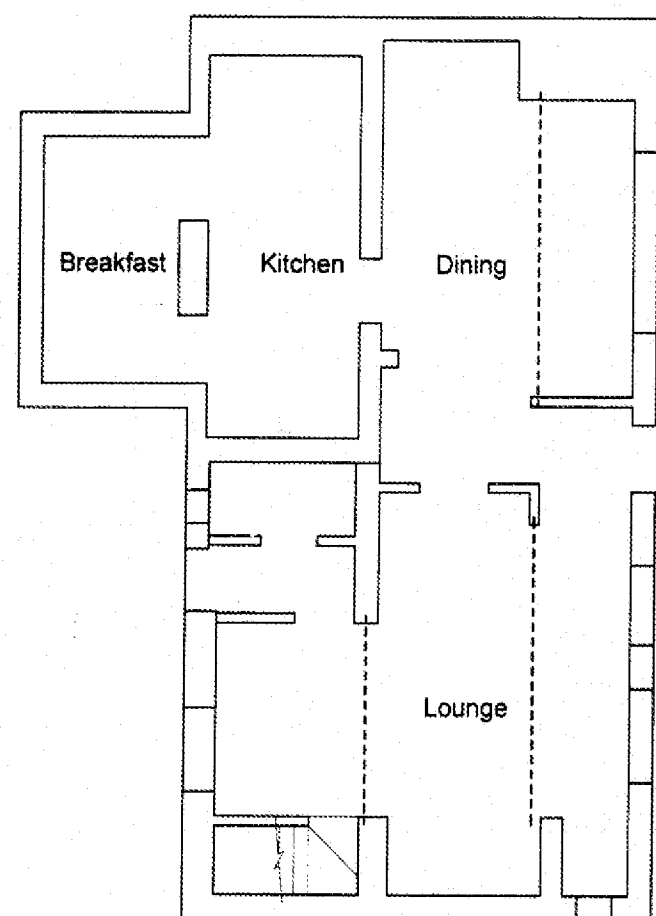
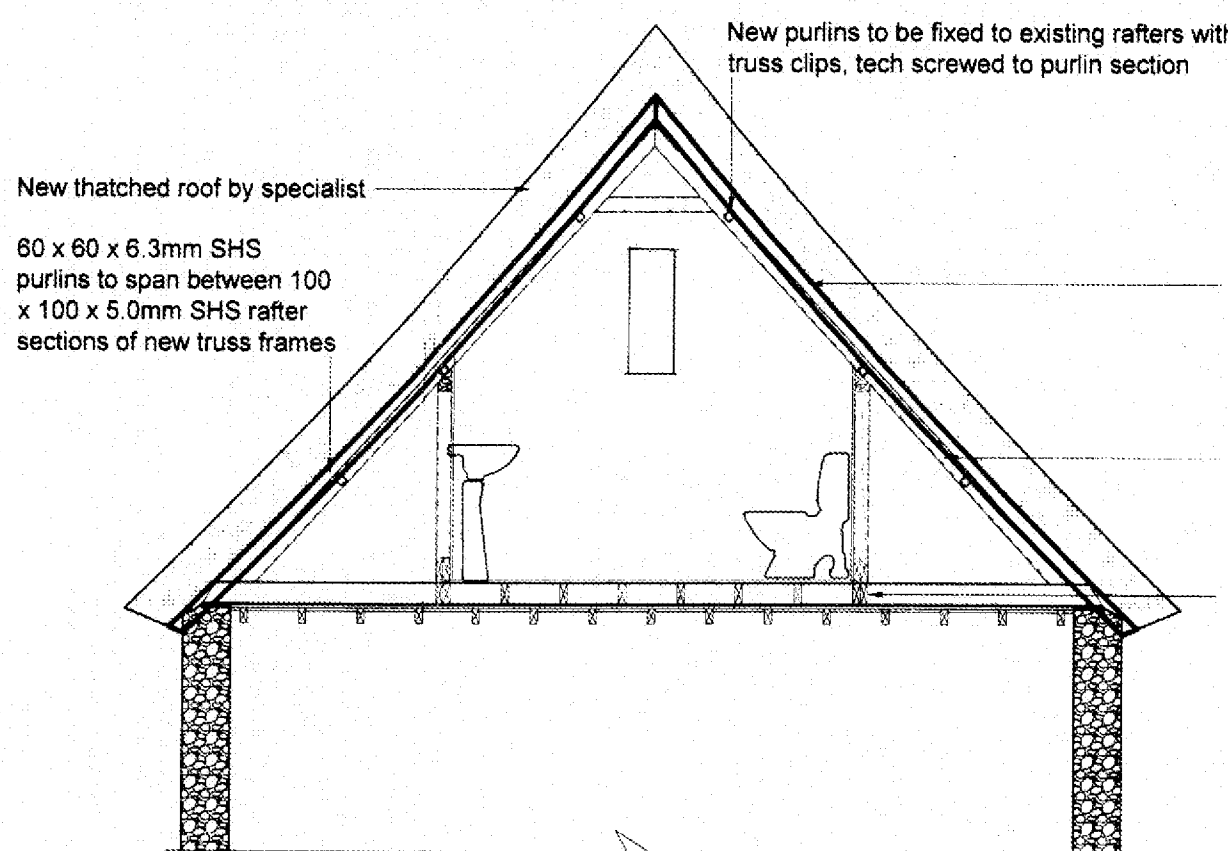
