Drawn by	June Grinstead
Checked by	Checker
Scale	1 : 50

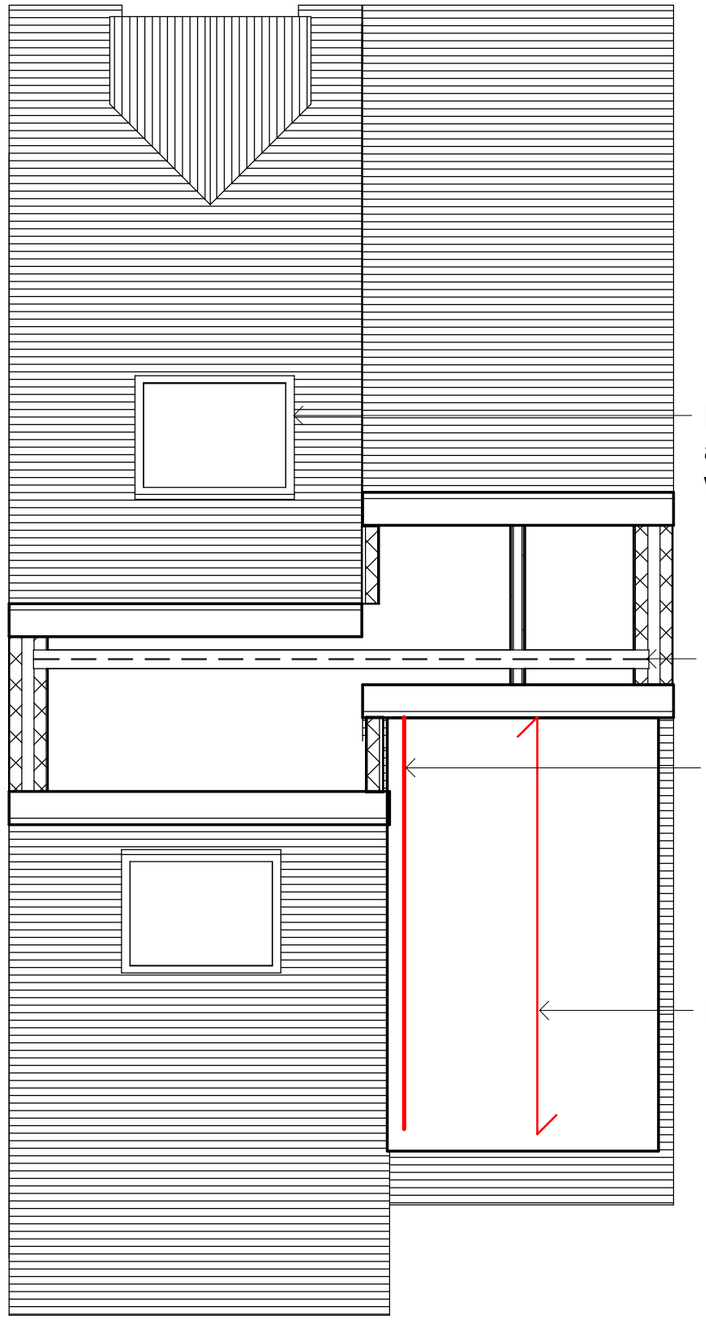
A105

ARUN DISTRICT COUNCIL BE/50/14/CLP



Structural Floor Layout

1 : 50



Structural Roof Layout

1 : 50

All dimensions should be checked on site by contractor. Allow for 10% margin or error due to variations along existing building elements

