

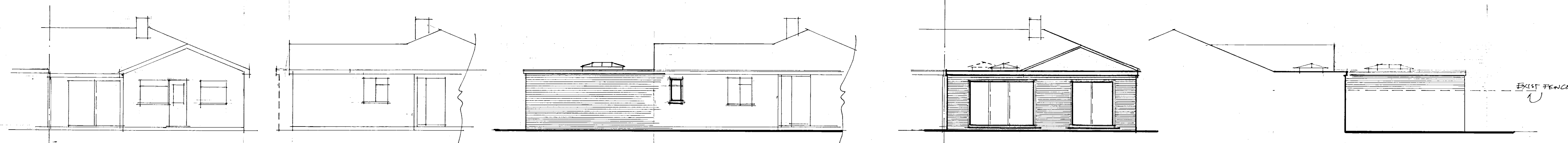
ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DISCREPANCIES ARE TO BE MADE KNOWN
TO THE SURVEYOR AS SOON AS POSSIBLE.

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 & side.

proposed sides & rear elevations.

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.

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.

Fabrication details to be provided if required by
building control.

Foundations 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
of adjacent drain run. SEE ADDITIONAL NOTES.

Suspended ground floor, prestressed concrete beams
spanning into walls. 100mm lightweight concrete blocks
as infill. Celcon solar or similar with min 65mm screed
over Celotex GA4070 insulation. Celotex TB4020 edge
upstands. All to manufacturers installation instructions
minimum 150mm clear gap to 100mm concrete oversite
on hardcore bed.

External walls 112mm facing bricks to match existing
as closely as possible, 50mm cavity to Celotex CW4040
on 100mm lightweight concrete block (Celcon Solar,
Thermalite Turbo, or similar rated) inner skin with
render and set finish, (overall cavity 90mm) Insulated
cavity 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. 'Caticic' or similar vertical cavity
thermal closers at openings. External perimeter of
door and window openings to be sealed with a suitable
airtight sealant.

Flat roof, 13mm spar chippings on 3 layer high
performance torch on felt to BS747 ep144 part 3 1977
on Celotex TD4126 insulated roof decking on firings
on 200mm x 50mm roof 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. Ensure that wall insulation
is taken up to meet underside of Celotex to ensure
warm roof construction.

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

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.

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

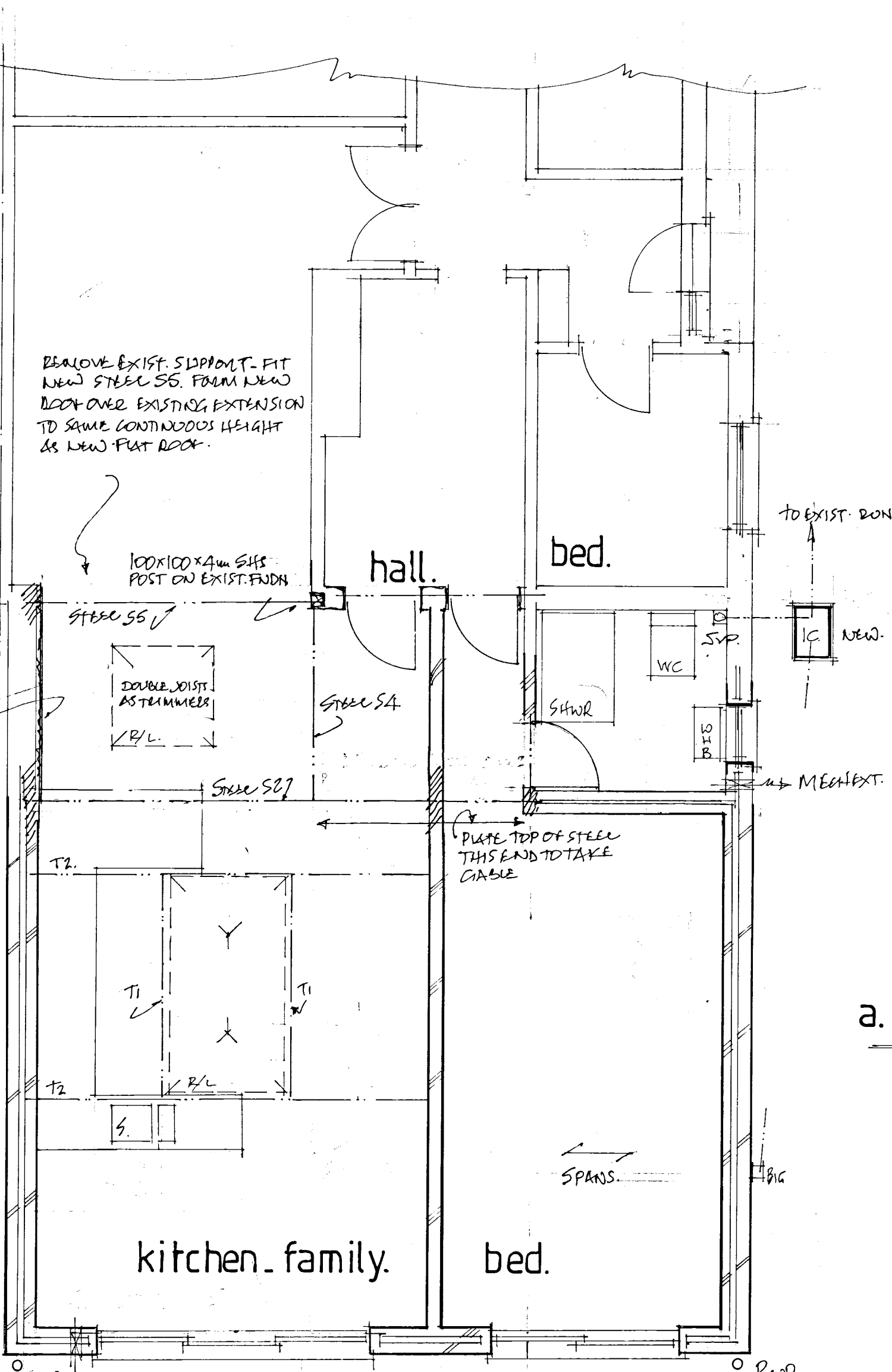
Plumbing all to BS EN 2056 plus approved doc H
38mm diam. wastes from sink, bath and shower. 32mm
diam. Waste from wash hand basins, all with rodding
access on changes of direction and with deep seal
traps. Run to existing/new 100mm diam pvc svp
terminating min 900mm above nearest window head and
with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

