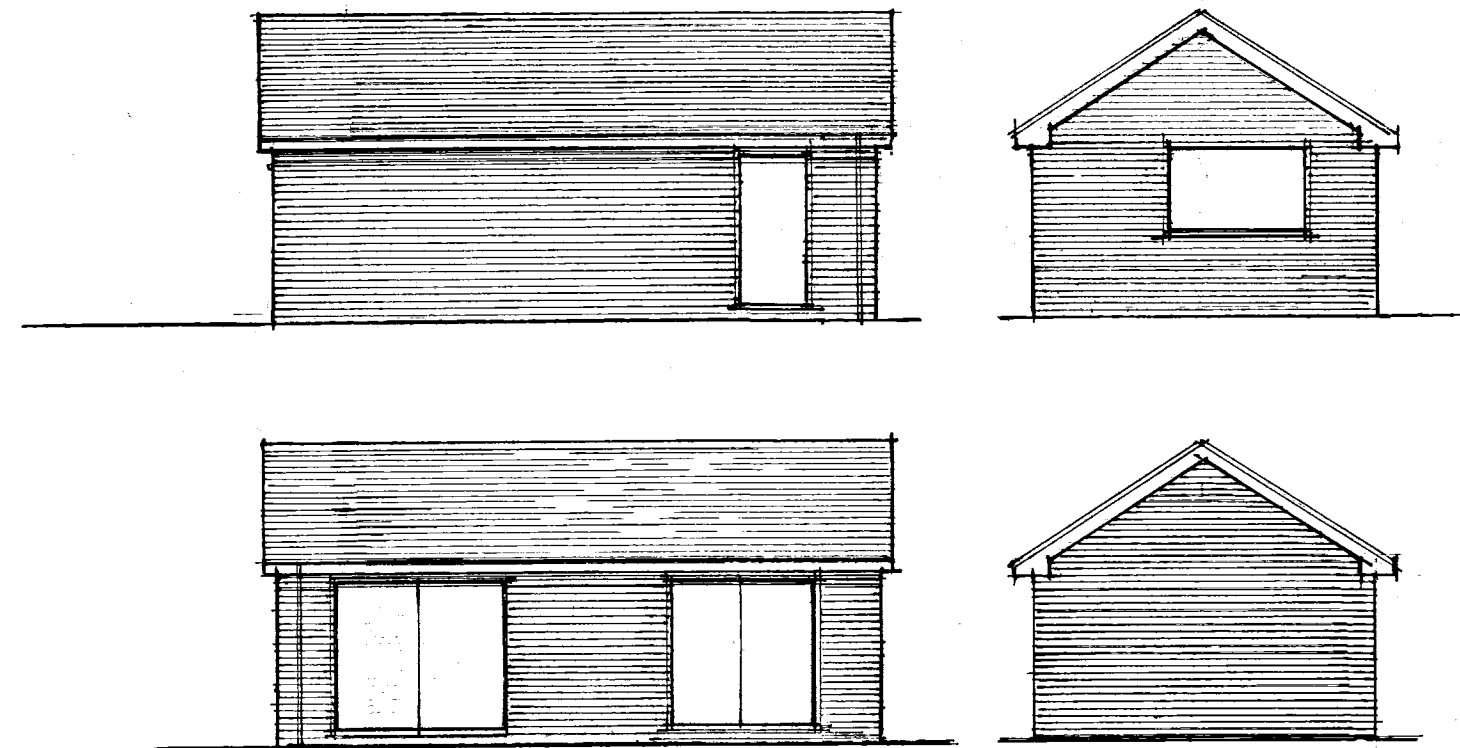
