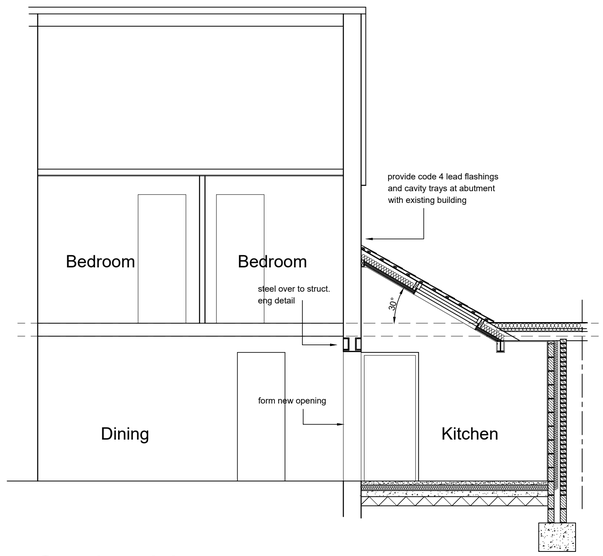
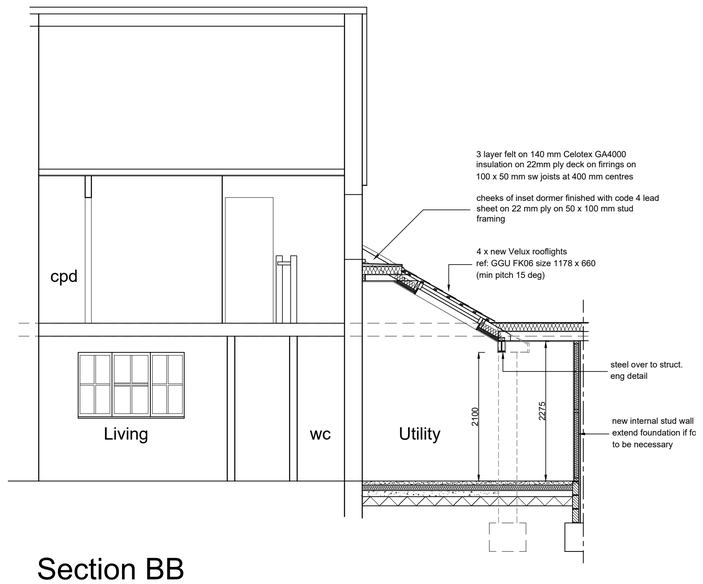
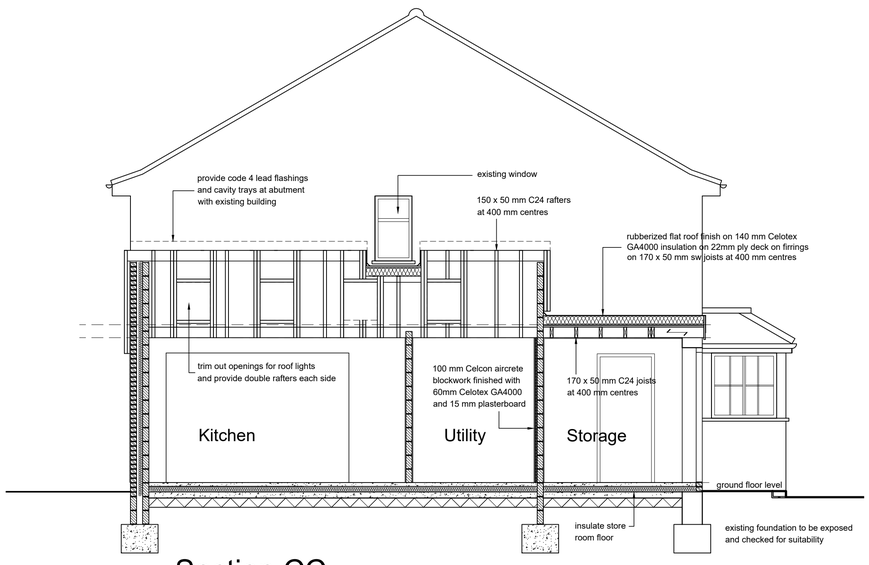


Section AA



Section BB



Section CC

0 1 2 3 4 5

Scale Bar 1:50

WINDOWS / VENTILATION:
All windows to be double glazed, built into prepared openings.
1/20 floor area purge ventilation to habitable rooms where windows open more than 30 deg. Background ventilation to be provided by trickle vents built into head sections of openable windows to provide minimum 4000 sq. mm vent area to kitchen along with ventilation extraction of 20 l/sec via cooker hood. Provide 10 mm air gap below kitchen door for air movement.

LATERAL RESTRAINT :
Tie roof to walls with 30 x 5 mm galvanised mild steel wall straps at max. 2000 mm centres.
Joists running parallel to external walls to be restrained via. 30 x 5 mm galvanised mild steel straps at max. 2000 mm centres taken over and fixed to 3 No. joists taken down wall and fixed.
Provide 30 x 5 mm galvanised mild steel restraint straps at ground floor level at max 2m centres taken over 3 no. joists and secured down wall.

