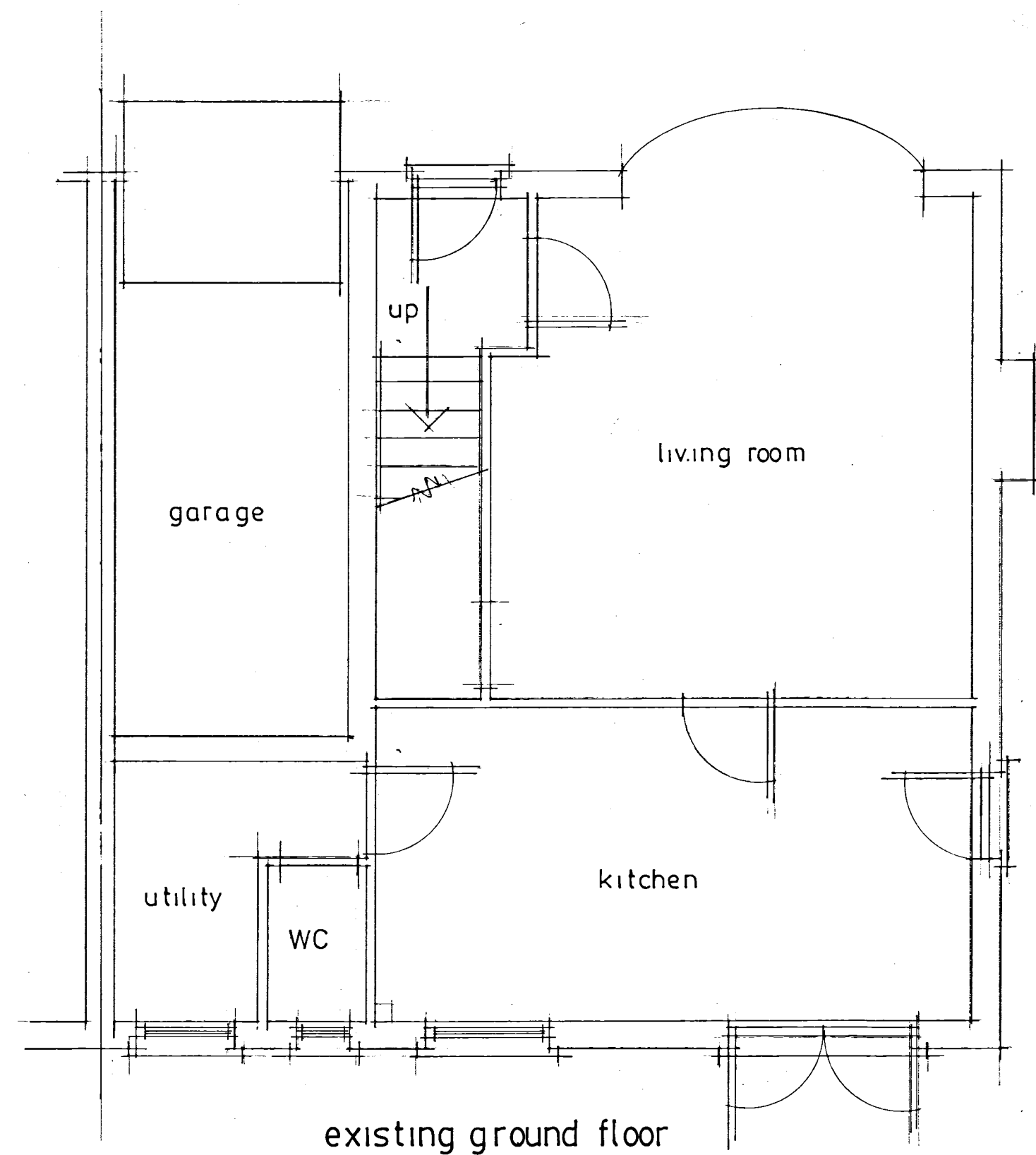
