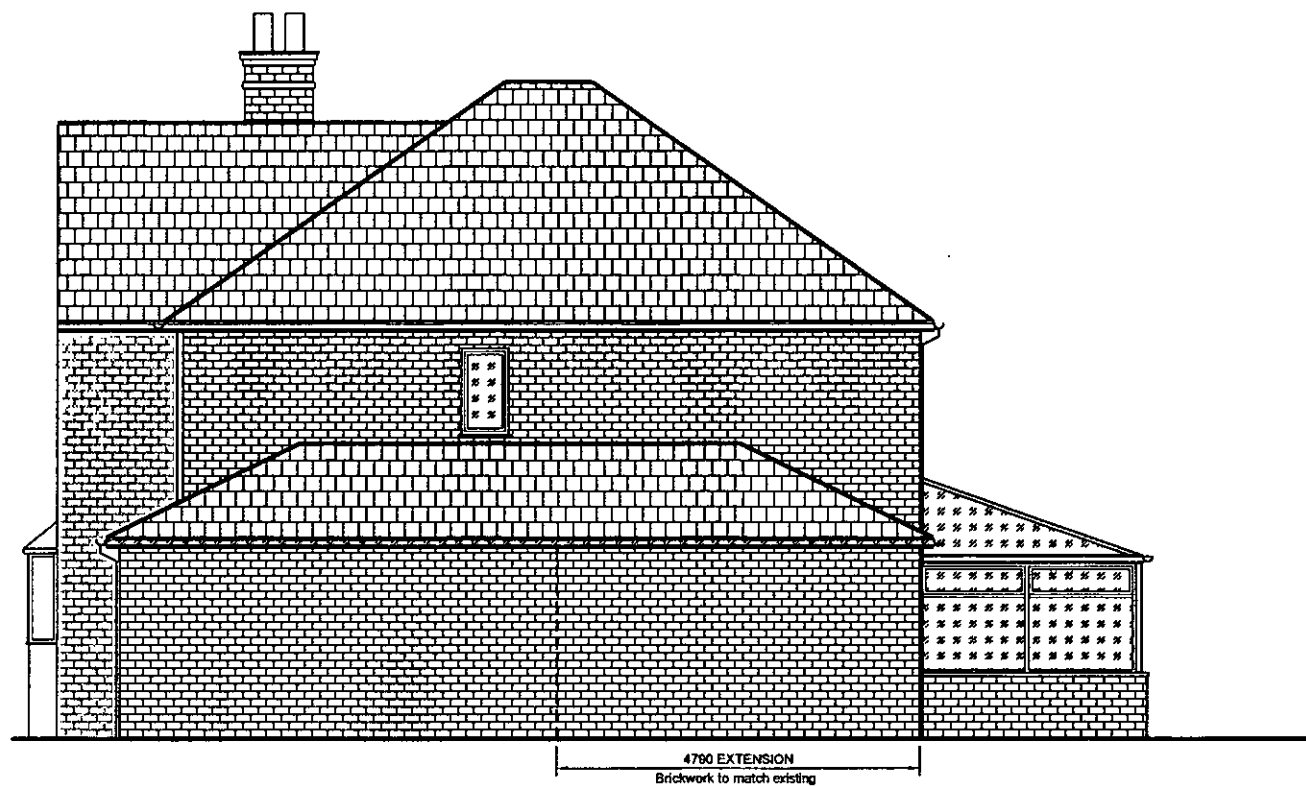
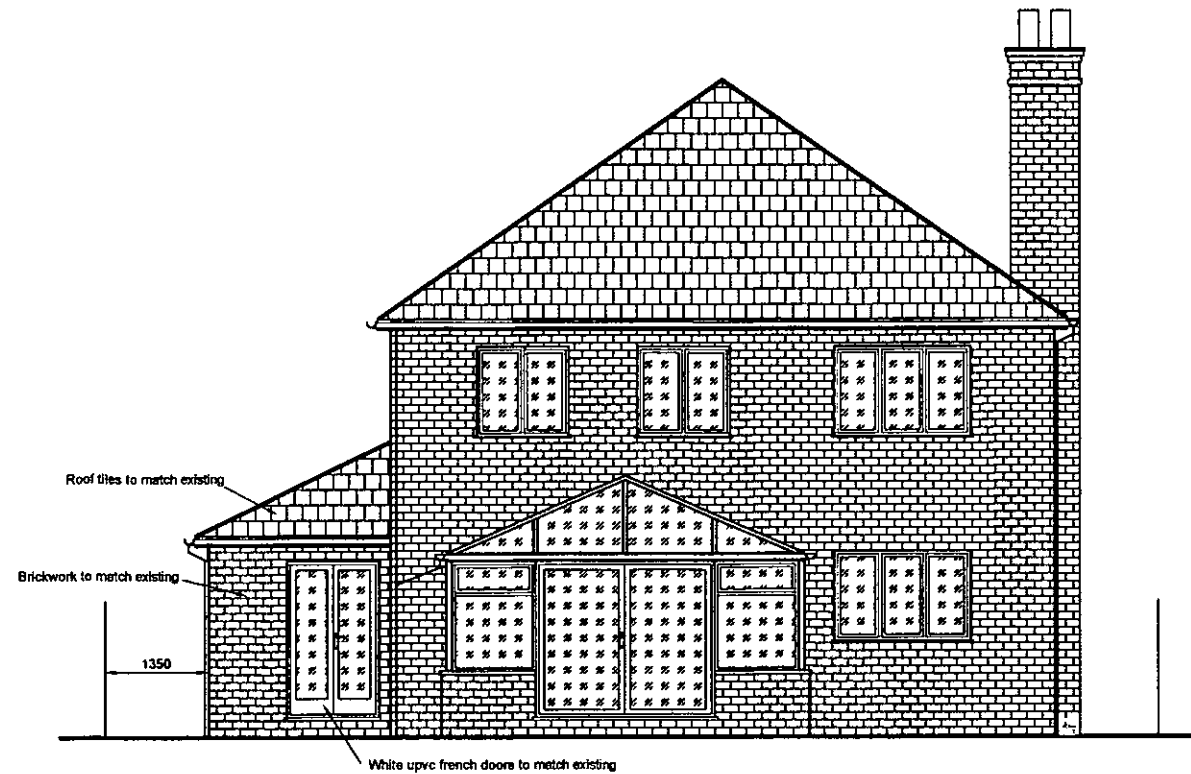


