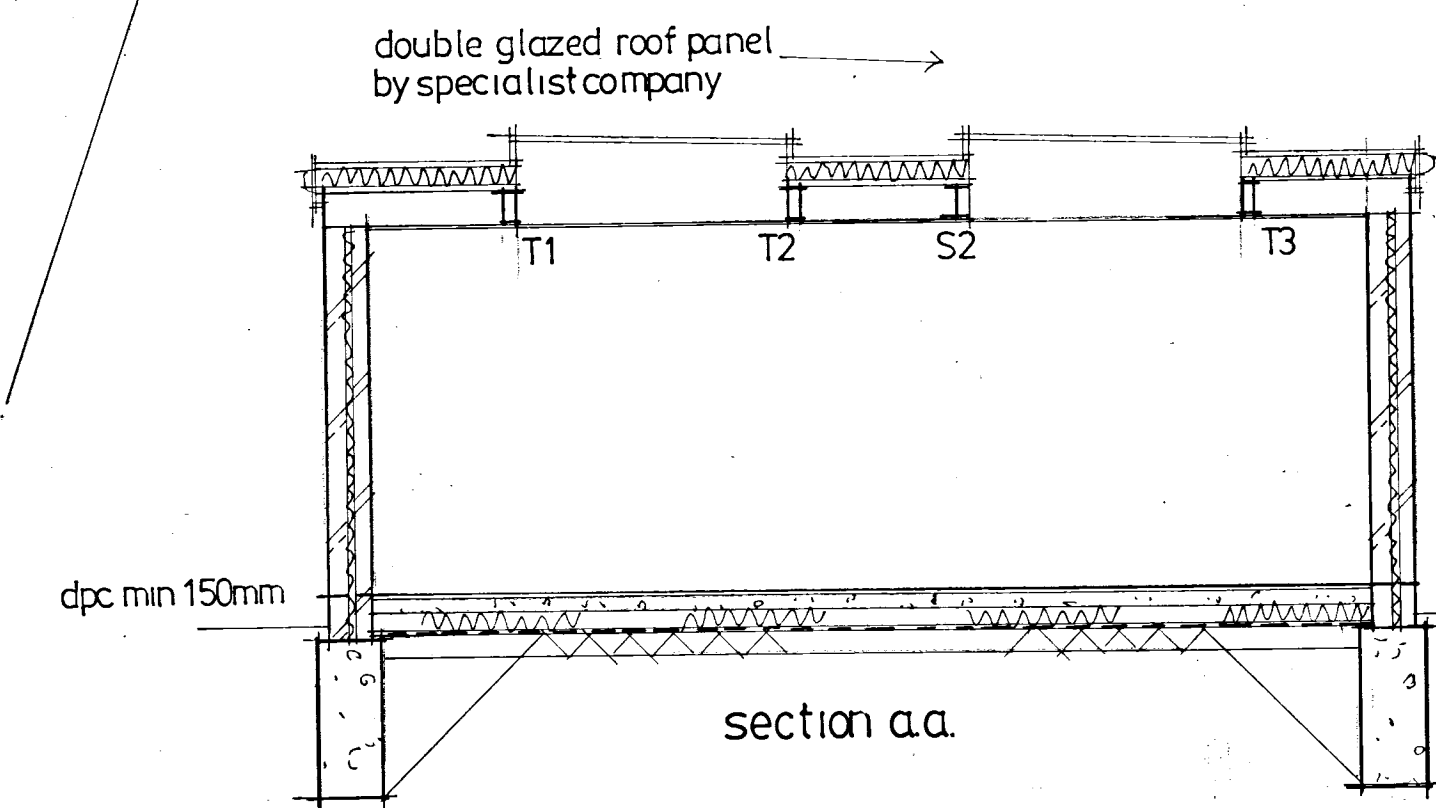
