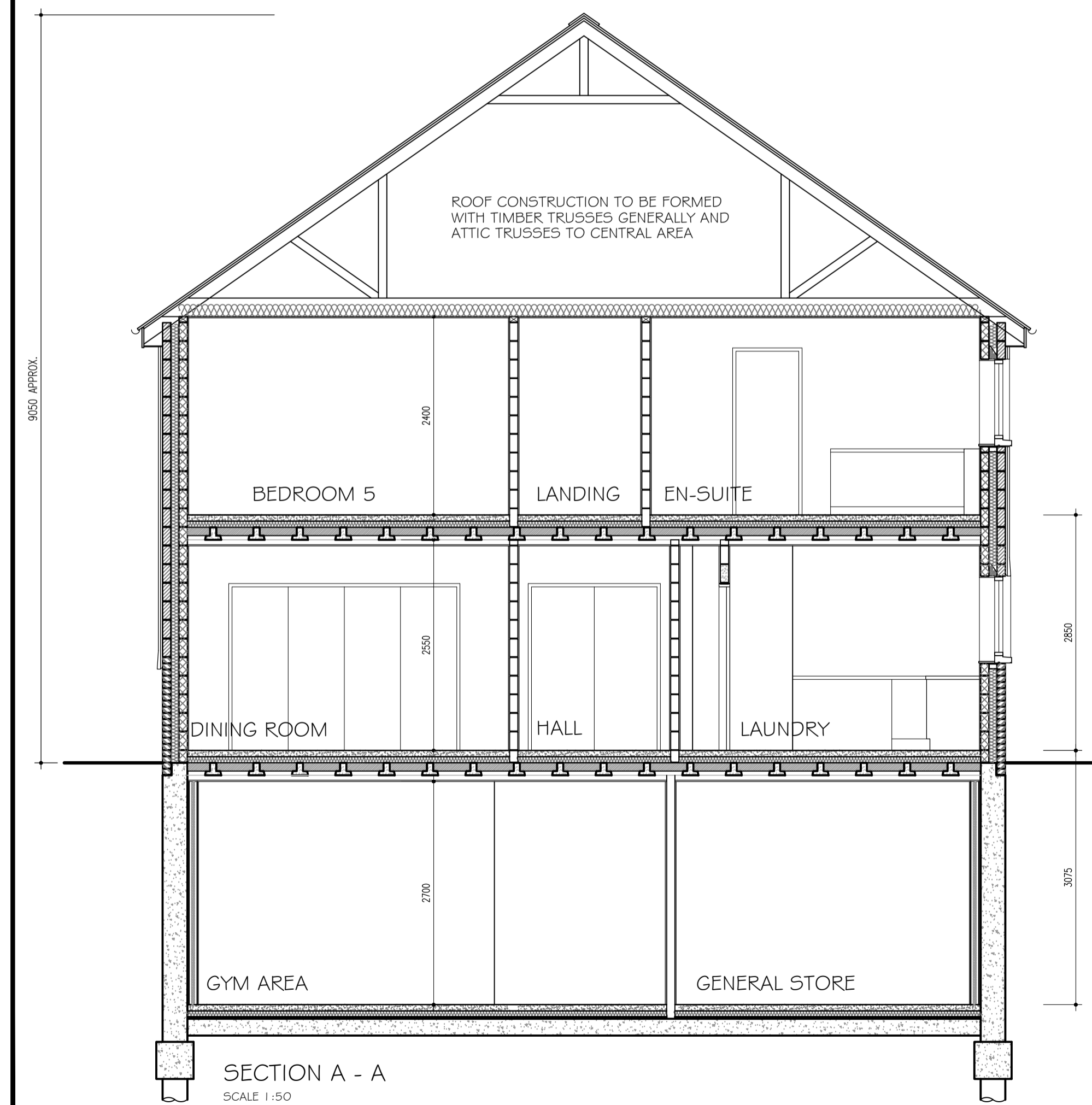
