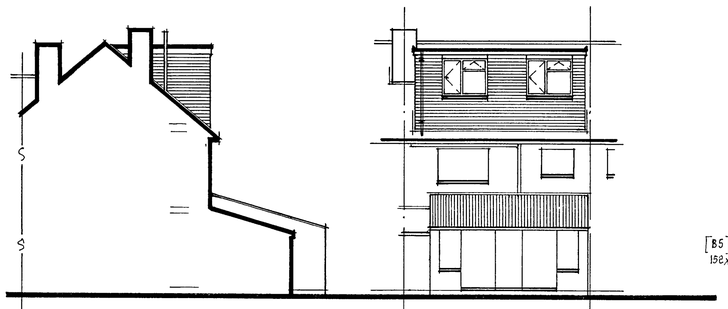
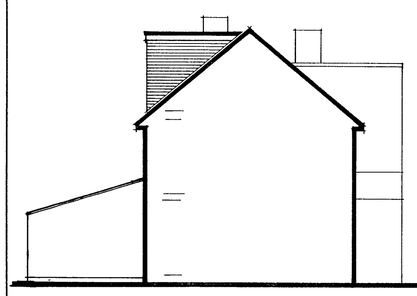
ARUN DISTRICT COUNCIL:R/56/07/ 19/02/2007

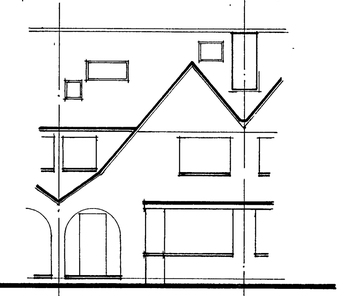


SIDE ELEVATION. (NORTH)

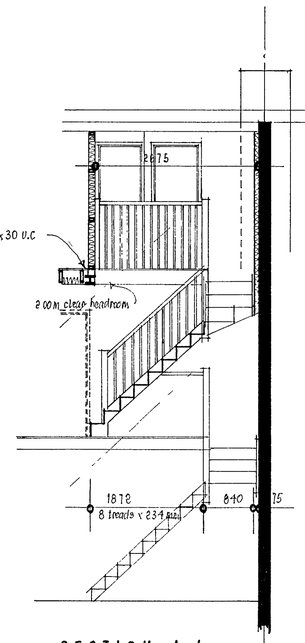
REAR ELEVATION. (WEST)



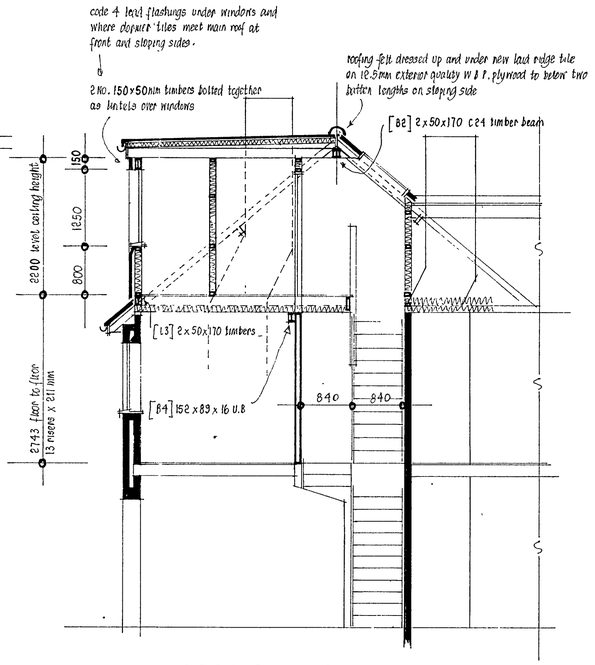
SIDE ELEVATION. (SOUTH)



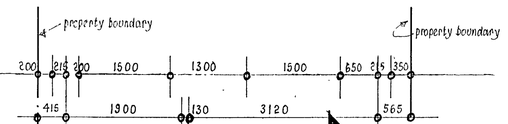
FRONT ELEVATION. (EAST)

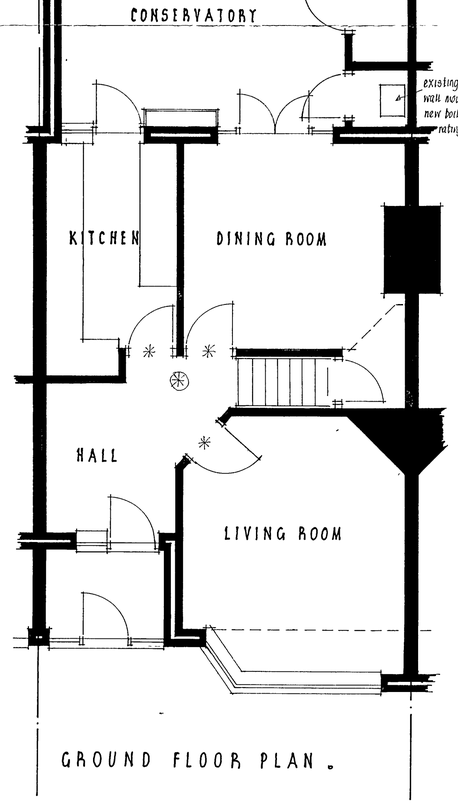


SECTION A.A.

