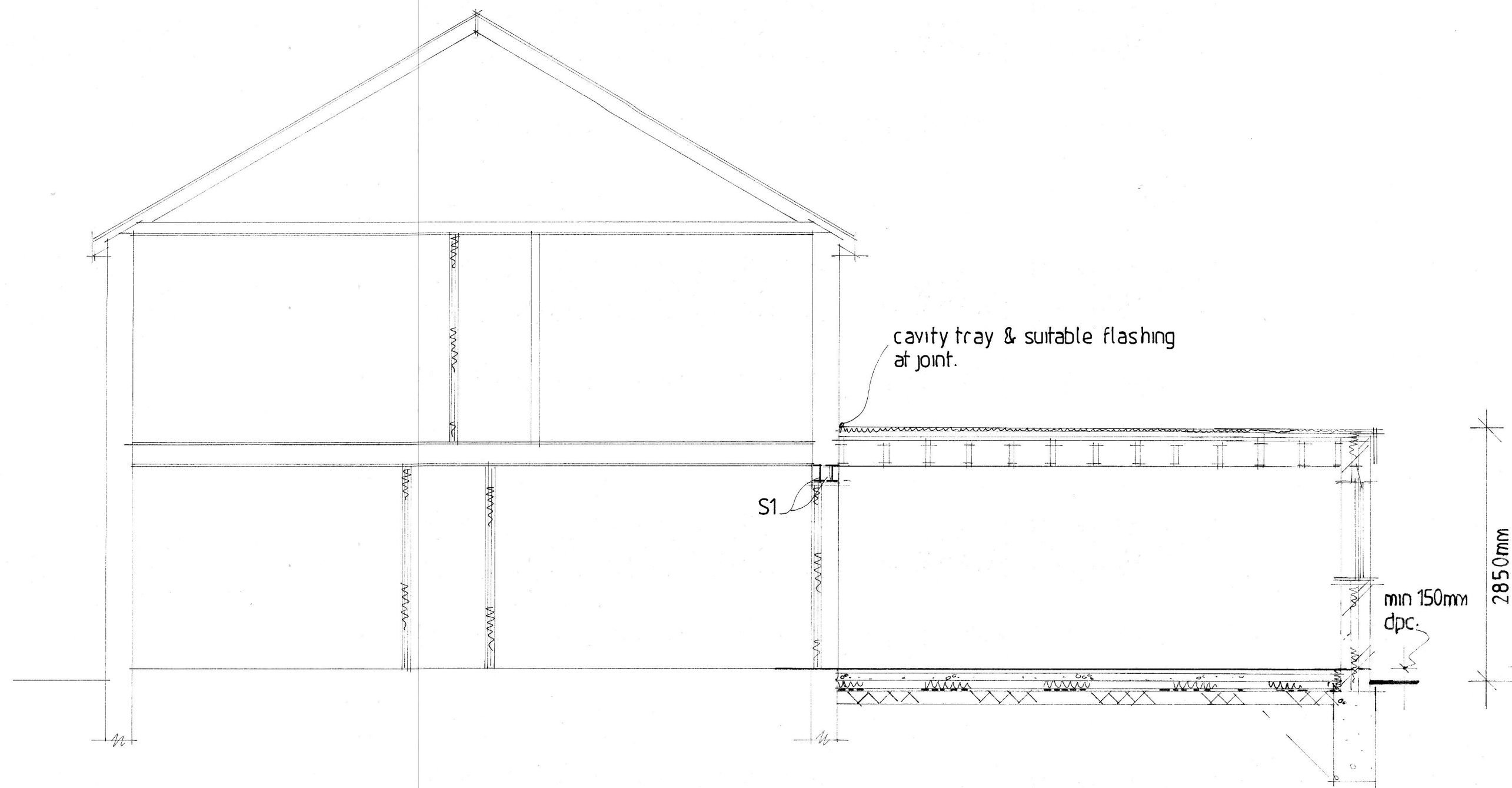




SECTION AA

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sq.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 1.8W/m²K. Doors to have a min U value of 1.8W/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 0.33sq.m. min clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

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.

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)

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1200sq.mm damp proof membrane continuous with new and existing damp proof course, or 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 112mm facing bricks to match existing as closely as possible. 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin. Insulated catnic 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. 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 pt144 part 3 1977 on Celotex TD126. Insulated roof decking on firings on 50 mm x 200 mm roof joists at 400 mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres.

