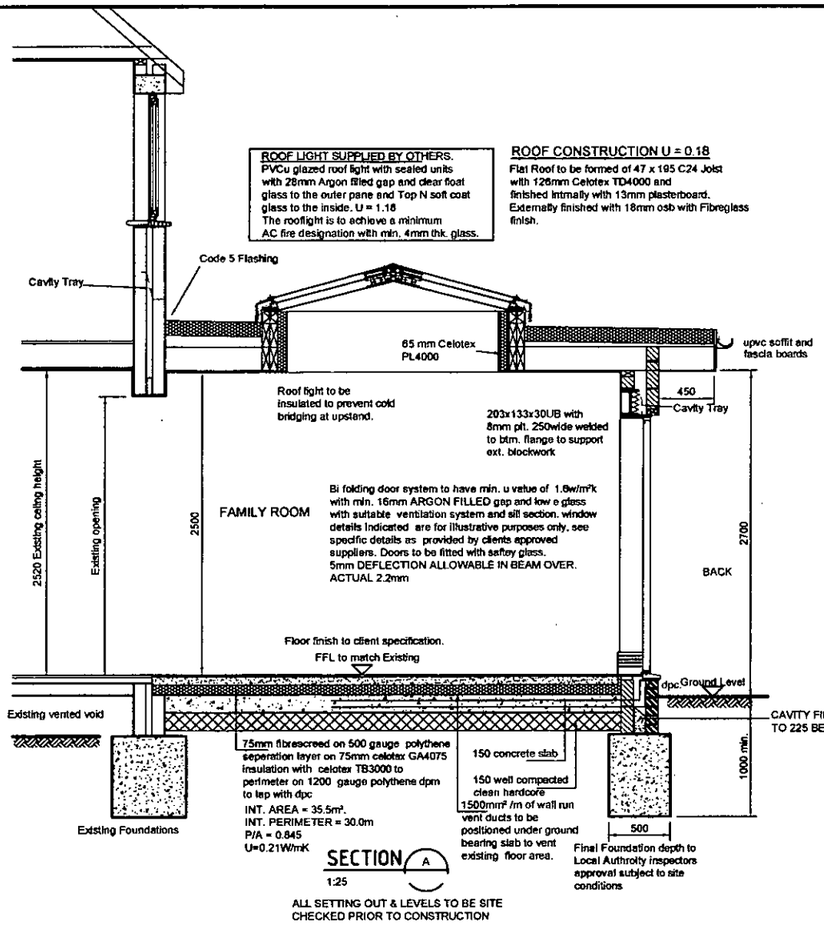
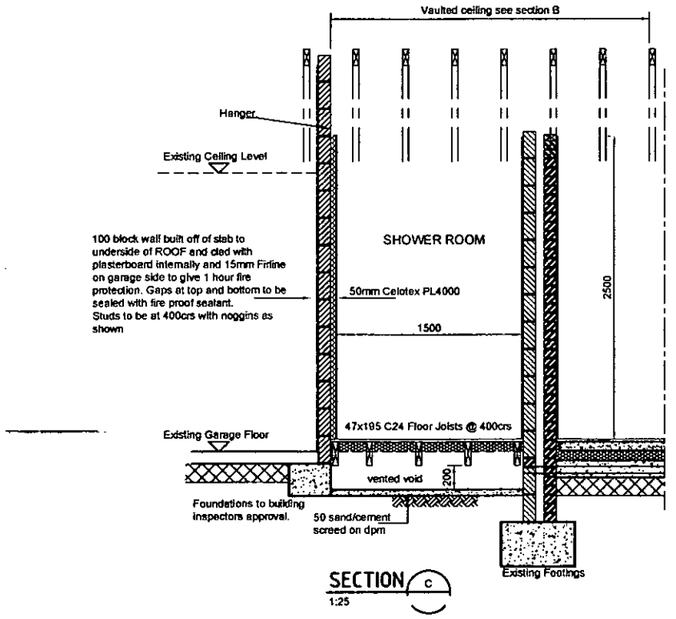
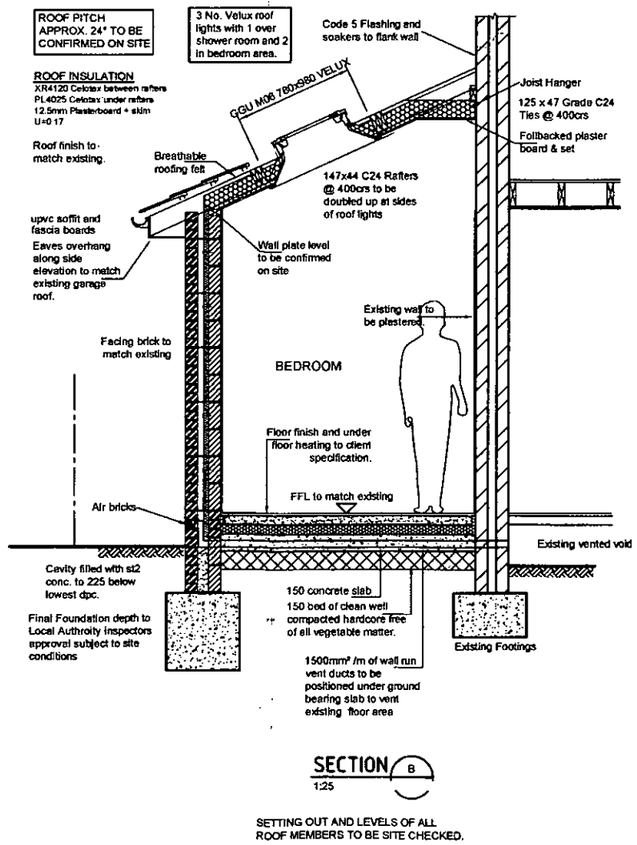