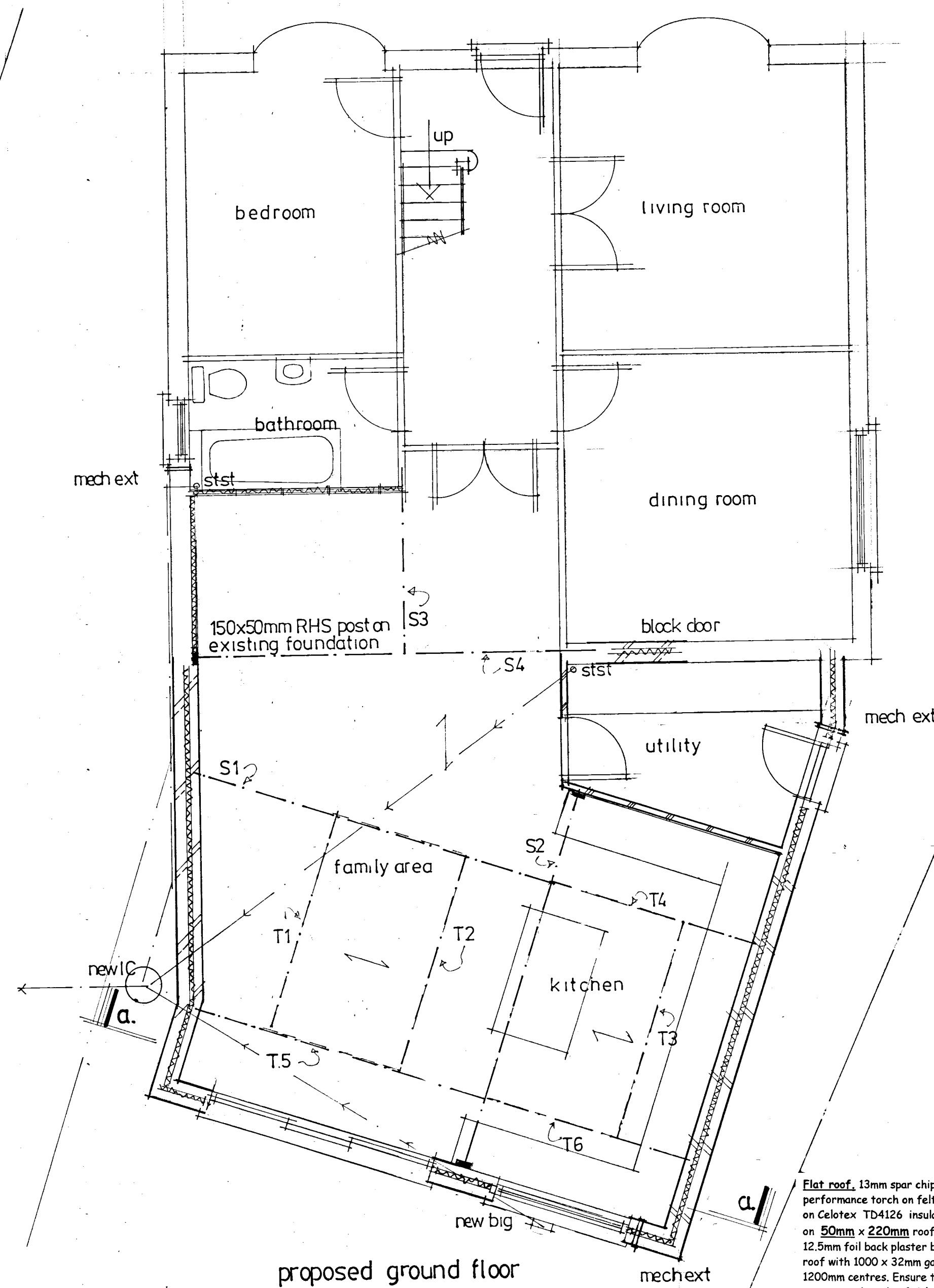
