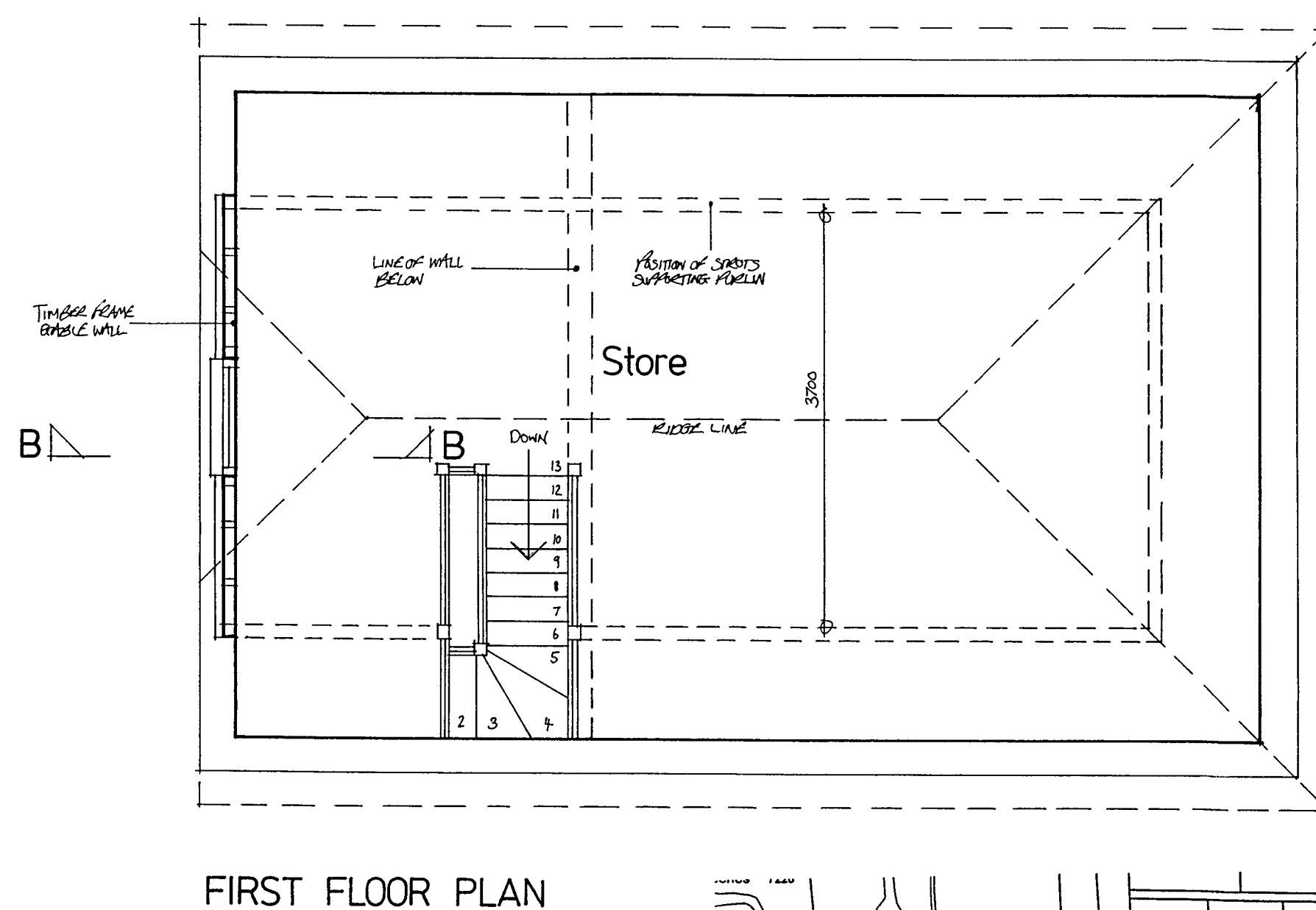