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.

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

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. Thermostatic control device fitted to bath supply.

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

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 1.00m. 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 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.

SD ● 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

Heating: Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have min. SEDBUK rating of 90%. Installer to be registered on the GAS SAFE REGISTER. Run 22mm diam condensate pipe to foul drain via 75mm trap.

All new radiators to be fitted with TRVs

***fit 20/30** rated fire resisting doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

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.

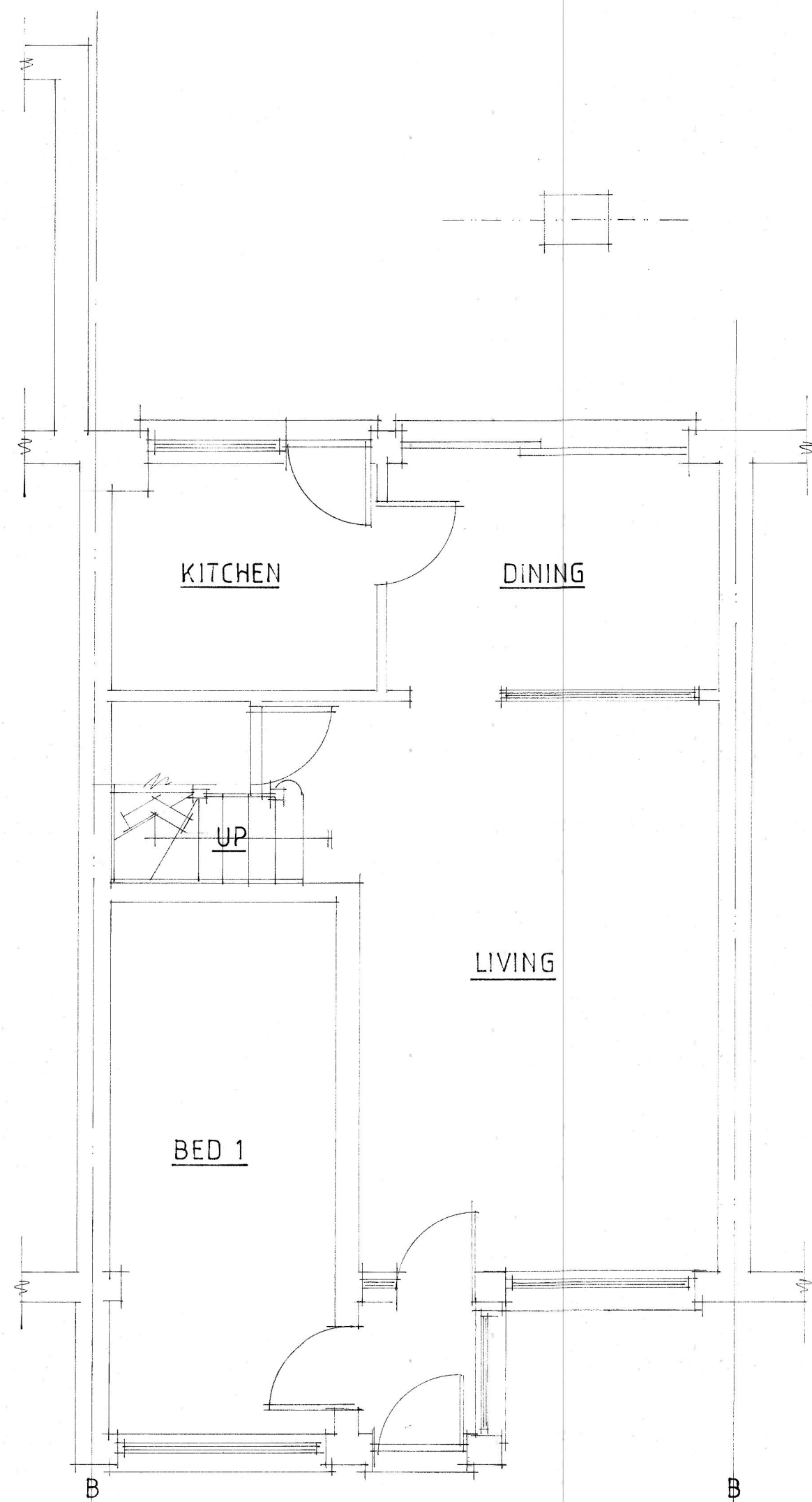
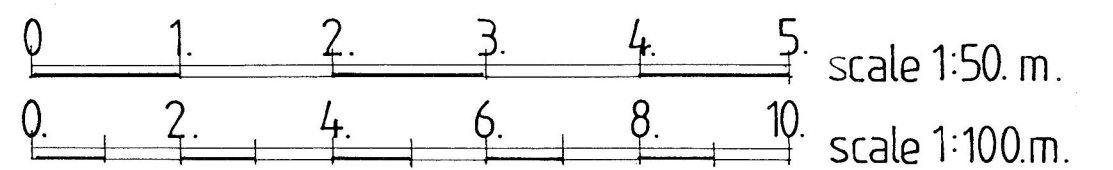
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