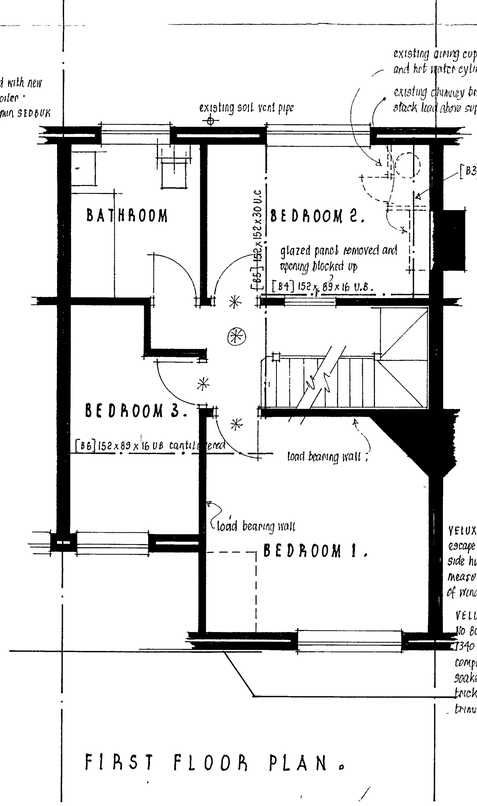


SECTION B.B.



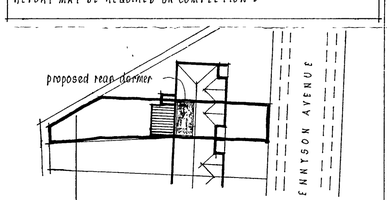


GROUND FLOOR PLAN.

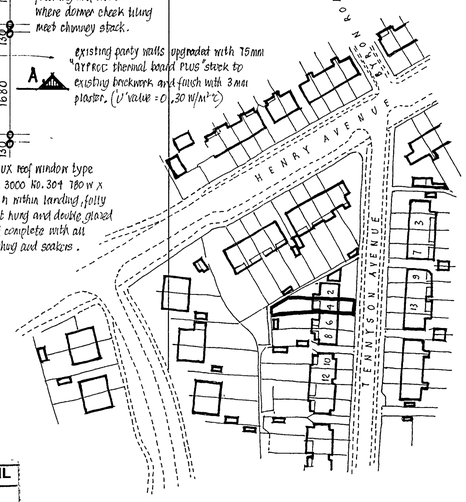


FIRST FLOOR PLAN.

ROOF PLAN.



BLOCK PLAN.
SCALE. 1:500.



LOCATION PLAN.

ARUN DISTRICT COUNCIL
No. R 56 07
RECEIVED 19/2/07

STRUCTURE.

DRAWINGS READ TOGETHER WITH STRUCTURAL CALCS

all walls expected to support additional loads assumed to be load bearing with foundation under.

foundation exposed if necessary for inspection by L.A.

existing lintels over openings expected to support additional loads exposed and checked for suitability and replaced if necessary with mm CATNIC CN7A steel lintels on as cales.

FIRE.

all steel beams painted with approved and certificated INTUMESCENT paint applied all as manufacturers instructions. (min ½ hour F.R.)

mains wired smoke detectors with battery back up complying to B.S. 5839 part 1 1988 provided and fitted in position shown (SD) thus on each floor.

new doors to second floor rooms to be full F.D.30 ½ hour fire resistant door and frame and fitted with self closer.

existing doors marked ✳ thus fitted with self closers.

all ceilings ground and first floors, lath and plaster and in good condition.

at least one opening within new bedroom windows to be 500mm wide x 850mm deep (min .33 m²) for means of escape in case of fire.

HEATING.

all new radiators fitted with (TRVS) thermostatic radiator valves.

ELECTRICS. (complying fully with B.S. 7671)

all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competant person on completion.

ALL NEW LIGHT FITTINGS FITTED WITH LOW ENERGY LIGHT BULBS (SPECIAL FITTINGS)

ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450 MM AND 1500 MM ABOVE F.F.L.

FOUL DRAINAGE. (complying fully with EN12056)

32 mm dia. U.P.V.C. waste pipe from wash hand basin fitted with 75mm deep self sealing trap and access for cleaning at all changes of direction discharging directly into 100mm dia. U.P.V.C soil vent pipe.

new soil vent pipe to terminate above roof with wire balloon 900 mm above highest window head.

horizontal drainage laid to min 1 in 40 fall.

new W.C. and wash hand basin to be supplied with mains pressure cold water.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL HSE OFFICE ON FORM F10.

TELE. No. 01787 881165.

DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE, ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDING 2002"

REPORT MAY BE REQUIRED ON COMPLETION.

BRIEF SPECIFICATION.

