

- NOTES**
1. ALL NEW WINDOWS TO BE FITTED WITH CONTROLLABLE TRICKLE VENTS OF NOT LESS THAN 8000mm² OPENING LIGHTS TO BE A MIN. 450HIGH AND WITH A MIN.AREA OF 0.33sqm BOTTOM OF OPENABLE WINDOW TO BE BETWEEN 800 AND 1100 FROM FFL
 2. EXISTING ELECTRICS AND PLUMBING TO BE ALTERED AND EXTENDED TO SUIT NEW LAYOUT ALL ELECTRICAL WORK TO BE CARRIED OUT INACORDANCE WITH BS7671 & PART P ELECTRICAL SAFETY. THE BUILDER IS TO PROVIDE A COMPLETION CERTIFICATE AND IS TO ENSURE ELECTRICAL WORK IS CARRIED OUT BY A COMPETANT QUALIFIED PERSON. 75% OF NEW LIGHTING TO ROOMS TO ONLY TAKE LAMP THAT HAS A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT -WATT AND TOTAL OUTPUT GREATER THAN 400 LAMP LUMEMS.
 3. ALL NEW TIMBERS TO BE TREATED AGAINST LONG HORN BEETLE.
 4. DPC TO BE PLACED VERTICALLY AROUND WINDOWS.
 5. ALL GLAZING TO EXTERNAL DOORS IS TO BE FITTED WITH SAFETY GLASS IN COMPLIANCE WITH BS6206. ANY GLAZING WITHIN 300mm OF A DOOR IS TO BE SAFTEY GLASS
 6. SMOKE/HEAT DETECTORS TO BE INSTALLED IN KITCHEN, GROUND FLOOR HALL & ON 1st FLOOR LANDING. DETECTORS TO BE MAINS OPERATED AND INTERCONNECTED INACORDANCE WITH BS54466 Part1.
 7. ALL NEW WASTE PIPES TO BE PROVIDED WITH 75mm DEEP SEAL TRAPS. WASTE TO BE 42mm Ø
 8. CAVITY CLOSED AT WINDOW JAMBS & CILL WITH PROPRIETARY CLOSER WITH MIN. THERMAL RESISTANCE PATH OF 0.45M .K/W. (WINDOW TO OVERLAP CLOSER BY MIN. 30mm OR AS MANUFACTURERS DETAILS, WHICH EVER IS GREATER).
 9. IF REQUIRED EXISTING FOUNDATIONS AND BEAMS ARE TO BE EXPOSED FOR INSPECTION BY THE COUNCIL BUILDING INSPECTOR.
 10. ALL NEW UNDERGROUND DRAINS TO BE LAID TO A 1:40 FALL AND IN A 150 THICK PEA SHINGLE SURROUND. DRAINS TO BE TESTED AND WITNESSED BY BUILDING INSPECTOR. DRAINS TO BE BRIDGED WITH PRESTRESS CONCRETE LITELS WHEN PASSING THROUGH/UNDER FOUNDATIONS WITH 75mm CLEARANCE
 11. Double glazed pvc-u windows to have max. u value of 1.6w/m²k doors 1.8w/m²k with 16mm air gap and low e glass with suitable ventilation system and sill section. window details indicated are for illustrative purposes only, see specific details as provided by approved suppliers.

SECTION A
1:25
02

ALL SETTING OUT & LEVELS TO BE SITE CHECKED PRIOR TO CONSTRUCTION

VENTILATION

SHOWER ROOM TO BE PROVIDED WITH MECHANICAL VENT. PROVIDING 3AC/hr WITH A 15 min. OVERRUN AND DUCTED TO EXTERNAL AIR THE FANS TO BE CONTROLLED FROM LIGHT SWITCH. VENT DUCTING TO OPEN AIR SPACE

UTILITY ROOM TO BE PROVIDED WITH MECHANICAL VENT PROVIDING 30LITRES PER SECOND

THE KITCHEN IS TO BE FITTED WITH AN EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND.

