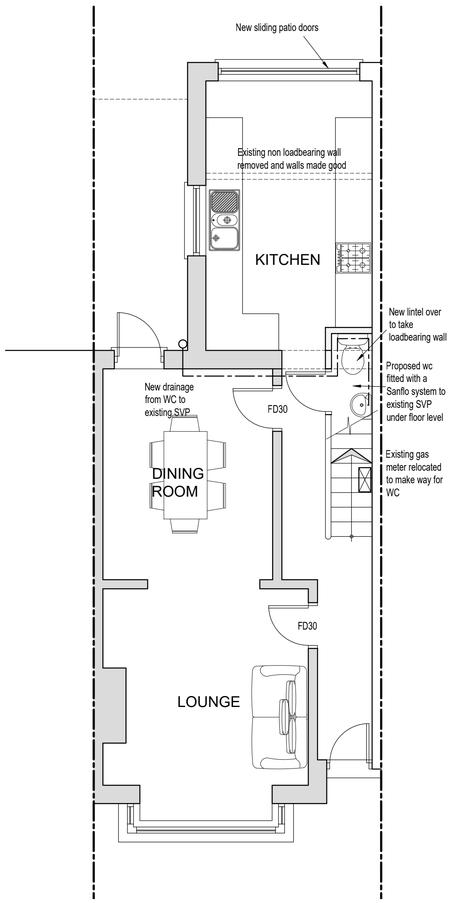
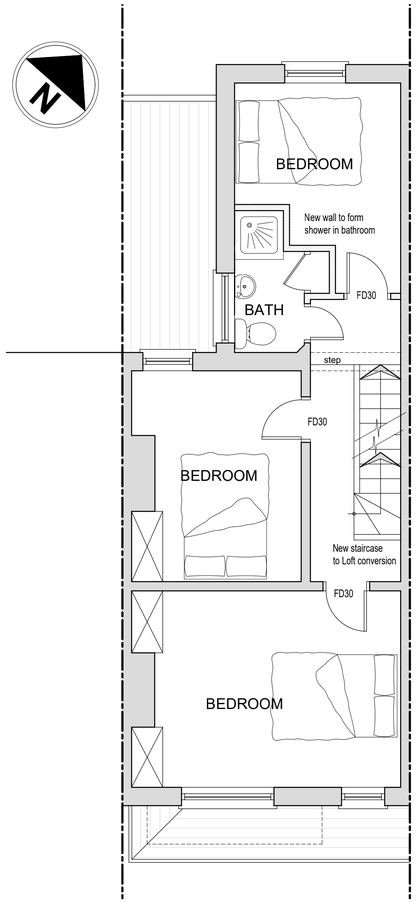
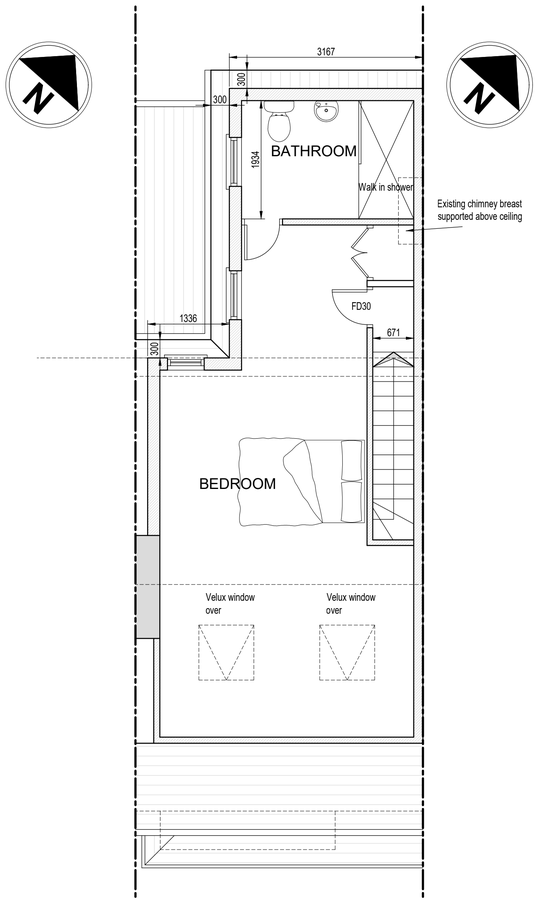