HOT WATER AND HEATING:
Extend hot water and heating pipes all in accordance with Corgi regulations.
All hot water pipes passing through roof, floor, and partitions to be insulated to reduce heat loss. All alterations to heating and hot water to comply with Domestic Heating Compliance Guide.

ELECTRICAL:
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. Energy efficient lighting to be provided throughout.

INTERNAL FINISHES :
Floor finishes above floor structure to be confirmed by employer.
Wall finishes to be confirmed by employer.
Ceilings to be 12.5 mm Gyproc plasterboard.

SURFACE WATER DRAINAGE
Provide 110 mm half round upvc gutter discharging as shown to 68 mm downpipes.

INTERNAL DRAINAGE :
All appliances indicated are to connect to existing fw drainage system.
Connections to sink to be 40 mm dia. connection
All appliances to be fitted with 75 mm deep resealing traps.
Include within the vertical height of SVP all bosses etc. required to connect branch waste pipes from appliances indicated.

FIRE PRECAUTIONS / DETECTION :
Indicates self contained heat detector / alarm units interlinked and wired to a separate fused circuit from the main distribution board all as the current edition of the IEE Regulations. All units to be provided with battery backup.
Fire detection and alarm system provided in accordance with BS 5839 - 6 :2004 to at least Grade D Category LD3 system.

UNDERGROUND DRAINAGE
All pipework to be laid strictly in accordance with the system manufactures installation instructions and when laid and connected to be left exposed for approval by the Building Inspector. Drain runs between SVP / BIG, inspection chambers manholes etc. are to be laid straight and to even falls.The minimum falls to be achieved are 1 in 40 for 100 mm dia.pipework and 1 in 60 for 150 mm dia.
Bedding and backfilling of drainage pipework to be as follows :
Excavate trench and clear base to remove all protuberances and debris.
Lay approved granular material (pea beach) to a min. depth of 100 mm and tamp to a true even gradient.
Loosen bedding under line of pipe and lay pipes , holding in position with pea beach banking as work proceeds connect SVP's and BIG's, inspection chambers etc. At this stage the work is to be inspected and approved by the Building Inspector.
Place pea beach fill evenly to both sides of pipe, leaving pipe crown exposed.
Back fill with a min. 1200 mm deep layer of selected granular fill free from large stones and tamp lightly.
Complete back filling with selected fill in 300 mm layers. Where cover to drains is less than 600 mm provide concrete protection over.
Where drainage pipes pass under a building they are to be wrapped in polythene and surrounded completely in plain concrete min. 150 mm thick.
Where possible a drain run under a building is to be installed in one continuous length of pipe (or the minimum number of joints possible)
Drain pipes passing through foundation walls of beds are to pass through a lintelled opening giving a min. 50 mm clearance around pipe.
OR
A short length of pipe is to be built into foundation bed with joints positioned 150 mm either side of foundation. Connect either side a max. 600 mm long rocker pipe with flexible joints, which in turn are connected to main drain run.
Drain trenches within 1.0 m of building works are to be filled with concrete up to the lowest level of the foundations and drain trenches more than 1.0 m away from building but still in close proximity are to be filled with concrete to a level below the lowest foundation level equal to the distance from the building less 150 mm.
Access to drainage systems via pvcu inspection chambers, 450 mm dia. up to invert level of 900 mm and traditional brick, or pre-cast concrete chamber manholes for depths over 910 mm.
MH invert MH chamber size
to 1.5 m deep 1200 x 750 or 1050 mm dia.
to 2.7 m deep 1200 x 750 or 1200 mm dia.
manholes fitted with 600 x 600 mm covers.

Surface water drainage systems to extend to combined system or stormwater soakaways situated at least 5 m of buildings.
Soakaways to be designed in accordance with BS EN 752-4 or BRE Digest 365

SURFACE WATER DRAINAGE
Provide 110 mm half round upvc gutter discharging as shown to 68 mm downpipes.

CONSTRUCTION NOTES :

GENERAL

All Works as described and detailed on the drawings are to be carried out in a workman-like manner and where applicable comply with all British Standards, Code of Practice and comply with the relevant sections of the Building Standards Building Regulations 1990 as amended 2000 and to be to the entire satisfaction of the Building Inspector.

DO NOT SCALE THIS DRAWING. All dimensions and levels to be checked on site prior to commencement of building and fabrication works.

DEMOLITION
Carefully take down all areas of existing structure setting aside all good/whole materials/fittings for re-use or disposal as directed.

PROTECTION
Allow for the covering up and protection from the weather

EXISTING EXTERNAL / INTERNAL SERVICES
The extent and route of all existing under ground services to be established prior to any excavation taking place. The positions and routes as indicated on plan are approximate only. The accuracy of records can not be guaranteed and the information shown is not sufficient to ensure safety.
All underground services may not be marked, use meter positions on the boundary and service entry points into the building to assist with the location of services runs. All contractors must use a safe system of work for underground services. All work involving excavation should be carried out in line with the Health & Safety Executive guidance booklet HS(G)47 "avoiding danger from underground services."