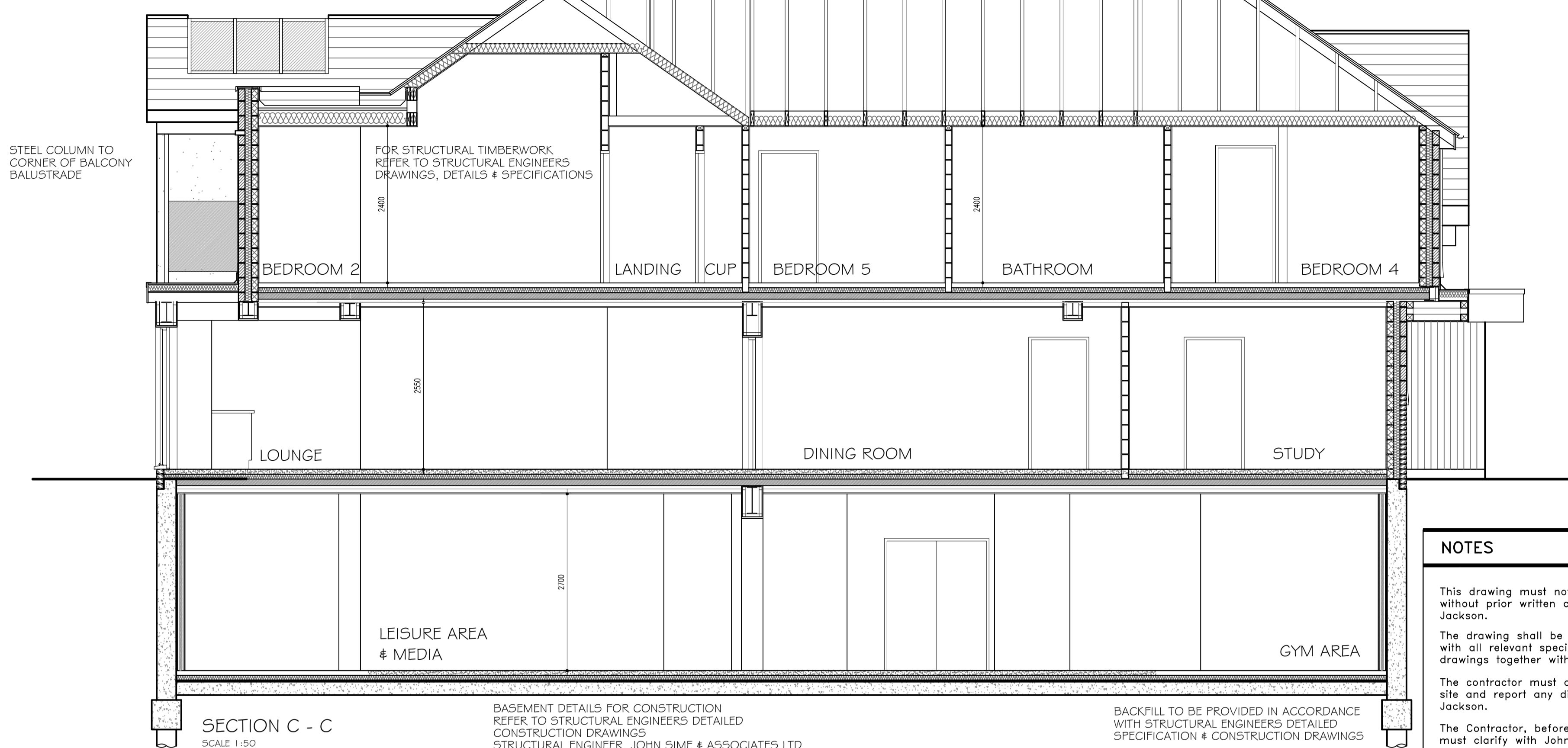
