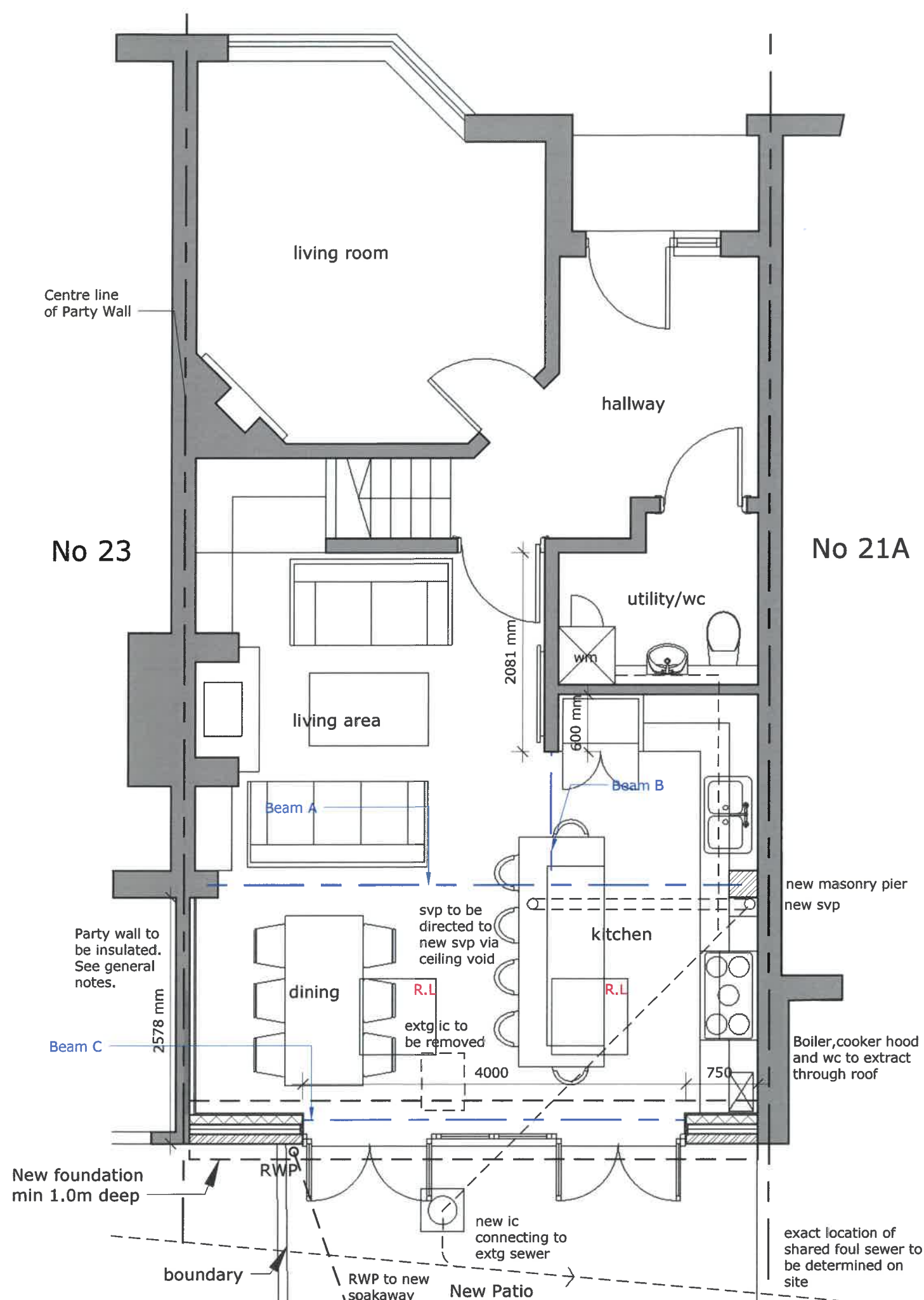




PROPOSED GROUND FLOOR 1:50

21 HENRY AVENUE

RUSTINGTON

WEST SUSSEX

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

SOAKAWAY USING CRATES

Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required) but just over 1m³ min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K

Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 60mm Celotex CW4000 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish to be 12.5mm plasterboard on dabs with a plaster skim. Walls to be built with 1:1:6 cement mortar.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

Beam A
254x254 UC 73kg/m
with 330x215 solid
brick bearing piers

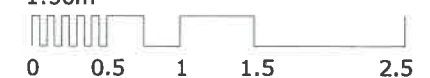
Beam B
152x89 UB
16kg/m with 215
bearing

Beam C
152x89 UB
16kg/m with 6mm lower
flange plate and 150 bearings

doug dadswell
architecture

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1:50m



Scale as indicated@A3 Drg No : HEN 19/02B