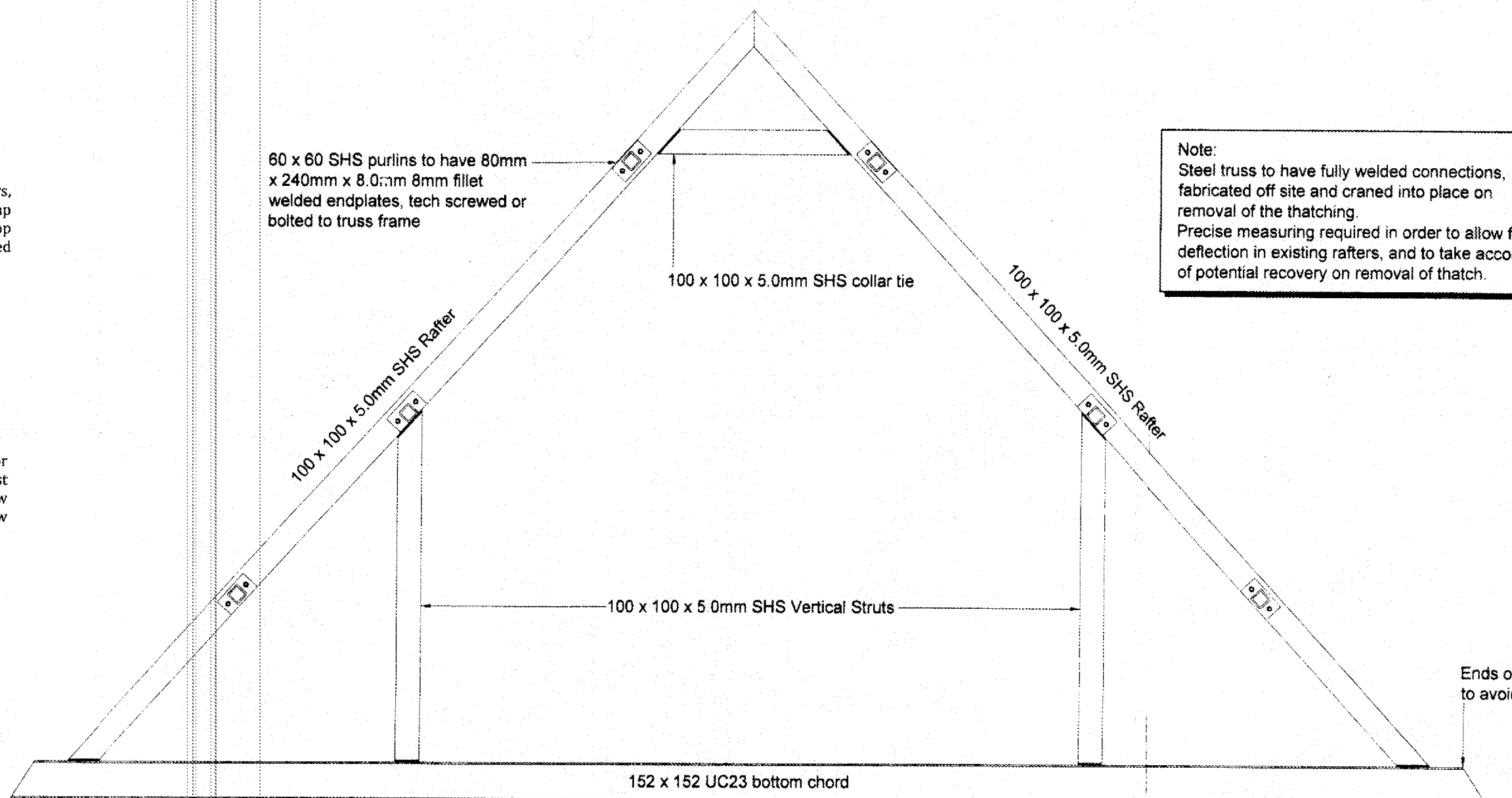