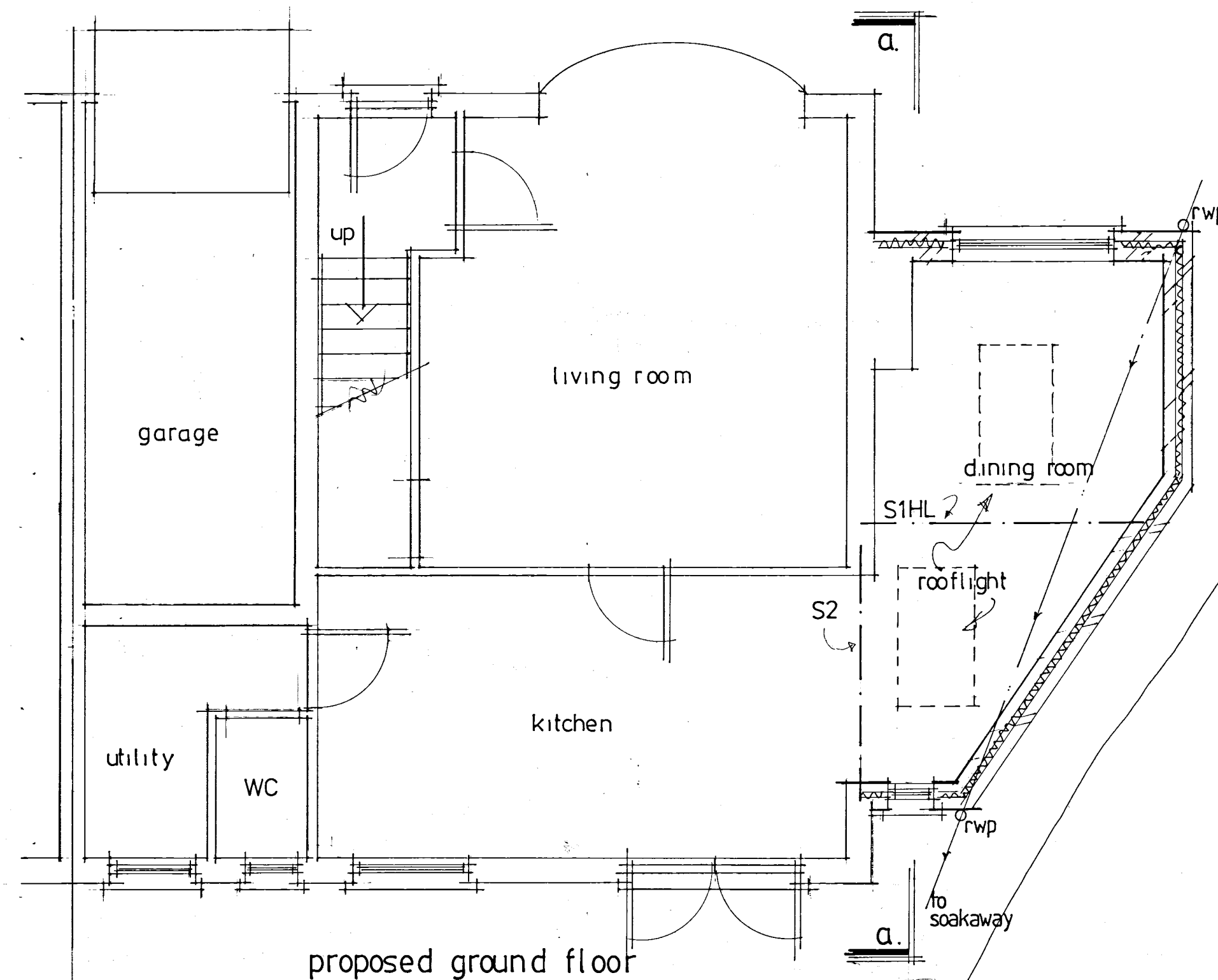




