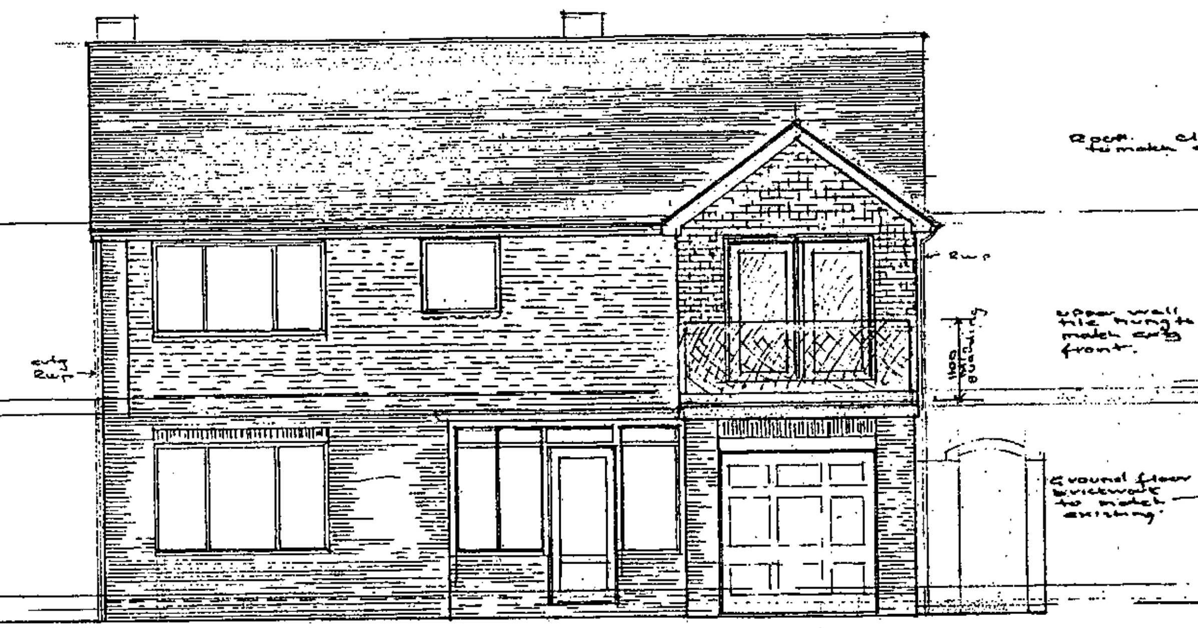
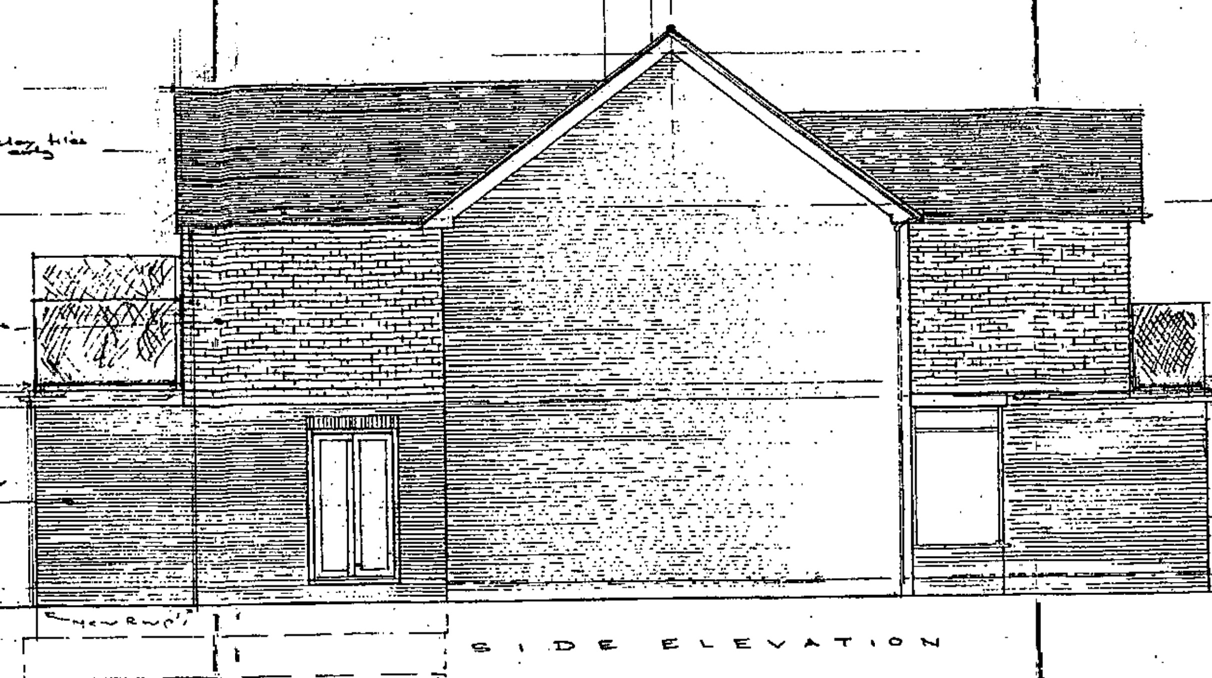
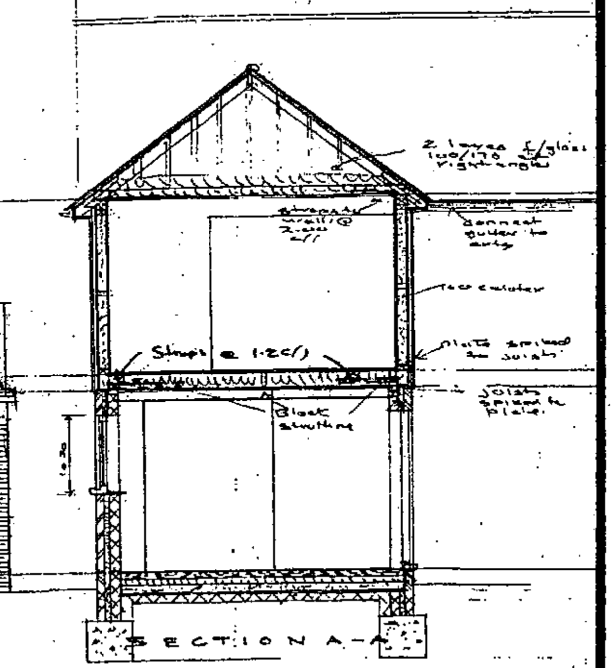


