ARUN DISTRICT COUNCIL P/127/10/

P/127/10.

BUILDING REGULATION NOTES:

GENERAL.
Existing beams, lintels, walls and foundations to be exposed at commencement and to be checked for suitability to sustain additional loads. All mechanical fixings of timber to be to BS8212:1988. All construction details to be confirmed and approved for suitability as existing details are exposed during construction. Any alterations or damage coursed due to the works, are all to be made good and redecorated as required to match existing
The Contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of the existing buildings at all times.

NEW STEEL BEAMS
Structural steel beams to be manufactured as required and are to be galvanized and primed prior to delivery on site. All to structural engineers calculations and details and to LA approval. Beams to are to be encased with 2 layers 12.5mm Gypsum Fireline board with all joint staggered and all abutments with walls and ceiling sealed with a proprietary intumescent sealant to achieve 60 minutes fire resistance.

FLAT ROOF
Form new warm roof construction of three layer built up roof felt roof covering with 12.5mm deep hot bedded stone Chipping's on 3G felt base layer partially bonded on 96mm thick Kingspan Thermaroof TR31 Zero ODP insulation, incorporating decking and vapour control layer, with 40mm Thermapitch TP10 zero ODP fixed between firings. 38mm x 170mm C24 grade joists @ 450mm centres. laid to minimum 1:60 falls to roof gutter outlets and down pipes. Where flat roof abuts existing cavity wall to main house install 'Cavity Trays' type E cavity tray min 150 above roof abutment and type W cavity weep ventilators @ 900 Ctn. Installed to all manufacturers requirements with code 4 lead flashings and soakers as required. Overall roof construction to achieve a U value of 0.20W/m²K

PLUMBING

All pipework and fittings to be in UPVC and installed in accordance with BS5572. 36mm basin wastes, 42mm sink, bath and shower wastes and 100mm WC wastes all with 75mm deep seal traps discharging to 100mm diameter soil stack. Soil stack to terminate with either air admittance valve or proprietary tile ventilation unit positioned minimum 900mm above or 3.000M horizontally away from openings.

Overflows from WC cisterns to be run in 19mm UPVC to outside walls.

All sanitary pipework shall comply with BS557s:1978. Bath and kitchen wastes shall be 42mm diameter UPVC, wash hand basins 36mm UPVC, all to receive 75mm deep seal traps.

Overflows from cisterns shall be run to waste flow traps fitted to bath over flow weirs.

SVP to be 100mm diameter UPVC terminating at a proprietary ridge or tile ventilation unit positioned 900mm vertically above or 3.000M horizontally away from openings.

Gutters shall be UPVC. 100mm HR unless otherwise noted on drawings, with 68mm diameter downpipes positioned as indicated on the drawings.

Washing machine, dishwasher, handbasins and shower to have 14mm diameter waste with 75mm deep traps run to falls to 100mm diameter stub stack with 100mm diameter waste run to minimum fall 1:40 to existing soil and vent pipe.

Overflows from WC cisterns to be run in 19mm UPVC to outside walls.

CAVITY CLOSURES TO NEW EXTERNAL WINDOWS AND DOORS
Rockwool Rockclose to be installed to all jambs and cills to all manufacturers requirements

ABOVE GROUND DRAINAGE
All pipe work and fittings to be UPVC to match existing and installed in accordance with BS 5572. All traps to basins and bath to be 75mm deep sealed traps. Overflow from WC to be taken out through nearest external wall. All new RWP to match existing laid to falls.

HEATING, HOT AND COLD WATER
(Request Conditional approval by Building Control)
Heating, cold and hot water services all to specialist design. . All radiators are to be fitted with thermostatic valves.

ELECTRICAL INSTALLATION .
(Request Conditional approval by Building Control)
All to specialist design. All switches and sockets to be located not lower than 450mm and not higher than 1200mm above finished floor level.
Install 1 number low energy lamp to all kitchen areas with a minimum energy efficacy of 40 lumins per circuit-watt.
All electrical work must be in accordance with AD P and must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS 7671 electrical installation certificate must be issued by a 'competent person' on completion of the works.

