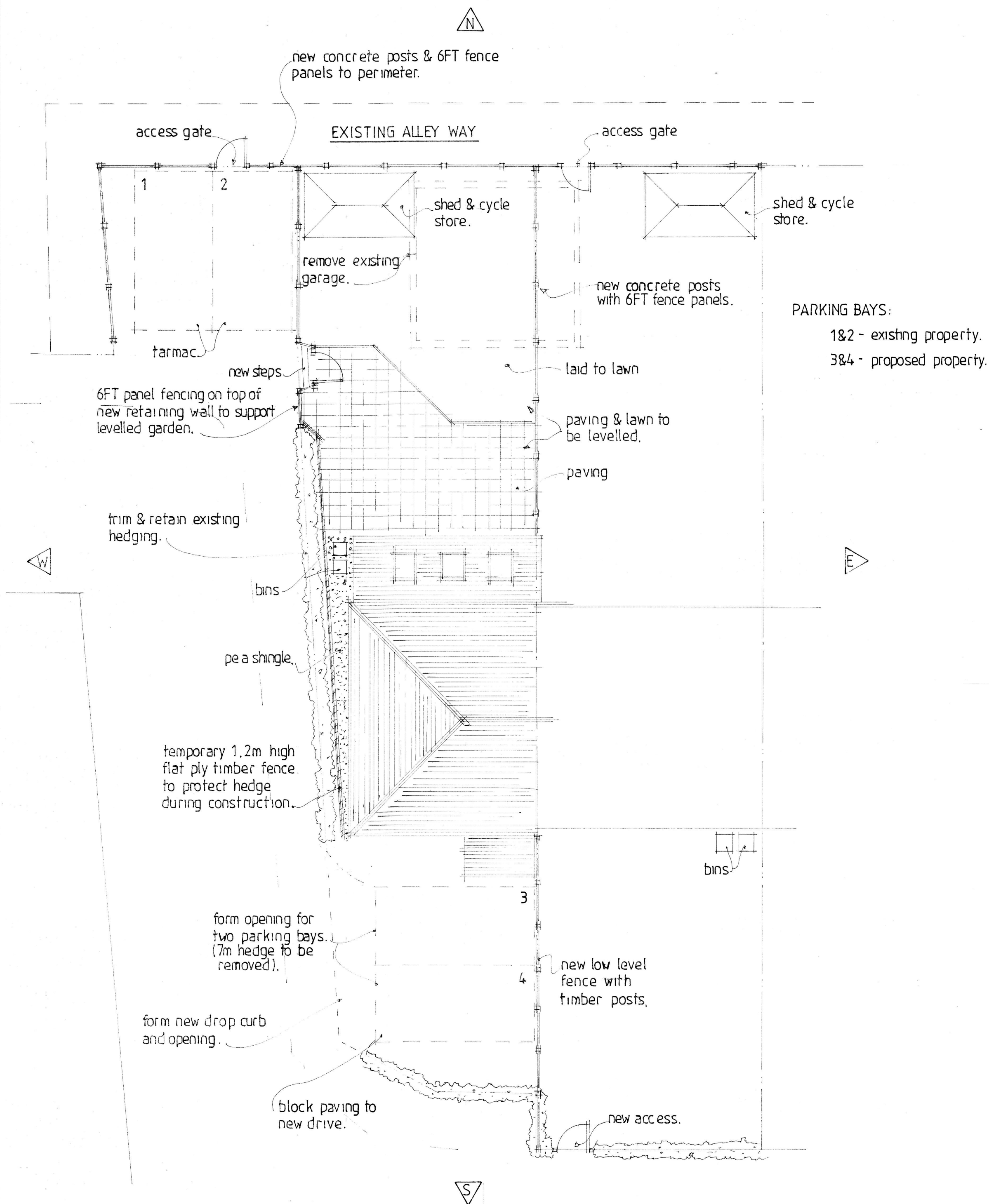


SOUTH, EAST, NORTH & WEST. -SHED/CYCLE STORE ELEVATIONS.



PROPOSED SITE LAYOUT. 1:100

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 1.4w/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 0.33sq.m. min clear dimension of edge 450mm with cill 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 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.

Ceilings: 12.5mm foil back plasterboard on 50 x 125 mm joists at 400 mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

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 750 mm, 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)

Party Wall cavity to be filled and edge sealed.

External walls GROUND FLOOR: 112mm facing bricks to match existing as closely as possible. Xtratherm Cavity Therm Full 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.

External walls FIRST FLOOR: two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated) Xtratherm Cavity Therm Full 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 750mm 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.

First floor: 19mm floor grade moisture resistant T&G chipboard on 50 x 175 mm floor joists at 400 mm centres. 1.00m x 32mm galvanised mild steel straps at 1.2m centres around perimeter as lateral support. Fit 100mm mineral wool batts as sound insulation between.

Ceilings ground floor: 12.5mm plasterboard. First floor 12.5mm foil back plasterboard.

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

Single-storey rear roof: concrete tiles on battens on breathable felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Main roof: pre-formed timber trusses at 600mm centres. All bracing and installation to manufacturers recommendations. Manufacturers calculations to be submitted to local authority for approval before work commences.

Front porch ground level: 100mm concrete slab on 1200 gauge PVC damp proof membrane over 50mm 'celotex' insulation batts on minimum 100mm well compacted hardcore. 350mm deep x 300mm wide concrete front edge beam.

Roof insulation: roof to be insulated with two layers of fibreglass insulation quilt. One layer of 200mm laid between ceiling joist and one layer of 300mm 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 cavities at eaves with non-combustible material. 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.

Water consumption per litre per person to comply with part K17. ie. 125 l/p maximum. Calculations to show this are to be submitted for approval on completion of the work.

Taps: All hot water taps to be fitted on the left hand side of the appliance.

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 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.

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 GA4140 insulation. Celotex TB4020 edge upstands. All to manufacturers installation instructions minimum 150mm clear gap to 100mm concrete oversite on hardcore bed.

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 100% 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

Party walls to be lined with 12.5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm battens at 600mmctr. (25mm air gap) Tape joints before plasterboarding

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

Heating: Installation of Worcester Greenstar 25 Cdi Gass Combi boiler with Alpha Flowsmart Flue Gas Heat Recovery System 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. Time and temperature zone heating controls.

All new radiators to be fitted with TRVs

Sound test to be provided in accordance with Approved Document E 2003 edition for the party.

Double up floor joists in proposed en-suite to support new bath.

Provide double rafters either side of velux window.

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.

F	AUG 2015	CYCLE STORE
E	JULY 2015	CLIENT AMENDS.
D	JULY 2015	BEG. & LANDSCAPING.
C	MAY 2015	PLANNING APPLICATION.
B	FEB 2015	MINOR CHANGE
A	FEB 2015	PLANNING DOCUMENTS.
	Date	Revision

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Client
MR D HUTCHINSON

Job Title
1 GITSHAM GARDENS
PURBROOK
WATERLOOVILLE

Drawing Title
NEW HOUSE:
SITE LAYOUT

Scale 1:100, at A1

Date FEB 2015 Drawn by SA

Dwg. No.	Rev.
7079-14-2	F.