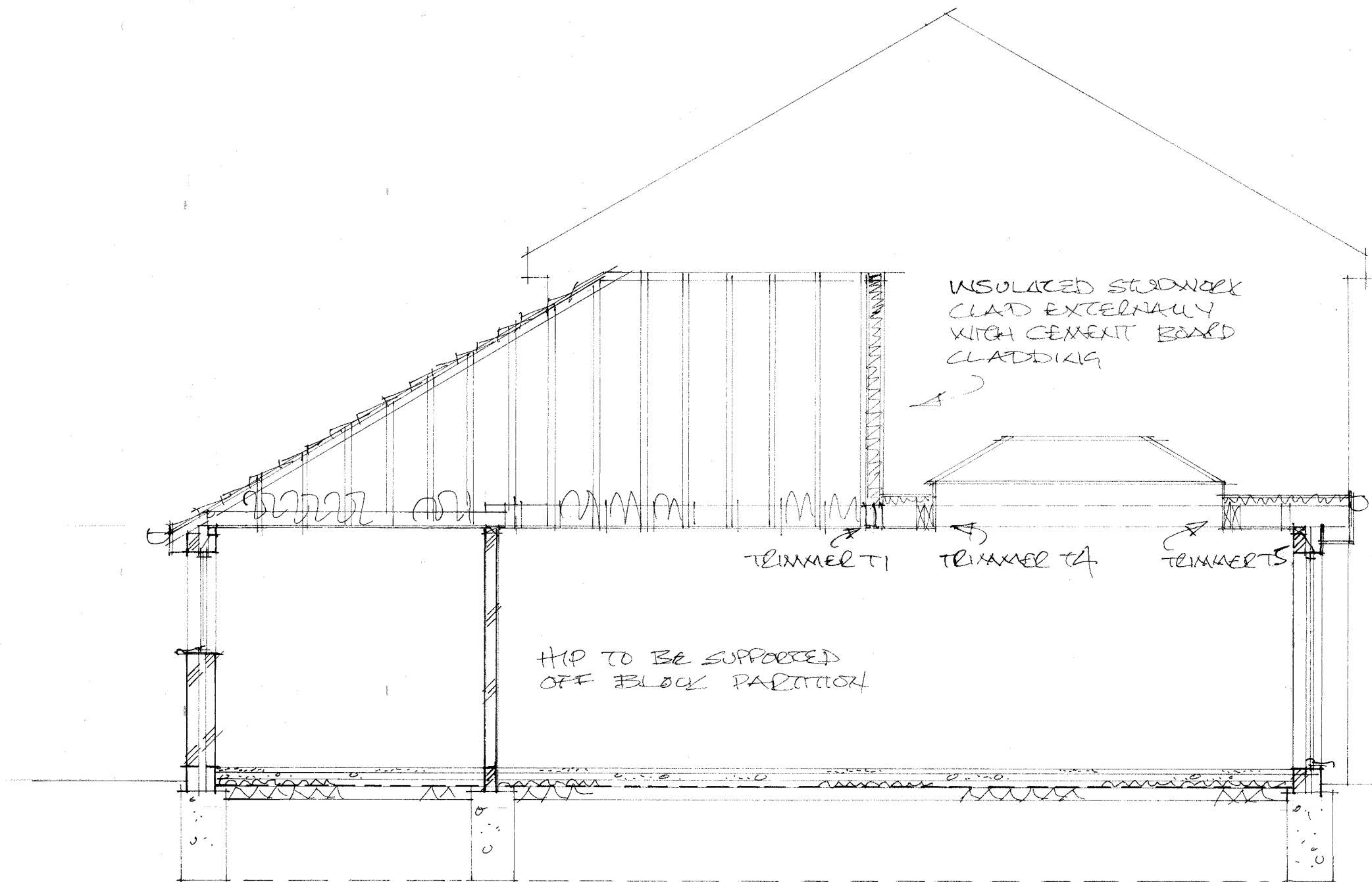
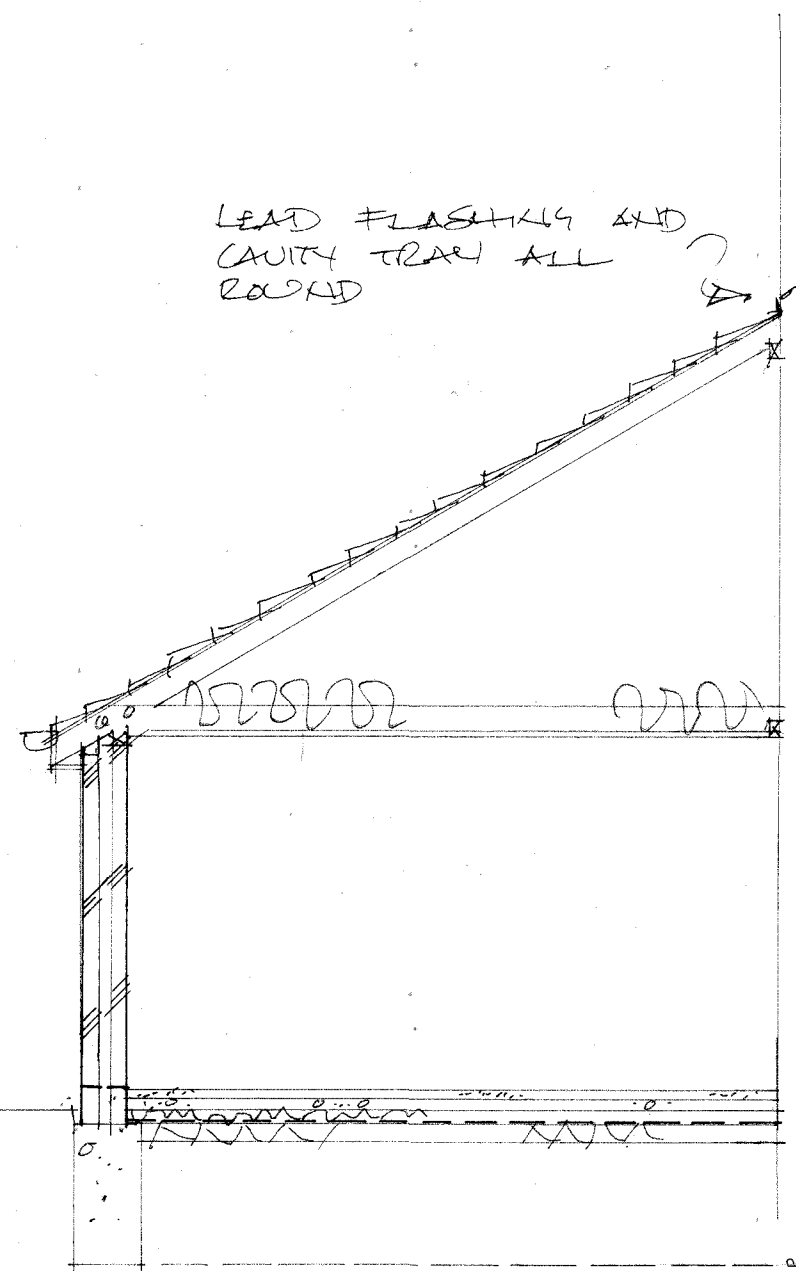