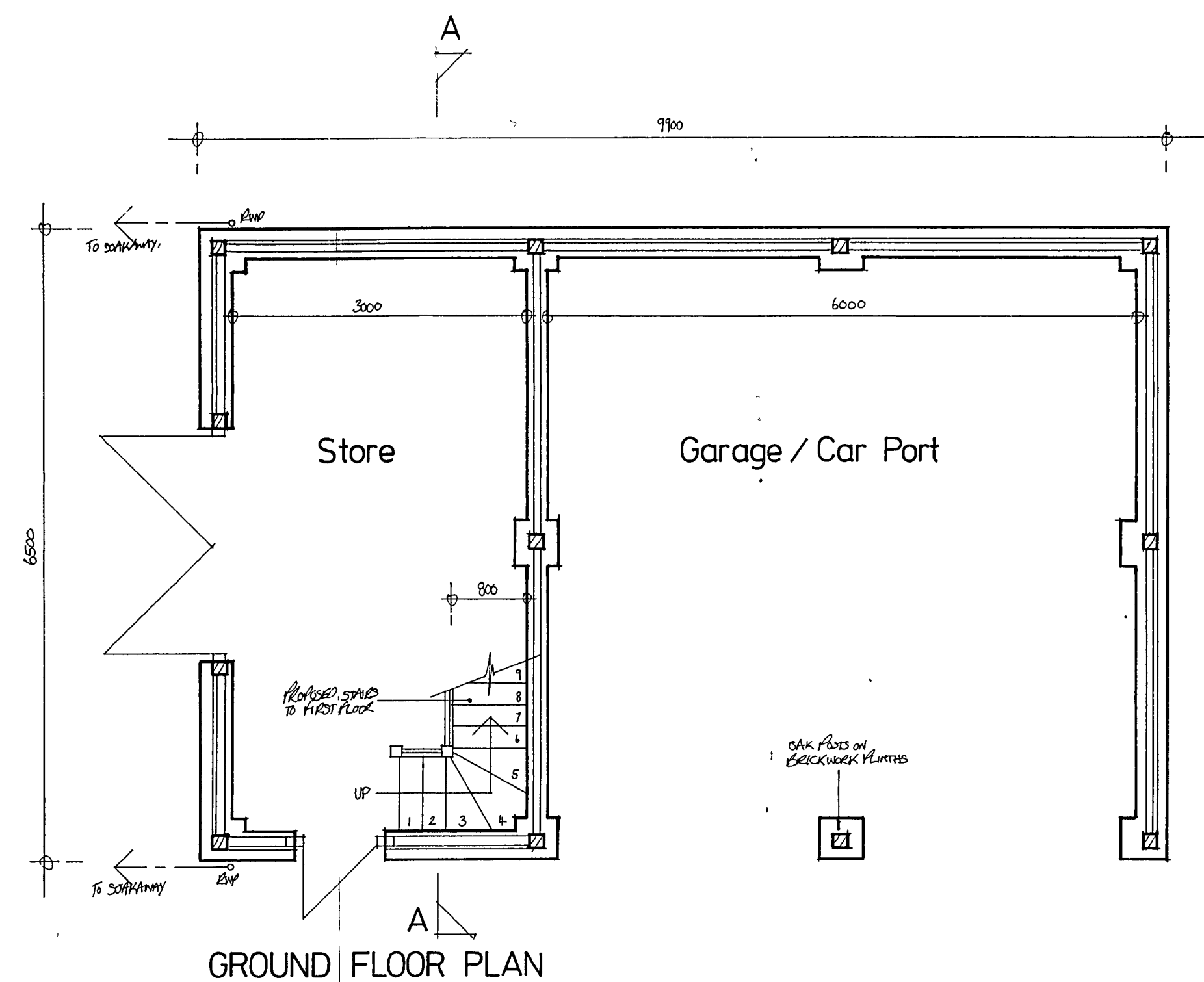
