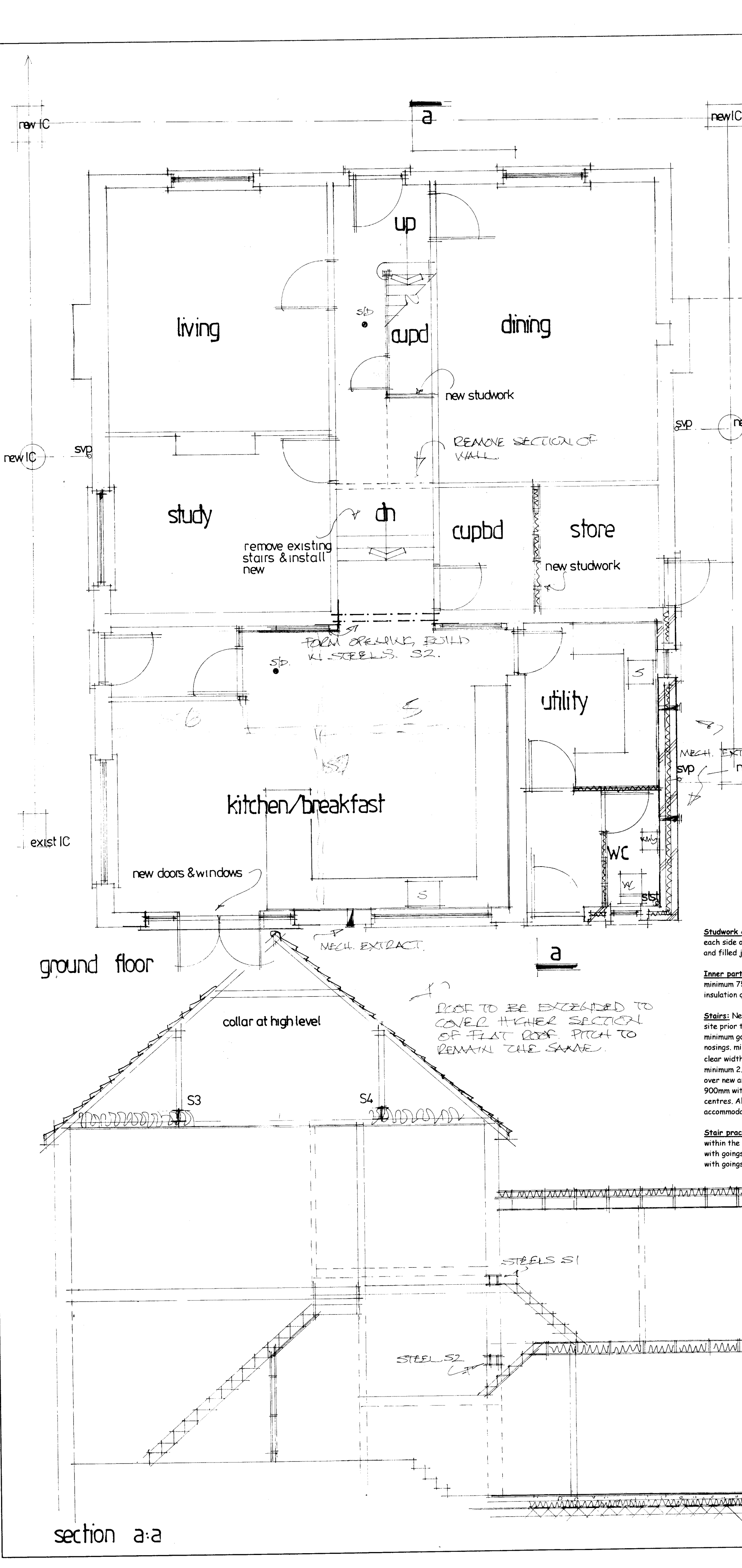




ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DISCREPANCIES ARE TO BE MADE KNOWN
TO THE SURVEYOR AS SOON AS POSSIBLE.

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

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.

DENOLISH EXISTING
SIDE EXTENSION
COMPLETE

NEW SMALLER DOUBLE
GLAZED WINDOW

Opening window areas to be minimum 1/20th of
enclosed floor areas. All new windows to be fitted
with minimum 8000sqmm 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 sill below
1.10m from floor and above 800mm.

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

Duct mechanical extract from internal wc/bathroom
rated to give min 3ach with up to 15minute overrun.
Wired to light switch. Min 12mm air gap under door.

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 on 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.

Studwork enclosing stairwell: 12.5mm plasterboard
each side of minimum 75 x 50mm studwork with taped
and filled joints for minimum half hour fire resistance.

