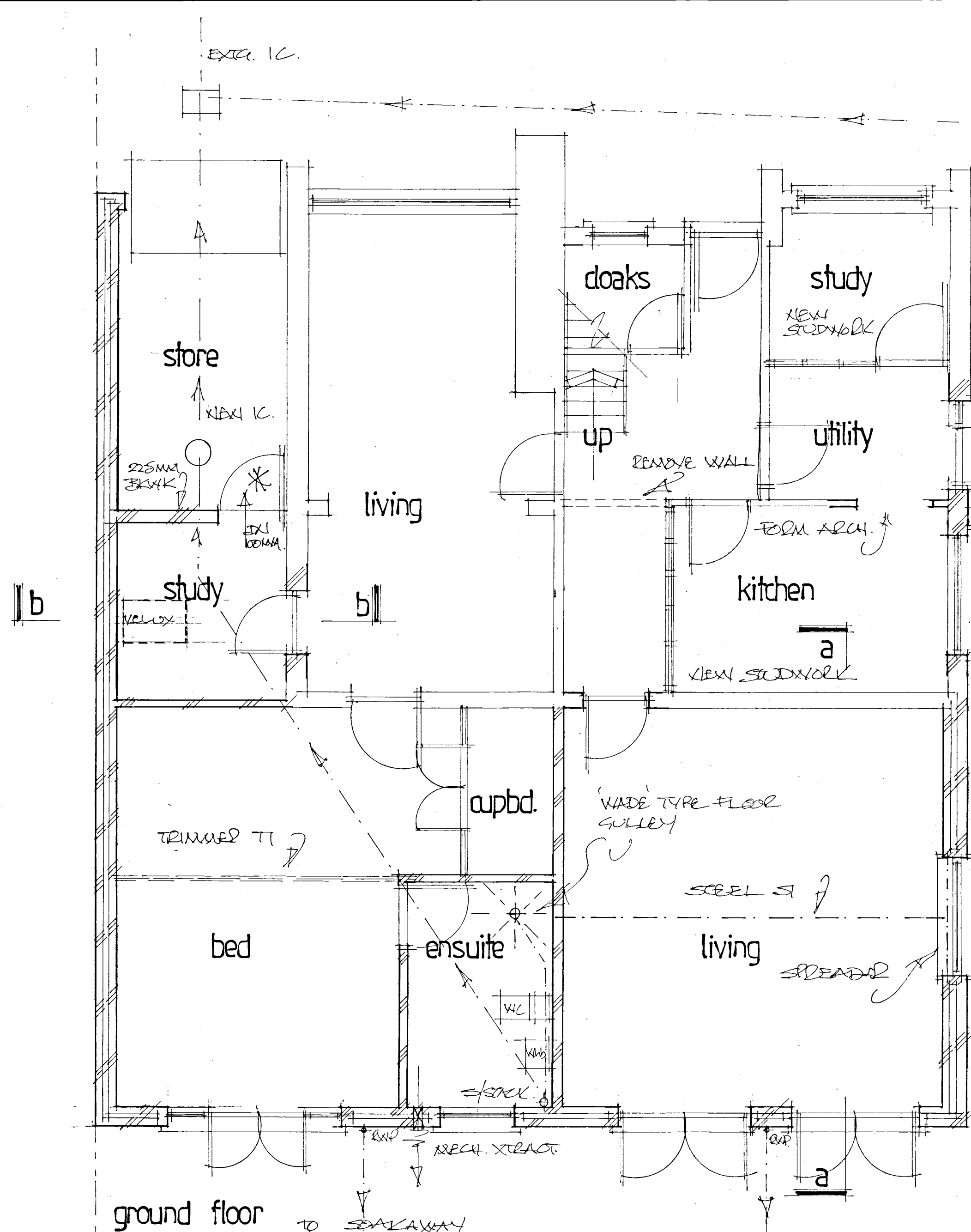