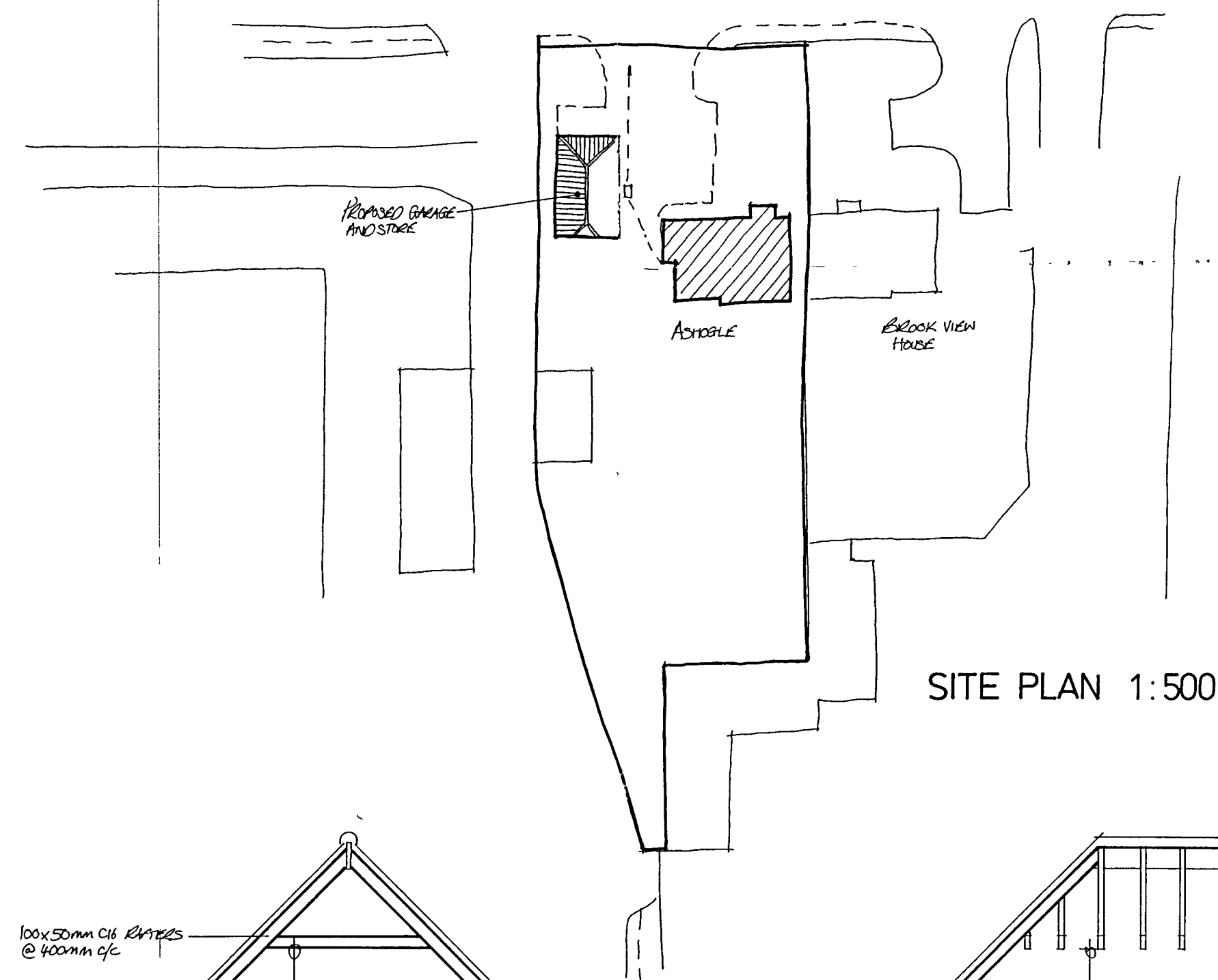


