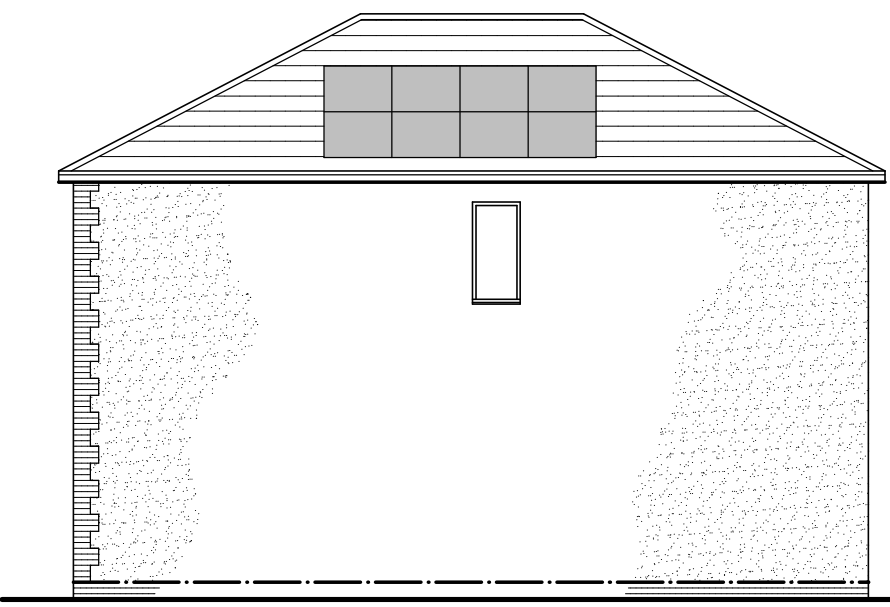
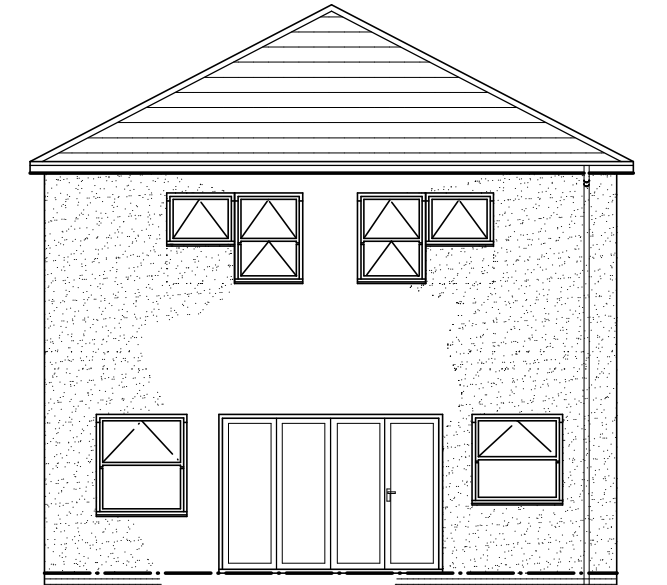




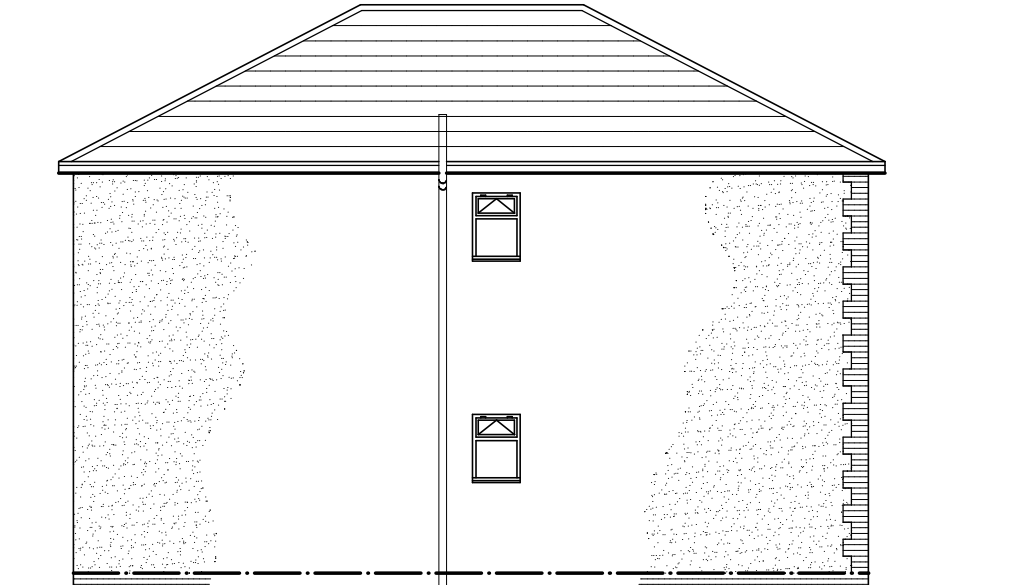
WEST ELEVATION (STREET SCENE)