DORMER ROOF. (WARM ROOF)

shall be 3 layer felt to B.S 747 laid in accordance with C.P. 144, 2 layer 18 kg/10m² and bituminous fibre based underlay 25 kg/10m². 13 mm white mineral chipping finish bedded in hot bitumen. 115 mm thick CELOTEX tcff-R deck insulated bonded decking or similar approved on 75mm firring pieces on 50x150mm roof joists at 400mm c/c.

300g polythene vapour barrier and 9.5mm plasterboard and 3mm plaster finish ceiling. (U' value not less than 0.22 W/m²°C)

ALL TIMBER USED IN PROJECT TO BE C16 STRESS GRADED. (except floor joists)

roof space to existing pitched roof ventilated in accordance with CP 144 at eaves by fixing REDVENT eaves ventilation system to BS. 5250 min 25mm depth between top of fascia board and roof tiles.

at high level 300mm from ridge on front elevation fit REDLAND universal vent tiles at 1.50m c/c to be equivelant to 5mm continuous ventilation.

dormer roof fixed to dormer cheeks using 30x5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists at not more than 2.00m c/c

DORMER CHEEKS AND WALLS.

268 x 165 mm plain concrete tiles, colour and texture to match main roof on 38x19mm treated softwood battens at 100mm gauge on type 1F underslate sarking felt on 12.5mm exterior quality W.B.P. plywood on 12.5mm MASTERBOARD (½ hour F.R.) on 100x50mm timber studwork at 400mm c/c with horizontal noggins with 2 layers of CELOTEX double-R RA3050 between studwork (total thickness = 100 mm)

250g polythene vapour barrier internally and 12.5 mm plasterboard and 3 mm plaster finish. (U' value not less than 0.30 W/m²°C)

INTERNAL PARTITIONS.

shall be 100x50 mm timber studwork at 400mm c/c with horizontal noggins at 800 c/c and 12.5 mm plasterboard and 3 mm plaster finish both sides. 100mm ROCKWOOL ROLLBATTS to full void.

ashlar walls adjacent roof space as above for studwork but only plasterboard one side and 2 layers RA3050 CELOTEX between (U' value = 0.30 W/m²°C)

SLOPING CEILINGS.

50x50 mm timber battens plastered onto underside of rafters and 100 mm CELOTEX fixed between to maintain 50 mm air gap against roof tiles plus 40 mm CELOTEX continuous across rafters, 250g vapour barrier and 9.5 mm plasterboard and 3 mm plaster finish. (U' value = 0.20 W/m²°C)

remaining roof space outside proposal to be insulated with 100 mm ROCKWOOL ROLLBATTS between existing ceiling joists and additional 150 mm layer continuous at right angle over the top. (U' value = 0.16 W/m²°C)

SECOND FLOOR.

18 mm flooring grade chipboard with tongued and grooved edges on 50x220 mm floor joists at approx 350 mm c/c laid next to existing ceiling joists clean of existing lath and plaster ceiling, 100 mm ROCKWOOL ROLLBATTS within floor void. (C24 stress graded timber over 5.00m span)

all cut binders nailed into new floor joists.

existing lath and plaster ceilings in good condition not disturbed.

WINDOWS.

shall be white U.P.V.C frames, style to match existing, with opening portions not less than 1/20th of floor area of room being served. windows fitted with trickle vents min 8000 mm².

double glazing shall have min 16 mm air gap and be Pilkington K low E glass with 'U' value not more than 1.80 W/m²°C.

all glazing below 800 mm to be toughened to B.S 6206 A.

VENTILATION.

new toilet fitted with mechanical ventilation extracting to external air min 30 litre/sec.

RAINWATER DRAINAGE.

100 mm dia. half round U.P.V.C gutter to 65 mm downpipe fitted with shoe and allowed to discharge onto main roof.

STAIRCASE. (42° pitch)

purpose made softwood staircase as shown. 840 mm overall strings. risers = 209 mm. treads = 232 mm

min going to winder treads to be 30 mm at newel post.

handrail fitted one side at 900 mm measured vertically above pitch line and landing at 1.10 m high.

35 mm square newel posts and 25 x 25 mm spindles at 125 mm c/c

2.00m clear uninterupted headroom over full length and width of staircase and between staircases.

staircases (existing and proposed) underdrawn with 12.5 mm plasterboard and 3 mm plaster finish.

ALL DIMENSIONS CHECKED ON SITE BEFORE MANUFACTURE.

triple 220 x 50 mm timbers bolted together at trimming around staircase and under dormer cheeks.

PROPOSED MODIFICATIONS TO ROOF SPACE TO FORM TWO BEDROOMS AND SEPERATE W.C. AT 4, TENNYSON AVENUE, RUSTINGTON, WEST SUSSEX.

CLIENT. 01903 774112
B. BENNETT ESQ.
4, TENNYSON AVENUE,
AUSTINGTON, W. SUSSEX BN16 2PB.

date. January 2007.

scale. 1:50 and 1:100.

DRAWING NUMBER 12107.1.