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

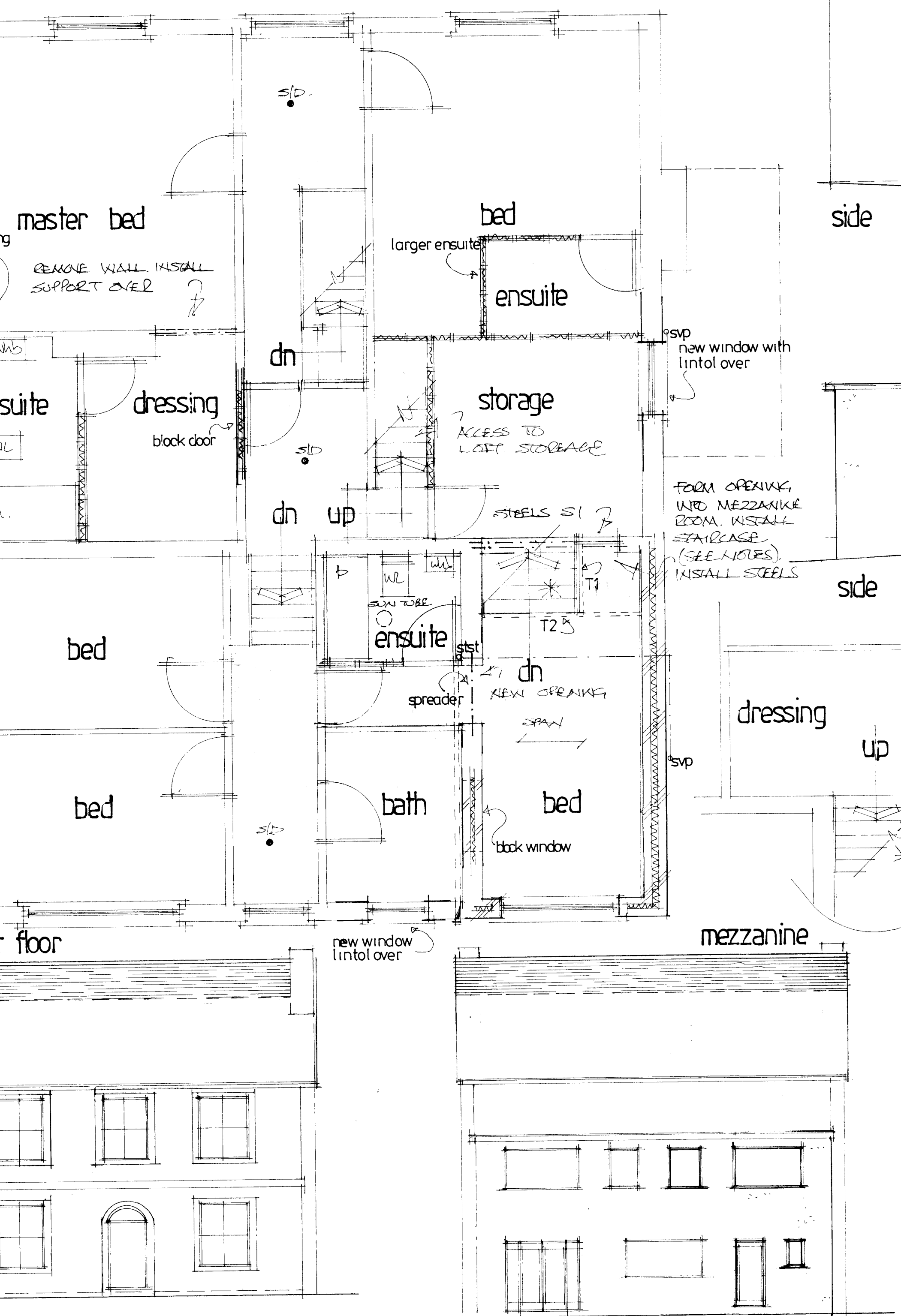
Stairs: New staircase dimensions to be confirmed on
site prior to manufacture. Maximum rise 220mm,
minimum going on tread 220mm with minimum 16mm
nosings. minimum going on winders 50mm. Minimum
clear width 1400mm, maximum pitch 42 degrees,
minimum 2.0m clear vertical headroom off pitchline
over new and existing stairs. Handrails minimum
900mm with vertical balusters at maximum 100mm
centres. Allow to pack off party/outer wall to
accommodate any required dry lining of wall above.

Stair practical limits: Stair risers and goings to be
within the practical limits of risers 155/220 to be used
with goings 245/260. OR risers 165/200 to be used
with goings 223/300mm

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 1200G 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, Thermolite Turbo or similar
rated) 50mm clear cavity with Celotex CW4025 on
outer face of inner skin. Render and set internal, two
coat render external. (overall cavity 75mm) 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.



Flat roof: 13mm spar chippings on 3 layer high
performance torch on felt to BS747: qpl44 part 3 1977
on 50mm x 220mm 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.

First floor: 19mm floor grade moisture resistant T&G
chipboard on 50mm x 220mm floor joists at 400mm
centres. 100m x 32mm galvanised mild steel straps at
1.2m centres around perimeter as lateral support. Fit
100mm mineral wool batts as sound insulation between.

Main roof: concrete tiles on battens on breathable
felt on 50mm x 125mm rafters at 400mm
centres. Strap down with 100m x 32mm galv. ms
straps at max 1.20m ctrs. Around perimeter.

Roof insulation: roof to be insulated with two layers of
150mm fibreglass insulation quilt. One layer laid
between ceiling joist and one layer laid over in opposite
direction. Maintain roof ventilation with 25mm
continuous air to eaves and vent tiles to apex as shown.