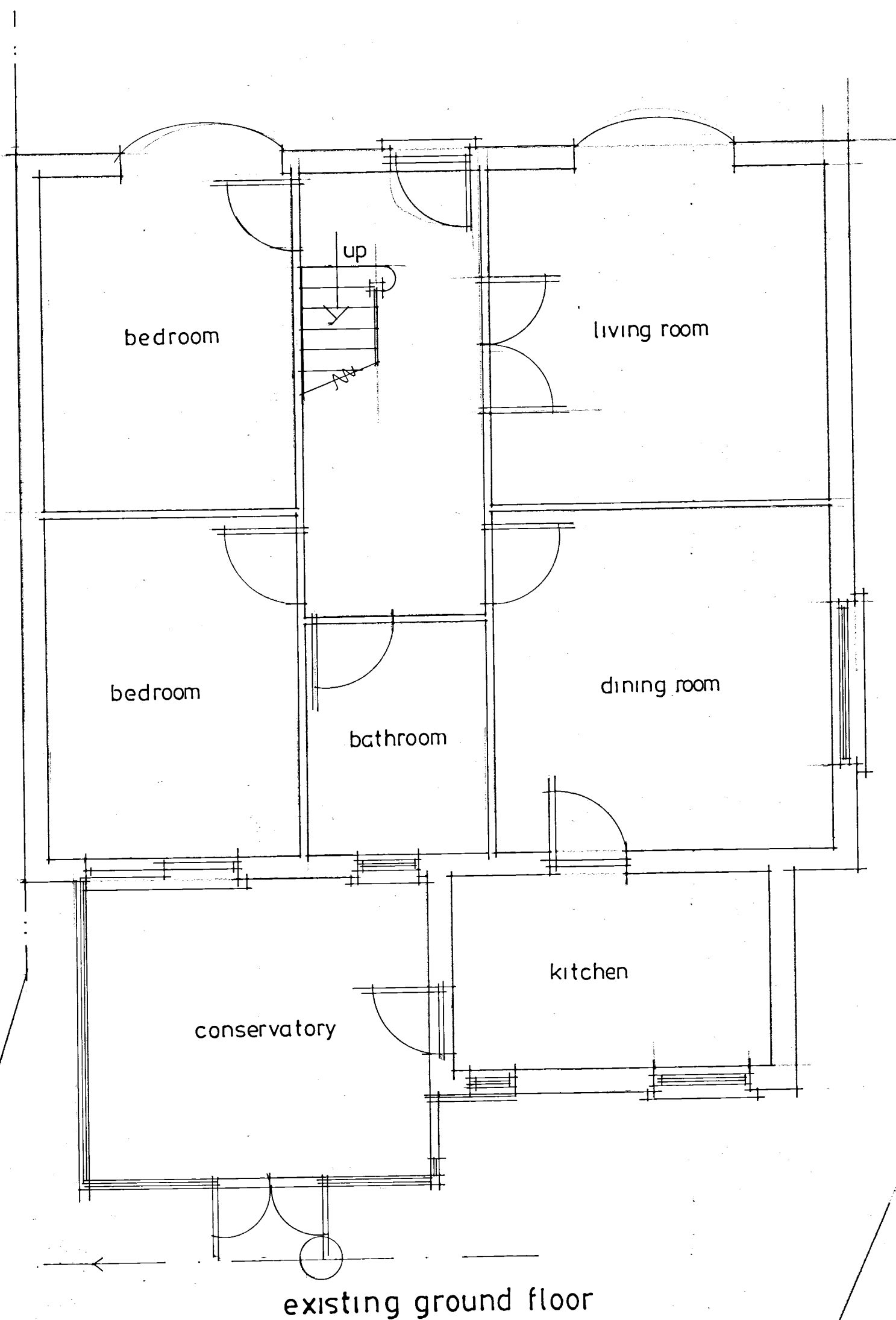