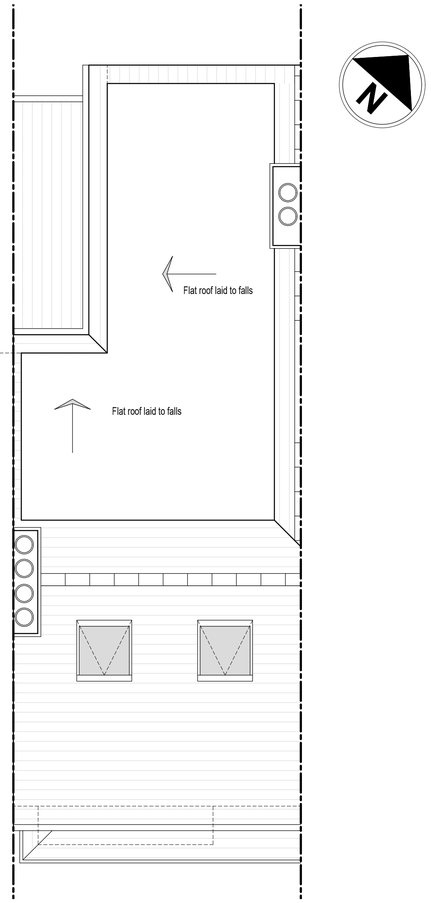
PROPOSED GROUND FLOOR PLAN
Scale 1:50



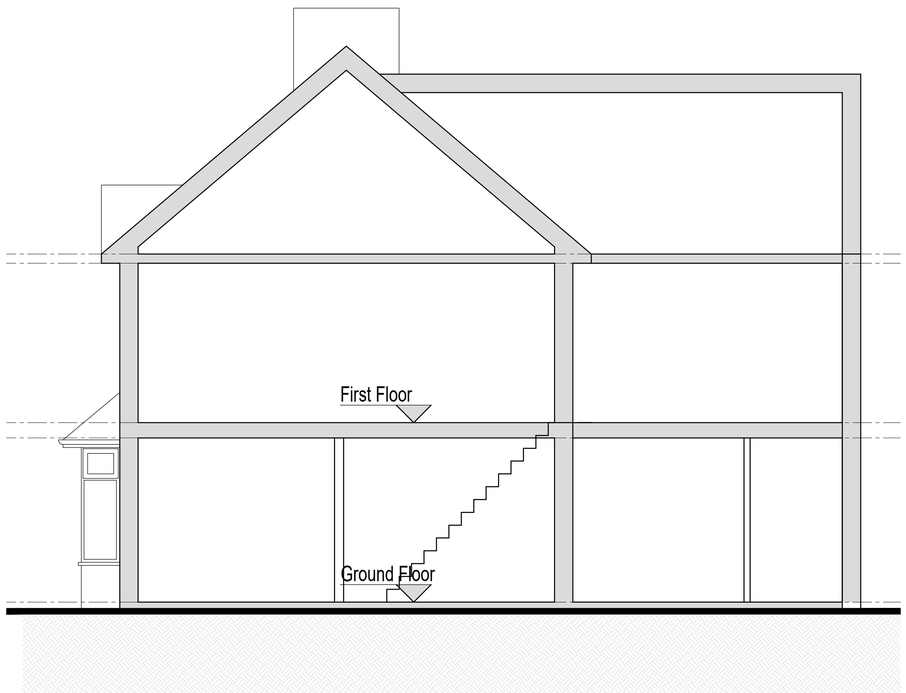
PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED LOFT CONVERSION PLAN
Scale 1:50