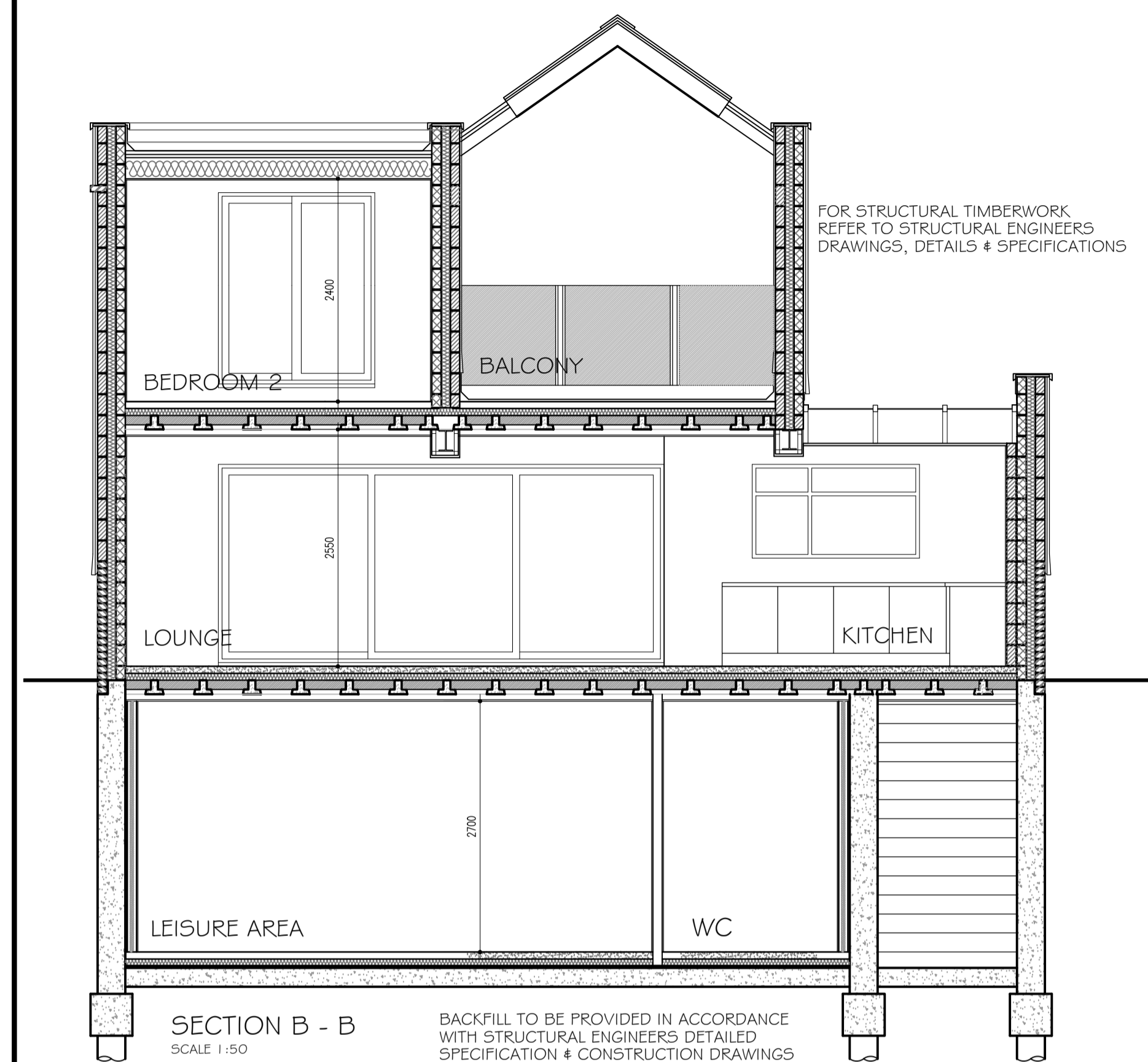


