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LINTELS.
Reinforced concrete or steel to manufacturer's specification. 150 mm bearings either side. All installed to manufacturer's detail.

FLASHING Building Regulation C4.
To be code 4 lead. Cavity tray to be provided between extension roof and joining wall, including chimney flashings. Chimney trays to be Code 6 lead.

The chimney to be built in non combustible material not less than 100mm thick and to terminate not less than 600mm from top of ridge excluding chimney pot, all lined with 200 x 200mm rebated clay flue liners to BS1181. Provide fabricated lintel and gathering unit with throat of 110mm. Fireplace recess to be not less than 200mm thick non combustible material Hearth to project minimum 500mm from front of jamb and extend minimum 150mm each side of opening and not less than 125mm thick. Provide 2N0 100 cm2 permanently open air vents. Provide check list on completion, notice plate with details of heath and flue construction fixed inside the house. Any combustible material to be at least 200mm clear of any flue and 40mm clear of the chimney stack.

STUD WALLS
External and internal stud walls to be in 50 x 100mm C16 timber

PLUMBER Hot water and central heating Building Regulations G3/J and L.
Including Parts L1A and L1B April 2006.
The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified Gas Safe engineer. Central Heating and Hot and Cold water in copper to BS864.
Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Provide boiler commissioning Certificate on completion.
RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings, large area of roof must be proportional to the size of soakaway.
All underground drains to be Osma below ground type surrounded with pea shingle.

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All traps from sinks,baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath,shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary. 110 mm pipe soil and vent pipe. Building Regulation H1

Water Efficiency Building Regulation G2
Water efficiency calculator will be completed and forwarded to the local authority before completion.

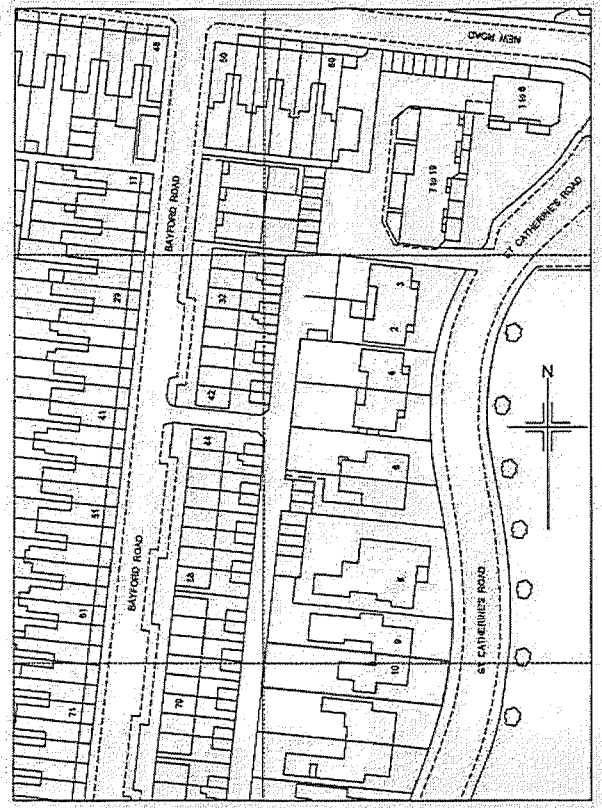
ELECTRICITY. Building Regulation Part P (Electrical Safety)
To comply BS 7671 (I.E.E. Wiring Regulations 17th Edition). Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec. adjacent to hob and 60 litres/sec. elsewhere in kitchens. 30 litres/sec. utility rooms, 15 litres/sec. for bathrooms/toilets. All switches and sockets to be positioned between 450mm and 1200mm above floor level. Certificate to comply with BS7671 to be issued after completion of the work. New window opening sash ventilation to be not less than 1/20th of room floor area.

Smoke alarms, mains operated and interconnected, to be fitted to ground and first floor, located not more than 3m from any bedroom and not more than 7.5m from any other room. Heat detector fitted in kitchen. Building Regulation B1.

PLASTERING
Ceilings to be boarded with 12mm plasterboard and skimmed with plaster. Internal walls to be dry- lined with 12mm plasterboard.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.
Windows and doors to be double glazed with 16 mm separation low emissive glass to give Windows 1.6 W/m2K, Doors 1.8 W/m2K U-Value. New windows opening sash ventilation not less than 1/20 of room floor area. doors and rooflights not more 25% of total floor area. Fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2. All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass. All to BS6206 and supplied by FENSA approved installer.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.
All habitable rooms to incorporate opening sash for means of escape not less than .33 m2, width of opening not less than 450mm, window height from floor to cill not less than 800mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).



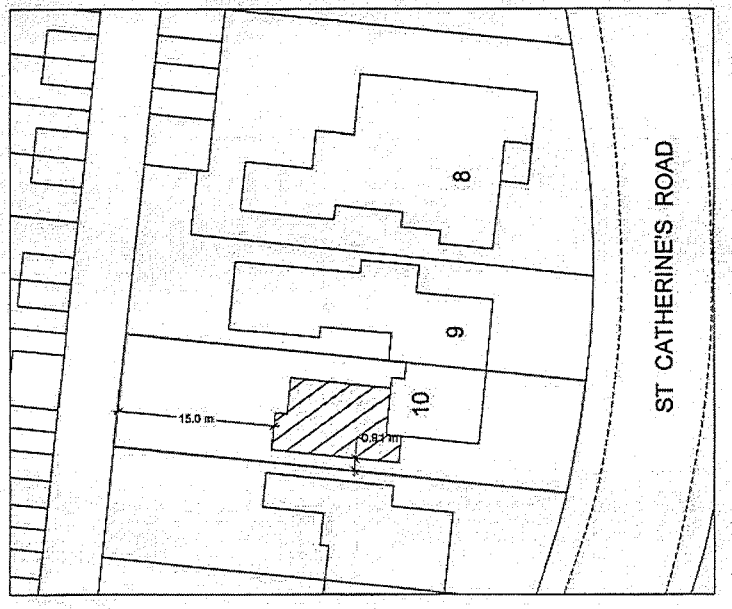
LOCATION PLAN

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.
Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity. Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m2.
Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist. Provide test certificate for Local Authority.

Building Regulations Part L SAPs rating will be forwarded to Local authority before commencement of work.

Dwelling Emission Rate and Target Emission Rate will be provided before commencement of work.
An air leakage test will be carried out on completion.

Soakaways will be 5m from any building and be 1m x 1m in size below invert of drain inlet and if necessary increased in capacity or form of construction after a percolation test is carried out, as described in Building Regulation AD H2.



SITE PLAN

INSULATION SCHEDULE

Ground floors Concrete slab P/A = .21 = 65mm GA4065 Celotex = 0.21 W/m2K, Celotex Tbreak TB4000 between screed/concrete and outside walls.

Single brick external walls
3 coats Synthaproof to inside face plus 60mm GA4060 Celotex finished with one Layer plasterboard

Windows to achieve 'U' value of 1.6 W/m2K.
Doors to achieve 'U' value of 1.8 W/m2K

Roof space insulation 150mm fibreglass laid between joist and 100mm over joist.
25mm continuous ventilation or equivalent to all soffits continued into roof space.

Ceiling level to achieve 'U' value of 0.16 W/m2K.

Do not scale from drawings
(excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations.Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

	Change	Date	Init

BKM PLANS
architectural
plans and
drawing
service

Title:
10 St Catherine's Road
Littlehampton.

Scale:	1:500 1:1250
Date:	12 th July 2015
Drawn by:	

Drawing 3 / 6

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