Fabrication details to be provided if required by building control.

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.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sqmm 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.

Minimum full opening size of escape window 0.33sqm. min clear dimension of edge 450mm with cill below 110mm from floor and above 800mm.

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

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.

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.

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

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) or to below invert level.

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 rockwall 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 900mm 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.

Plumbing: all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower: 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

Run to 100mm diam stub stack terminating above appliance flood level with durgu autovent.

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

All new electrical works to be designed, installed, inspected and tested in accordance with BS 7671 (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 three per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

Internal dividing walls: 100mm lightweight concrete blockwork with render and set finish both sides. On concrete foundation.

All new radiators to be fitted with TRVs

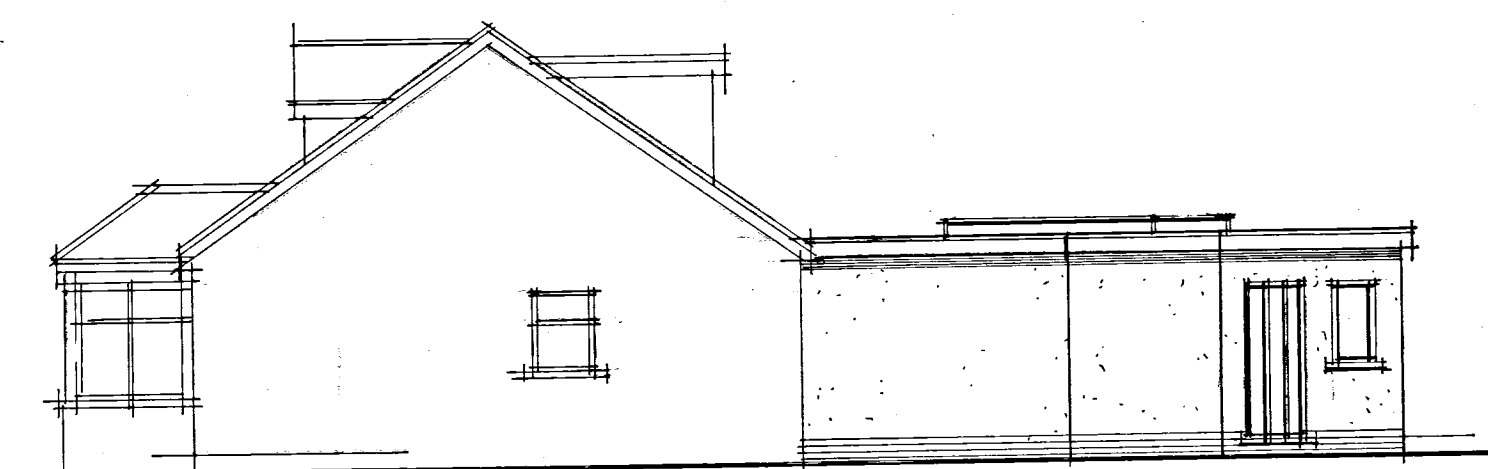
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		Date	Revision
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THORNS YOUNG ARCHITECTURAL			
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk			
Fareham 21 Middle Road Park Gate SO31 7GH Tel: (01329) 888 322		Portsmouth 232 London Road North End PO2 8JQ Tel: (02392) 672 883	

