NOTE:

1.00 FOUNDATIONS

1.01 The building site is to be prepared by clearing all existing structures, rubbish, undergrowth and the like, grubbing up foundations, redundant drains & old tree roots and stripping vegetable soil over the building area to the satisfaction of the Local Authority.

1.02 Concrete trench fill type foundations of minimum width 600mm below new external walls , to be set at a minimum depth of 1050mm below the external finished ground level , exact depth to be confirmed by the Local Authority or Approved Building Inspector.

1.03 Foundations are to be at or below invert level of adjacent drains which are within 1.0m (or in accordance with Diagram A2 of Part H1 of the 1990 Approved Documents.)

1.04 Concrete to be composed of cement to BS 12:1989 and fine coarse aggregate to BS 882:1983 (unless chemically aggressive soil)

1.05 Proportion to be 50kg of cement to not more than 0.1m3 of fine aggregate and 0.2m3 of course aggregate to Grade ST1 concrete to BS 5328:Part 2.

1.06 Wall to be located centrally on foundations unless otherwise specified . The thickness of the foundations to be not less than projection from foundation to wall faces, all subject to LA approval.

1.07 Sleeves to be provided where utilities pass through foundations.

1.08 Openings formed in walls where drains pass through with precast concrete lintels. Allow minimum 50mm gap around pipe. The opening shall be masked either side with suitable rigid sheet material to prevent the entry of vermin.

2.00 DRAINAGE

2.01 Exisitng foul drain run serving first floor bathroom to be retained, and encased with 150 pea shingle below new ground floor slab.

2.02 Surface water drains in PVC-U or vitrified clay pipes with flexible joints laid as noted in 2.01 on bed and surround to suit drain location and in accordance with diagram 8/9 and table 8 of Part H1 of the 1990 Approved Documents (refer also to diagram A3/A4 where minimal cover.)

2.03 All building drainage to comply with Part H1 and H3 of the 1990 Approved Documents and BS 8301:1985

2.04 All drainage to be set at falls to comply with Approved Documents Part H1 - Table 6 for foul drains & Approved Documents Part H3 - Diagram 1 for surface water drains.

3.00 MANHOLE / INSPECTION CHAMBERS

3.01 Any new access chambers etc to be in accordance with relevant Regulations and manufacturer's recommendations and of a type suitable for the depth required.

4.00 PROTECTION OF DRAINS

4.01 Where drains are in garden areas and have less than 0.6m cover they should have concrete pavings slabs laid over as bridging with at least 75mm of granular fill above the pipe and a minimum of 100mm granular fill below the pipe. (See diagram A4 of Part H1 of the 1990 Approved Documents).

4.02 Any drains passing underneath building to be encased in 150mm of pea shingle.

4.03 All building drainage to comply with BS 8301:1985.

5.00 SUBSTRUCTURE CAVITY WALLS

5.01 Sub structure cavity walls to be built up from top of foundation concrete up to levels as noted below for external leaf and floor slab level for internal leaf, in 100 blockwork to BS 6073: Part 1: 1981 Class A & to be 7.0N block strength up to dpc level laid in 1:3 mix cement/sand mortar.

5.02 Cavity to be filled with lean mix concrete (1:12 mix) to B.S 5328 to minimum 225mm below lowest dpc level and sloped toward outer skin.

5.03 External skin to be in facing brickwork 105mm width from 3 courses below ground level up to DPC level. . First brick course is to have open perpends at 675mm centres.

6.00 DAMP PROOF COURSE & LEADWORK

6.01 Horizontal DPCs to be placed 150mm minimum above finished ground level and to be to BS 6515 (Hiload or similar). To be 25mm wider than the wall they are bedded on with proprietary weepholes provided over openings at max 450mm ccs. Provide vertical DPC's as noted in 6.04.

6.02 All DPC's are to be fully lapped.

6.03 All DPC's to be fully interlocking with DPM's.

6.04 Continuous horizontal DPC to BS 747 to be laid as shown on drawings, stepped where necessary.

6.05 All lead flashings as required to be in strict accordance with recommendations set out in the Lead Sheet Association's Handbook.