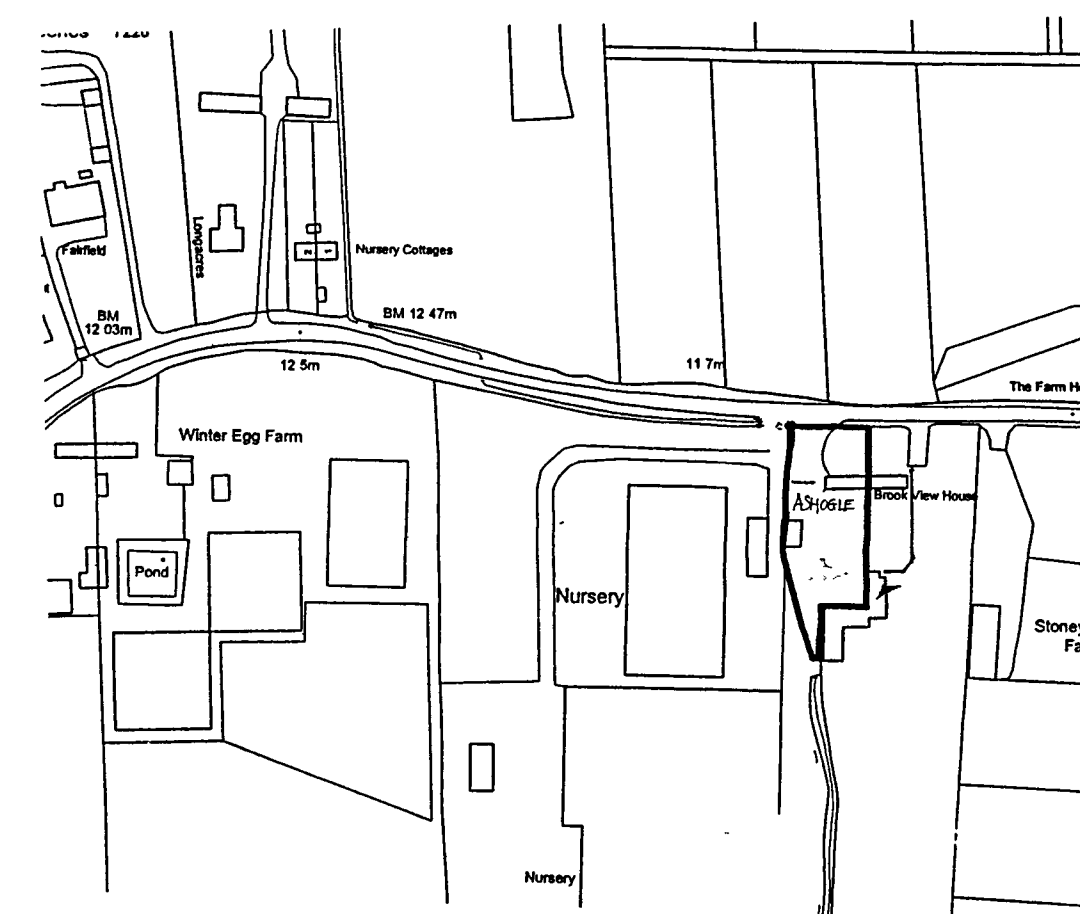


GROUND FLOOR PLAN

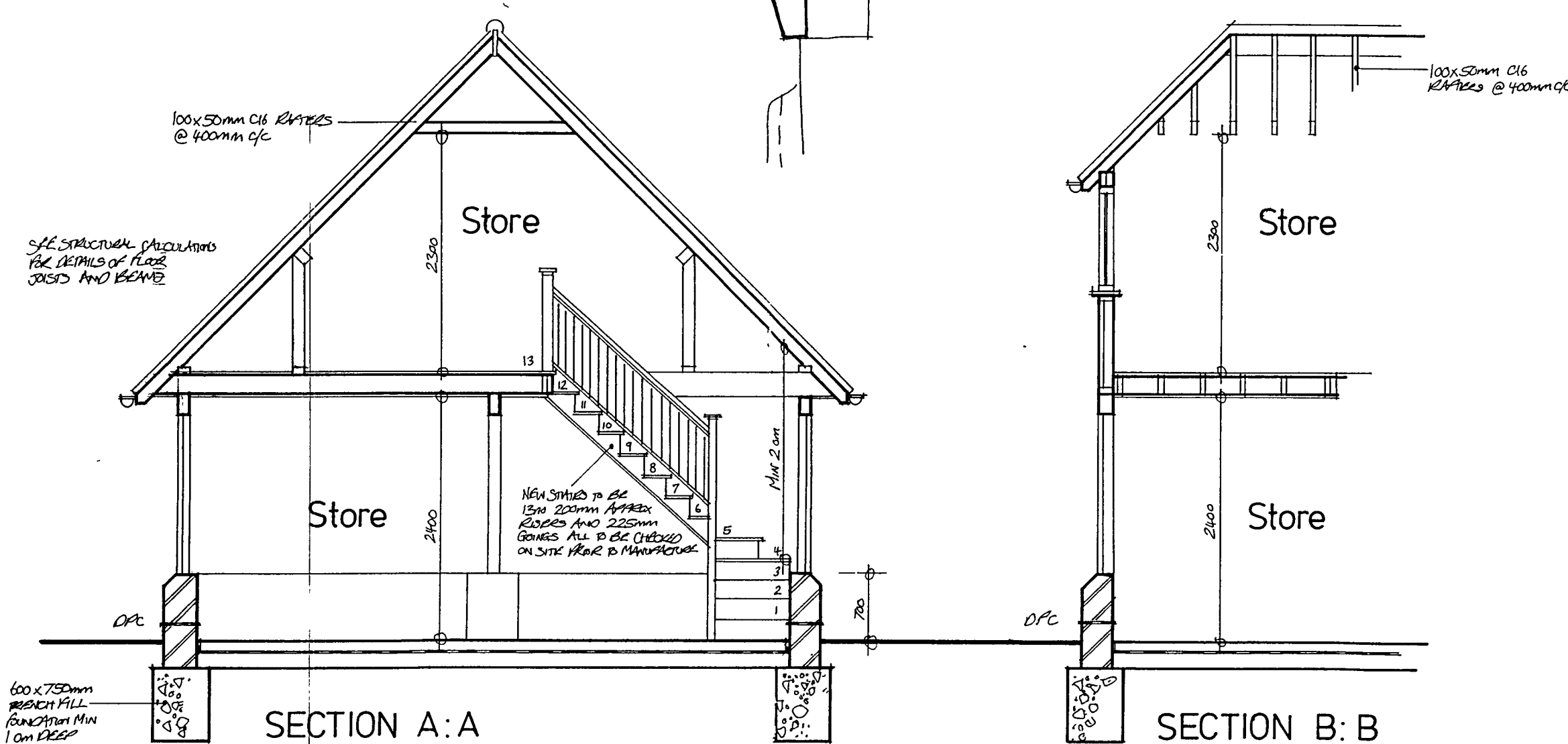
FIRST FLOOR PLAN



SITE PLAN 1:500

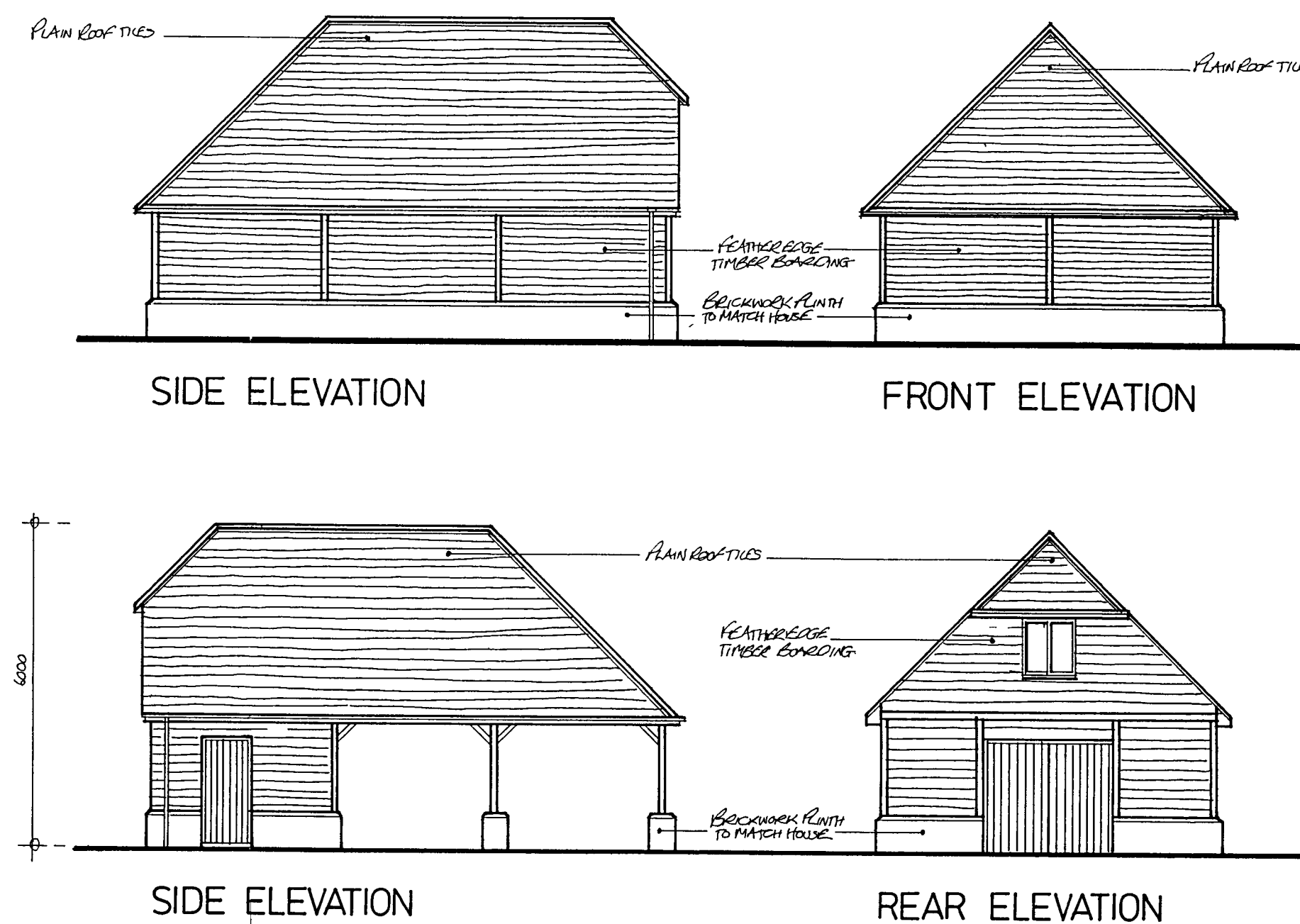


LOCATION PLAN 1:2500



SECTION A:A

SECTION B:B



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground

Any discrepancies found with this drawing should be reported to the client prior to works continuing

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk

Foundations

750 x 600mm trench fill foundations (1:2.4 concrete mix) All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains

External Walls

Plinth brickwork wall to match existing plinth to adjacent house with 300mm facing brick approx 700mm above ground level. All walls constructed using 1:1.6 mortar or 1:5