PROPOSED ROOF PLAN
Scale 1:50



EXISTING SIDE ELEVATION
Scale 1:50

DRAINAGE & PLUMBING

ALL NEW DRAINAGE BELOW GROUND TO BE HEPWORTH SUPERSLEVE ON 150MM PEA SHINGLE BED AND SURROUND BACKFILLED WITH SELECTED MATERIAL. DRAINS WHICH PASS BENEATH BUILDING TO BE ENCASED IN 150MM CONCRETE BED AND SURROUND WITH 18MM POLYSTYRENE INSERTED AT JOINTS. INSERT PRE CAST LINTELS WHERE DRAINS PASS THROUGH WALLS , OPENINGS TO BE 50MM CLEAR ALL ROUND OF DRAIN, MASKED BOTH SIDES WITH RIGID SHEET MATERIAL.
ALL DRAINAGE TO COMPLY WITH BS8301
ALL EXCAVATIONS INCLUDING FOUNDATIONS FOR DRAINAGE ARE TO BE FULLY SHORED INCLUDING FULL PROTECTION OF EXISTING WORKS NEAR TO FOUNDATIONS ETC.
WASTE TRAPS TO BE 75MM DEEP WITH RODDING ACCESS.

NEW EXTERNAL MANHOLE/S
WHERE DEPTH TO INVERT IS LESS THAN 910MM PROVIDE 450MM DIA UPVC INSPECTION CHAMBER INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. WHERE GREATER THAN 910MM MANHOLES TO BE 1200 X 750MM PRE CAST CONCRETE CHAMBER SECTIONS ON MIN 100MM CONCRETE BASE WITH BENCHING TO CHANNEL FALLING AT MIN 1:12. IF DEEPER THAN 1.5M THEN STEP IRONS ARE NEEDED. FIT CAST IRON COVER/FRAME TO COMPLY WITH BS497

ALL WASTE SIZES AS FOLLOWS
100MM DIA – WC
38MM DIA – KITCHEN SINK, WASHING MACHINE, BIDET, BATH,BASIN (OVER 1500 RUN), SHOWER.
WASTE PIPE RUNS IN EXCESS OF 3000 TO BE SECONDARY VENTED.
32MM DIA – BASINS WITH PIPE RUNS UNDER 1500 LONG

WASTE PIPE CONNECTIONS NOT PERMISSIBLE WITHIN 200MM BELOW ANY WC CONNECTION WITHOUT COLLAR BOSS BEING USED. NO WC CONNECTION PERMITTED WITHIN 450MM OF BOTTOM LONG RADIUS BEND INVERT. WASTE PIPES TO DISCHARGE TO SEALED RODDABLE BACK INLET GULLIES FOUND EXTERNALLY. WASTE PIPES PASSING THROUGH GRATINGS TERMINATING ABOVE WATER SEAL. SEALED SCREW DOWN COVERS TO EXTERNAL GULLIES
EXISTING DRAINS PASSING BELOW NEW BUILDING TO BE EXPOSED, TESTED AND ENCASED IN 150MM CONCRETE

PLUMBING INSTALLATION

COMPLETE INSTALLATION TO BE SUBJECT TO AND CAPABLE OF WITHSTANDING TESTING IN ACCORDANCE WITH BS 5572: 1978.
ABOVE GROUND FOUL DRAINAGE PIPE WORK SHALL BE IN PVC-U TO BS 4514
PIPEWORK MUST BE DESIGNED IN ACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT THE APPLIANCE DRAINS EFFICIENTLY WITHOUT CAUSING CROSSFLOW, BACKFALL, LEAKAGE OR BLOCKAGE.
NO AIR FROM DRAINAGE SYSTEM SHALL ENTER THE BUILDING.
PROVIDE ADEQUATE SUPPORT FOR ALL PIPE RUNS AND AT JUNCTIONS AND CHANGES IN DIRECTION. NO BRANCH CONNECTION TO BE WITH IN 450MM ABOVE FOOT OF SOIL PIPE.
THE MAXIMUM LENGTHS OF WASTE PIPES SHALL BE AS FOLLOWS:
32MM PIPE 1.7 MAXIMUM LENGTH
40MM PIPE 3.0 MAXIMUM LENGTH
50MM PIPE 4.0 MAXIMUM LENGTH
100MM PIPE 6.0 MAXIMUM LENGTH
SOIL AND VENTILATION STACKS AT HEAD OF DRAIN RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITHIN ROOF SPACE TO TERMINATE VIA TILE OR RIDGE TILE VENTILATOR (MIN 900MM ABOVE ANY WINDOW HEAD WITHIN 3M HORIZONTALLY)
SOIL PIPES PASSING THROUGH HABITABLE ROOMS (INCLUDING KITCHENS)ARE TO BE LAGGED WITH MINIMUM 50MM SOUND DEADENING QUILT AND WITH 2NO LAYERS OF PLASTERBOARD ON 38X38MM SOFTWOOD FRAMING. ACCESS AND RODING EYE FITTINGS TO BE PROVIDED TO ENSURE ALL PIPEWORK IS ACCESSIBLE AS REQUIRED.