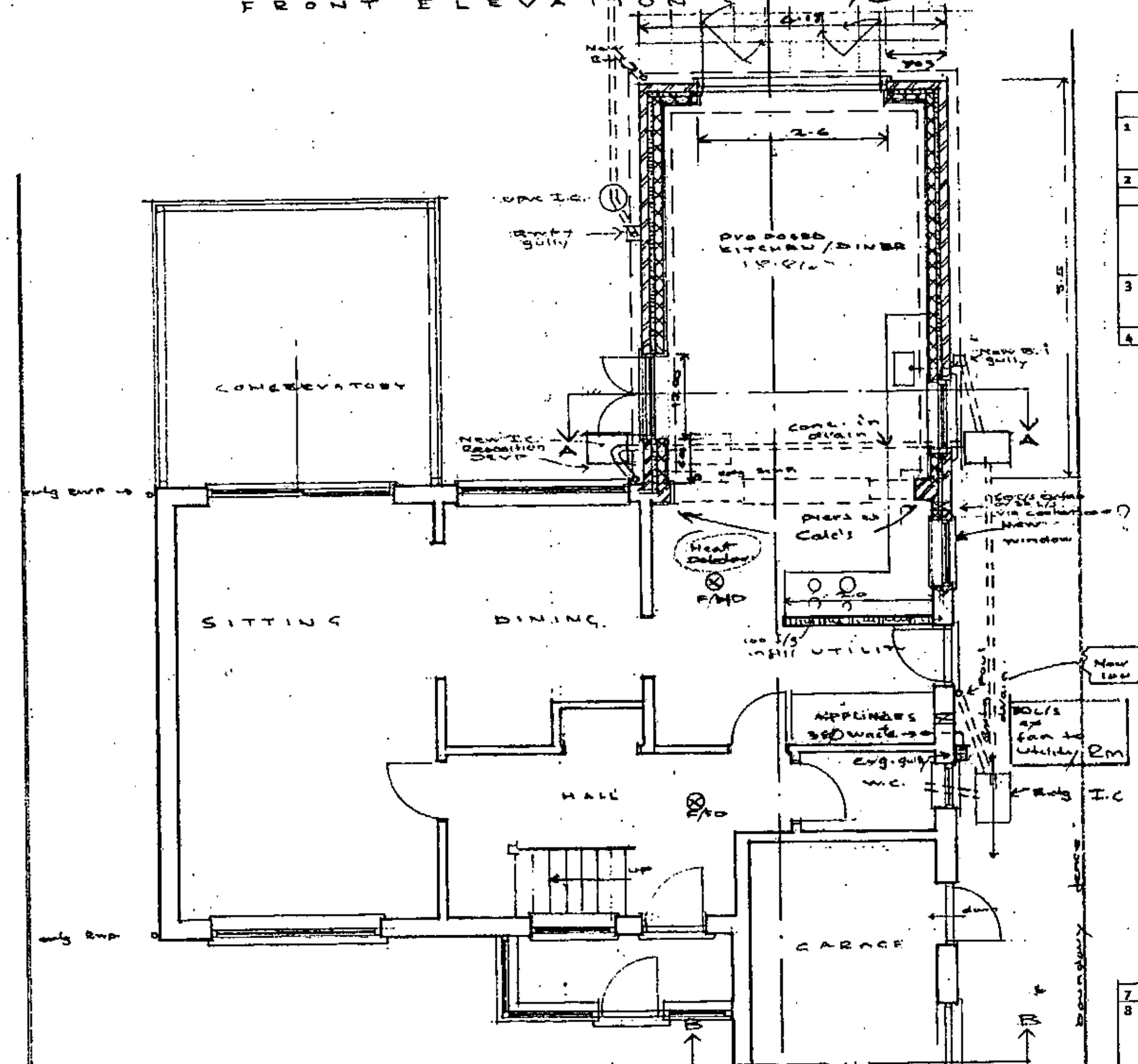
FRONT ELEVATION

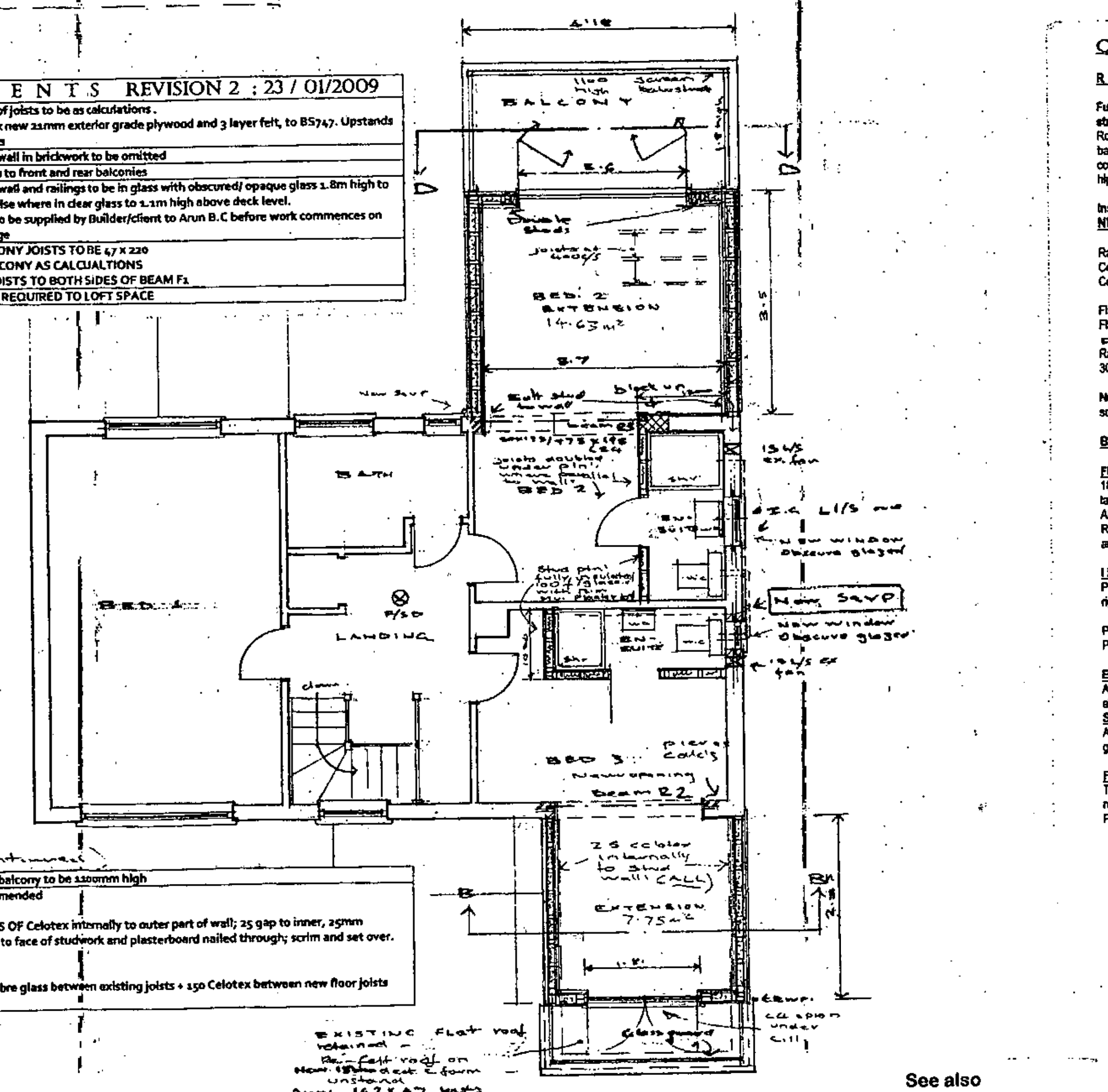


SIDE ELEVATION



SECTION A-A





FIRST FLOOR

AMENDMENTS REVISION 2 : 23 / 01/2009		
1		Front flat roof joists to be as calculations. Replace deck new 21mm exterior grade plywood and 3 layer felt, to BS747. Upstands to abutments
2	OMIT	Rear screen wall in brickwork to be omitted
	OMIT	Omit railings to front and rear balconies
	NEW	New screen wall and railings to be in glass with obscured/ opaque glass 1.8m high to north side; else where in clear glass to 1.1m high above deck level.
	N.B.	Full details to be supplied by Builder/client to Arun B.C before work commences on relevant stage
3	JOISTS	REAR BALCONY JOISTS TO BE 47 x 220 FRONT BALCONY AS CALCUALTIONS PROVIDE JOISTS TO BOTH SIDES OF BEAM F1
4	LOFT ACCESS	NO ACCESS REQUIRED TO LOFT SPACE

AMENDMENTS

1	R.14		Info FROM STRUCTURAL ENGINEER INCLUDED Note: Flat roof joists to be minimum 225 depth ; width as engineers calculations
2	AD. A.	a	Structural calc's to be checked
		b	Existing foundations and lintels to be checked on site for adequacy, where affected
		c	No trees within 30m
		d	Privacy wall to be checked by structural engineer Design to be in cavity work fair faced brickwork both sides all as main spec
		e	Restraint straps to floor joists shown
3	AD B	a	Provide heat detector to Kitchen
4	AD C	a	Detail shown see item 2 ; Wall to be in cavity construction