6.06 Fix proprietary Thermabate or similar cavity closers with integral DPCs around all openings.

7.00 FLOORS

7.01 GROUND FLOOR New ground floor slab to be 65mm sand cement screed laid upon a a 500 gauge polythene moisture barrier on 70mm Celotex FF4000 insulation board laid upon a 1200 gauge polythene DPM upon 125mm oversite concrete floor slab, to achieve a U value of 0.22, for a P/A rating of 0.50

8.00 EXTERNAL WALLS

8.01 BLOCKWORK BELOW GROUND LEVEL :
Use class A blockwork below ground floor level.

8.02 EXTENSION WALLS
105mm facing brickwork of a similar colour and texture as the existing, cavity to match exisitng and to consist of, a 10mm clear cavity and an intrnal layer of 40mm Celotex CG4000 insulation against an internal skin of 100mm Celcon standard blockwork or similar with a lambda value of 0.15, internal finish to be 12,5mm plaster and skim..
U value of the external wall not to exceed 0.28W/m2.

8.03 Incorporate stainless steel or similar Agreement certified wall ties 750mm max apart horizontally/450mm vertically staggered within 100mm cavities.

804 Tie window & door frames to jambs/heads with stainless steel frame ties at 450mm centres built into
jambs & shotfired to lintels, or as otherwise instructed by manufacturers.

8.05. New walls to be tied into the existing cavity walls, allow for cutting back existing wall to maintain cavity between the exisitng and proposed cavity walls.

9.00 WINDOWS, DOORS & ROOFLIGHTS

9.01 Sliding door assembly and windows to incorporate hermetically sealed, argon gas filled double glazed units with 4-16-4mm low-e glass to achieve a "u" value=1.40W/m2K (using soft coating) all by approved manufacturer to BS 7412. See below for toughening/lamination requirements.

9.02 All window and door units to be fitted in accordance with manufacturer's recommendations using stainless steel fixing cleats. WIndows to be set back 75mm from external face.

9.03 Perimeter of doors and windows to be sealed externally with a fillet of sealant pointing to heads and jambs - colour to match window / door frame

10.00 GLAZING

10.01 Toughened glass to be used in bi fold door within 300mm to 1500mm of FFL & in window areas below 800mm from FFL. All to BS 6262 and Kite marked. Obscure glass where indicated on drawings.

11.00 VENTILATION

11.01 For rapid ventilation purposes all windows and doors to be provided with ventilation openings equal to not less than 1/20th of the floor area of the room; part of the ventilation opening to be a minimum 1750mm above floor level. All windows are to be draught stripped.

12.00 STRUCTURAL LINTOLS

12.01 Catnic combined steel lintels built in above new bi-fold door unit, to have aminimum 150mm end bearing, lintol ref:CX70. of height 215mm.

12.02 Where exisitng french doors are removed, and opening is to be extended within the exisitng external wall install a Catnic vombined steel lintol, with minimum 150mm end bearing, lintol ref: CG70

13.00 ROOF CONSTRUCTION

13.01 Pitched roof to be Redland Regent, through colour tiles to be laid at a pitch of 12.5 degrees, to be laid to a maximum gaule og 310mm and a minimum 100mm end lap upon 38x25mm treated softwood battens upon Yyvek or similar breathable pitched roof breather membrane upon 1250x50 C24 joists at 400mm centres. with a single layer of 12.5mm foil backed plasterboard tacked to the underside of 125x50 C24 grade ceiling joists at a maximum 400mm centres.

13.02 Ceiling joists to be fixed back via joist hangers upon 125x50sw plate at the junction with the exisitng retained external wall and fixed back to new 100x50 sw wall plate at new external wall line.

13.03 Pitched roof joists to be birdsmouthed out over 125x50 sw plate bolted to the exsiitng walla t max 675mm centres, and birdsmouthed out over sw plate at new external wall line.

13.04 insulation at roof joist level to consist of 2 layeers of 140mm Crown frametherm 35 insualtion positioned between and above the ceiling joists

13.05 Wall Plates : Rafters to be twice nailed to wall plate. Wall plate strapped to inner leaf as per frame anufacturers recommendations.

13.06 : Fascia units, soffits, and gable bargeboards are to be PVCU.

13.07 Provide OG style plastic deep flow gutter ing with 80mm downpipes as indicated, all rwp's to be taken via underground drainage to soakaways.

13.08 Pipe Penetrations : Provide mastic seal to all penetrations of piping etc into roof space.

14.00 INTERNAL PLUMBING

14.01 Soil and vent pipes are to be encased in ducts constructed in 38 x 50mm sw framing and lined with 1 layer of 12.5mm plasterboard, with full fill mineral wool or glass fibre insulation within the boxing. with access panels formed where necessary, fixed with brass cups and screws.