SURFACE WATER DISPOSAL

100HR PVC GUTTERING(OR SECTION / MATERIAL TO MATCH EXISTING DISCHARGING TO 63 DIA PVC DOWNPIPE CONNECTING TO 100MM SURFACE WATER DRAIN RUNNING TO OUTFALL AS SHOWN. CLIP AND JOINT PIPES TO MANUFACTURERS SPECIFICATION.
SOAKAWAYS TO BE DESIGNED TO MEET RECOMMENDATIONS IN BRE DIGEST 365 AND MEET STANDARDS SET OUT IN APPROVED DOCUMENT H
MIN 5M FROM BUILDING

EXISTING STRUCTURE

EXISTING FOUNDATIONS TO BE EXPOSED AS DIRECTED BY THE BUILDING INSPECTOR TO ASSESS THEIR SUITABILITY FOR EXTRA LOADING. EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING INSPECTORS RECOMMENDATIONS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS

MATERIAL LIST

TILES AND PATTERN TO MATCH EXISTING BUILDING.
ALL TILES AND FITTINGS TO COMPLY WITH BS EN 1304.
IT SHOULD BE NOTED THAT SECOND HAND TILES MAY NOT COMPLY WITH BS EN 1304 BUT MAY BE USED FOR VERTICAL TILING.
UNDERLAY INSTALLED ON OR ABOVE BRICKWORK OR BLOCKWORK SHOULD CONFORM TO TYPES 1F OR 5U AS SPECIFIED IN BS 747
TIMBER FOR BATTENS 38 X 25 SHOULD COMPLY WITH TYPE A OR B AS SPECIFIED IN BS 5534 AND SHOULD BE TREATED WHERE THE BUILDING REGULATIONS AND BYE LAWS REQUIRE PROTECTION AGAINST THE HOUSE LONGHORN BEETLE. SUITABLE TREATMENTS ARE GIVEN IN BS 5268 : PART 5
FIXINGS FOR BATTENS TO BE CUT CLASP NAILS (BS 1202 PART 1) TO BE USED WITH AERATED CONCRETE BLOCKS AND THE LENGTH SHOULD BE THE THICKNESS OF THE TIMBER PLUS THE RECOMMENDED PENETRATION, TYPICALLY 50 TO 75MM. WALL ANCHORS TO BE USED IN DENSE CONCRETE BLOCKS FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
WHERE METAL FLASHINGS ARE REQUIRED THEY SHOULD LEAD CODE 4 TO BS 1178 AND TO BE FIXED WITH COPPER OR STAINLESS STEEL NAILS. IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN THE LEAD SHEET MANUAL 5 VOLUME 1. ALUMINIUM NAILS MUST NOT BE USED.
SURFACE OF ALL EXPOSED LEAD SHOULD BE TREATED WITH PATINATION OIL TO PREVENT LEAD OXIDE STAINING TO TILES.