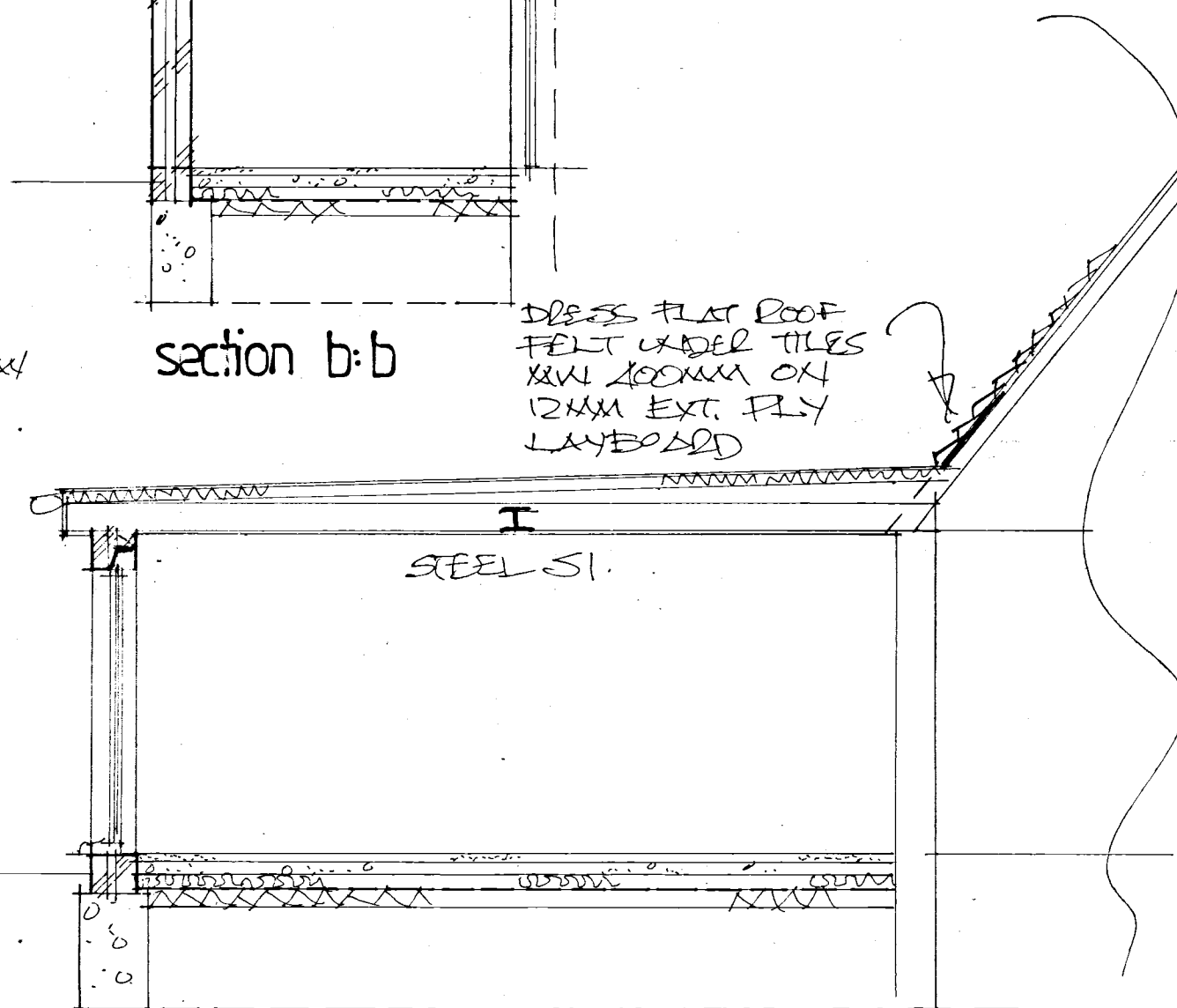