15.00 HEATING TO EXISTING

15.01 Heating to extension area, to be an extension of the exisitng central heating system.

16.00 ELECTRICAL SERVICES

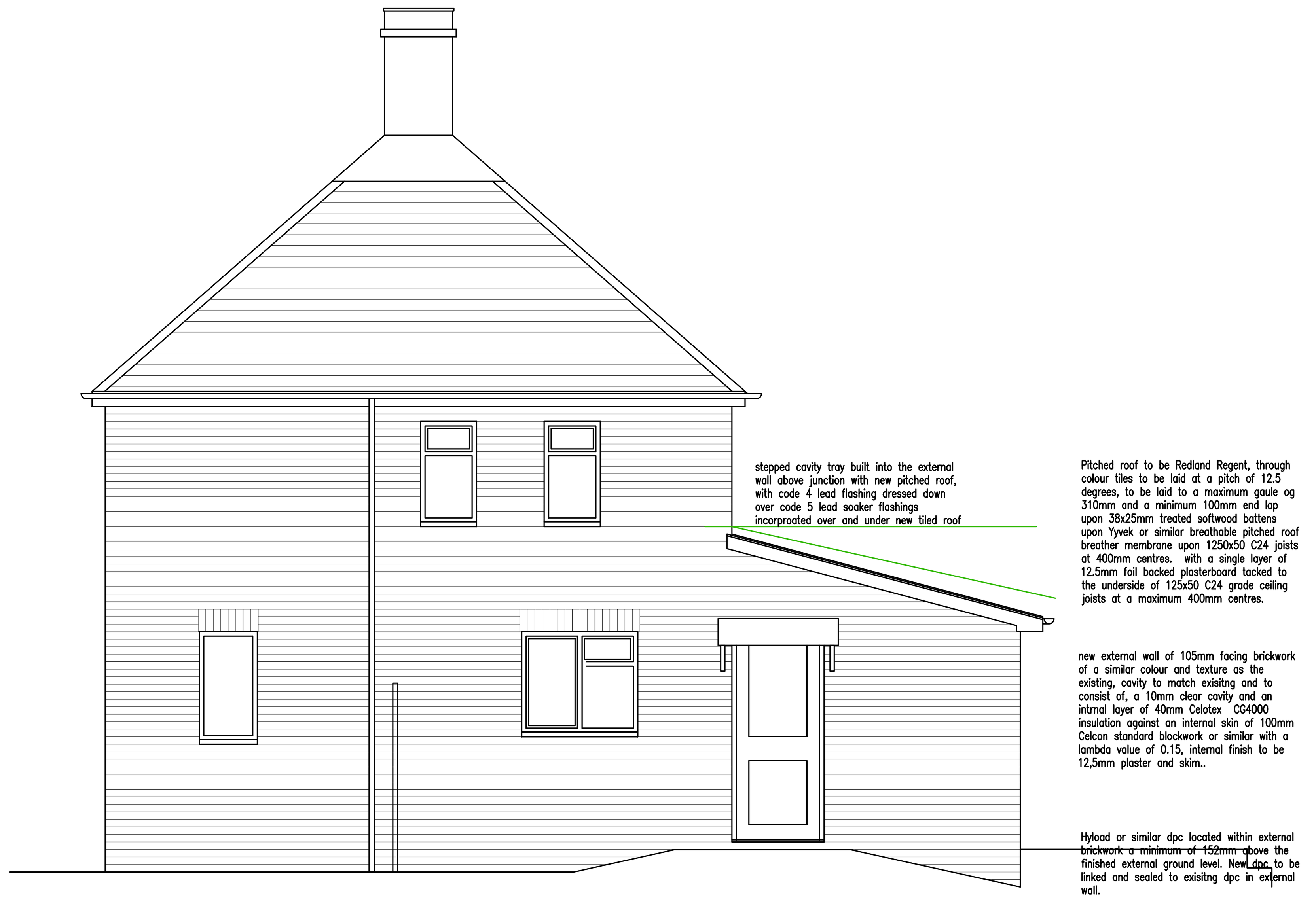
16.01 The electrical installation is to be installed by a specialist sub contractor who is registered with the NICEIC or ECA. Installation certificate to be issued by a competent person in accordance with BS 7671.