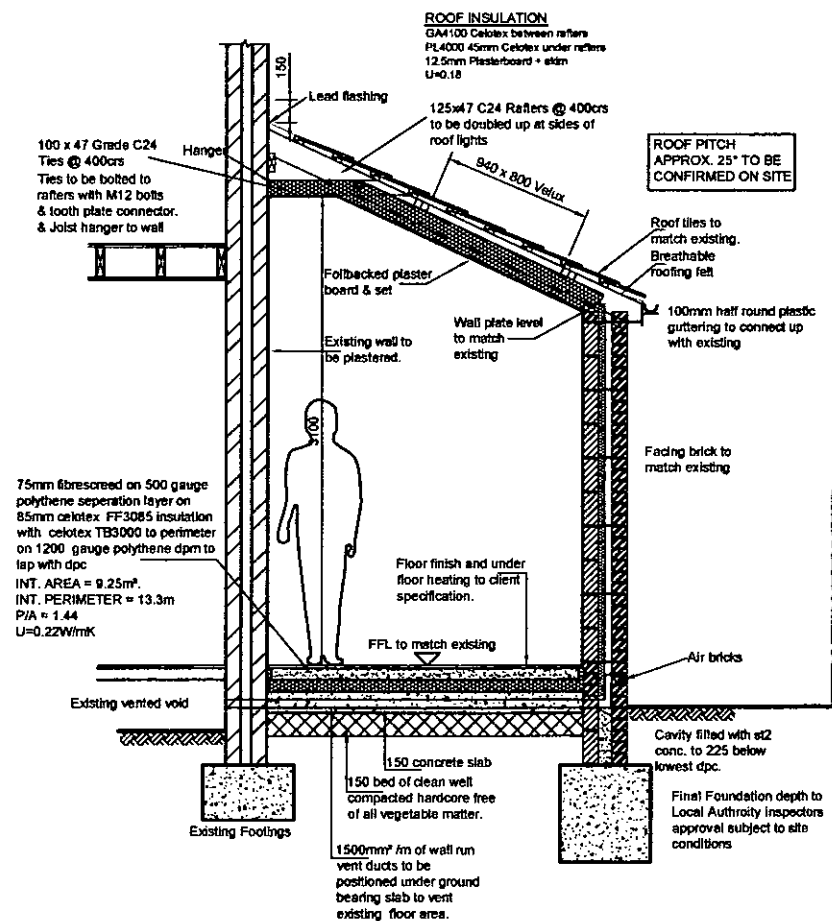


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Scale 1:50 @ A1 1:100 @ A3



SECTION A
1:25

SETTING OUT AND LEVELS OF ALL ROOF MEMBERS TO BE SITE CHECKED.

WALL CONSTRUCTION

100mm brickwork to match existing, 100mm overall cavity, partially filled with 50mm celotex cw3050 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. furrer connectors to be used and all connections to existing brickwork.

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

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

French doors 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.

NOTES

- ALL NEW WINDOWS TO BE FITTED WITH CONTROLLABLE TRICKLE VENTS OF NOT LESS THAN 8000mm²
- EXISTING ELECTRICS AND PLUMBING TO BE ALTERED AND EXTENDED TO SUIT NEW LAYOUT. ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE 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 LUMENS.
- ALL NEW TIMBERS TO BE TREATED AGAINST LONG HORN BEETLE.
- DPC TO BE PLACED VERTICALLY AROUND WINDOWS.
- 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 SAFETY GLASS.
- SMOKE/HEAT DETECTORS AS EXISTING
- CAVITY CLOSED AT WINDOW JAMBS & GILL 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).
- IF REQUIRED EXISTING FOUNDATIONS AND BEAMS ARE TO BE EXPOSED FOR INSPECTION BY THE COUNCIL BUILDING INSPECTOR.
- 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.

CONCRETE

CONCRETE TO BE MIN. C30SRC

B			
A	June 2015	Issued for Certificate of Lawfulness	
-	June 2015	Issued 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 & Mrs G Sapsed			
Job Title			
PROPOSED SINGLE STOREY SIDE EXTENSION 36 WINDSOR DRIVE RUSTINGTON BN16 3SW			
Drawing Title			
PROPOSED ELEVATIONS AND SECTION			
Scale			
AS SHOWN @ A1			
Date	12-05-15	Drawn by	G A PAGE
Dwg No	589.15 / 03	A	