LEAD FLASHING + CRACK TRAY
BOX GUTTER, SEE NOTES 2

Tiled roof: Concrete tiles on battens on breathable felt on 150x50mm rafters and ceiling quarters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter. 12.5mm plasterboard and setting coat with 300mm fibreglass quilt over.

section b-b



section a-a

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 90mm 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

Flat roof, 13mm spar chippings on 3 layer high performance torch on felt to BS747 cp144 part 3 1977 on Celotex TD4128 insulated roof decking on firings on 175 x 50mm joists at 400mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres.

New inspection chamber sizes to suit invert of drains minimum sizes 600 x 450mm internal with 103mm semi engineering brickwork sides 215mm where invert exceeds 1000mm, built up from 150mm concrete slab base and fitted medium duty cover and frame.

New and existing drains where passing beneath building encased in 150mm minimum of concrete.

Plumbing all to BS EN 2056 plus approved doc H 32mm diam. Waste from wash hand basin with rodding access on changes of direction and with deep seal trap. Run to new 100mm diam pvc stub stack terminating above appliance flood level, with rodding access at the base.

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.

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.

Wet Room - use 'wade' gully with deep seal trap.

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. Fabrication details to be provided if required by Building Control.

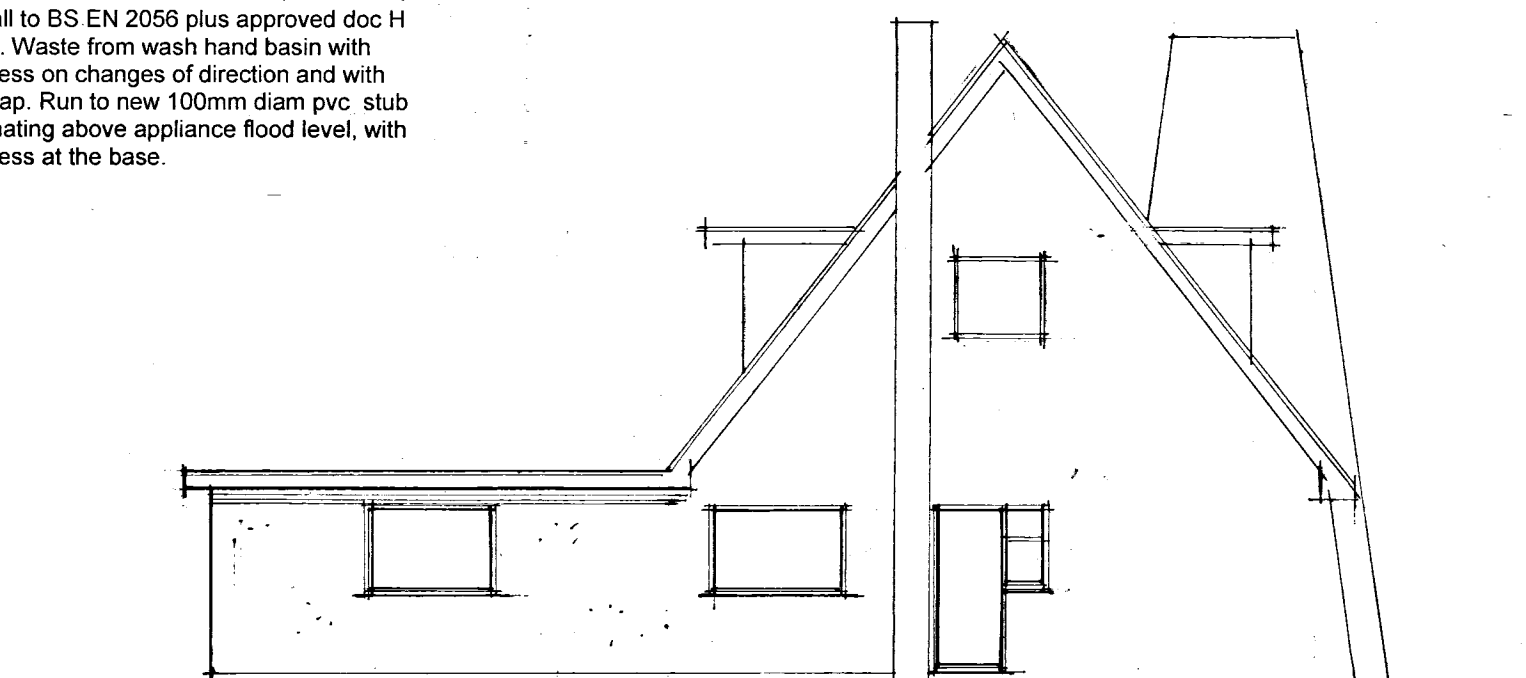
Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Rain water goods: run new 100mm diam pvc rain water gutters and 70mm diam downpipes to 1.0cu m. soakaways formed min 5m from building via big and 100mm diam drainware.