Existing Ground Floor Plan.
(Showing structure over)
(1:100)



Proposed Section A-A.
(1:50)



Proposed 'Truss' Details.
(1:20)

Note:
Steel truss to have fully welded connections, fabricated off site and craned into place on removal of the thatching.
Precise measuring required in order to allow for deflection in existing rafters, and to take account of potential recovery on removal of thatch.

EXTRACTOR FANS:

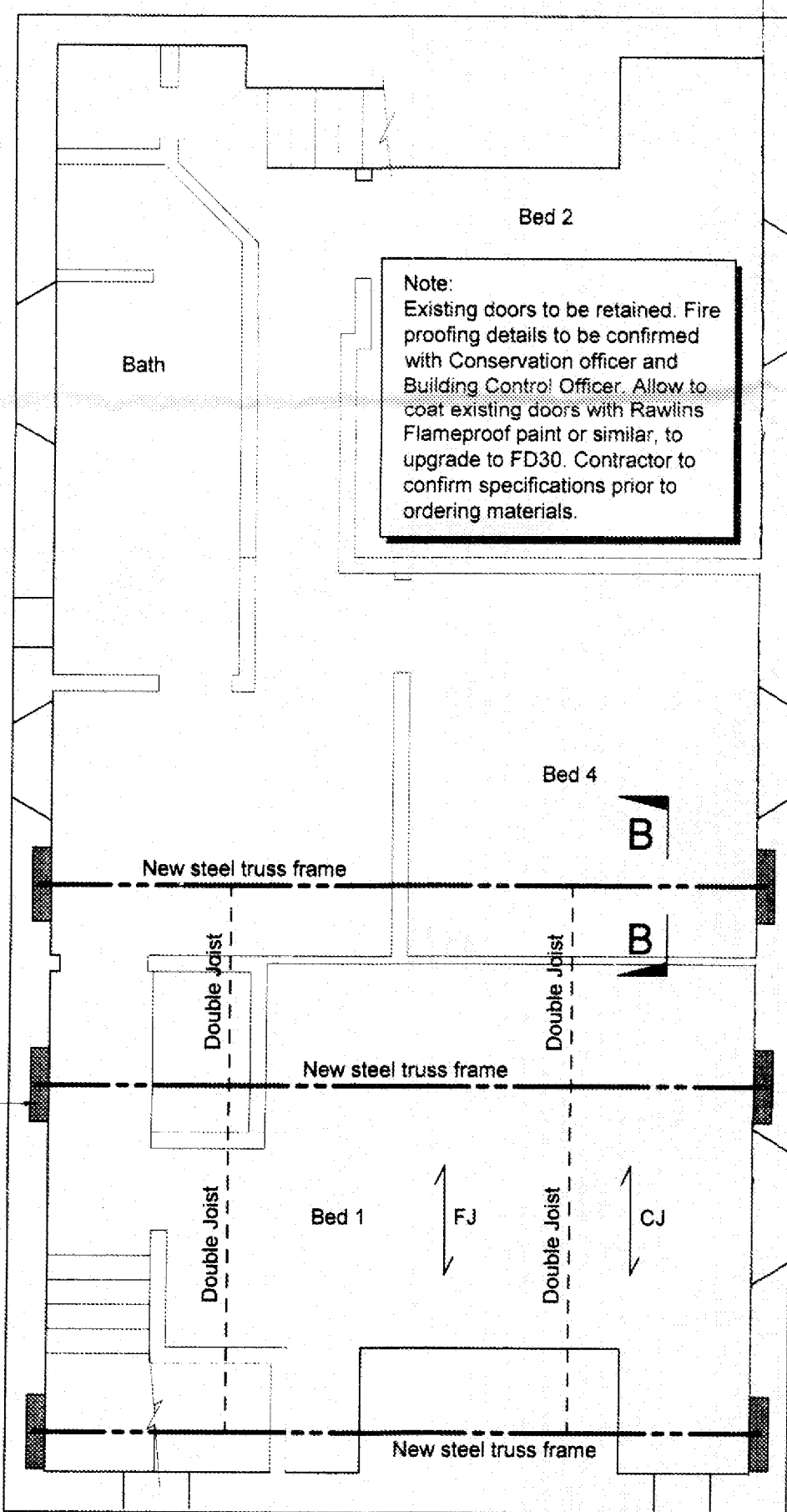
New Bathroom/shower to have mechanical extract fans capable of extracting 30 litres per second and with a 15minutes over-run of the fan. All ventilators for the fans to terminate in the outside air, use propriety ridge ventilators where appropriate.