Ridge Beam with Splice 203x203x46 UC on 450x100cx25 ms bearing plates

Beam 3 203x203x46 UC on 550x100x25 ms bearing plates

Beam 4 203x203x46 UC on 550x100x25 ms bearing plates

Beam 5 203x203x46 UC on 600x100x25 ms bearing plates

T1 2 No 150x50 C16's

T2 3 No. 200x50 C24's

T3 2 No. 200x50 C24's

T4 3 No. 150x50 C16's

Floor Joists 200x50x C24's

Flat Roof Joists 150x50 C16's @ 400 c/c bolted to existing rafters @ 450 c/c

1:100

1:50

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No.	Description	Date

Mr M Payne

4 Homing Gardens
Bognor Regis
West Sussex
PO22 9AJ

Structural Layouts

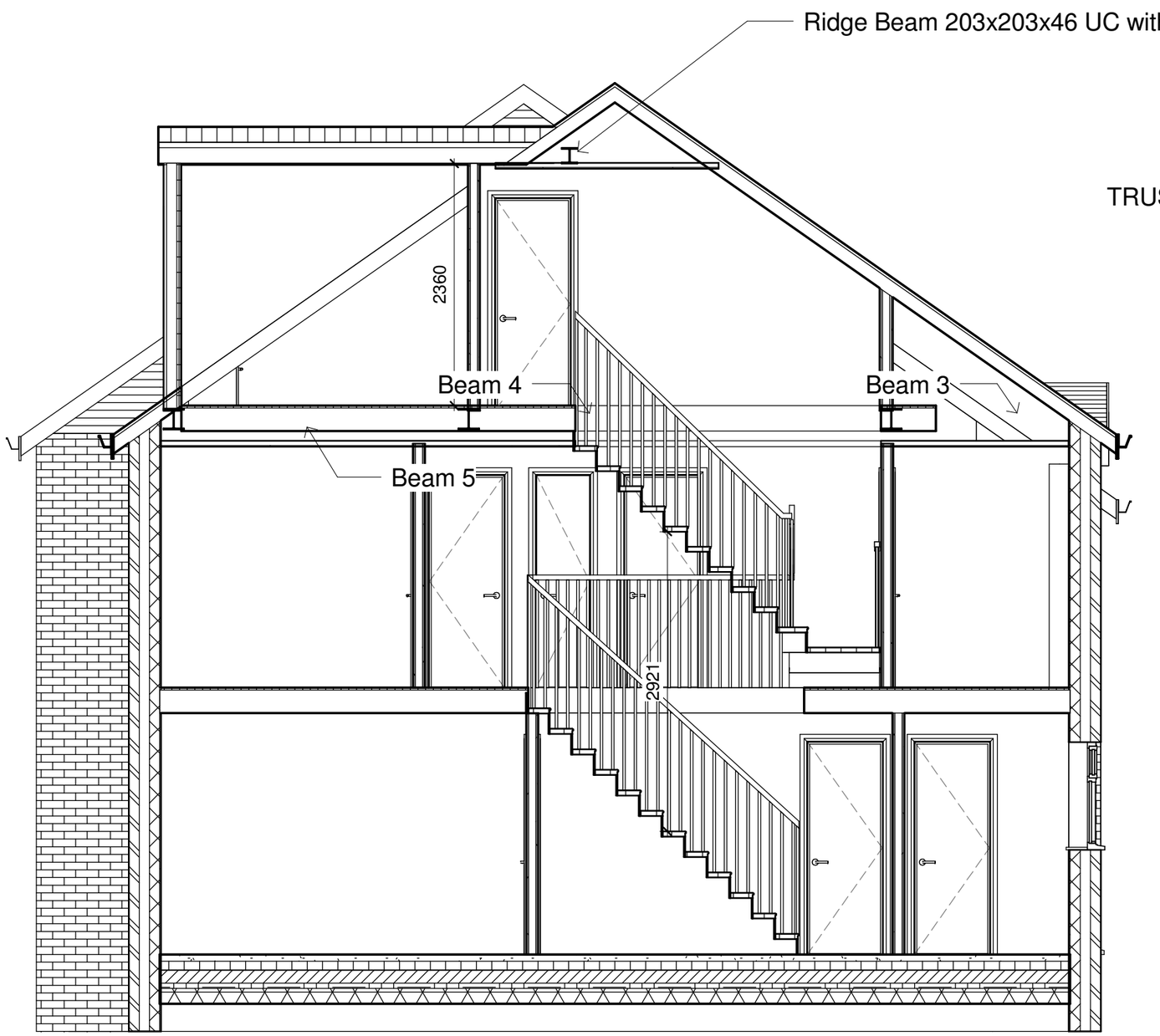
Project number	4HOM-14
Date	29th March 2014
Drawn by	June Grinstead
Checked by	Checker
Scale	1 : 50

A106

ARUN DISTRICT COUNCIL BE/50/14/CLP

All dimensions should be checked on site by contractor. Allow for 10% margin or error due to variations along existing building elements