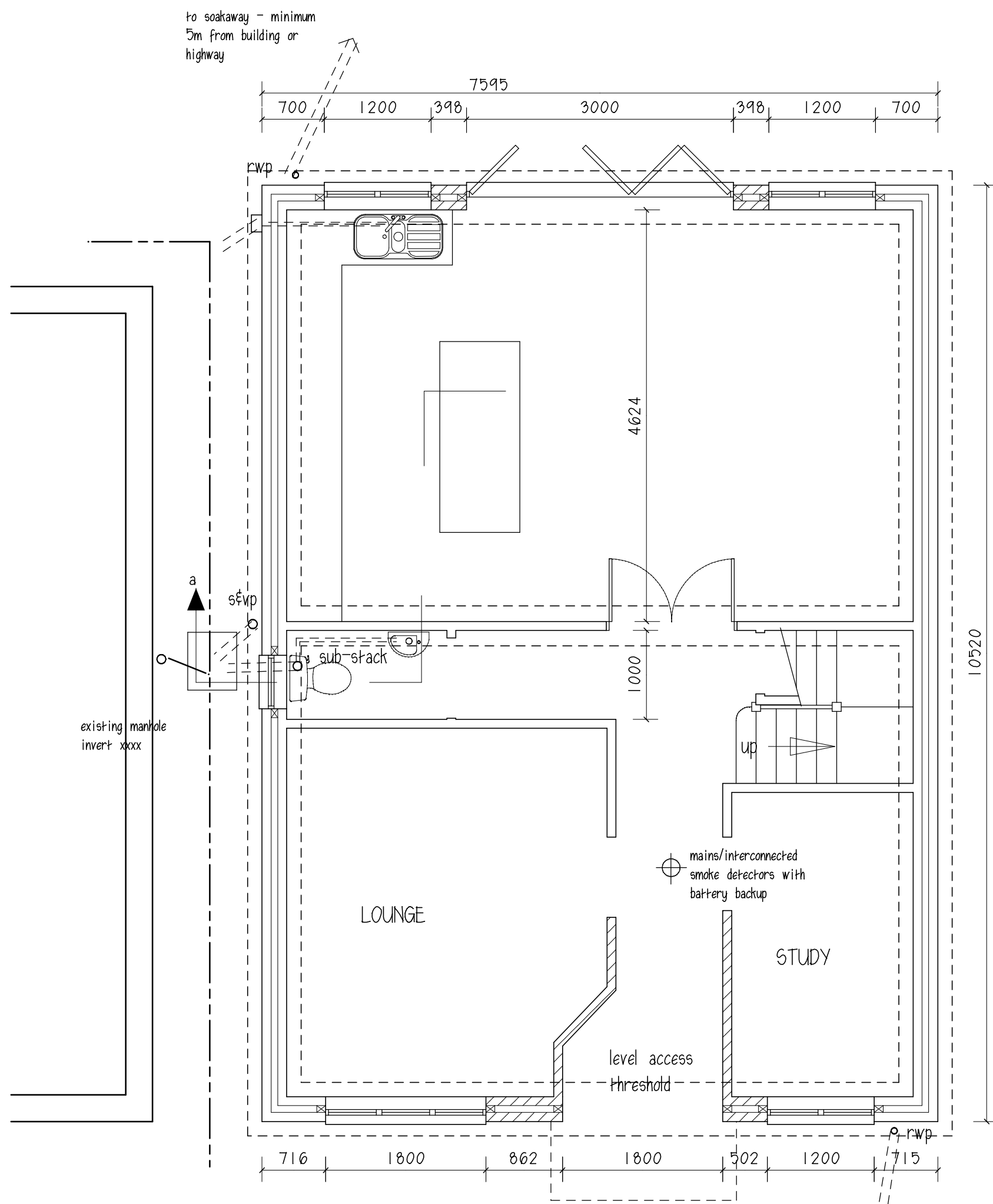
SOUTH ELEVATION



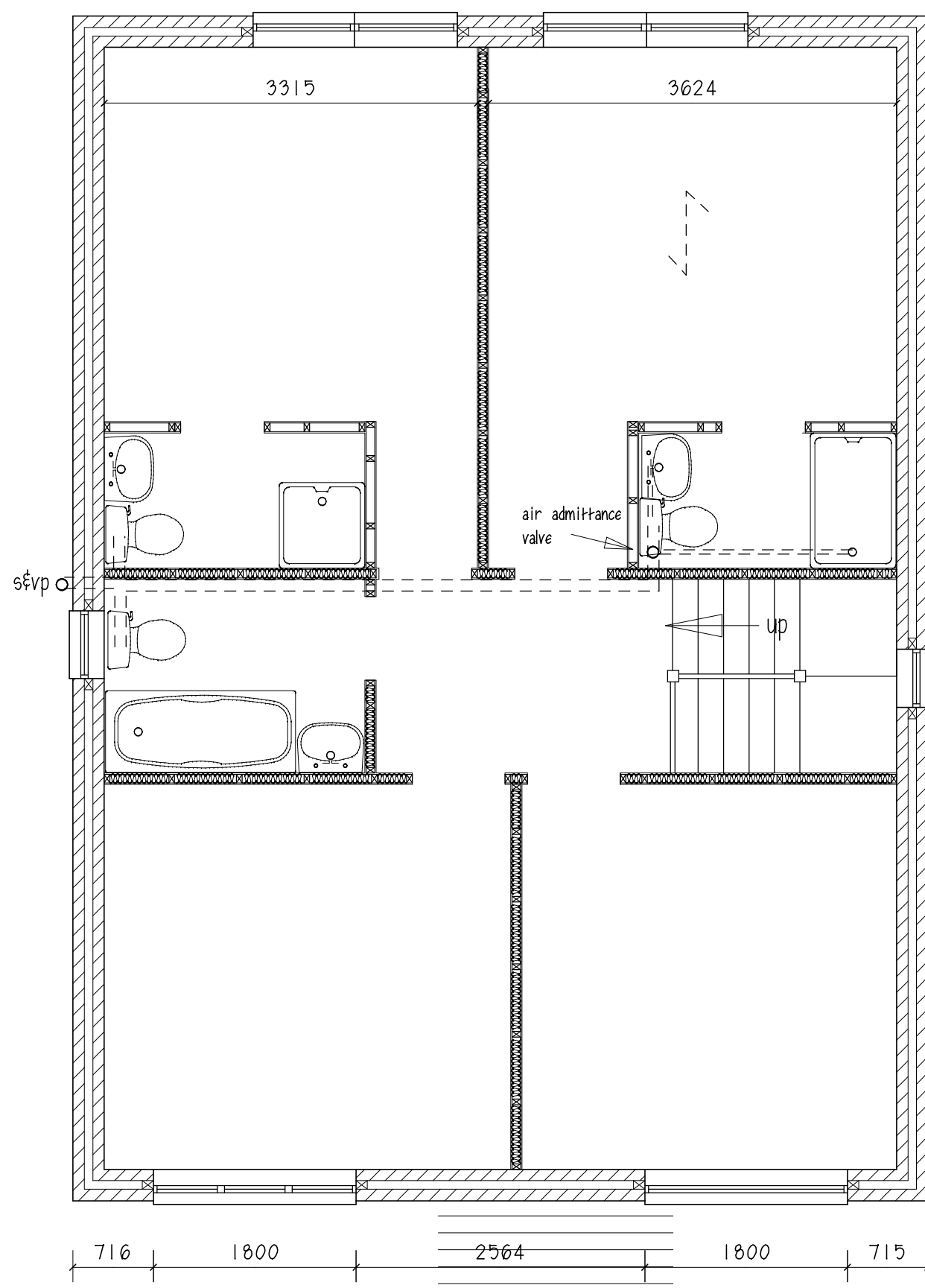
EAST ELEVATION