NEW GUARDING TO EXISTING STAIRCASE:

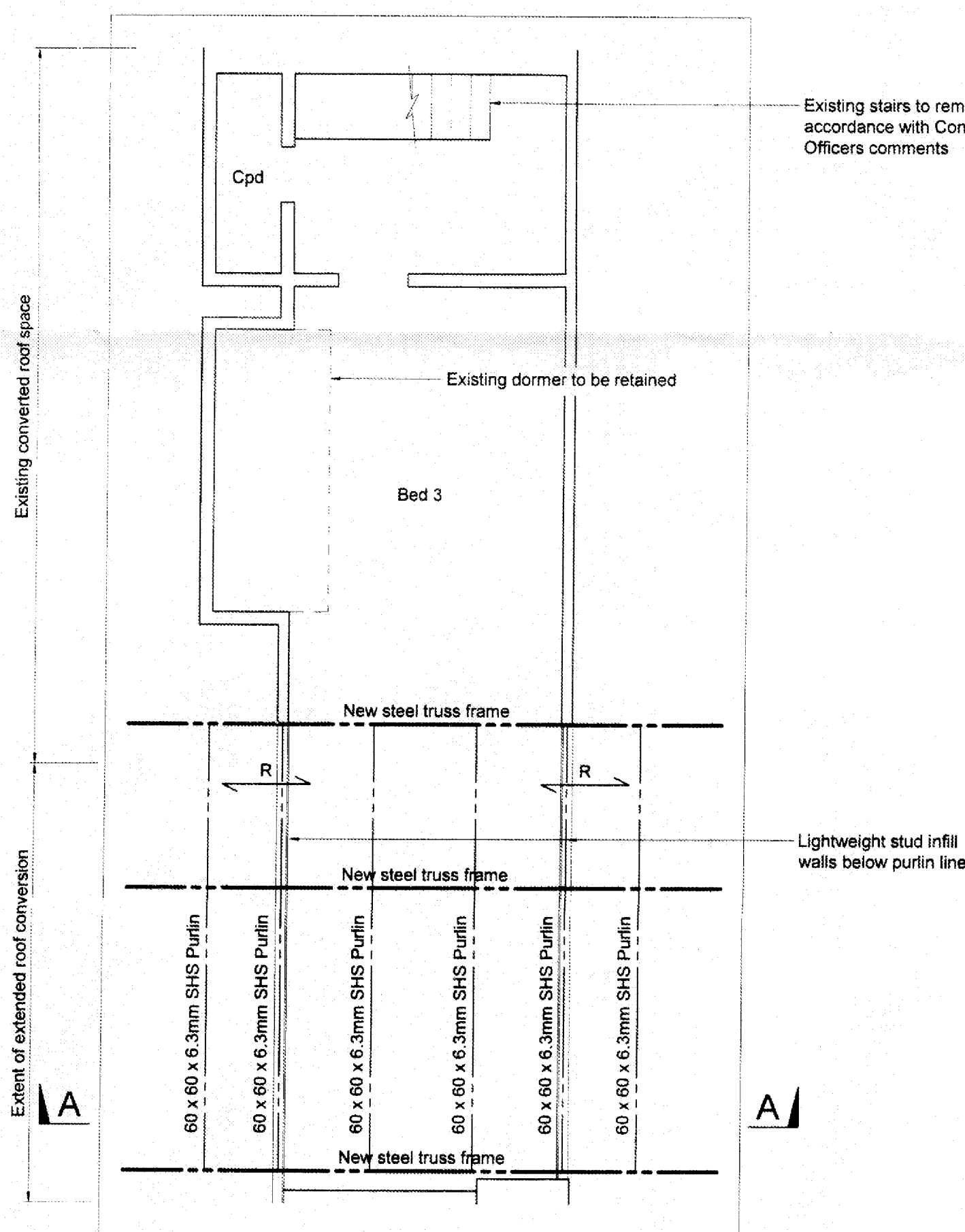
The top handrail of the guarding is to be 900mm high from the finished floor level, provide balustrades below the handrail, maximum spacing of balustrades to be 100mm. The guarding should be able to resist a horizontal force of 0.36kN for each metre of length. There are to be no opening doors, at either the base or the head of the stairs, within 400mm.

PLUMBING AND HEATING:

Plumbing installation generally to conform to BS 5572: 1978. 10. Run hot and cold feeds in copper to BS 2871. Hot water and heating to be provided by the existing boiler. Plumbing installation generally to conform to BS 5572: 1978. 