Client
Mr & Mrs Dinenage

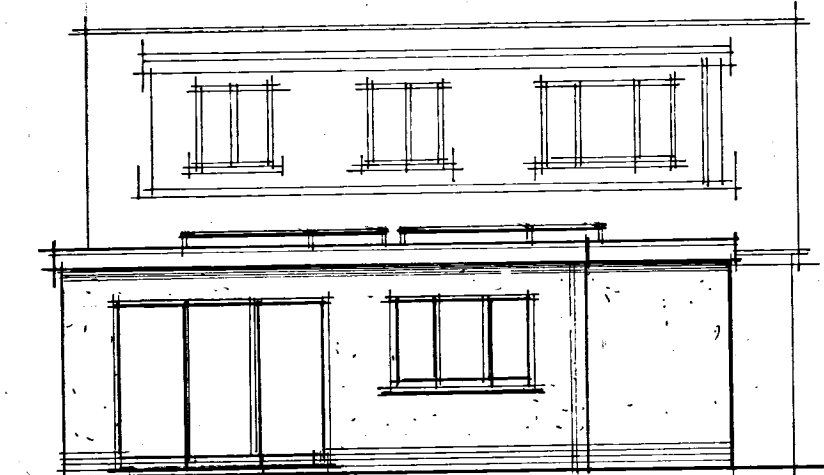
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**58 Hart Plain Avenue
Waterlooville**