TRUSSED ROOFS



1:100

1:50

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No.	Description	Date

Mr M Payne

4 Homing Gardens
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West Sussex
PO22 9AJ

Section

Project number	4HOM-14
Date	29th March 2014
Drawn by	June Grinstead
Checked by	Checker
Scale	1 : 50

A107

ARUN DISTRICT COUNCIL BE/501.14/CLP

Roof:
For Pitched roofs TRISO Super 10 to be applied in conjunction with 75mm Celotex tuff-R GA3000 between rafters whilst still maintaining a 50mm air gap where appropriate. TRISO products to be installed in strict accordance with the manufacturers recommendations· UPVC fascia all around with 100mm gutter set to fall to 65mm down pipe. 25mm insect proof air gap all around fascia to promote cross ventilation to flat roof.
5mm Air gap to ridge.

If a Warm deck roof construction is used which this will remove the requirement to ventilate the flat roof. Single ply membrane to be installed to manufacturers specification on 126mm of Celotex TD4126 over firings and flat roof joists, as per drawings, underdrawn with breathable membrane and 12.5mm plasterboard with skim finish.

Dormer Cheeks/Dormer Face:
Plain tile hanging to dormer cheeks on 38 x 25mm battens (unless other specified) on breathable paper onto 6mm Supalux or similar.
12mm sheathing ply fixed to 95 x 47mm frame work (unless other specified) on doubled up rafters (unless other specified) with 110mm Celotex GA4110 insulation between the studs or 90mm Kingspan TP10 with 20mm Kingspan over
Finished internally with 12.5mm foil backed plasterboard. 12.5mm foil backed plasterboard on cheek studs.
Velux Roof Windows:
All velux windows to be double glazed low energy and fitted to manufactures instructions, trimmed both side with doubled up rafters providing top and bottom trimmers.
Walls/Slope:
97 X 47 studs at 450c/c fixed to 95 X 47 head and sole plates, cavities filled with 100mm fibre glass wool insulation with 9.5mm plasterboard and skim finish.
Sloping roof areas: TRISO-10 multi foil insulation in conjunction with a 75mm Layer of Celotex or other equal approved Rigid Foam insulation between the rafters to achieve the required u-value. Battens to be fixed to rafters to maintain 50mm air gap above insulation with 9.5mm plasterboard and skim internally. TRISO products to be installed in strict accordance with the manufacturers recommendations
Alternatively, 15mm air gap with 150mm Celotex XR400 between rafters, finished with 12.5mm plasterboard and skim finish.
A breathable membrane of Tyvek or similarly certified products is acceptable to Building Control and may be utilised to enable reduction of the 50mm air gap for ventilation to 25mm on pitched roof sections.
Internal Walls:
Internal walls 95 x 47 studs at 400c/c fixed to 95 x 47 head and sole plates with 12.5mm plasterboard and skim finish. Filled with Celotex. Studs bolted to header and sole plates with M12 bolts and timber connectors or use Timber Lok.

All joints between insulation to be taped with insulating tape (Celotex/Kingspan and Tri-Iso)

Floor:
Joists fixed to beams on galvanised joists hangers or notched into the beam web.
All structural steelwork to be fire rated with intumescent paint.
Joist and beams to be 20mm clear of existing ceiling construction
Joists, Steel Beams and Steel Bearing Plates to be 50mm clear of chimneys & chimney flues.
Doubled up floor joist under all partitions, unless other size specified.
All multiple beams to be bolted at 300c/c using Timber Lok's which should be staggered and alternated on each side unless otherwise specified.
Support (where necessary) the existing ceiling from new floor with straps etc.
If floor joists hung more than 30mm below supporting element, joists should have nogging to prevent twisting
22mm T & G moisture resistant chipboard flooring screwed onto softwood joist (See structural plan for joist sizes)
100mm Rockwool and chicken wire laid between and fixed to new joists to BRE Digest 208. This is an across the board detail unless the existing ceiling is 12.5mm plasterboard and there are no down lighters cut into the ceiling. Alternatively for Acoustic properties; 100mm Knauf Earthwool Acoustic Roll between joists and if space available 25mm Knauf Earthwool Acoustic Slab on top of the joists before floor boards.