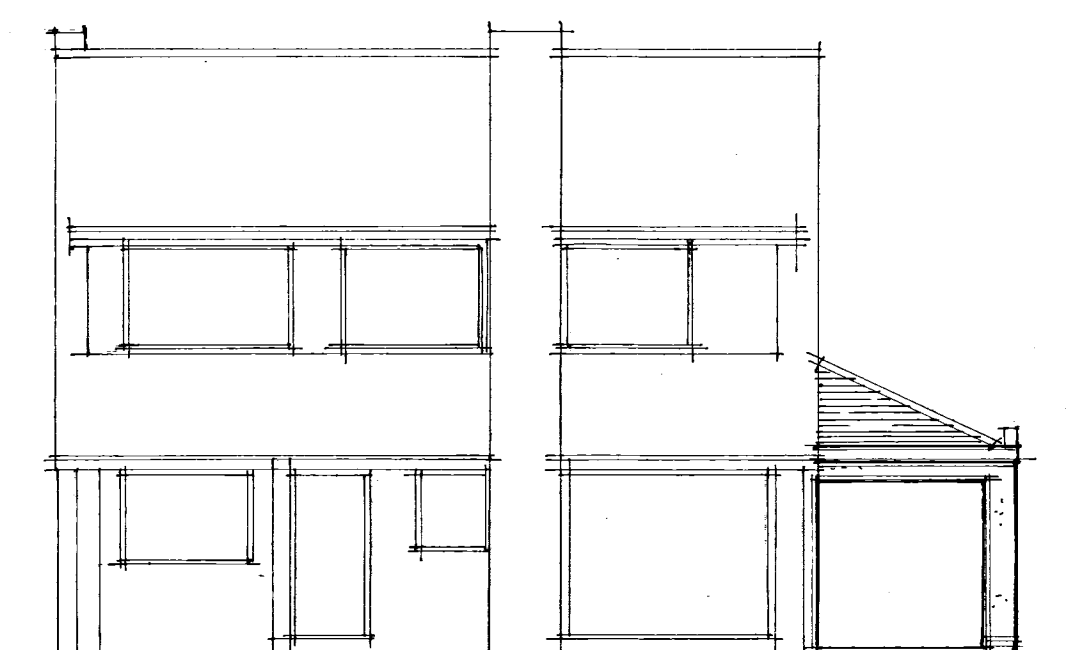
Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

All SP spreader beams to be 127 x 76 x 13kg UB.

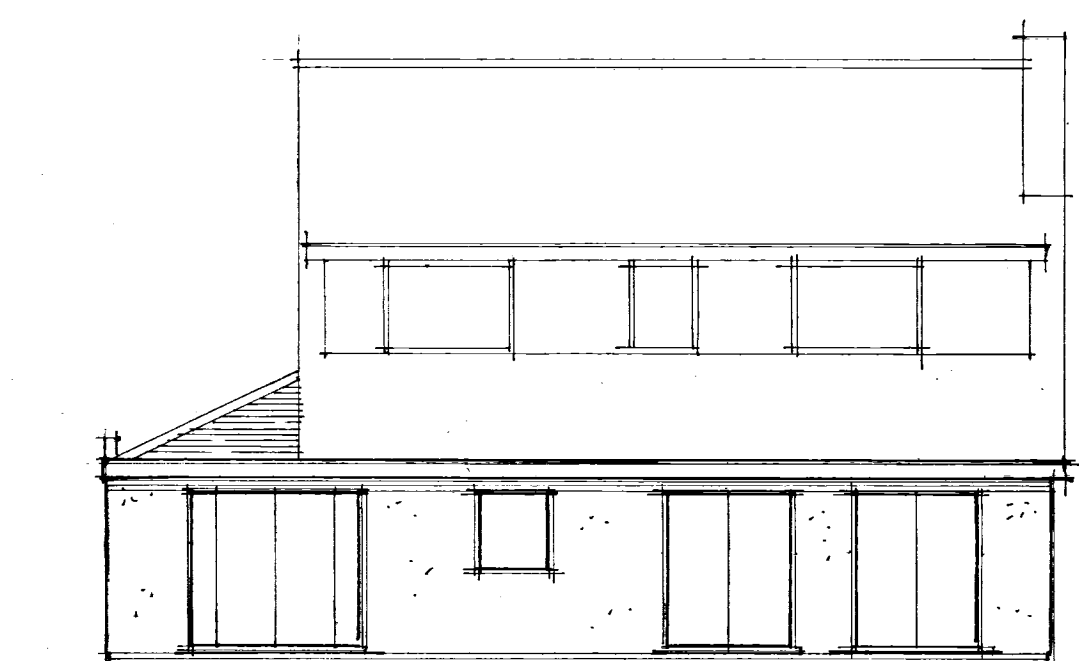
Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min 200mm wide. 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.