SECTION DRAWING INDICATIVE AT TOWN PLANNING STAGE
FULL CONSTRUCTION INFORMATION TO BE DETAILED AS PART OF BUILDING REGULATIONS APPLICATION



NOTES

This drawing must not be copied or reproduced without prior written consent of John R A Jackson.

The drawing shall be read in strict accordance with all relevant specialists and engineers drawings together with their specifications.

The contractor must check all dimensions on site and report any discrepancy to John R A Jackson.

The Contractor, before commencing work on site, must clarify with John R A Jackson that the drawing he is working to is the "approved working drawing".

The main contractor shall be responsible for the stability of existing structures and earthworks on the site and adjoining sites and shall take all necessary precautions to safeguard the structures.

All excavations to be approved by the engineer and local authority prior to placing of any concrete.

All trades and materials to comply with the latest B.S. and C.P. standards and local authority approvals as work is completed. All construction to conform with the latest Building Regulations and N.H.B.C requirements.

All electrical, water and gas installations to conform to appropriate regulations and standards of Boards.

The Client & Contractor, where necessary, shall complete any Party Wall Act Agreements with adjoining owners prior to works commencing on site.

REVISIONS

A	19.05.20	Sections adjusted to suit floor plans
B	25.05.20	Sections adjusted to suit revised elevations Roof timbers amended

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Title
**88 WOODSIDE
LEIGH ON SEA
ESSEX
SS9 2RD**

Client
NICHOLAS STEVENS

Scale	1:50@A1	Drawn	PW	Date	Jan 2020
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John R Jackson LLP
Architectural Design Associates

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TOWN PLANNING
SECTIONS A-A, B-B & C-C

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E-mail johnjacksonada@aol.com

1519.104B

FOUNDATIONS

FOUNDATIONS
Foundations to be in accordance with Structural Engineers' details

WALLS & PARTITIONS

BRICKWORK AND BLOCKWORK
Contractor to confirm compressive strength of blockwork with the structural engineer and to ensure that any buttresses, piers or padstones etc requiring brickwork or blockwork of greater strength are incorporated within the construction, as specified or shown on structural engineers calculations and details. Expanded metal lath to be fixed across junctions of differing materials. (ie blockwork/softwood wall plates).

EXTERNAL WALL - RENDER
Cavity wall comprising 100mm Tarmac Hamelite blockwork outer leaf, 100mm cavity fully filled with 100mm Xtratherm insulation and 100mm Durox Supabloc blockwork inner leaf with plaster finish.
External wall to achieve 'U' value of 0.18w/m².
External finish to be 20mm thick waterproof render to BS 5262 in 2 coats with bell drips formed over openings.
Proprietary insulated steel lintels over openings with minimum 150mm end bearing both ends. Backs rendered to give min. half hours fire resistance. Weep holes @450mm crs, min. 2 per lintel. Provide proprietary insulated cavity closers to reveals.
Hyload damp proof course to be at least 150mm above ground level.
Cavity trays to be provided above all openings in cavity walls and over steel beams.

BLOCKWORK INTERNAL WALLS
100mm lightweight blockwork internal partitions to be formed in 1:1:6 cement mortar with lightweight plaster finish.

ROOFS

PITCHED ROOF
Roof tiles to be laid in accordance with BS5534 pt 1 & 2 & BS8000 pt6. Tiles over pre-treated softwood battens on lyeek or equal breather membrane.
Roof to be in accordance with structural engineers details. All timbers to be pressure treated.
Ceilings to be 13mm plasterboard with skim coat plaster finish.
Lay 100mm Knauf Earthwall Loft wall 44 insulation between ceiling joists and one layer 270mm Knauf Earthwall Loft wall 44 insulation over placed transverse to the first layer. Roof to achieve 'U' value of 0.12w/m².
Roof construction to be in accordance with structural engineers and suppliers details and details to be submitted to Local Authority for approval prior to commencing work. 25mm thick softwood fascia board with open soffits.
All timbers to be pressure treated.
Code 4 lead to be used for flashings and abutments.
Valleys to be formed with external quality ply valley board with tilting fillets minimum 75mm above valley bottom. Valley lining formed with Code 5 lead dressed up over tilting fillets on both sides of valley. Untearable felt to overlap lead valley and tilting fillet. Tiles forming valley to be cut and bedded in cement mortar on plain file slips. All leadwork to be carried out in accordance with British Lead Mills Ltd recommendations.
Lateral restraint to roof to be provided in accordance with local authority building inspectors requirements, exact details to be agreed on site

ROOFLIGHTS

All rooflights are to be AA rated in accordance with part B of the building regulations. New roof lights installed in accordance with manufacturers printed instructions and details.