100mm. diameter UPVC SVP and fittings to BS 4514. Soil vent. Pipe to have access at low level and to terminate 1000mm. above first floor window head. Lowest connection to SVP to be 450mm. above invert. Provide anti-siphon pipes where required. 50mm. main branch waste, back inlet type gullies, 38mm. diameter waste from sink, shower, 32mm. diameter from basin. Wastes in MUPVC to BS 2871. 75mm. deep seal traps, bottle traps to sink. Run hot and cold feeds in copper to BS 2871. Provide 50mm. insulation to pipework and ducts, or thickness equal to the diameter if less than 50mm. SVP's to drain into existing mains drainage.



Proposed First Floor Plan.
(Showing structure over)
(1:50)

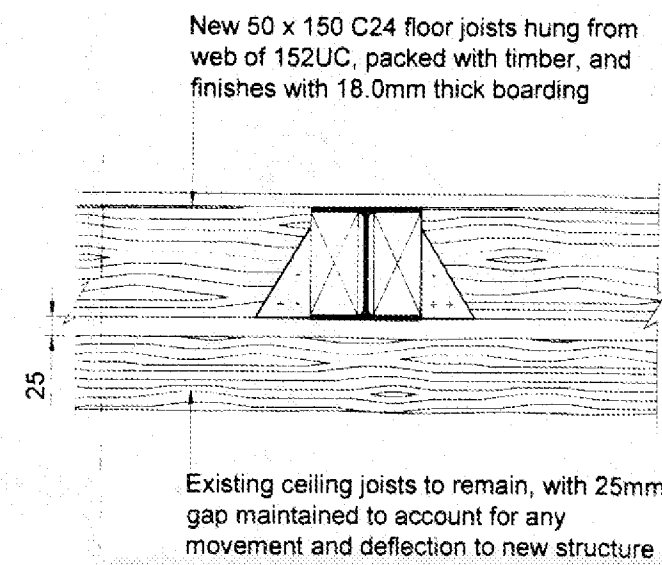


Proposed Second Floor Plan.
(Proposed Layout)
(1:50)