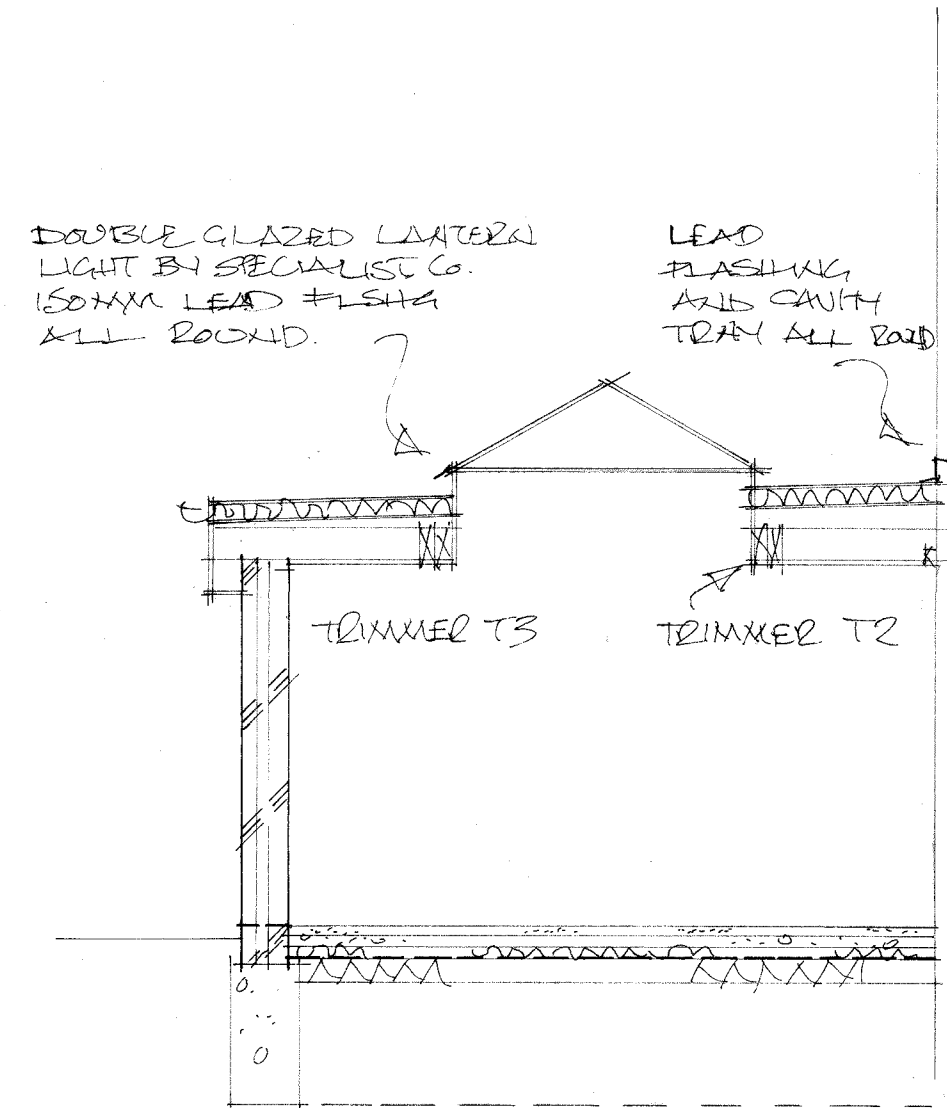