16.02 Electrical sockets and light switches are to be installed within a zone of 450mm and 1200mm from the ffl.

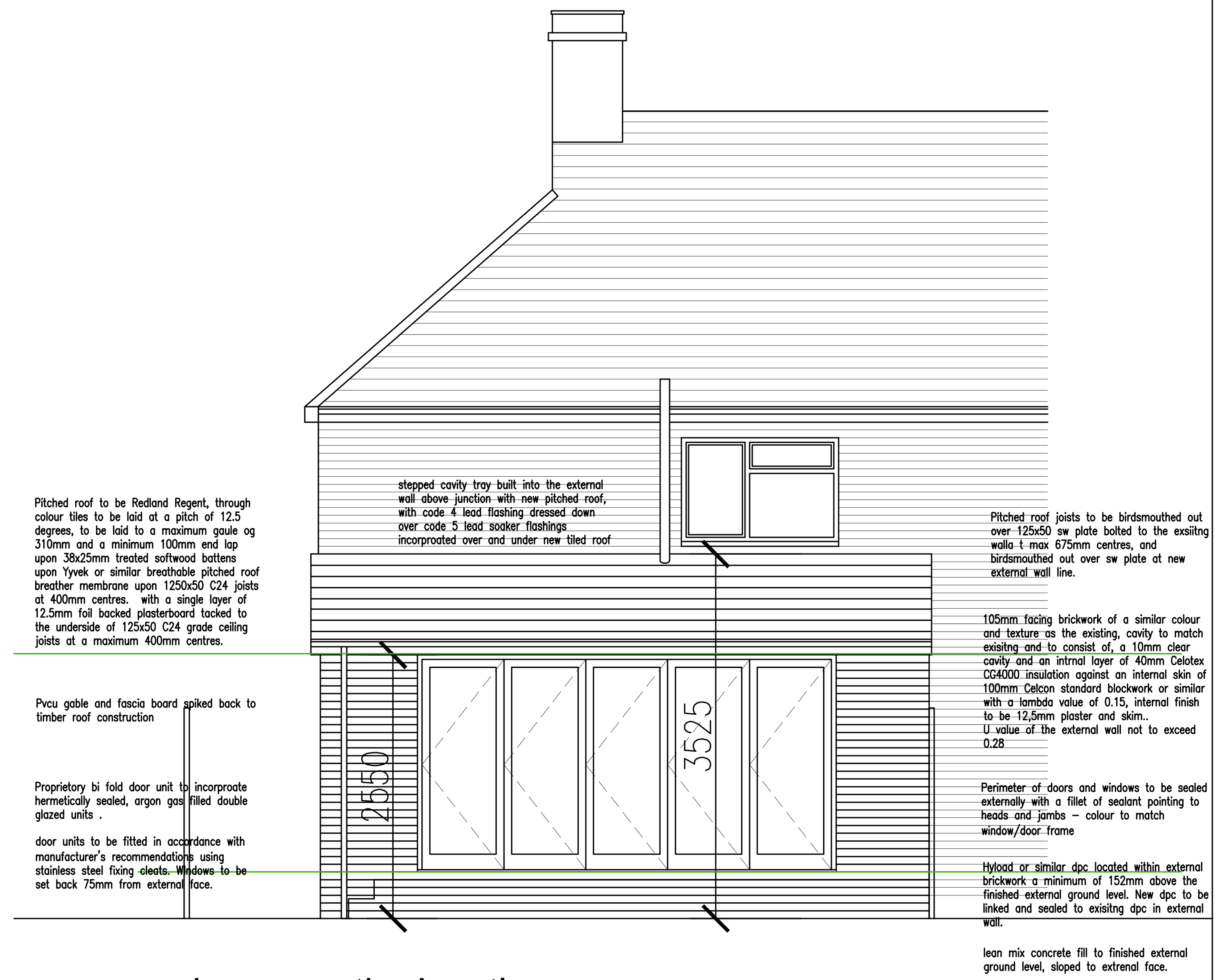
16.03 All electrical works are to be carried out in accordance with Part P of the Building Regulations.