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.

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.

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 dargo airtight vent.

New 100mm diam. PVC soil and vent pipe to terminate
min. 900mm above window heads and with rodding
access at base.

Rain water goods: run new 100mm diam pvc rain water
guttering and 70mm diam downpipes to 10cu.m.
sealways 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 BS7671
(IEE17th 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.

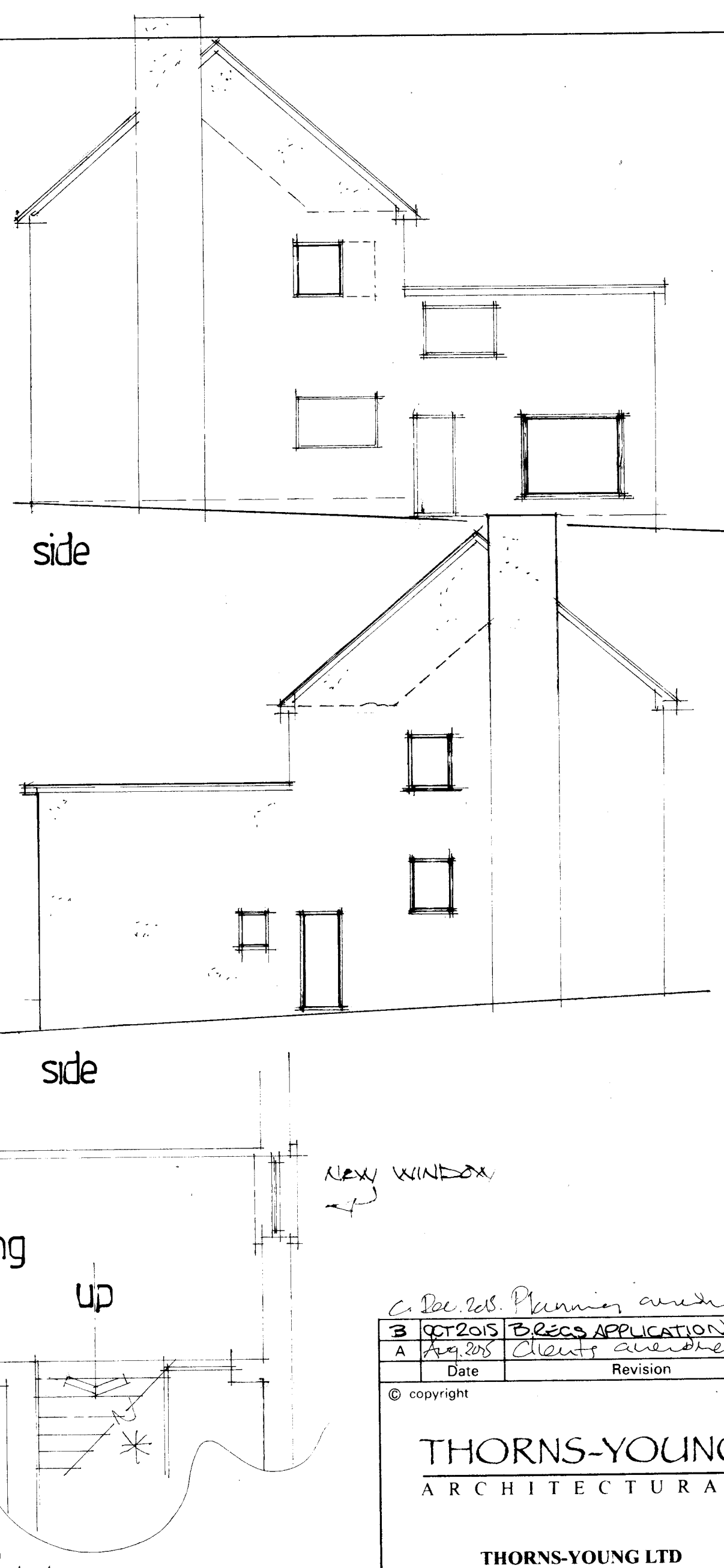
Lighting: Fit high efficacy light fittings minimum one
per four new fittings. Any recessed ceiling lights to be
30minute fire resisting.

SD O smoke detectors: fit smoke detector system
wired to mains supply and to each other with battery
back up system. One per floor minimum. All installed to
BS 5839.6.2004 To be over 300mm from doors, walls
and light fittings

Trim all timbers minimum 40mm from chimney stack
faces.

All new radiators to be fitted with TRVs

Fabrication details to be provided if required by
building control.



C. De. Rel. Planning and
3 302015 BREXIT APPLICATION
A 14/08/2015 Client's architect.
Date Revision
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ARCHITECTURAL

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Client
MR AND MRS. F. HIPWELL

Job Title
358, LONDON ROAD
WATERLOOVILLE

Drawing Title
PROPOSED FLOOR
AND ELEVATIONS.

Scale
1:50 + 1:100

Date 10/17/2015 Drawn by CXC

Drg. No. 8114:15:3 Rev. 1