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.

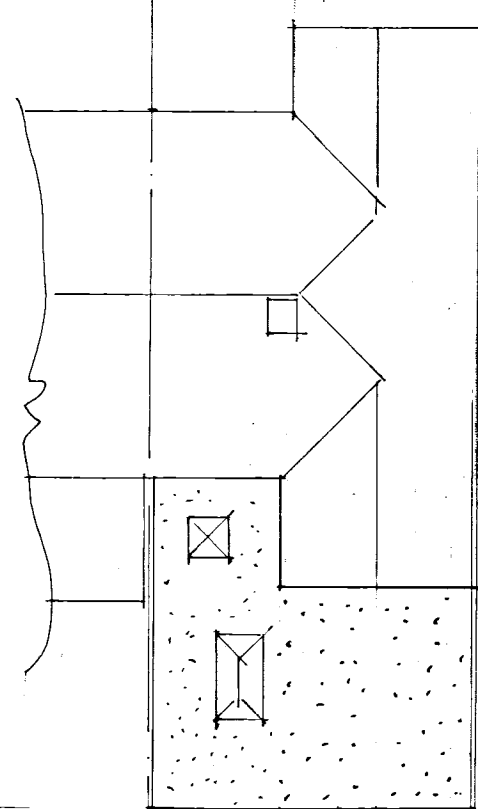
Lighting: Fit high efficacy light fittings minimum one
per four new fittings. Any recessed ceiling lights to be
30minute fire resisting.