17.00 FIRE SAFETY

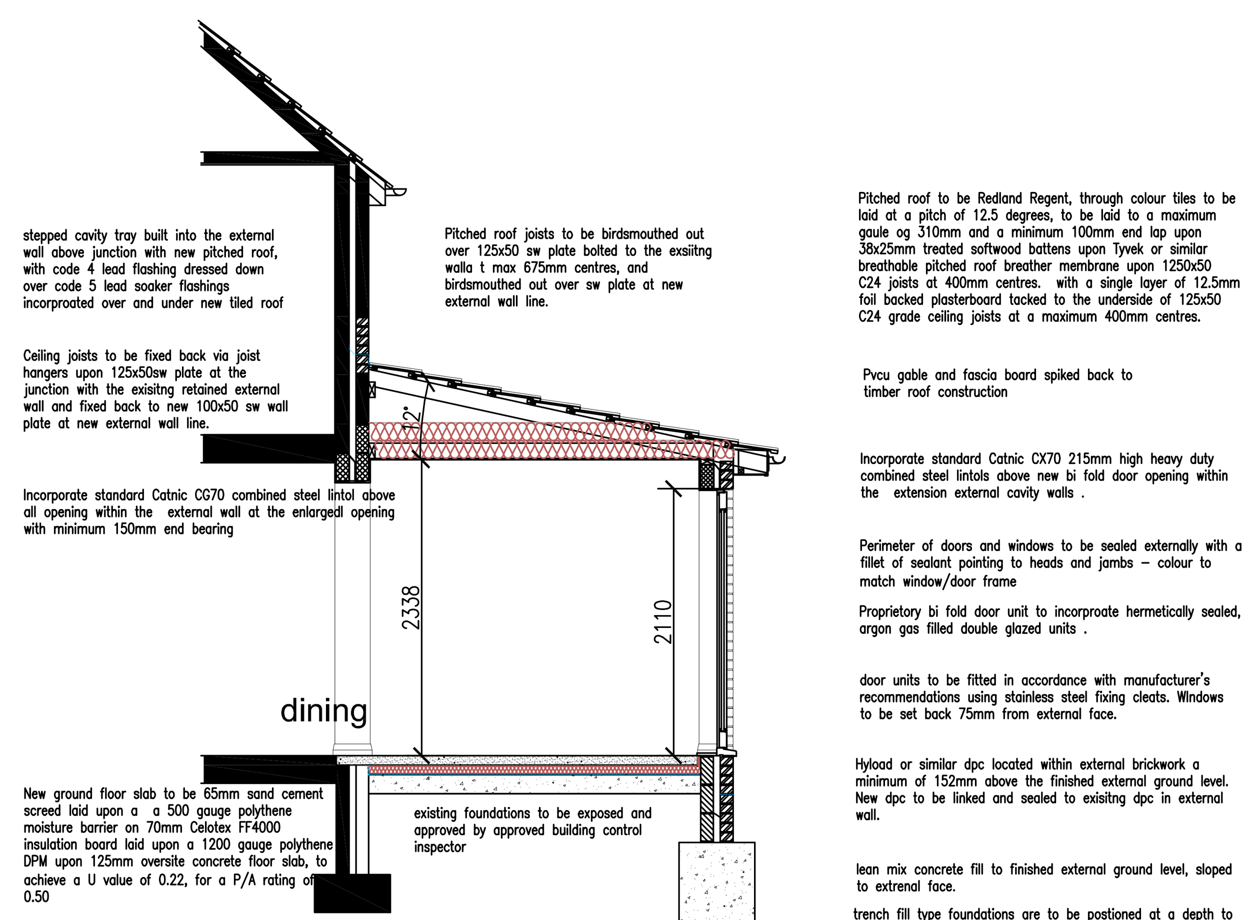
17.01 Smoke alarms to be mains operated with battery backup, conforming to BS 5446 Part 1 and the relevant recommendations of BS 5839 Part 1 to at least an L3 standard. No further than 7m from living room or kitchen and 3m from bedroom. To be at least 300mm from any wall or light fitting and not over stairwell.