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.

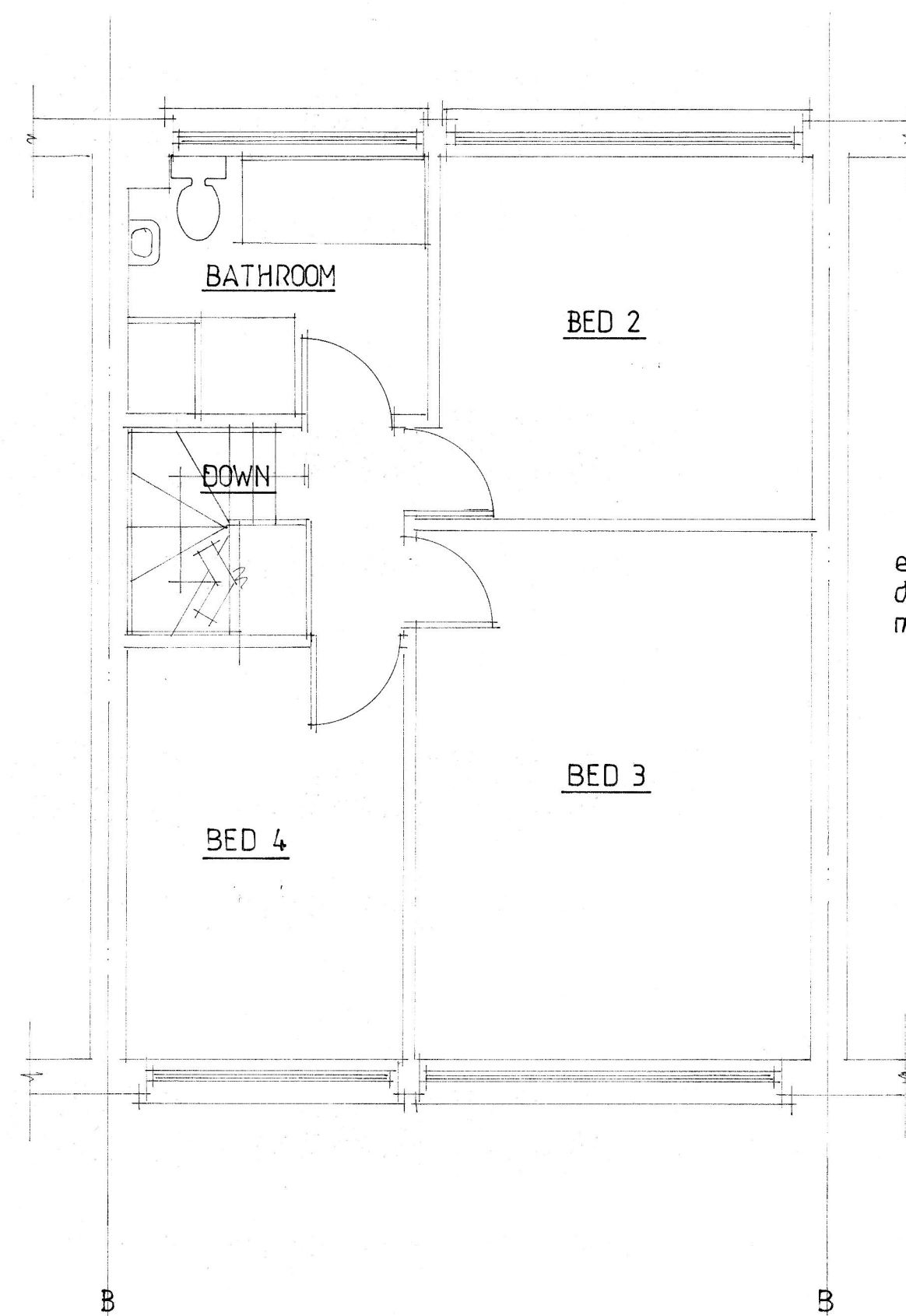
EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

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.