SECURITY

Entrance door to be minimum FD30 standard including overhead door closers and intumescent strips to meet the requirements of BS 476: Part 8: 1972
Doorset to be a secure doorset in accordance with BS PAS 24:2012 or provide similar or better performance. Doorset should have a door chain or door limiter.
Door to have a door viewer and letter plates. Letter plates should have a maximum aperture of 260mm x 40 mm and located/designed to hinder anyone attempting to remove keys with sticks and/or insert their hand in accordance with DHF TS 008:2012.

STAIRCASE

Timber staircase by specialist manufacturer. Maximum pitch 42 degrees, maximum rise 220mm, minimum going 220mm. Maximum space between vertical balusters 99mm. Clear vertical headroom 2000mm. Handrail height 900mm to flight and 900mm high on landing. Guardings must be able to resist a horizontal force of 0.36kN/m and designed so as to prevent climbing.

PIPE BEDDING

New underground drainage pipework to be bedding in accordance with Building Regulations Part H diagram 10 - b) Flexible pipes. Pipe to be sitting on 100mm of granular material to BS 882 and encased in granular material to BS 882 with 100mm selected fill or granular fill free from stones larger than 40mm above that and then 200mm selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber frozen material above that.

PLUMBING

All waste plumbing to be in UPVC to BS 4514 and BS 5255.
Cleaning eye to be provided at bends and wc branches.
No connection to svp within 200mm of wc branch connection.
WC connected to stack with 100mm diameter pipe.
32mm diameter minimum waste pipe to be used for washbasin branches up to 1700mm long.
40mm diameter minimum waste pipe to be used for washbasin branches up to 3000mm long. (maximum allowable length of branch)
40mm diameter minimum waste pipe to be used for sink and bath branches up to 3000mm long.
50mm diameter minimum waste pipe to be used for sink and bath branches up to 4000mm long. (maximum allowable length of branch)
100mm diameter waste pipes to be used for wc. Maximum allowable length of branch is 6000mm.

DRAINAGE

S.V.P.'s to be 100mm diameter with minimum 200mm radius bend at base. Stub stacks to be fitted with air admittance valves.
S.V.P.'s to terminate with balloon grating min. 900mm above any opening into the building.
Existing drainage to be located on site and all new drainage to be agreed with Local Authority prior to commencing works. Details of new works to be submitted to Anglian Water Authority for approval prior to commencement.
Redundant existing drains to be capped off/ grubbed out as appropriate.
New foul water drains to be 100mm diameter laid to 1:40 fall or as noted on drawings and surface water drains to be 100mm diameter and laid to 1:100 fall.
Inspection chambers to be polypropylene type as manufactured by Hepworth Drainage or equal approved and to be installed in accordance with manufacturers instructions. New manholes to be constructed in 215mm semi engineering brickwork on 150mm concrete base with sand cement benching to channels.
Foul water drain to discharge into existing drainage in road in accordance with the Local Authority.
Gutters to be minimum 150mm diameter and rwp's to be minimum 89mm diameter with access shoes. All inverts, falls and layout to be agreed and approved by Local Authority on site.
Surface water and foul water drainage installation to be in accordance with engineers details
Full details of rainwater harvesting system & surface water drainage system to later detail

FIRE PROTECTION

Smoke detectors to be mains operated self contained permanently wired on a separately fused circuit with battery back up to BS 5446 pt 1. 1990. Detectors to be placed a minimum of 300mm from any light fitting.
Ⓢ Denotes location of smoke detectors
Ⓜ Denotes location of heat detectors
Steel beams to be encased with 2 layers 12.5mm plasterboard with staggered joints to provide 30mins fire protection.
All doors opening onto the staircase enclosure to be fire doors rated FD20. Doors to cupboards housing boilers to be fire doors rated FD20. 25 x 25 mm timbers or intumescent strips door stops to all fire rated doors.
30 minute fire resistance to soffit of staircases including alcove areas.