existing ground floor



proposed ground floor

Opening window: Areas to be min 1/20" of enclosed floor areas. All new windows to be fitted with min' 8000 mm² trickle vents per room. Max' area of double glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have min' 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.

Minimum full opening: Size of escape window 0.33m² min' clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

Steelwork: Min' bearing 100mm on concrete padstones, prestressed concrete lintels or metal bearing plates. Encase in min' two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. See structural calculations for sizes.

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

Sloping ceilings: Plant on to achieve 150mm min' depth. Fit 'Celotex GA4100' battens between rafters and 'Celotex TB4035' battens beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Foundations: Concrete trench fill, 450mm wide to min' depth of 1m or to suit local ground conditions. (in clay soils min depth 1.2m) or to below invert level.

External walls: 112mm facing bricks to match existing as closely as possible, 100mm 'rockwool' battens filled cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated). Inner skin with render and set finish (overall cavity 90mm). Insulated 'catnic' lintels 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 centres horizontally and 450mm centres 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 50mm x 150mm rafters at 400mm centres. Strap down with 1m x 32mm galv. ns straps at max' 1.2m centres around perimeter.

Rain water goods: Run new 100mm diam PVC rain water guttering and 70mm diam downpipes to 100mm, soakaways formed min 5m from building via 80G and 100mm diam drain ware.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE17th Ed). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.

FABRICATION DETAILS TO BE PROVIDED IF REQUIRED BY BUILDING CONTROL.

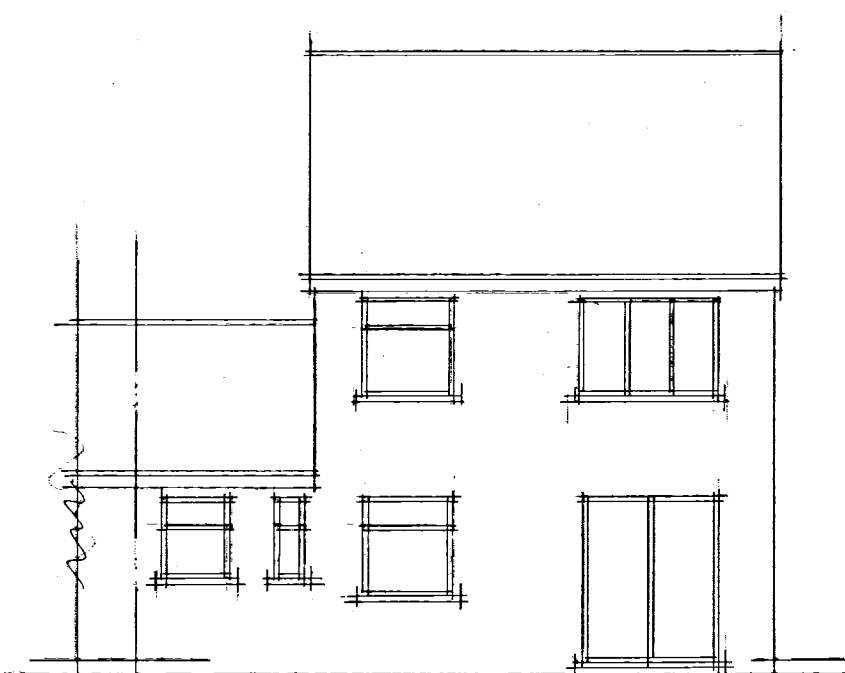
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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

