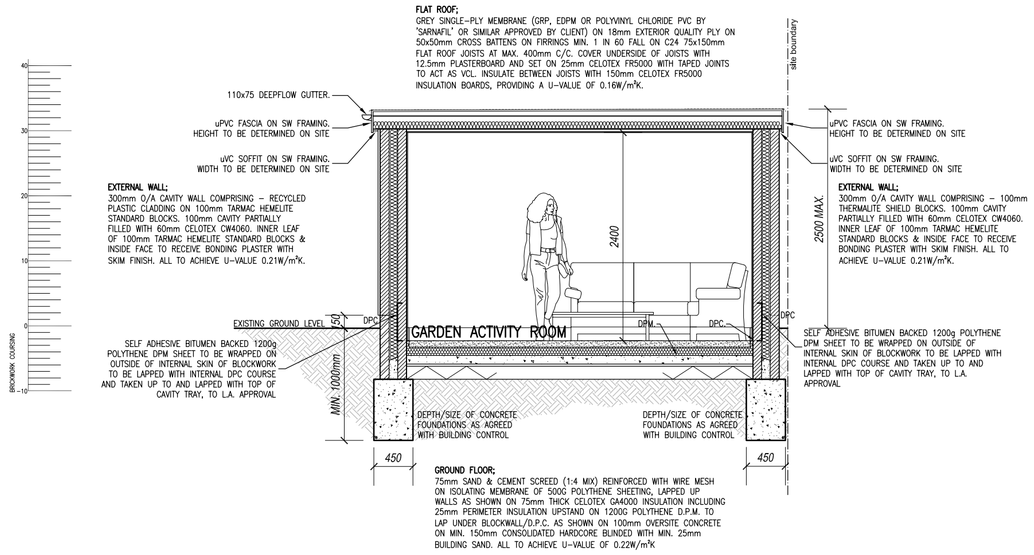
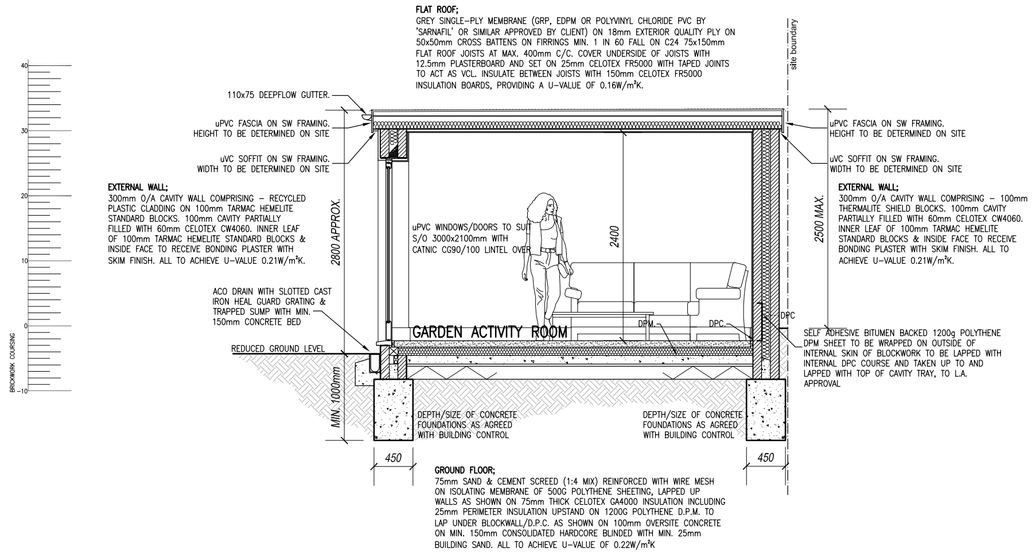
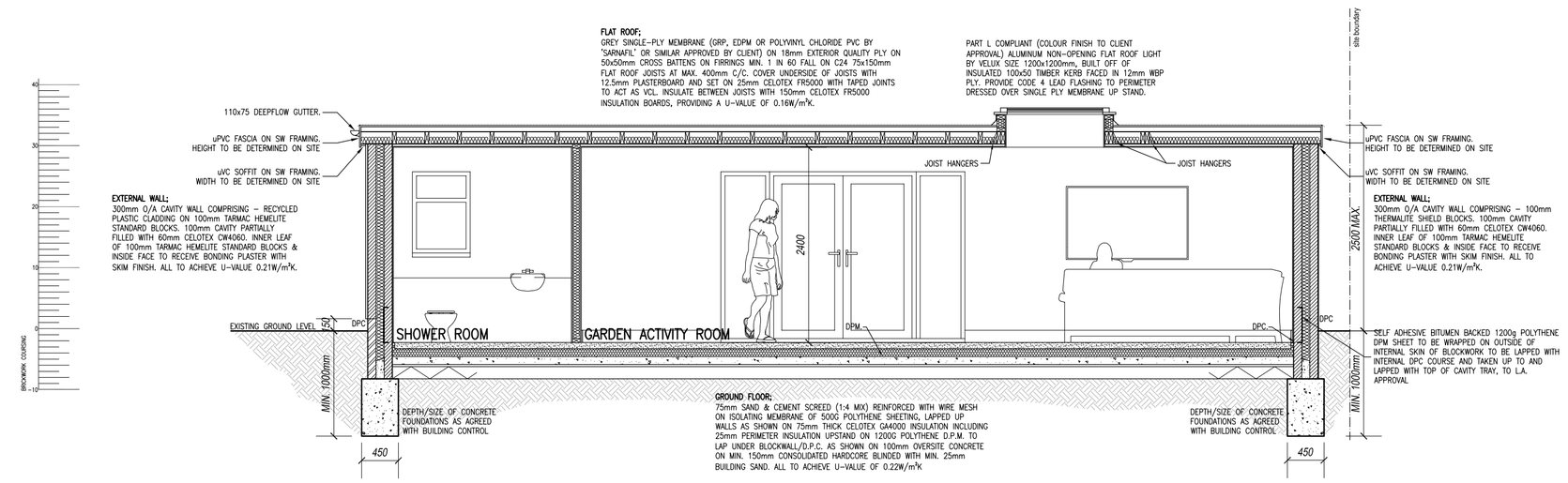



