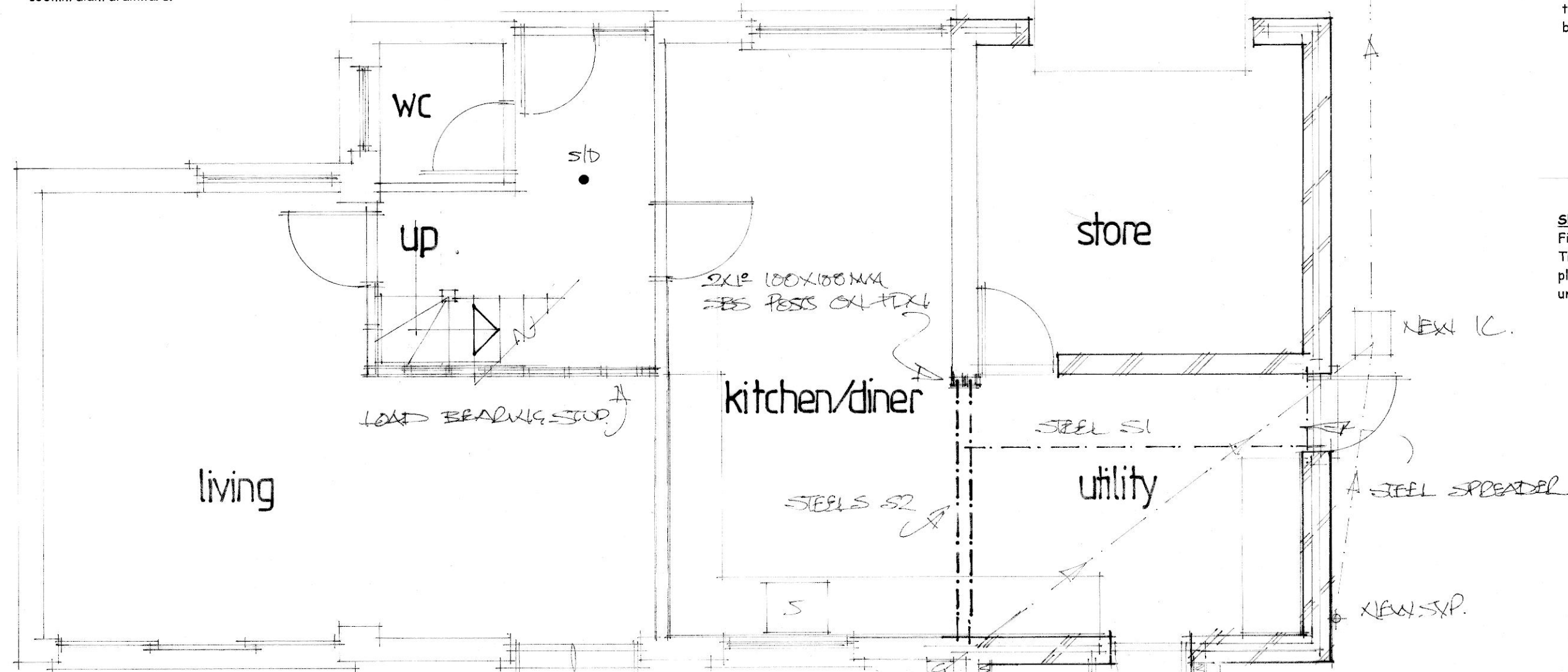


Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level of adjacent drain run.

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.