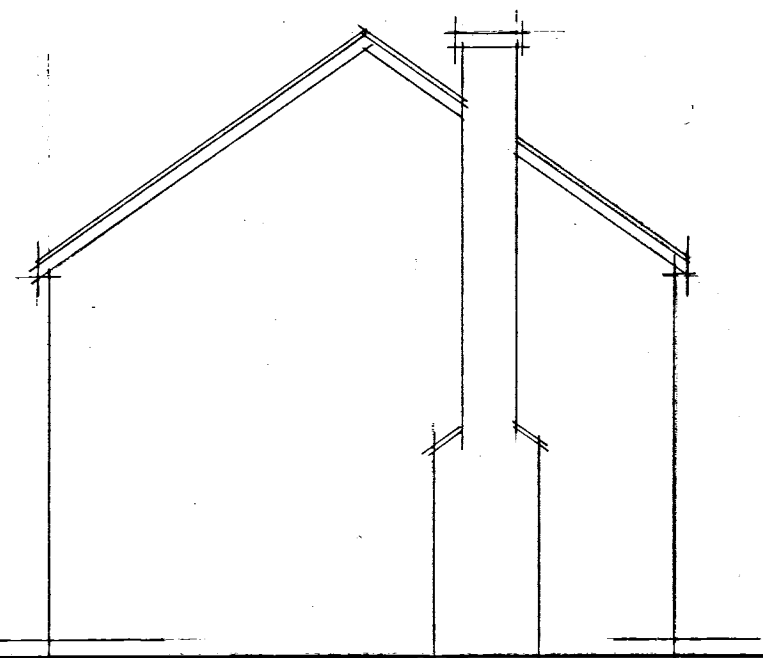
THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

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.

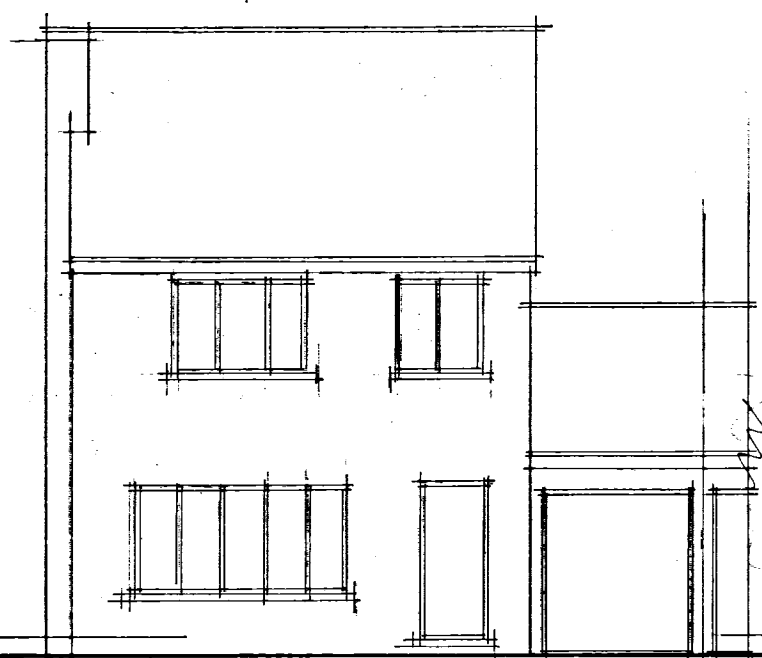
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