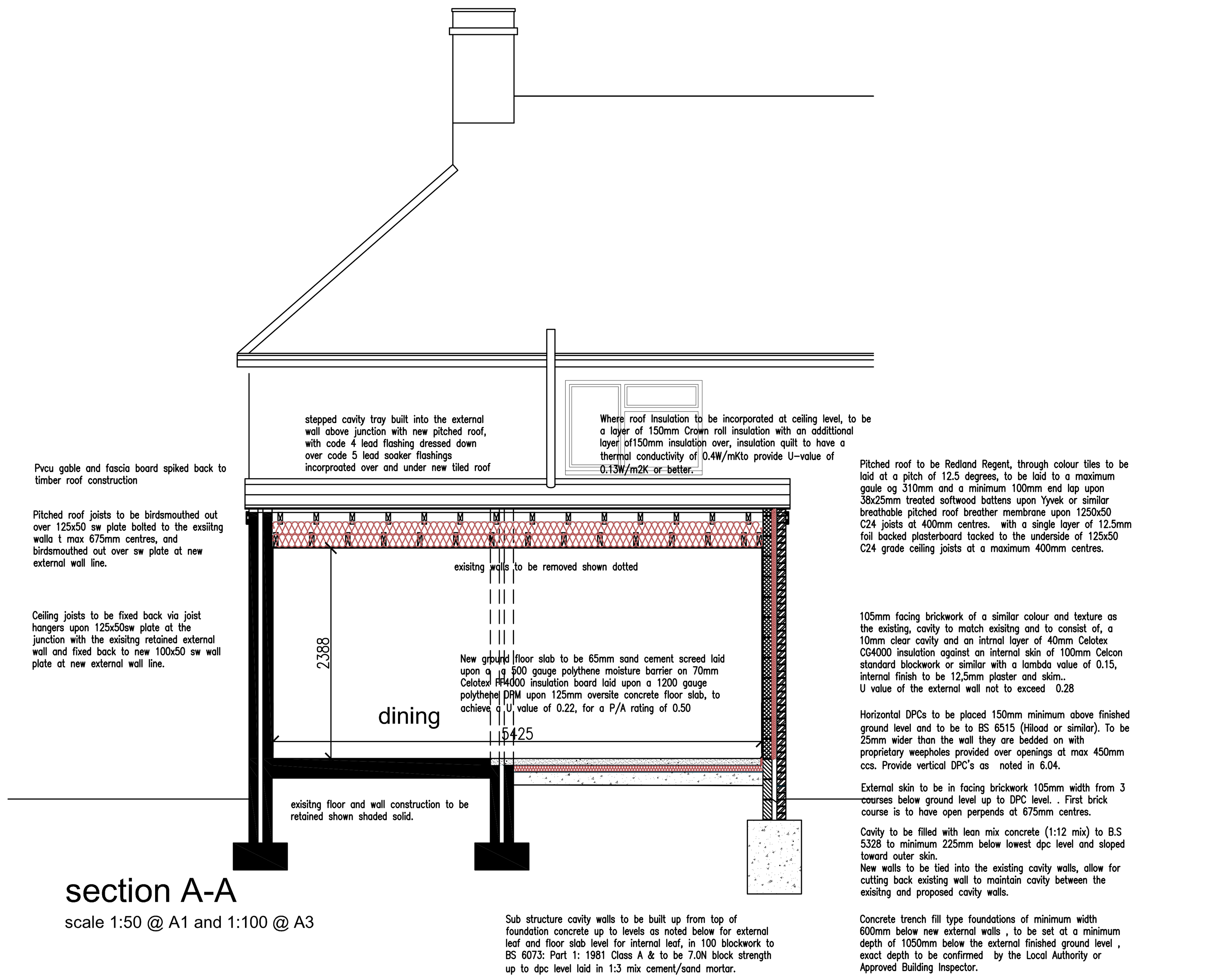
proposed side west elevation
scale 1:50 @ A1 and 1:100 @ A3



proposed rear south elevation
scale 1:50 @ A1 and 1:100 @ A3



section B-B
scale 1:50 @ A1 and 1:100 @ A3



section A-A
scale 1:50 @ A1 and 1:100 @ A3

revision	notes	date	drawn	check	revision	notes	drawn	check	revision	date	notes	date	drawn	check	client

scale width 100mm @ a1 - 50mm @ a3

notes

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no deviation from this drawing will be permitted without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

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Skyline Design Services

Beechcroft.
Lith Avenue, Horndean, Portsmouth, P08 0HA

tel: 07813 352897
e-mail: steverskylinedesignservices@gmail.com

project	Proposed extension to 6 Foundry Road, Yapton, West Sussex	drawn sgr	checked
		date 05-17	status pl
detail	proposed elevations and sections construction notes	a1 scale stated / a3 scale stated	3019-02 rev

ARUN DISTRICT COUNCIL Y/46/17/CLE