SECOND FLOOR CONSTRUCTION TIMBER

22mm THICK MOISTURE RESISTANT FLOORING TYPE C4 CHIPBOARD TO BS 5669. ENSURE EDGES OF BOARDS SUPPORTED ON JOISTS OR NOGGINS, WITH 10mm EXPANSION GAP AT ROOM PERIMETERS BETWEEN CHIPBOARD AND WALLS. BOARDS TO BE SECURELY FIXED THROUGH TO 200x50mm SOFTWOOD FLOOR JOISTS AT 400mm CENTERS.

UNDERSIDE OF JOISTS TO BE LINED WITH 12.5mm PLASTERBOARD TO HAVE A MINIMUM DENSITY OF 10KG/m2 TAPED AND JOINTED SKIMMED AND FINISHED. 100mm ROCKWOOL TO BE LAID BETWEEN THE JOISTS(40Rw dB).

LATERAL RESTRAINING STRAPS OF 35x6mm GALVANIZED MILD STEEL STRAPS TO BE PROVIDED AT 2M MAXIMUM CENTERS. TO BE TAKEN OVER 3No JOISTS MINIMUM ON SOLID NOGGINS AND TURNED DOWN INTO CAVITY A MINIMUM OF 75mm.

JOISTS TO BE DOUBLED UP UNDER ALL INTERNAL PARTITIONS.

ROOF TIMBERS

ALL ROOF TIMBERS TO BE TREATED ADEQUATELY TO PROTECT THEM FROM INFESTATION BY THE HOUSE LONGHORN BEETLE REG 14,A1

PITCHED ROOF CONSTRUCTION

LOW LEVEL PERIMETER WALLS
INTERMEDIATE SUPPORT TO RAFTERS TO BE PROVIDED BY 100x50mm @400mm C/C SW UPRIGHTS AND BEARING DIRECTLY ON TO NEW FLOOR JOISTS/NOGGINS AND LINED WITH 12.5mm FOIL BACKED PLASTERBOARD TOGETHER WITH 9mm THICK PLYWOOD SHEATHING TO THE BACK OF THE WALL FOR RIGIDITY. PERIMETER WALLS TO BE INSULATED WITH CELOTEX TUFF-R ZERO GA3090Z BETWEEN THE STUDS AND GA3050Z 50mm THICK OVER THE FACE OF THE STUDS AND FIXED WITH BROAD HEAD CLOUT NAILS. PERIMETER WALLS TO ACHIEVE A U-VALUE OF AT LEAST 0.30W/m2K
DORMER WALLS
DORMER CHEEKS TO BE CONSTRUCTED WITH 100x50mm SOFTWOOD FRAMING COMPRISING OF UPRIGHTS AT 400mm C/C, SOLE PLATES, HEAD PLATES AND INTERMEDIATE NOGGINS. ADDITIONAL TIMBERS TO BE PROVIDED TO FRAME WINDOW OPENINGS. CORNERS AND WINDOW REVEALS TO BE DOUBLE 100x50mm SOFTWOOD UPRIGHTS.

VERTICAL HUNG TILES / SLATES NAILED ON 25x38mm TREATED VERTICAL BATTENS, ON SARKING FELT TO BS 747 ON 25mm THICK EXTERIOR QUALITY PLYWOOD FIXED DIRECT TO TIMBER FRAME. CORNERS AND REVEALS TO OPENINGS CONSIST SPECIAL SHAPED CORNER TILES. WINDOWS WITHIN THE HANGING SHALL HAVE EXTERNAL CILLS, TREATED TIMBER CHEEKS AND HEAD TO SUIT.

DORMER CHEEKS WITHIN 1M FROM BOUNDARY TO BE CLAD IN 25mm THICK MASTERBOARD OR EQUAL APPROVED, IN PLACE OF PLASTERBOARD.

DORMER WALLS TO BE INSULATED WITH CELOTEX TUFF-R ZERO GA3090Z 90mm THICK INSULATION SLABS BETWEEN FRAME AND GA3045Z 45mm OVER THE FACE OF THE STUDS AND FIXED WITH BROAD HEAD CLOUT NAILS. DORMER WALLS TO ACHIEVE A MIN OF 0.30W/m2K

CODE 4 LEAD FLASHING TOGETHER WITH SOAKERS TO BE PROVIDED BETWEEN JUNCTION OF THE DORMER AND THE EXISTING ROOF AT LOW LEVEL AND UP THE ROOF SLOPE.