PREPARATION
Strip off the top 150mm of vegetable soil from over all the building area to remove all vegetable growth, roots, etc and to leave a clear flat base for formation of o/s slab.

FOUNDATIONS:
Excavate for foundations in as detailed. Side of excavations to be cut clean and the bottom free from all loose spoil . No concrete to be poured until all excavations have been inspected by the Building Inspector.
Depth and width of foundations to suit site conditions.
Drains and other services passing through foundations to be passed through a suitable sleeve of larger diameter.

FOUNDATION WALLS:
External walling below ground floor damp proof course to be two skins of 100 mm Celcon standard concrete block with 90 mm cavity. Both skins of walling tied together using stainless steel wall ties spaced at 450 mm centres vertically and 750 mm centres horizontally staggered. Cavity to be filled to a level 150 mm below ground level with lean-mix concrete. 2 bricks to be visible externally below render at plinth level to match existing house.

EXTERNAL WALLS:
External wall to be 292.5 mm overall thickness comprising 102.5 mm brickwork to match existing with 100 mm Celcon standard block inner leaf, 100 mm cavity, with 50 mm Celotex FR5000 insulation boards secured to inner leaf, maintain min. 50 mm clear cavity. 'U' value = 0.28 W/m sq. deg.C. Both skins of cavity walling to be tied together using standard 200 mm galvanised wall ties at 450 mm centres vertically and 750 mm horizontally staggered. Seal cavity at eaves level as indicated. Insulate against cold bridging at head, cill, and jambs of all window openings. New cavity wall to connect to existing structure by use of a proprietary galvanised ms or stainless steel wall starter. All cavities to be closed at eaves with slate or proprietary closer.

CAVITY LINTELS AND TRAYS:
Lintels to be proprietory stainless steel of appropriate section for span and load.
External wall lintels to be factory insulated. Use I.G. lintels as manufactured by Expamet Building Products or similar and approved.
Over all external wall lintels provide pre-formed cavity tray with stop ends and weep vents, as manufacured by Cavity Trays Ltd or similar.

RESISTANCE TO WEATHER AND GROUND MOISTURE :
Resistance to Weather and Ground Moisture; where new doors are shown, they are to be built on a full width dpc. Ruberoid polymeric-Hyload 2; with cavity trays; weep holes to be left in the vertical perpends below the lower level of the dpc; dpc./cavity trays to be provided incorporated with the lintol over windows/doors; dpc's to be inserted in all new walls, to be full width of the leaf, to be located 150mm above finished ground level; where new doors / windows are shown, a vertical dpc is to be incorporated, extending a min. of 25mm into the cavity; 1200g layer of polythene-visqeen, incorporated into the new floors, lapped min. 150mm marrying up to horizontal dpc.

GROUND FLOOR CONSTRUCTION :
New ground floor finish to be level with existing.
Provide 150 mm well consolidated hardcore with 50 mm sand blinding as base. Polythene dpm over to be turned at abutment with enclosing walls and to link with damp proof courses. All joints in damp proof membrane to be lapped min. 150 mm and sealed in accordance with manufactures instructions. Provide 100 mm concrete floor slab on polythene. Insulation laid over to be 90 mm Celotex Double R rigid polyisocyanurate pir corefoam (R-value - 3.53 M/K) board tightly butted together and strips of 10 mm Celotex insulation board to depth of floor screed to be fitted around the perimeter as thermal break in accordance with manufactures recommendations .Overlay insulation boards with min.500 gauge polythene vapour control layer lapped and sealed at all joints.
Floor screed to be min. 65 mm thickness sand / cement screed with light gauge metal re-inforcement placed centrally in the depth. Maintain ventilation to existing suspended floor zone by means of ducts through concrete slab to external air.
U value of floor construction = 0.20 W/m sq. deg.C

GLAZING :
All glazing to be hermetically sealed double glazed units to achieve minimum 'U' value in frame of 1.4 W/m sq.deg C.
All glazing up to 800 mm above floor level to comprise laminated safety glass in accordance with British Standard 6206 (1981)

ROOF CONSTRUCTION : (pitch 30 deg.)
Form pitched roof with 50 x 150 mm C24 joists at 400 mm centres. Provide 90 mm Celotex FR5000 insulation between joists maintaining 50 mm air gap over. Line underside of rafters with further layer of 40 mm Celotex FR5000 insulation and finish with 12.5 mm plasterboard and skim coat finish. Eternit slate externally on 25 x 38 mm treated sw battens on Tyvek breathable roofing felt.

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Client
Mr and Mrs D Phillips

Project
Proposed Extension and Alterations at
3 Buckingham Close,
Shoreham, East Sussex

Drawing Name
Sections as Proposed

Status
BUILDING REGULATIONS

Scale
1: 50, 1:100 @ A1

Drawn By
RKS

Date
Oct 2020

Drawing No
19-13-301

Revision
A