SECTION A–A Scale 1:50




SECTION B–B Scale 1:50




SECTION C–C Scale 1:50

0 1 2 3 4 5

Scale Bar 1:50

This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale off this drawing. Use figured dimensions only. All levels and dimensions to be checked on site. All levels and dimensional discrepancies are to be brought to the immediate attention of PJ Designs. Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgment of PJ Designs.
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Prior to any works commencing on site, PJ Designs is to be contacted regarding the current status, revision or regulatory approval of this drawing.

Notes

CONSTRUCTION NOTES:

FOUNDATIONS
Concrete trench fill foundations to be min. 1000mm below ground level and taken down to firm load bearing strata. Concrete mix to be GEN1 using sulphate resistant cement. All foundations to be taken down to invert of any adjacent drains. Refer to section details for sizes and are to be confirmed on site by Building Control. Care should be taken in respect of the depth of foundation conflicting with drainage invert levels on the site. National House Builders Confederation (NHBC) regulations apply for the depth of foundations when building near trees and subject to soil conditions.

Foundations to be clear of existing drainage min. 500mm each side of the pipe/manhole. Surround pipe with min. 75mm pea–shingle.

FLOOR CONSTRUCTION
Ground Floor – 75mm sand & cement screed (1:4 mix) reinforced with wire mesh on isolating membrane of 500g polythene sheeting on 100mm ST4 concrete mix (provide reinforcement mesh over existing drain run) on 75mm Celotex GA4000 insulation to give a U–value of 0.22 W/m2k, provide min. 25mm insulation around perimeter of screed to prevent thermal bridging, on 1200 gauge polythene dpm on min. 150mm consolidated hardcore blinded with sand.

WALL CONSTRUCTION
300mm Cavity Wall – Recycled plastic cladding (colour to clients specification) on 100mm Hemelite standard blocks (where wall is adjacent to existing boundary is use 100mm Thermalite standard blocks for outer leaf + water repellent paint finish) with 100mm cavity partially filled with 60mm Celotex CW4060. Inner leaf of 100mm Hemelite standard blocks. Build into cavity wall as work proceeds, stainless steel wall ties at 900mm c/c horizontally, 450mm c/c vertically and doubled up at corners and reveals. Close cavity wall at plate level to provide minimum half hour fire resistance (calcium silicate board). Inside face to receive bonding plaster with skim finish. All to acheive U–Value 0.21W/m2k.

Internal partitions to be framed up with 89 x 38mm CLS timber noggins and struts at max. 400mm c/c and covered both sides with 12.5mm gyproc wallboard 10 and set. Provide an absorbent layer of unfaced mineral wool batts or quilt min. thickness 100mm, min. density 10kg/m3, suspended in the cavity. Within sanitary or kitchen rooms for structural purposes, provide 9mm marine ply before fixing moisture resistant plasterboard).

DPC
Build in horizontal dpc into wall min. 150mm above finished ground level. New dpc to be lapped with existing d.p.c. and d.p.m. to lap with new and existing dpc.

Provide self adhesive bitumen backed 1200g polythene DPM sheet to be wrapped on the outside of the internal skin of blockwork. Lap this with the internal DPC course & taken up to and lapped with the top of the cavity tray, all to the satisfaction of Building Control.

Provide and fix all necessary horizontal and vertical dpc to all new external door and window frames. When closing cavity wall around external door and window openings provide ROCKWOOL Rockclose/ Thermabate cavity closer/ insulated dpc or similar 'approved' to prevent cold bridging.

DRAINAGE/SANITARY
Provide and fix the following wastes with 75mm deep plastic traps. 38mm dia. waste to w.h.b., 100mm dia. waste to W.C. Branch pipes which exceed 4m, supply and fit an anti–siphon trap. New waste is to be connected to the new AAV and drainage as indicated on the drawing. All to the satisfaction of Building Control.