DORMER FLAT ROOF CONSTRUCTION - COLD ROOF

150x50MM SOFTWOOD FLAT ROOF JOISTS AT 400mm CENTERS RESTING ON 100x50mm SOFTWOOD WALL PLATE BEDDED TO TOP OF INTERNAL CAVITY SKIN AND HELD DOWN WITH 30x50mm MILD STEEL STRAPS @1.2m C/C BENT AT RIGHT ANGLES TO GIVE MIN 75mm FIXING TO THE TOP OF THE WALL PLATE.

LATERAL AND VERTICAL RESTRAINT STARAPS ARE TO BE PROVIDED TO ROOF MEMBERS IN ACCORDANCE WITH BS5628 FROM THE ROOF TO ADJACENT PARALLEL WALLS AT MAX 2m C/C USING 30x5mm GALVANIZED STEEL STRAPS TURNED DOWN 150mm MINIMUM OVER BLOCKWORK AND FIXED OVER SOLID BLOCKING TO A MINIMUM OF 3 RAFTERS.
ROOF TO BE COVERED IN 3 LAYER MINERAL FELT WITH STONE CHIPPINGS ON 18mm THICK EXTERIRR GRADE PLYWOOD ON 0-50mm SOFTWOOD FIRRINGS LAID TO FALL TO RAINWATER GUTTER ON 50x50 SOFTWOOD COUNTER BATTENS (FOR CROSS VENTILATION) AT 400mm CENTERS SPIKED TO TOP OF FLAT ROOF JOISTS. ALL TIMBERS TO BE SPIKED TOGETHER.

WHOLE ROOF AREA TO BE INSULATED WITH TWO LAYERS OF 65mm THICK CELOTEX TUFF-R ZERO GA3065Z INSULATION SLABS, TOTAL THICKNESS 130mm. SEPARATE BUT LINKING QUILT IS TO BE LAID OVER SOFTWOOD WALL PLATE AND WEDGED INTO THE 75mm CAVITYTOP TO AVOID COLD BRIDGING AND CLOSE THE CAVITY. PACK THE SPACE BETWEEN LAST JOIST AND GABLE WALL WITH INSULATION. FLAT ROOF TO ACHIEVE A U-VALUE OF AT LEAST 0.20W/m2K

THE ROOF IS TO BE VENTILATED BY PROPRIATORY FLAT ROOF EAVES / SOFFIT VENTILATORS EQUIVALENT TO A 25mm CONTINOUS AIR GAP WITH EAVES. PROVIDE CROSS VENTILATION TO THE ROOF WITH SIDE EAVES VENTS.

FACIA TO BE 25mm THICK PAR SOFTWOOD TO MATCH EXISTING COMPLETE WITH A 12.5mm THICK EXTERIOR QUALITY PLYWOOD SOFFIT FIXED TO FACIA AND TO WALL WITH SOFTWOOD BATTENS. CLIPPING VERGE DETAIL AT GABLES.

CEILING TO BE 12.5mm FOIL BACKED PLASTERBOARD WITH JOINTS FILLED AND TAPED TO TAKE FINISH TBC.
PROVIDE 50x38mm NOGGINS TO PROVIDE SUPPORT AT JOINTS, EDGES AND LIGHT FITTINGS.

Scale 1:50 @ A1
0 1m 2m 3m 4m 5m 6m
0 2m 4m 6m 8m 10m 12m
Scale 1:100 @ A1

Rev:	Description:	Date:

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Project: PROPOSED ALTERATIONS
12 MAXWELL ROAD
LITTLEHAMPTON EN177BN

Title: PROPOSED PLANS

Drawn: DM Date: MAY 2019

Scale: 1:100 1:1250 @ A1

Drawing No: DRM214/PL002

Revisions:	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

ARUN DISTRICT COUNCIL LU/5/20/HH