ALL SETTING OUT & LEVELS TO BE SITE CHECKED PRIOR TO CONSTRUCTION

0 1 2 3 4 5m

1 : 25 @ A1 1 : 50 @ A3





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

WALL CONSTRUCTION

100mm facing 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 @ 900crs Ties to be secured to rafters with timber connectors Lateral restraint straps @ 1500crs are to be provided to tie in gable walls to the roof. Holding down straps @ max 1800crs 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 1.8w/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.

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

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.

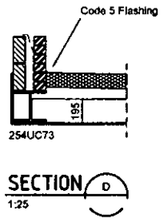
VENT DUCTING TO OPEN AIR SPACE

CONCRETE

*CONCRETE TO BE MIN. C30SRC

DRAINAGE

ALL EXISTING DRAINS TO BE IDENTIFIED AND INVESTIGATED PRIOR TO NEW CONNECTIONS.



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 0F 0.33squm 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 LUMENS.
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 BS8206.
   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. NEW WASTE PIPES IN SHOWER ROOM 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. ANY 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 LINTELS WHEN PASSING THROUGH/UNDER FOUNDATIONS WITH 75mm CLEARANCE

Rev.	Date	Revision
B		
A	Feb 2018	Issued for Certificate of Lawfulness
-	Feb 2018	Issued for Client Comments

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Building Design Services
35 Windsor Drive
Rustington, West Sussex. BN16 3SW
01903 856072

Client
Mr & Mrs W BEST

Job Title
PROPOSED SIDE-REAR EXTENSION AT 29 WINDSOR DRIVE RUSTINGTON BN16 3SW

Drawing Title
PROPOSED SECTIONS

Scale	AS SHOWN @ A1	
Date	03-02-18	Drawn by G.A.PAGE
Drg No.	659.18 / 05	A

partner LABC

Plot Date:
CAD Ref:

ARUN DISTRICT COUNCIL R/38/18/CLE