		b	balcony fixings to have mushroom caps welded onto base of uprights and sealed with mastic asphalt upstands
5	AD F	a	Utility fan to be 30 l/s
6	AD H	a	Wastes shown
		b	New s and v. p. shown

Amends (continued)

7	AD K	a	Guarding to front balcony to be 1100mm high
8	AD L	a	Insulation levels amended **STUD WALLS** 75 MM THICKNESS OF Celotex internally to outer part of wall; 25 gap to inner, 25mm Celotex internally to face of studwork and plasterboard nailed through; scrim and set over. **Garage Ceiling** Provide 100 mm fibre glass between existing joists + 150 Celotex between new floor joists

CONSTRUCTION

ROOF

Full supporting structure all as calculations and drawings by structural engineer
Roof to be tiled with tiles to match existing on 40 X 25 treated timber battens on Tyvex breather membrane on new rafters to form roof construction, ½ round ridge and hip tiles bedded on cement mortar, hip irons at ends of hips

Install new roof timbers as follows:
NB; see calculations

Rafters : 47 x 100 > or as calcs
Ceiling Joists (FRONT) : 47 x 170 > or as calcs
Ceiling Joists (rear) : 47 x 125 > or as calc's

First Floor joists : 47 x 195 : or as calc's
Flat roof joists : 47 x 220 or as calc's
F.R.J's (front) : 47 x 167 (inc balcony) or as calc's
Rafters birds mouthed onto 100 X 50 wall plates
30 X 5 X 1.2 m straps all round @ 2.00m c/s