IF COOK HOOD WITH EXTRACT FAN IS TO BE INSTALLED THEN AN EXTRACT RATE OF 30 LITRES PER SECOND IS ADIQUATE. VENT DUCTING TO OPEN AIR SPACE

BOILER IF REQUIRED

1. THE CONTRACTOR SHALL ENSURE THAT THE BOILER IS INSTALLED BY A GAS SAFE REGISTERED INSTALLER.
2. THE BOILER IS TO BE SELF CONDENSING AND THE CONTRACTOR IS TO SUPPLY ALL DETAILS OF BOILER AND FLUE TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR IS TO SUBMIT ALL CERTIFICATES TO THE COUNCIL FOR APPROVAL ON COMPLETION OF INSTALLATION.
4. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

DRAINAGE

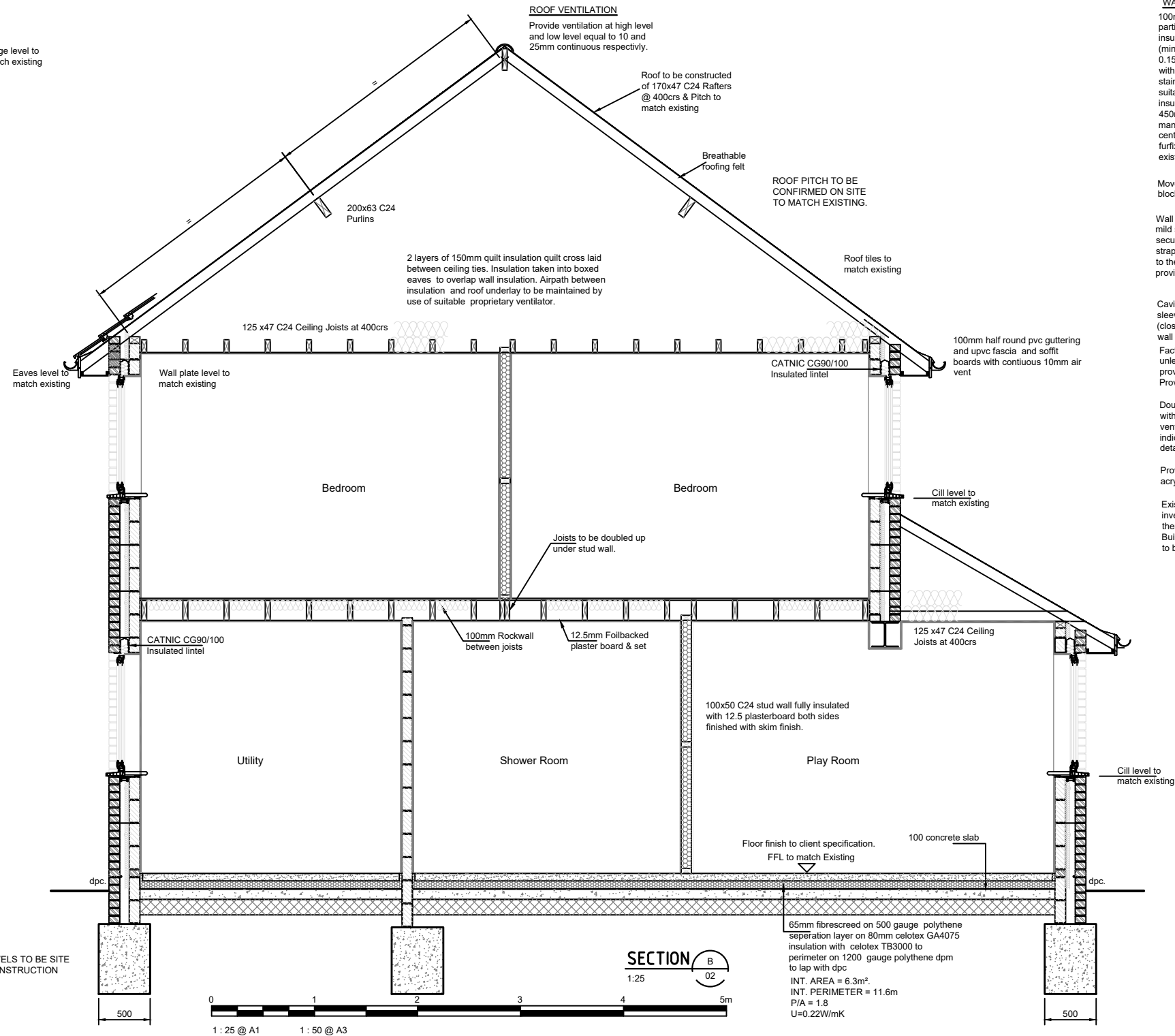
ALL EXISTING DRAINS TO BE IDENTIFIED AND INVESTIGATED PRIOR TO NEW CONNECTIONS. DRAIN RUNS UNDER THE BUILDING TO BE RENEWED TO THE APPROVAL OF INSPECTING AUTHORITY. SOAKAWAY TO BE 1m CUBE FORMED OF GEOTEXTILE SIDES AND TOP WITH PEA SHINGLE FILL OR SIMILAR CONSTRUCTION IN ACCORDANCE WITH BS 8301 AND APPROVED BY BUILDING INSPECTOR.