Timber frame external wall constructed of 100 x 50mm studding at 400mm centres

Studding to be clad externally with treated featheredge boarding and stained to clients final choice

Horizontal strip polymer (hyload) damp proof course in new walls min 150mm above adjacent ground level

Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork

If drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.

Ground Floors

Garage floor to be 100mm oversite concrete on 1200 gauge polythene damp proof membrane on blinded 100mm clean, well compacted broken hardcore

If drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain

1st Floor

Floor to be 22mm flooring grade chipboard (t & g) on new floor joists as indicated on plan to be C16 grade at 400mm centres.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112

Plain tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps.

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway

New soakaway min 4.6m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206

Staircase

Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

Provide handrail on widest side of tapered treads.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work

APPROVED

ARUN DISTRICT COUNCIL	
No.	WA 22 07
RECEIVED 26.2.07	

ama architectural & quantity surveying services		The Old Stables Clapham Common Worthing West Sussex BN13 3UR	
atterbury moore associates		Phone: 01903 871131 Fax: 01903 871132 E mail: info@atterburymoore.co.uk	
Address of works: Ashgole, Eastergate Lane, Walberton			
Drawing title: Proposed Detached Garage and Store			
Date:	February 2007	Revisions	
Scales:	1:50,100,500,1250	Dwg No	01
		Job No	AR-56