New joists to be spiked to plates screwed into walls with 80mm Helifix screws at 600c/s and bedded on cement mortar

Beams all to engineers calculations and details

FLAT ROOFS
18mm exteriors ply deck to flat roof with type 1F sheathing felt and 2 layer mastic asphalt to BS 747, Grp tiles to be hot bedded.
Allow for 100 upstands to walls and drips to gutter
Relay front flat roof in 3 layers bitumen felt to BS 747 with type 1F felt and allow for upstand and over sip to abutment with face of upper wall

INSULATION
Provide 270mm Fibre glass insulation to loft spaces in 2 layers, laid at right angles as 150/100

Provide 150 sound insulating quilt to first floor FLOORS
Provide 170 Celotex to flat roofs with 50 air gap over

Eaves Ventilators
Allow for eaves ventilators to give 25mm continuous vent gap to eaves all round
Soffit and fascia
Allow for uPVC eaves fascias and uPVC soffit, with soffit ventilators to give 10mm equivalent continuous gap

FOUNDATIONS
To be Minimum 1000 deep 540 X 600 wide or to suit site conditions as required by local authority surveyor.
Pier bases as calculations

Floor area 41.1 m²

See also
Structural Calculations
by
John Bender Associates,

PROJECT;
70 Golden Avenue,
East Preston
West Sussex
BN16 1QU

CLIENTS : Mr A and Mrs N Kenny,

Scales	DWG. NO.	P.J. Clay
1:100 @ A3 1:50	1734/1	August 2008

PHILIP J CLAY
ARCHITECTURAL
TELEPHONE AND FAX -01903 815889
E-Mail philipjclay@yahoo.co.uk

UN DISTRICT COUNCIL K/6/09/