CONCRETE

CONCRETE TO BE MIN. C30SRC

STEEL

STEEL TO BE WELDABLE STRUCTURAL STEEL INACORDANCE WITH BS4360. FOR FIRE RESISTANCE THE STEELWORK IS EITHER TO BE ENCASED WITH 15MM GLASROC S FRAMELESS ENCASEMENT STAPLED WITH JOINTS TAPED AND SEALED OR PAINTED WITH NULLIFIRE SYSTEM S. STEEL IS TO BE FREE OF RUST BEFORE PAINTING. PADSTONE SIZES AS INDICATED ON DRAWING AND IN STUCTURAL CALCULATIONS. MIN BEARING TO BE 100MM ON PARTY WALLS UNO. ENSURE TRANSFER OF LOADS BY DRY PACKING AS REQUIRED ALL STEEL TO BE PAINTED WITH PRIMER PRIOR TO DELIVERY TO SITE.



WALL CONSTRUCTION

100mm Brick to match existing with 100mm overall cavity, partially filled with 50mm celotex CW4050 cavity wall insulation (u value 0.280w/mk), 100mm thermal block (min. strength 3.5n/mm². max.thermal conductivity 0.15w/mk) inner leaf and 13mm lightweight plaster finish with skim coat over to finish. wall ties to be 225mm long stainless steel double triangle type or similar approved of suitable designation to bs1243 or dd140 with proprietary insulation retaining disks at max. 750mm horizontal, & 450mm vertical centres (all in accordance with insulation manufacturers recommendations) and at 225mm vertical centres within 150mm of openings. furfix connectors to be used and all connections to existing brickwork.

Movement joints to be at max. 6m centers in new blockwork walls and 12m in brickwork.

Wall plates to be secured to walls by means of 30x5mm mild steel galvanised anchor straps @ 900cirs Ties to be secured to rafters with timber connectors Lateral restraint straps @ 1500cirs are to be provided to tie in gable walls to the roof. Holding down straps @ max 1800cirs are to be provided for roof joists.

Cavity closed at eaves level with proprietary polythene sleeved mineral wool closer, friction fitted within cavity. (closer must be between masonry faces when Kingspan wall insulation).

Factory insulated galvanised steel lintels over all openings unless noted otherwise with perforated baseplate providing effective conductivity not exceeding 30W/mk. Provide lintel soffit cladding to front flange of lintel.

Double glazed windows to have max. u value of 1.6w/m²k with 16mm air gap and low e glass with suitable ventilation system and sill section. window details indicated are for illustrative purposes only, see specific details as provided by approved suppliers.

Provide mastic sealant to underside of cill externally & acrylic sealant to underside of window board internally.

Existing foundation construction to be determined by site investigation. Existing foundations to be assessed for there capability to carry additional loading. If found by the Building Control Surveyor to be unsuitable then they are to be either replaced, repaired or upgraded as instructed.

C		
B		
A	Feb. 2021	Issued for Planning Approval
-	Jan. 2018	1st Draft for Client comments
Rev.	Date	Revision
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Graham Page Building Design Services		
35 Windsor Drive Rustington, West Sussex. BN16 3SW 01903 856072		
Client	Mr R. HOCKHAM	
Job Title	PROPOSED TWO STOREY SIDE EXTENSION at 43 OLD WORTHING ROAD EAST PRESTON BN16 1EA	
Drawing Title	PROPOSED SECTIONS	
Scale	AS SHOWN @ A1	
Date	24-02-18	Drawn by G.A.PAGE
Dwg No.	649.17 / 04	A