Drawing Title
Rear extension

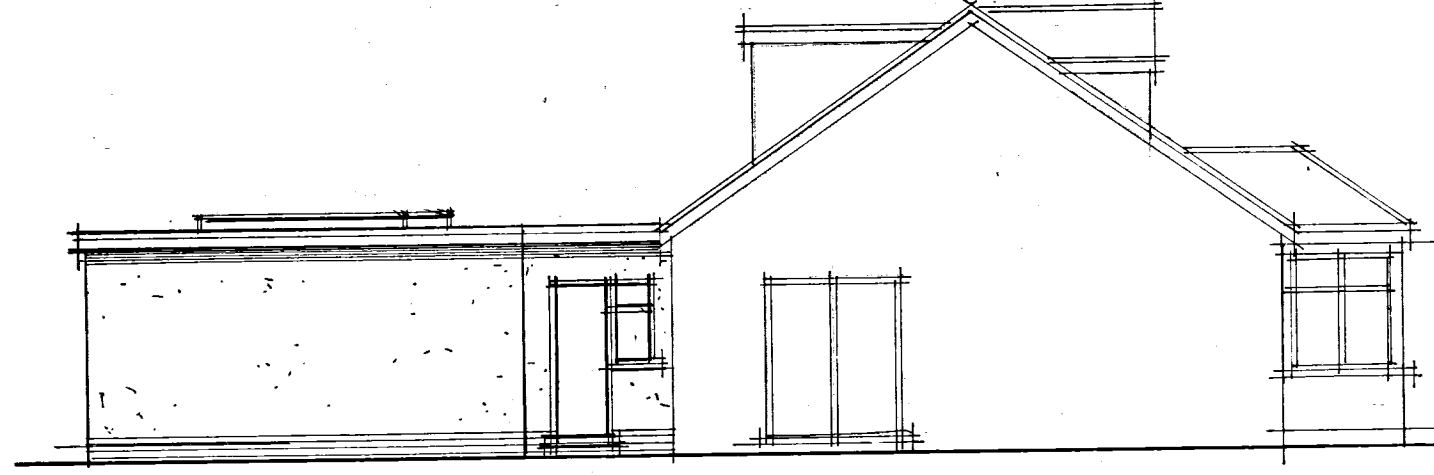
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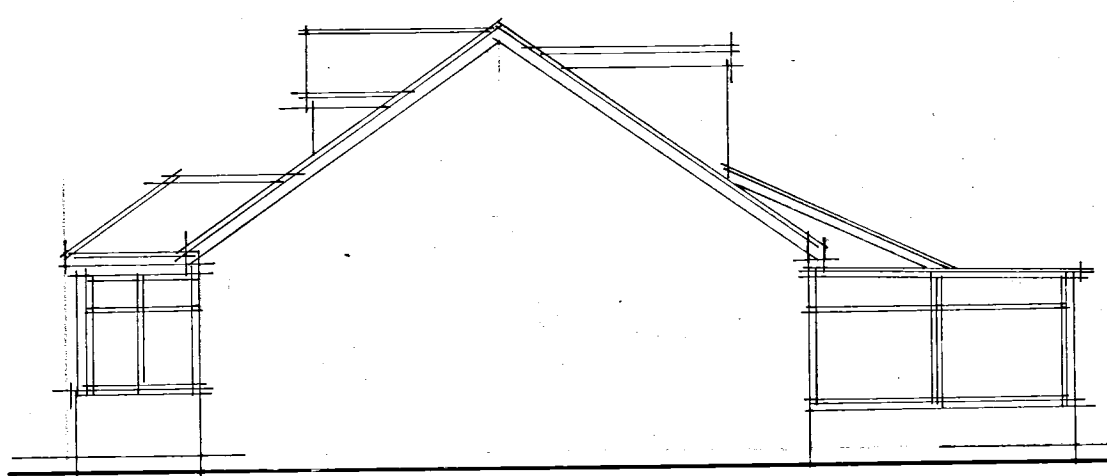
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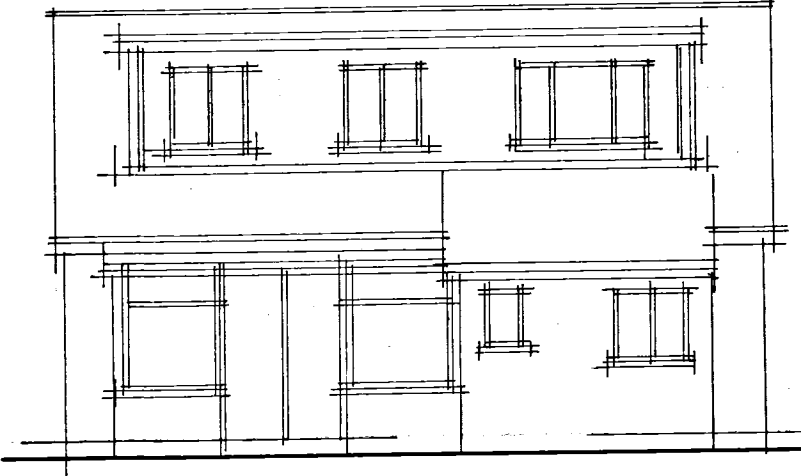
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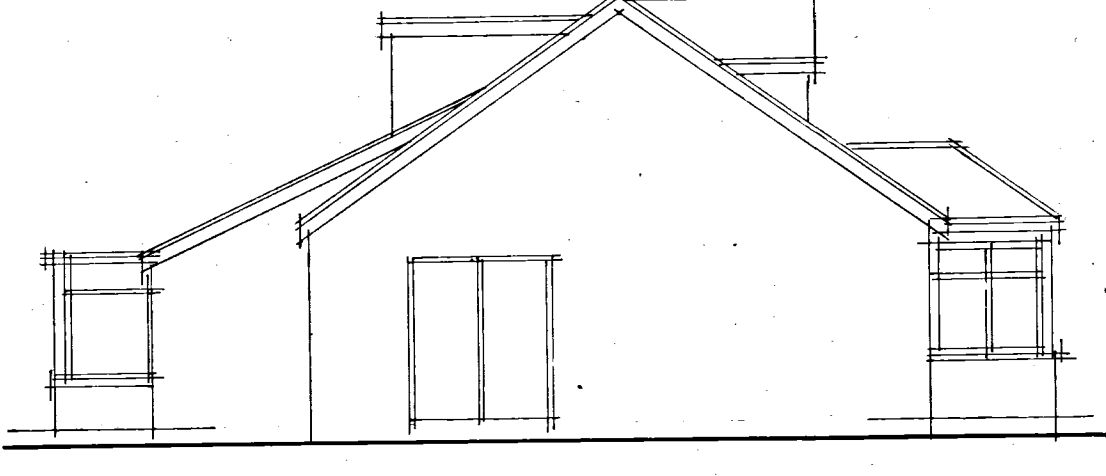
proposed side



existing side



existing rear



existing side