All new radiators to be fitted with TRVs

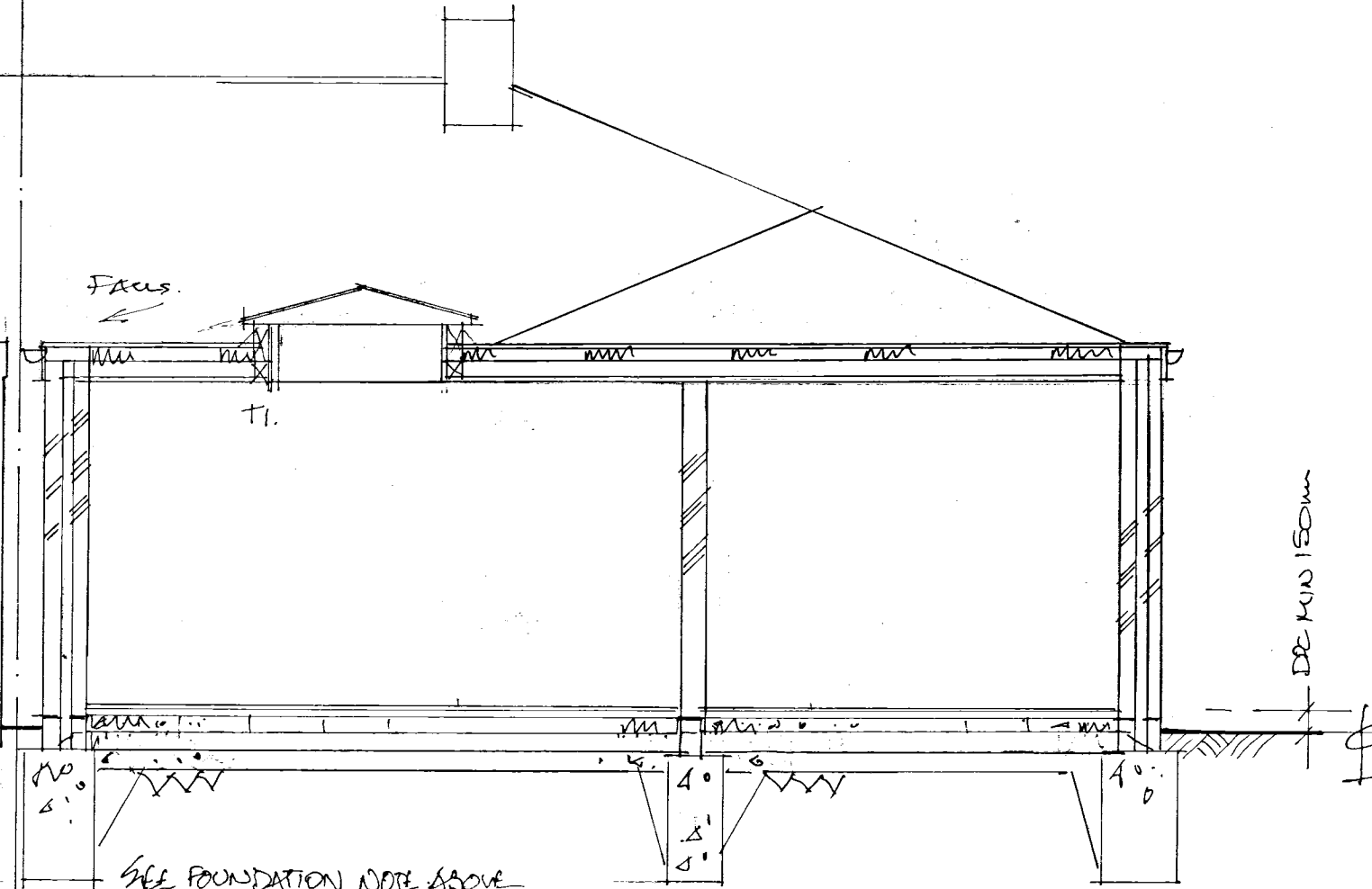
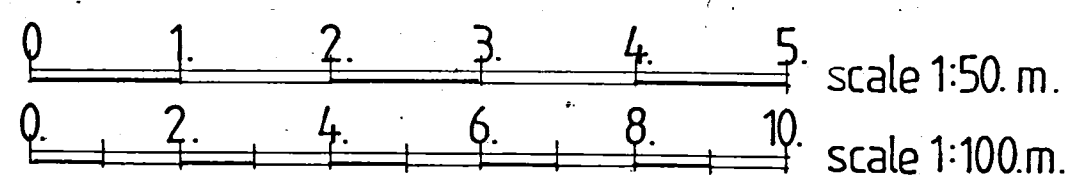
existing floor plan.



proposed floor plan.



roof plan. SCALE 1:200



section a.a.

C OCT 17 REVISIONS	
B	20/11/17 REVISIONS ADDED
A	15/11/17 EXTENSIONS HATCHED
	Date Revision

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Client

MR & MRS A. SOARES

Job Title

47 INHURST AVENUE
WATERLOOVILLE

Drawing Title

SINGLE STOREY
REAR EXTENSION

Scale 1:50 & 1:100 AT A1

Date MAR 17 Drawn by BT

Drg. No.	Rev.
1056.17	C