CJ	Denotes assumed span of existing ceiling joists
R	Denotes assumed span of existing rafters
FJ	Denotes span of 50 x 150 C24 floor joists @ 400mm centres
PS1	Denotes 600mm lg x 150mm wd x 15mm thick steel plates
Ⓢ	Smoke detector interlinked to existing hard wired system to BS5446

Note:
Roofing finishes to be specified and detailed by specialist, in accordance with Building Control Officer and Conservation Officer.

Detailing with regard to fire protection and safe egress to be discussed and agreed with Building Control Officer, in conjunction with Conservation Officer.



Section B-B.
(1:10)

Construction Notes:

All dimensions to be checked on site. All details and dimensions relating to the sub-contractors or suppliers work must be checked and agreed between the sub-contractors or supplier and the general contractor.

This drawing is to be read in conjunction with all relevant architect's and engineer's drawings and the specification.

Works to comply with current Codes of Practice, British Standards and Building Regulations.

Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.

Fire Protection - All internal steelwork to have 2No. layers of 12.5mm plasterboard with staggered joints to comply with Building Regulations Part B. Thatch Fire Membrane to be installed in accordance with manufacturers guidance.

Dry Packing - Steel beams to be dry packed up to existing masonry over to ensure full load take-up.

Steelwork Protection - All steelwork to be blast cleaned to Sa 2 1/2 in accordance with BS EN ISO 12944.

Internal Specification - Coat with a Zinc phosphate epoxy primer to 80µm in accordance with BS EN ISO 12944.

External Specification - hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713

Masonry Strength - Existing external walls assumed to be of flint construction in lime mortar. Contractor to ensure all works to walls carried out in accordance with guidance from Conservation Officer, using approved lime mortars

Studwork lining roof space built off new floor joists/steel beams plated top and bottom to support existing rafters, lined with 12.5mm plasterboard and insulated to main pitched roof standard.

Floor - Floor is to be finished with 18mm 't and g' chipboard, WBP plywood to 'Wet' areas, on timber joists spanning between joist hangers from new steelwork, 15mm gap to be left between new structure and existing ceiling, to account for any deflection.

New second floor void, between the floor joists, to be filled with 'Rockwool Flexi' to provide 30 minutes fire protection.

Internal Partitions - All new internal partitions are to be constructed in 89mm x 38mm vertical timber studs, sole plates, head rails and intermediate noggings, with a 25mm min. thickness, absorbent layer of unfaced mineral wool bats 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 Pilkington 'K' glass to both leaves to achieve a min. 'U' value of 1.8 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 with 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 temporary 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 'promised' or similarly treated.

DATE	DESCRIPTION
CLIENT:	Mr O'Dor & Ms Sloan
ARCHITECT:	
JOB TITLE:	Bramble Cottage 50 Sea Lane Ferring
DRAWING TITLE:	Proposed Roof Strengthening & Extension to Roof Conversion
DRAWING NUMBER	JOB No 13110
DRG No	10
Amend	A
SCALE	DRAWN BY MWP
As shown @ A1	DATE March '14
	ENGINEER MWP
WORK TO FIGURED DIMENSIONS ONLY	CHECKED BY PSG
PHILIP GOACHER ASSOCIATES CONSULTING CIVIL AND STRUCTURAL ENGINEERS PARK HOUSE 122a NEWLAND ROAD, WORTHING WEST SUSSEX, BN11 1LE Tel: (01903) 217723 Email: mail@pggoacher.co.uk www.pggoacher.co.uk	