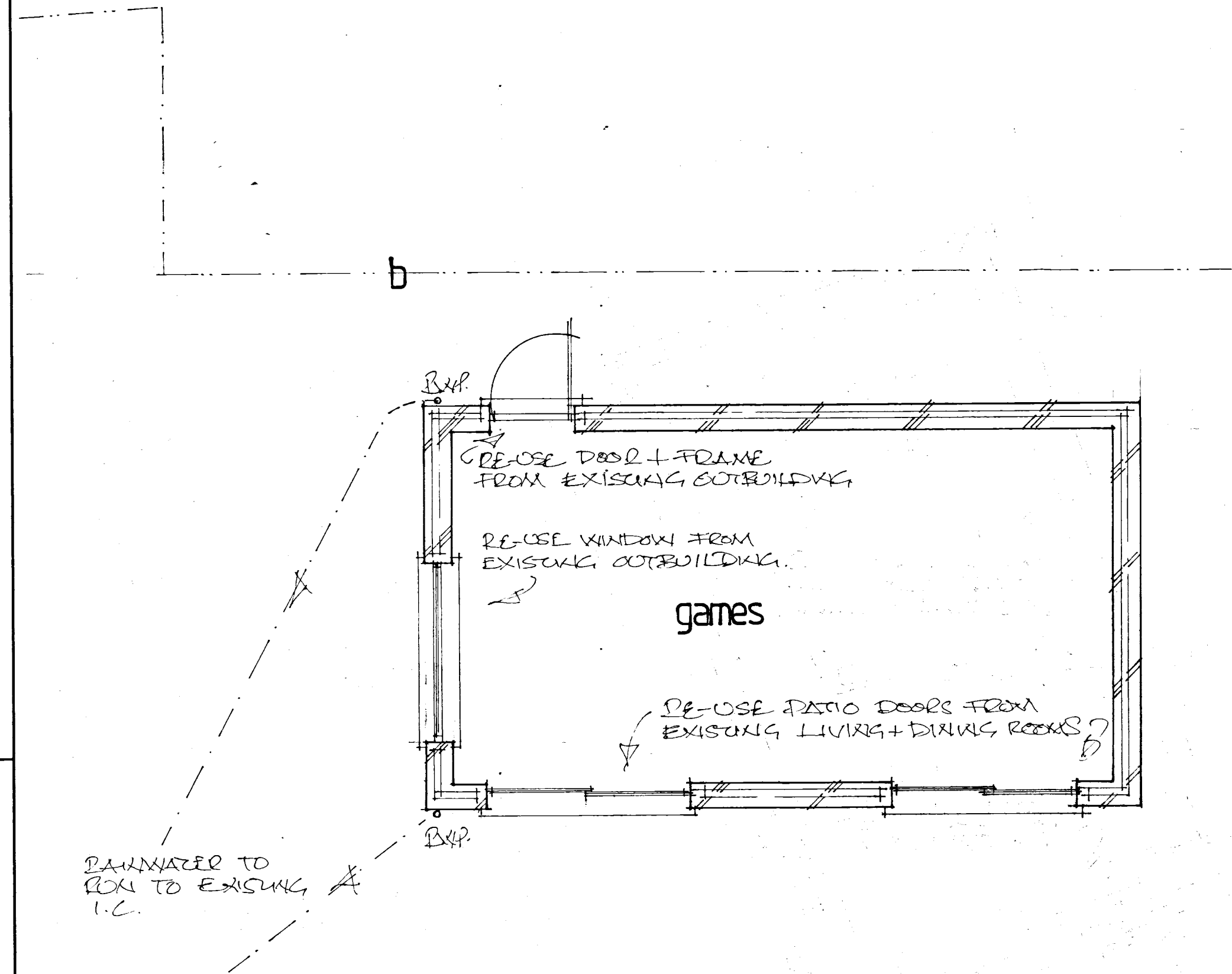