section a-a



section b-b



section c-c

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres)

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1.200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required

External walls, two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated) 100mm Rockwool batt filled cavity. Render and set internal, two coat render external. Insulated 'catnic' lintols over new openings, tooth into existing walls and maintain all cavities. Close cavities at eaves with non-combustible material. Wall ties to be at 750mm ctrs vertically and 450mm ctrs horizontally and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows; new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable

Extension warm flat roof: Three layer built up felt to BS747 cp144 pt3 on Celotex TD4126 decking on firings and 200x50mm joists at 400mm centres. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

Roof insulation; roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1:40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site PRIOR to commencement of works.

Extension roof, concrete tiles to match existing on battens on breathable felt on 200x50mm rafters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter. If applicable all hips and ridge tiles to be mechanically fixed.

Outer studwork 100x 50mm studwork with Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints 12.5mm foil back plasterboard finish internally. cement board cladding externally.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to new stub stack or gully.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE: 17th Ed) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting Fit high efficacy light fittings minimum 75% of new fittings. Any recessed ceiling lights to be 30minute fire resisting.

Duct mechanical extract from internal wc/bathroom rated to give min 3ach with up to 15minute overrun. Wired to light switch. Min 12mm air gap under door.

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

Rain water goods; run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.00m soakaways formed min 5m from building via big and 100mm diam drainware.

Roof lantern - Double glazed unit constructed on timber trimmers (as specified in calculations with minimum 150mm up-stand and suitable flashing.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOABEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCRACH OVER OR UNDER EXISTING ADJACENT BUILDING.

Assumed drain line to be checked and located prior to commencement of works.

This drawing and the information provided is the property of Thorns Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

Principal Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

Principal Contractor is to ensure dimensions are taken on site before procurement of any materials works proceeding. Structural members are not to be ordered scaling from this drawing.

Principal Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principal Contractor's responsibility to ensure Planning Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accepts no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

A	Date	Revision
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Client
MR. D. DIMOND

Job Title
23, KINGSOTE ROAD
COMPLAINT
WATERLOOVILLE

Drawing Title
PROPOSED FRONT
AND SIDE EXTENSIONS

Scale 1:50

Date DEC. 2012 Drawn by CMC

Drg. No. 2231:18:2 Rev.