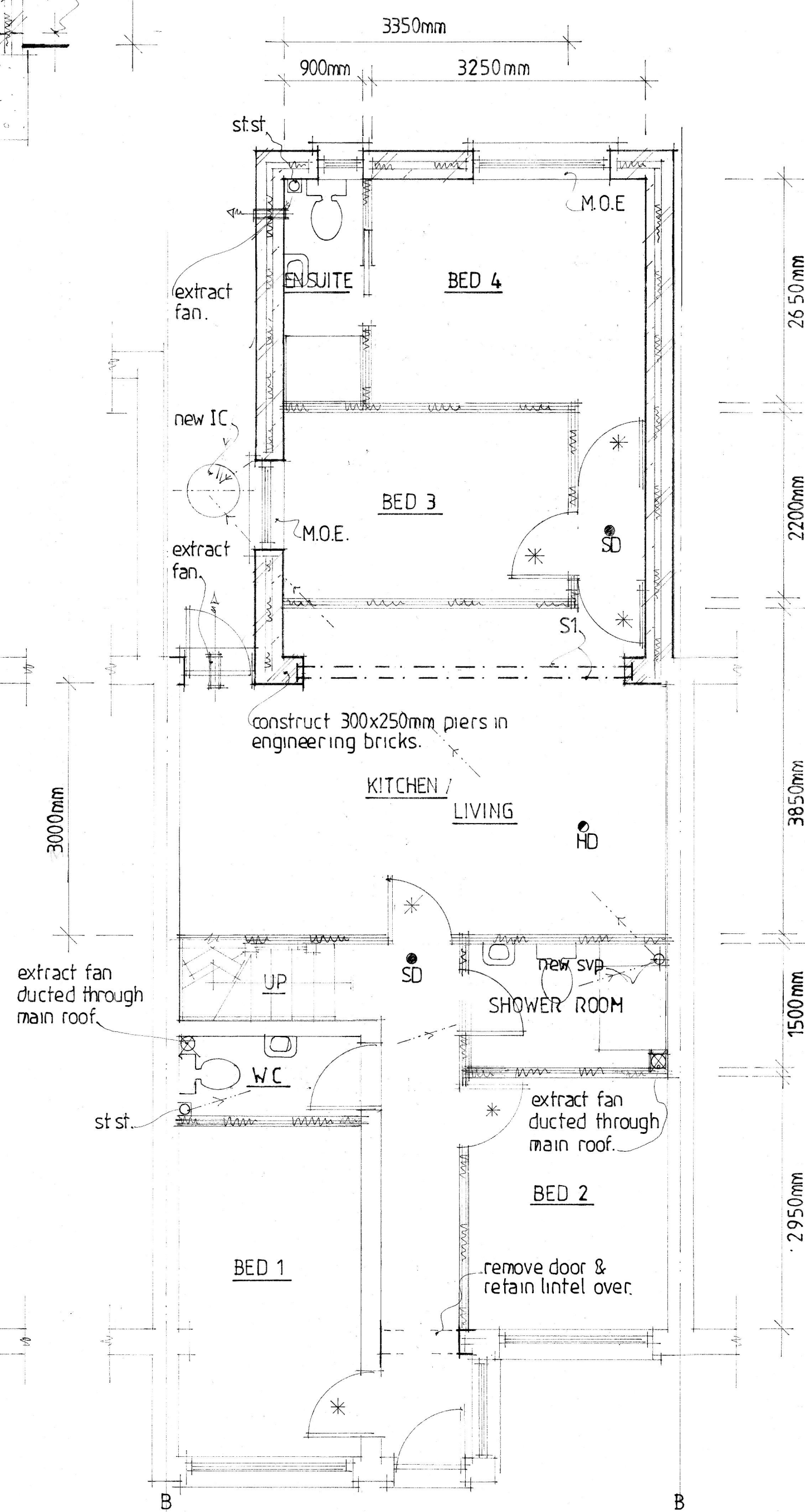
ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCR OACH OVER OR UNDER EXISTING ADJACENT BUILDING.