elevations

External walls: 112mm facing bricks to match existing as closely as possible. 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin. Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically 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.

Main roof: concrete tiles on battens on breathable felt on **125 x 50mm joists 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.

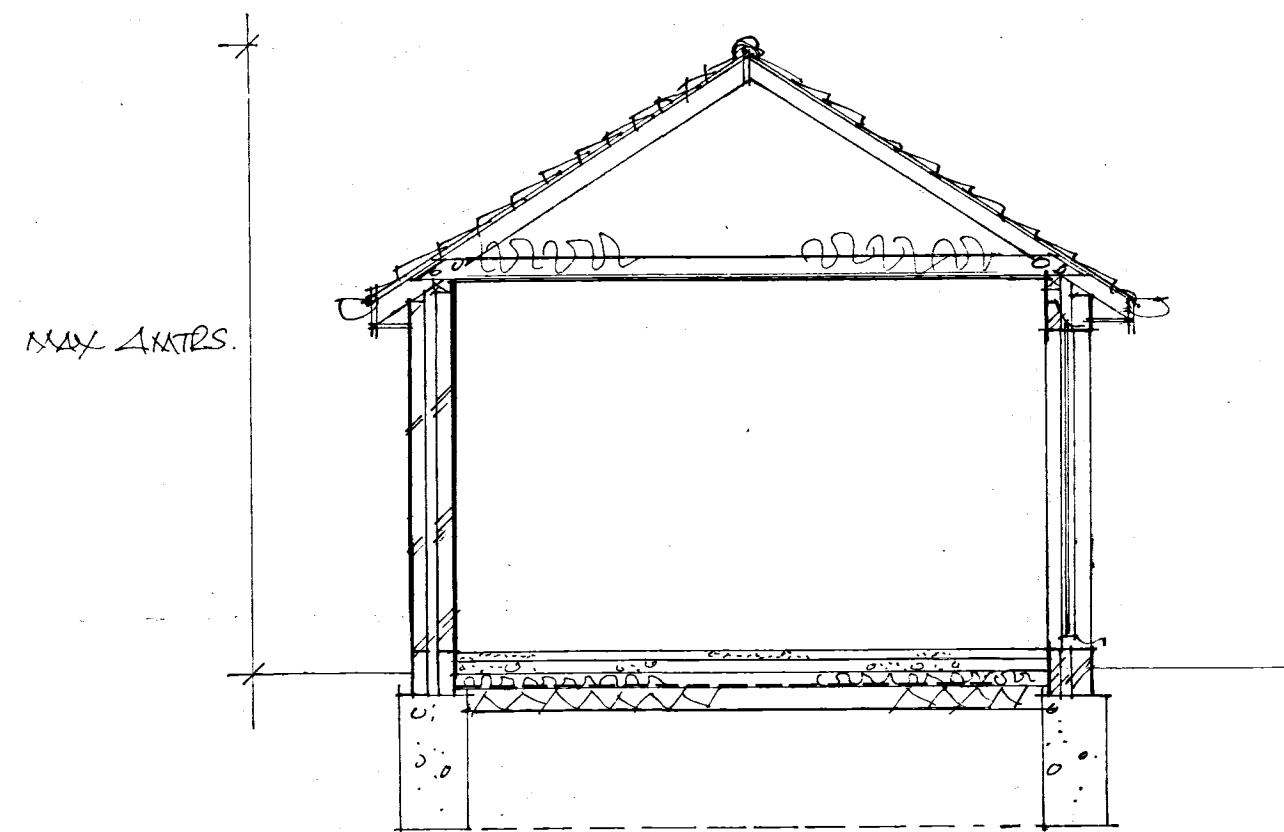
Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing system.

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.

Ceilings: 12.5mm foil back plasterboard on **175 x 50mm joists at 400mm centres**, with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

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.



B	18/03/2018	Client's amendment
A	18/03/18	Client's amendment
Date	Revision	

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ARCHITECTURAL

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Client

MR D. GREEN

Job Title

3 OLD BACKS CLOSE
LOVEDRAX
WATERLOOVILLE

Drawing Title

PROPOSED GAMES ROOM

Scale 1:50 + 1:100

Date MARCH 2018 Drawn by CML

Drg. No. 2057: 18 :1	Rev. 1
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