All new drains to be 100mm dia. flexible jointed and bedded on and surrounded with pea–shingle.
Any existing drain runs found under new extension, expose pipe and encase in min. 150mm pea–shingle or compressible material. Where drains pass through walls or foundations, provide and build in reinforced concrete lintel into wall to form a 50mm air space around pipe and mask opening on both sides to prevent ingress of fill and vermin.

Provide Aco drain or similar approved with slotted cast iron heal guard grating & trapped sump, taken to new soakaway min. 5m from buildings.

Provide and fix 100mm deepflow plastic gutter to fascia board + soffit of anthracite uPVC with 82mm dia. plastic r.w.p. to connect to new soak away. Soakaway to be min. 5m from building and constructed using Aquacell units by 'osma wavin' or similar create system as approved and installed in strict accordance with manufacturers details, adequacy to be confirmed by building control prior to installation. If the ground type is found to be clay, the building control may allow the new s.w. drainage to connect to the s.w. mains drainage system upon formal agreement.

LINTELS
All lintels for internal and external openings are to be 'IG' or 'Catnic and installed in strict accordance with manufacturers instructions and having an end bearing of 150mm. Provide weep vents over lintel outer leaf at max 450mm c/c and min. 2no per lintel. Provide flexible dpc cavity trays over lintels. Lintels to be finished with lintel soffit cladding.

STEEL BEAMS
Structural steel work is to be installed as shown on the drawings and in strict accordance with the Structural Engineers details. Refer to the Structural Engineers calculation sheets for section size of beams, padstones etc. Actual span of beams should be measured on site before ordering. Treat all steelwork with an approved anti corrosive paint prior to installation. Provide Gyproc Metal Framing to steel beams and encase with tno layers 15mm thick Gyproc Fireline plasterboard and skim coat finish to provide half hour fire resistance.

VENTILATION
Provide extract fan to shower room capable of operating at a rate of at least 15 litres/second and linked with the light switch with a 15 minute over run and taken to external air.

WINDOWS AND DOORS
All external windows and doors noted are to be uPVC to client specification.

All new external windows and doors to be fitted with trickle vents min. opening area of 5000mm2 to habitable rooms and 2500mm2 to non–habitable rooms.

GLAZING
All external windows and doors noted are to be double glazed with 16mm air gap and a soft Low E coating. With maximum U–value 1.6 W/m2K for extensions to existing dwellings.

All glass in windows within 800mm of finished floor level and all glass in glazed doors including 300mm each side of the door within 1500mm of finished floor level to safety glass to BS 6206 to comply with Part K of the regulations.

FIRE DETECTION
Install automatic grade D LD3 category fire detector and alarm system in accordance with BS 5839 Part 6. Detector to be provided on the Ground Floor (new lounge) ceiling. They are to be interlinked and connected to the mains electric system on an independent circuit. Smoke detector system to be provided with battery back up. Heat detector to be provided on the Kitchen ceiling. To be interlinked and connected to the mains electric system.

ROOF CONSTRUCTION
Flat Roof – Dark grey single–ply membrane (grp, edpm or polyvinyl chloride pvc by 'Sarnafil' or similar approved, MBP 18mm ply on 50x50mm cross battens on firings with 1:60 falls. Fixed to top of C24 grade 75x150mm flat roof joists at max. 400mm c/c. Underlined with 12.5mm wallboard plasterboard with skim finish on 25mm Celotex FR5000 with taped joints to act as VCL. Insulate between joists with 150mm celotex FR5000 insulation boards. All to achieve U–Value of 0.16W/m2k.

ELECTRICAL
All light switches to be positioned 1200mm above finished floor level and sockets to be positioned 450mm above finished floor level.

Provide energy efficient light fittings to new rooms created as a result of building work at a rate of 3 in 4. Each light fitting to take lamps having a luminous efficiency greater than 45 lumens per circuit–watt. Lamps to be used are fluorescent tubes, compact fluorescent lamps etc. NOT GLS tungsten lamps with bayonet or Edison screw bases.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (IEE Wiring Regulations 17th Edition) The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

MECHANICAL
All pipes carrying hot water are to be adequately insulated to maintain temperature and avoid heat loss. Provide thermostatic valves to all new radiators.

GENERAL
Client/builder to provide commissioning certificates for heating and hot water systems to building control within 5 working days of completion of the commissioning work. Provide extraction fan commissioning certificates to building control on completion of the works.

**DRAWING NOT APPROVED - FOR INFORMATION ONLY**

| REV | DESCRIPTION | DATE |
|---|---|---|
| - | ISSUED FOR INFORMATION ONLY | 13-10-20 |

CLIENT
MISS J HEAL & MISS B PARRY-EVANS

PROJECT
2 THE CLOSE
SHOREHAM
EAST SUSSEX, BN43 5AH

DRAWING
SECTION A-A, SECTION B-B, SECTION C-C & CONSTRUCTION NOTES

STATUS
**APPLICATION**

| SCALE | DATE | DRG No | REVISION |
|---|---|---|---|
| 1:50 | OCTOBER 2020 | 3355/BR02 | - |