UNDERGROUND DRAINAGE.
New pipe run and final Inspection chamber locations to be agreed on site and approved by LA. Pipes to be 100mm or 160mm Osma drain or similar approved on 100mm granular. filling to BS882 Table 4 or BS8301 Appendix 11. Side fill to be of similar material 150mm wide, cover with 100mm granular fill or selected fill. Back fill remainder with as dug material, carefully tamped to maintain levels. Minimum cover of 900mm in areas of light traffic, pipes with less cover to be provided with protection, i.e. concrete raft or paving slab bridge covering bearing on either side of trench as appropriate. Drains passing beneath buildings to be surrounded with 100mm granular or flexible fill. Drains passing through walls to be provided with lintels over pipe sleeves and two couplers on either side of wall. UPVC shallow access chambers and inspection chambers to be bedded on 100mm granular fill surrounded and back filled as for drain line. 150mm concrete provided for cover frame bed. Pre cast rectangular manholes to be made up from 750 x 1200mm sections with 150mm thick base slab. All drainage to be carried out in accordance with BS8301. Hepworth vitrified clay 'Supersleve', 'Hepsleve' or 'Hepseal' drainage system laid out in accordance with the manufacturers
recommendation to min gradient of 1:40 for foul drains and 1:60 for surface water

NEW PLASTER BOARD CEILINGS
Are to be constructed from Gyproc wallboard Duplex (includes vapour control layer) fixed to underside of trusses and 1 layer of 12.5mm gyproc molsture resistant board to high humidity areas, gyproc wallboard to all other areas. All joints between boards to be taped and filled. Ceilings to be finished with 3mm skim coat finishing plaster painted colour to be agreed, all installed to all manufacturers requirements and good practices.

SMOKE DETECTION
(Locations to be confirmed on site dependant on existing).
To be provided with mains operated self-contained smoke alarms to BS 5446 Part 1 and should be permanently wired to a separately fused circuit at the distribution board. Detectors may operate at a lower voltage via a mains transformer. Wiring must be in accordance with I.E.E Regulations but need have no special fire surviving properties.

MECHANICAL VENTILATION TO KITCHENS AND BATHROOMS
(Request Conditional approval by Building Control)
Extract fan final locations of fans and outlets are to be agreed on site to LA and client approval. Fans are to be sized to suit size of room and are to have an overrun facility, with a minimum of 15 litres per second or 30 litres per second if incorporated into a cooker hood. All to be installed to all statutory and manufacturers requirements

INTERNAL DECORATION.
All timber surfaces to be knotted and primed, undercoated for gloss coat finish. Walls and ceilings to receive one mist coat and two mist coats of emulsion or selected colour. Final decoration requirements all to client requirements, all to match existing.

NOTES:
1. Do not scale this drawing. Use figured dimensions only, except for Planning purposes.
2. All dimensions must be checked on site by the contractor prior to commencement of work.
3. All construction details are indicative and are to be checked and confirmed on site and any divergence's are to be agreed with the Contract Administrator.

K.E. HILTON C. Eng M.I Struct.E, F.F.B.
Chartered Structural Engineer
2 ALBERT CHAMBERS
SUDLEY ROAD
BOGNOR REGIS
WEST SUSSEX
PO21 1EQ
Tel: 01243 865500
Fax: 01243 860489
Mobile: 07968 333140
E-Mail: k_e_hilton@yahoo.co.uk

Proposed Conversion Of Existing Garage Into Kitchen Extension - 26 Pagham Road, Pagham. PO21 4NP.

SPECIFICATION.

Scale	—	Drawn By	C.R.B.
Date	NOV 10.	Checked	K.E.H.
Drawing Number	4400/9		