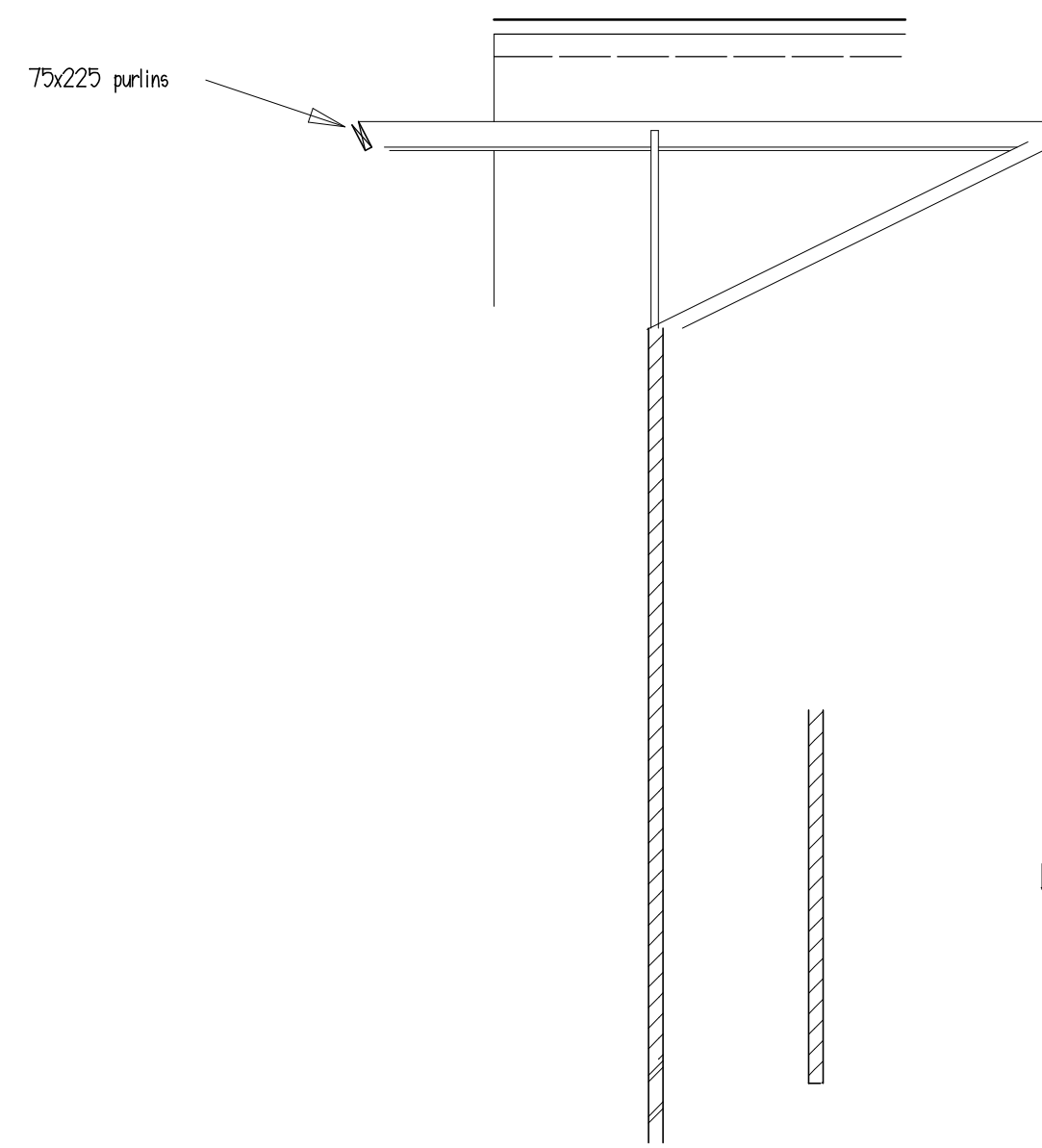
NORTH ELEVATION



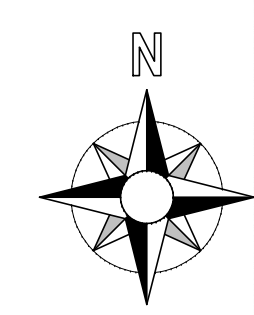
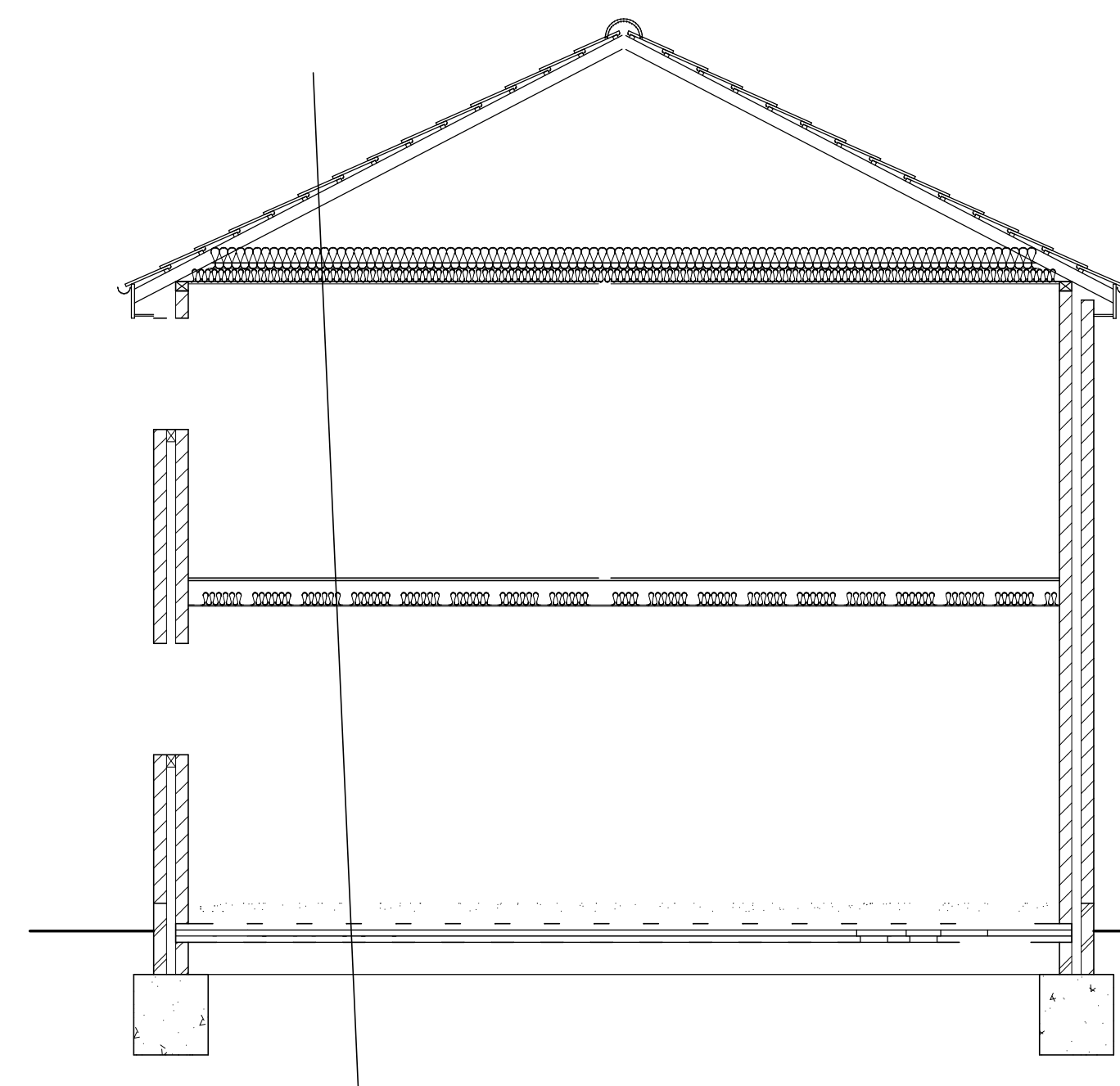
PROPOSED GF PLAN



PROPOSED FF PLAN



LOUNGE



LOCATION PLAN 1:250

NOTES

All workmanship and materials to comply with The Building Regulations 2010. All timber to be treated C16 grade unless stated otherwise. DIMENSIONS NOT TO BE SCALED.