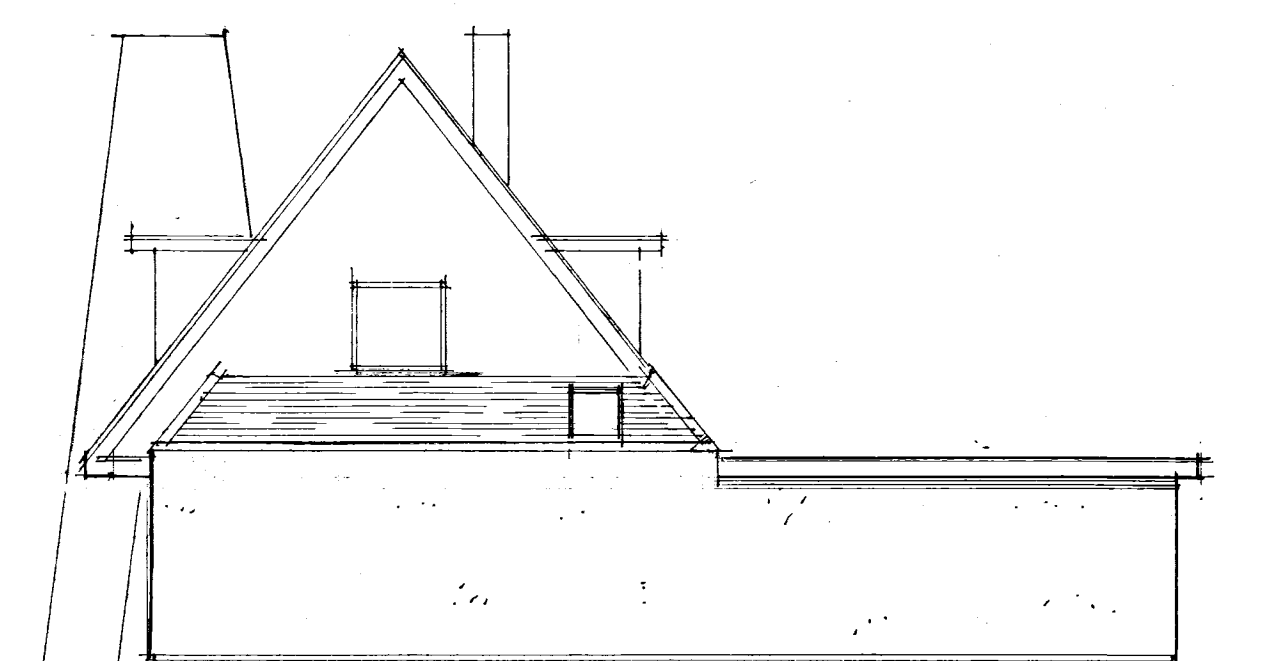
side



front



rear



side

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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 LOADBearing 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 ENCROACH OVER OR UNDER EXISTING ADJACENT BUILDING.

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	18/08/2018	Charles Anderson
Date		Revision

© copyright

THORNS YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
Website: www.thornsyoun.co.uk

Fareham 21 Middle Road
Park Gate
SO31 7GH
Tel: (01329) 888 322

Portsmouth 232 London Road
North End
PO2 9JQ
Tel: (02392) 672 883

Client

MR. PAUL COX

Job Title

50 THE GLADE
WATERLOOVILLE

Drawing Title

PROPOSED PLANS
SECTION + ELEVATIONS

Scale 1:50 + 1:100

Date: JUNE 2018 Drawn by: CAC

Dwg. No.	Rev.
2099:18:2	A