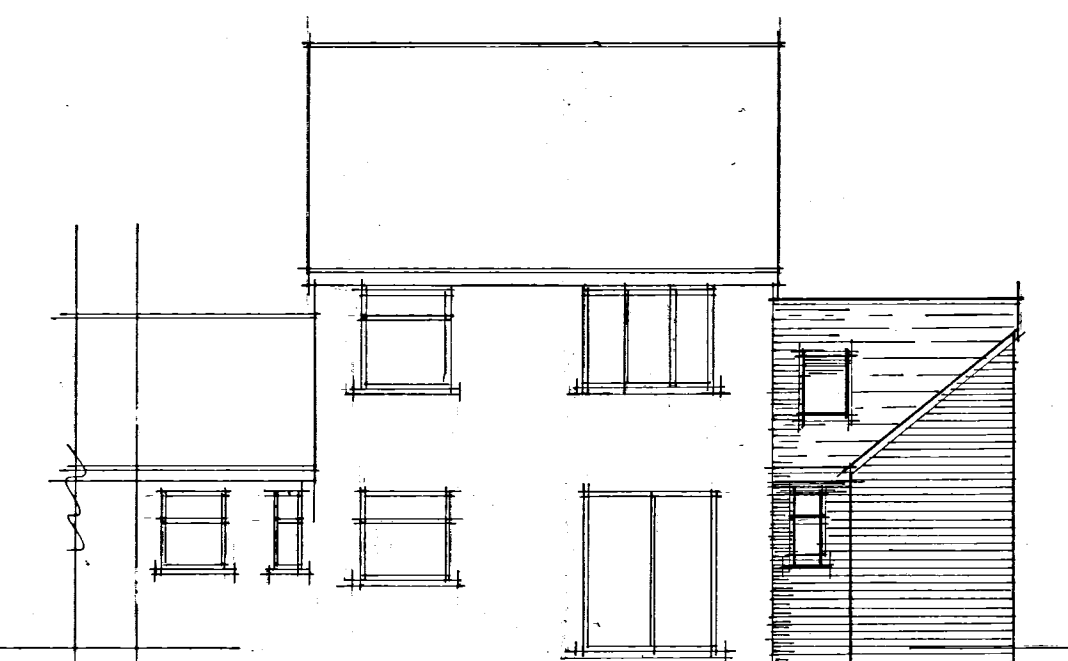
existing rear



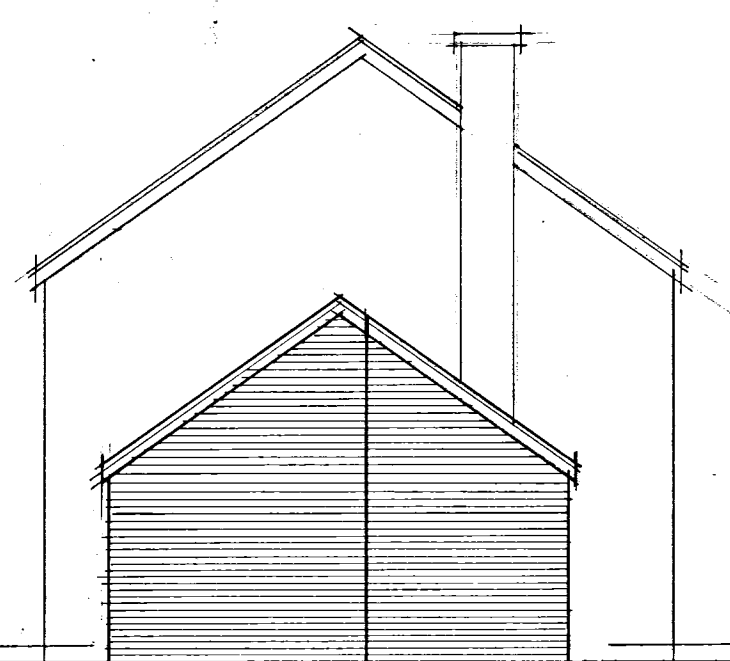
existing side



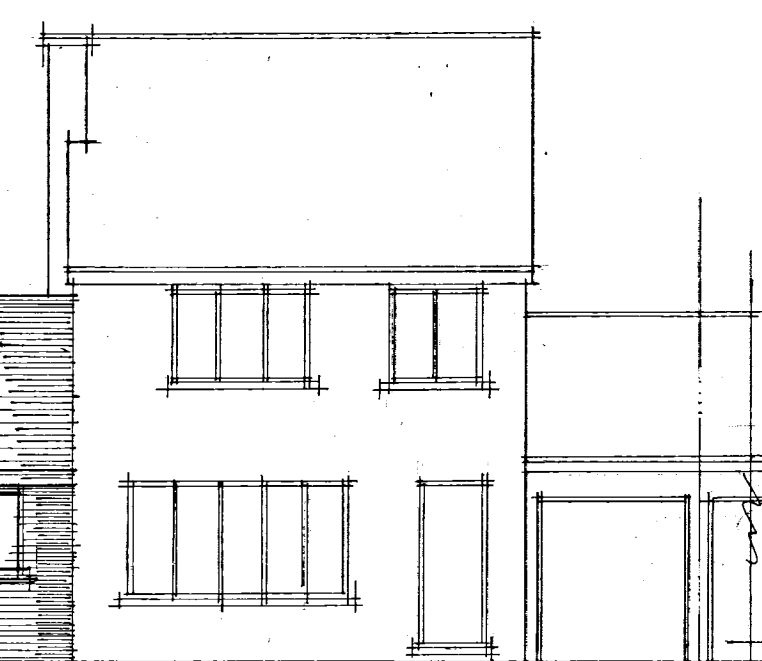
existing front



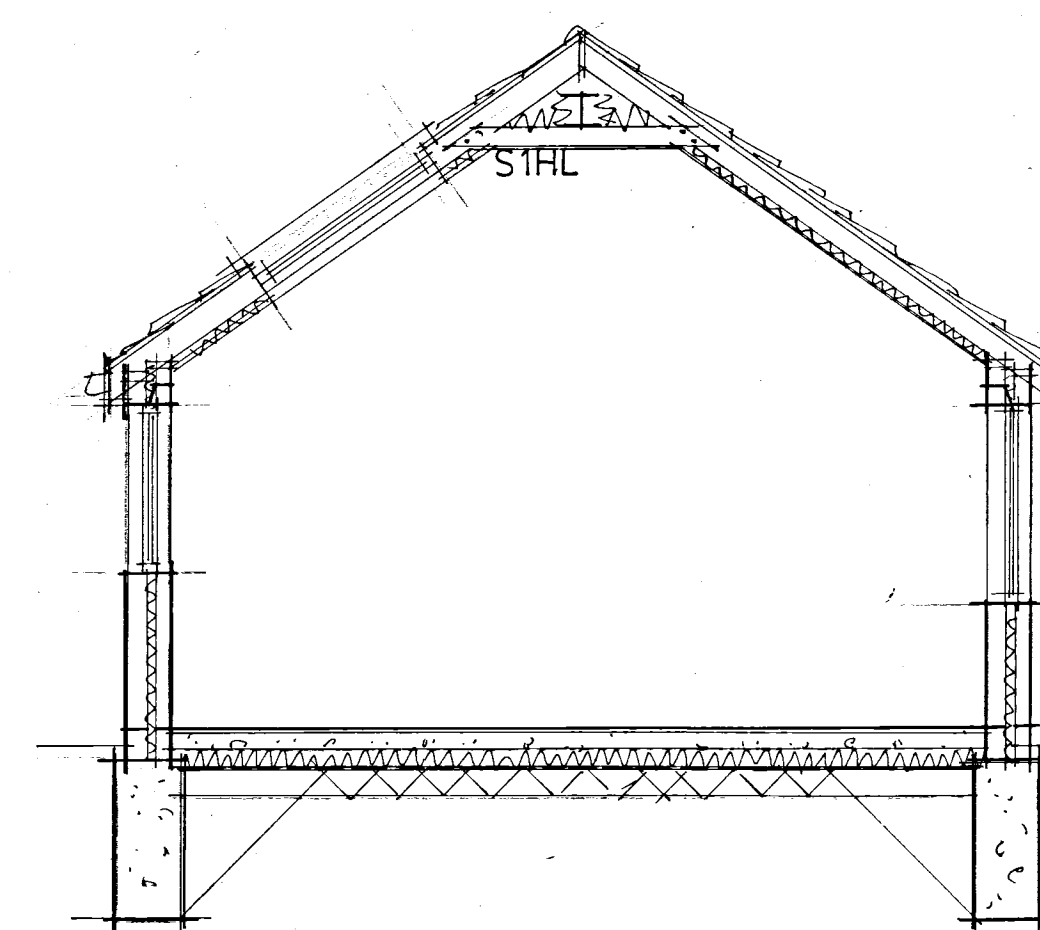
proposed rear



proposed side



proposed front



section a.a.

A	Date	Revision
1	2017	Client amendments

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ARCHITECTURAL

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Client

Mr & Mrs Prior

Job Title

1 Holyrood Close
Waterlooville

Drawing Title

Side extension

Scale 1:100 1:50 at A1

Date SEPT 2017 Drawn by RN

Drg. No.	Rev.
1181-17	A