FOUNDATIONS: minimum 600x1000 1:2:4 concrete deep strip. Depth to suit site conditions and proximity of trees and hedges. Existing foundations exposed to check adequacy - if required by Local Authority.

GROUND FLOOR SLAB: 65mm sand/cement screed on 100mm Celotex joints taped on proprietary beam & block flooring

EXTERNAL WALLS: outer skin 12mm through colour render on 100mm Thermalite Shield blocks, 85mm Dritherm 'Ultimate' cavity insulation, inner skin 100mm Thermalite Turbo blocks and 80mm Gyproc Thermalboard Super. Wall ties to BS1243 spaced 450mm vertically (225 at reveals) and 750mm horizontally. DPC to BS743 minimum 150mm above ground level. 150mm vertical DPC to window and door jambs. Cavity filled with leanmix minimum 225mm below DPC. IG lintels to external openings with 150mm minimum bearings.

INTERNAL STUD WALLS: 75x38 studs @ 400 centres with 75x38 head & sole plate and two rows noggins with 50mm Rockwool (10kg/m3) between studs & 12.5mm Gyproc Wallboard TEN and skim each side.

WINDOWS & VENTILATION: windows to be double glazed UPVC (low E) with 20mm airgap (1.6W/m2K) and trickle vent (8000mm2). Any glass to doors or windows within 300mm of door or any window within 800mm of floor to have safety glass to BS6206. Provide insulation to reveals & set window back to overlap cavity by 30mm. New bath/shower rooms to have mechanical ventilation (30l/second). If no window fan to be operated by light switch with 15 minute delay. New kitchen area to have mech. vent. (60l/sec.). WC ditto (15l/sec.).

FIRST FLOOR CONSTRUCTION: 22mm flooring grade chipboard (moisture resistant to wet areas) on proprietary metal web joists to manufacturers spec on 12.5 Gyproc 'Wallboard' TEN and skim. 100mm Rockwool insulation between joists. Galvanised lateral restraint straps to joists and built into wall @ 2m centres.

PITCHED ROOF: Redland Richmond roof tiles on 25x38 battens on Tyvek SUPRO breathable membrane on proprietary trusses on 125x47 rafters @ 400 centres and 195x47 ceiling joists on 100x50 wall plate secured with galv.lateral restraint straps @ 1200 centres. 12.5 'Duplex' plasterboard & skim. 100mm quilt insulation between joists plus 190mm laid perpendicular and over joists. Roof insulation to be continuous with wall insulation. Galvanised lateral restraint straps @ 2m centres to span 3 rafters and built into brickwork of gable wall. 25x150 PAR fascia & 6mm WBP ply soffit.

STAIRS: 860 wide with 13/200 (approx.) and 226 goings. Maximum pitch 42 degrees. Minimum head clearance 2m. Handrail 900 above pitch line. Balusters @ 100mm centres. Minimum 50mm tread width to tapered treads.

DRAINAGE: all new drains to be 100mm Osma drain laid to 1:40 falls in 100mm shingle. Flexible sleeves with PCC lintels where passing through walls. Manholes to be 225mm engineering bricks on 100mm concrete base or use polypropylene inspection chamber by Osma. Basins to have 32mm waste; sinks, baths and showers to have 40mm. All to have 75mm traps. RAINWATER: 112mm gutter and 68mm downpipes.

ELECTRICAL: All electrical work to comply with requirements of Part P and must be designed, installed, inspected and tested by an approved contractor. A certificate to BS7671 to be issued. 3:4 of light fittings to be energy efficient.

HEATING: Balanced flue gas boiler to rads with thermostatic valves.

building regulations

proposed 4-bed dwelling
Adj. 118 Junction Road
Burgess Hill

for B Williams Esq

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Burgess Hill RH15 9JS
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scale	1:50 1:100@A1	drawing no.
date	Aug 20	282.19.04
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