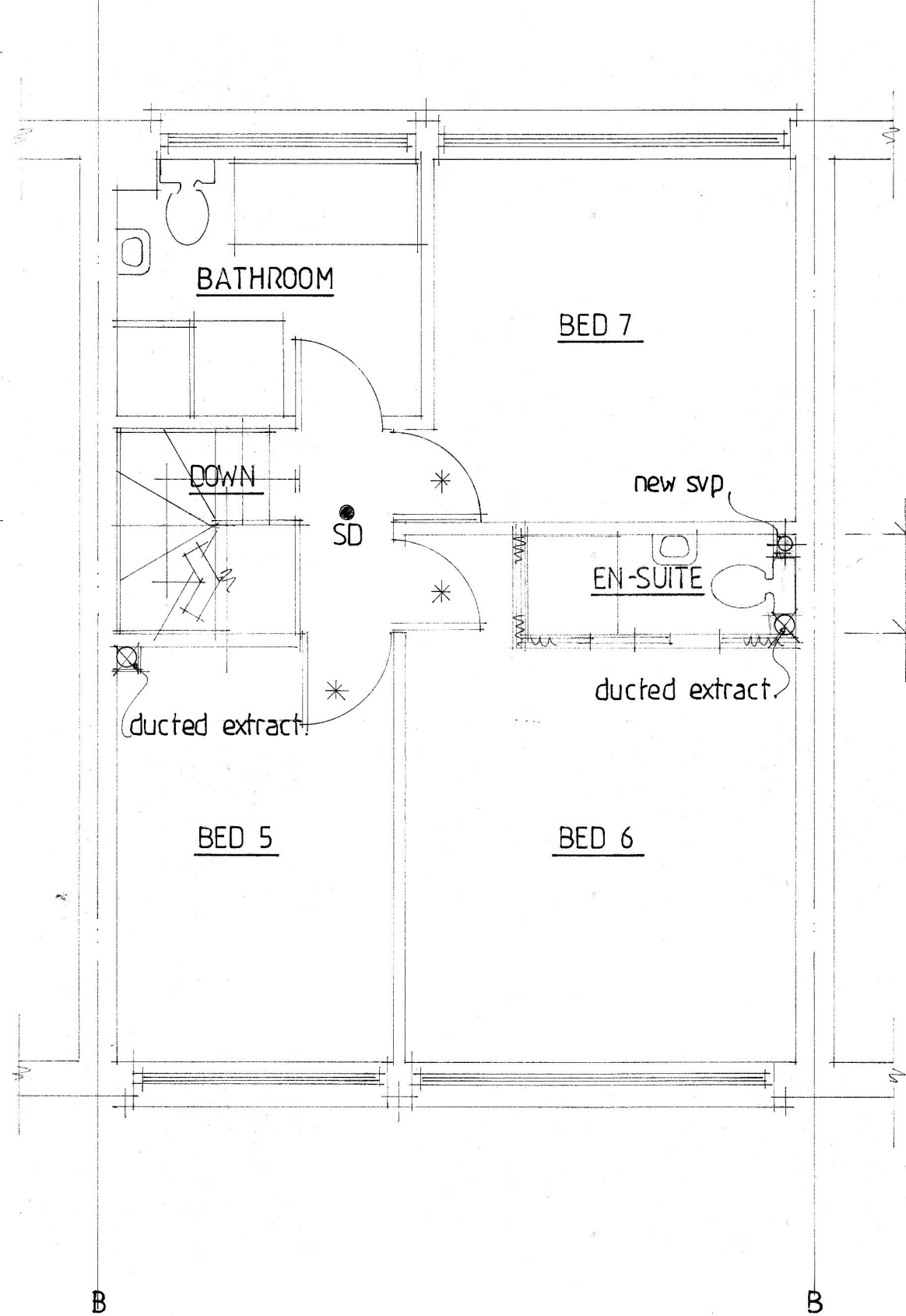
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

D	JUNE 2015	TITLE REVISED
C	JUNE 2015	NEW SCHEME
B	MAY 2015	B. DES. DRAWING
A	MAY 2015	PLANNING DRAWING
	Date	Revision

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Client
MR T BRIDGEN

Job Title
**12 WENDOVER ROAD
HAVANT**

Drawing Title
**REAR EXTENSION
& INTERNAL WORKS**

Scale **1:50** at A1

Date **MAY 2015** Drawn by **SA**

Org. No. **8083.15.1** Rev. **1**