WINDOWS / ROOM VENTILATION
All windows and doors to be double-glazed with 4mm glass and 16mm air gap between panes, argon filled and coated with low E. All glass in doors to be toughened or laminated safety glass to BS 6206. Roof lights to achieve A-A fire rating.
Provide 8000mm squared trickle ventilation within window frame to each habitable room. Provide minimum 5% ventilation to all habitable rooms. Provide mechanical fan to Kitchen & Utility, extracting at least 30 litres per second within cooker hood and 15 litres per second in bathrooms.

VELUX ROOF WINDOWS
All velux windows to be double glazed low energy and fitted to manufactures instructions, trimmed both side with doubled up rafters providing top and bottom trimmers.

Escape Windows; Clear opening of 0.33m2 must be provided with a minimum of 450mm x 450mm dimension to the opening. Bottom of opening must not exceed 1100mm above floor level.

ELECTRICAL INSTALLATION
All wiring to be 1.5mm core PVC insulated and chased into walls. Position and number of pendants, sockets and all electrical fixtures and fittings to be agreed with client. The installation of electrical works relating to the extension area should be carried out in accordance with current IEE and electricity board regulations. Provide one low voltage light fitting to extension area suitable for lamps of efficacy of greater than 40 lumens per circuit watt. All electrical work is to meet the requirements of Approved Document P (electrical safety) and must be designed, installed and inspected by a person competent to do so. Prior to completion the person competent to do so must issue an appropriate electrical installation and test certificate to BS 7671.

FIRE PRECAUTIONS
Smoke detectors installed in all habitable room and the hallway on each floor. Mains operatived and interconnected to BS 5839:6:2004, min. grade D, category LD1.
The mains supply to the smoke alarm should comprise a single independent circuit at the dwellings main distribution board. In this case no other electrical equipment should be connected to this circuit.
The smoke detection system MUST have a standby supply to comply with BS 5839-6.
The smoke alarm system that includes a standby power can be connected to a regularly used local lighting circuit.
The standby supply in the may take form of a primary battery, a secondary battery or a capacitor.
Smoke detectors to be located away 300mm from any wall or light
Up-grading/replacement of doors to the staircase enclosure may not be necessary. All glazing to doors will need to be upgraded to fire resisting glass or of fire resisting materials.
Fire doors to new habitable rooms to be fitted with 3 4 inch steel but hinges, these must be 30 minute fire resistant with a CE stamp and BS EN mark.
Glazing above doors to be plasterboarded over and beaded out.. Internal garage door to have a minimum or 100mm non combustible threshold with a self closing FD30 door with smioke seals

HEATING
All hot and cold water plumbing to be installed in accordance with relevant British standards and codes of practice. Extension of central heating and provision of radiators to be discussed with client prior to works commencing. Provide thermostatic radiator controls to all new radiators in extension area. Insulate new pipe and ducted work located with 40mm insulation to achieve 0.035W/m2 o K. Provide and deposit details of heating controls, thermal efficiency and operating instructions for new Boiler with the Local Authority Building Control Department prior to installation on site. Boiler to be wall mounted and room sealed condensing boiler situated a minimum of 2.5m away horizontally from any neighbouring boundary and a minimum of 2.1m vertically from ground level. Boiler to achieve a minimum of SEDBUK rating of 86% and must be installed by a authorised Gas Safe installer.

RAINWATER
110mm half round or deep flow gutters and 68mm dia rainwater pipes discharging into rainwater gullies. Rainwater to be taken to soakaway, design determined from percolation test on site.

FIRE PROTECTION
Encase all structural members with two layers of 12.5mm plasterboard, wire bound at 100mm centres. Finish with 13mm plaster scrim or coated with Nullifier intumesent paint to achieve full half hours fire resistance. All beams to achieve half hour fire protection.

COLD BRIDGING DETAILS
Extend insulation from cavity wall up to junction of ceiling insulation. Provide DPC tray over door and window openings . Close all cavity walls with thermabate insulated cavity closers/blockwork and provide vertical DPC around door and window frames. Return floor insulation up at edge with a minimum of 25mm thickness between concrete/screed and wall construction. Extend cavity wall insulation 100mm below DPC level.

PARTY WALL MATTERS
Party wall agreement (party wall Three Metre notice) to be signed and agreed with affected neighbouring property/properties a minimum of 60 days prior to the building works commencing on site.

1:100 Metres 0 1 2 3 4 5 6 7 / Feet 0 10 20

1:50 Metres 0 1 2 3 4 5 / Feet 0 5 6 7

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Checked by	Checker

A108

Scale