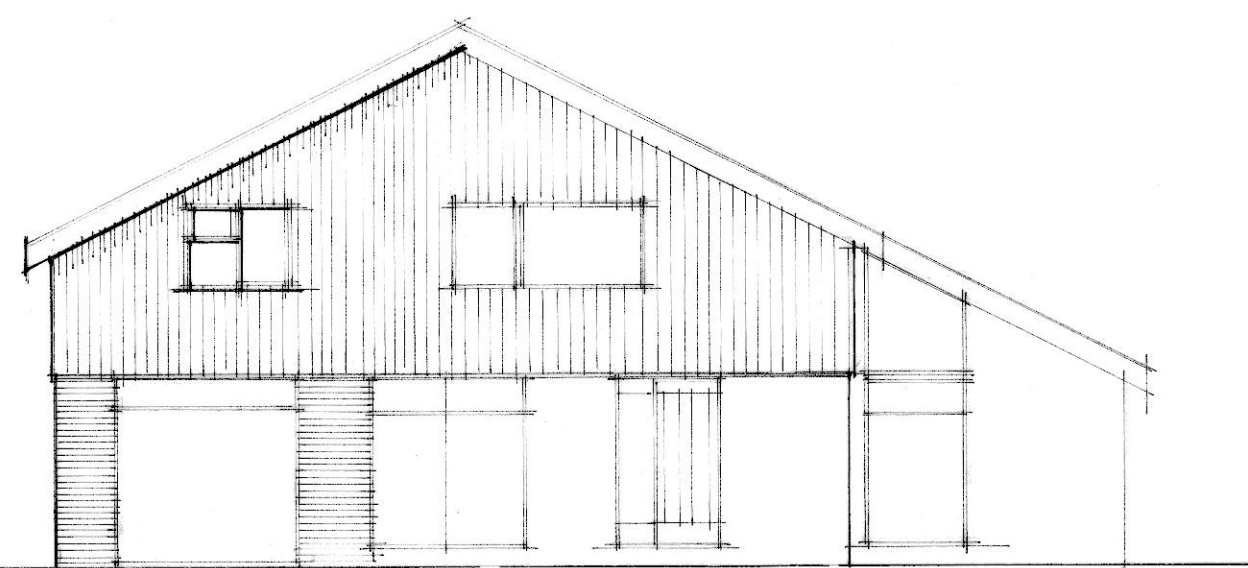
ground floor

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/msq.k. 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.

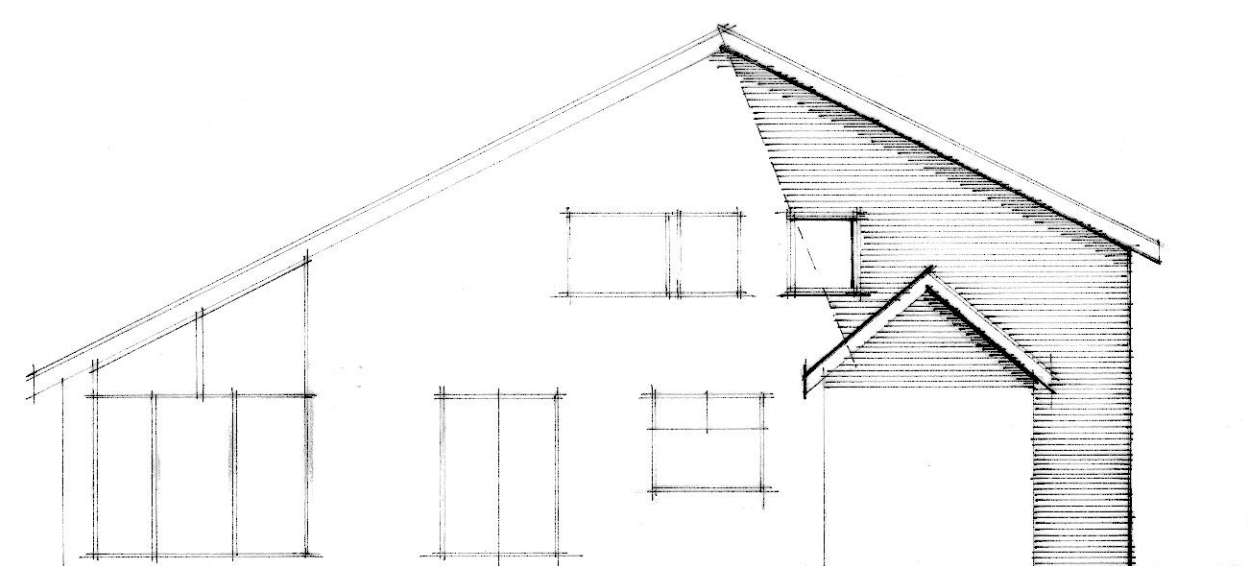
Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

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



front

Fabrication details to be provided if required by building control.



rear

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.

The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to commencement of work.

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.

Loadbearing studwork to be minimum 100 x 50mm studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv. metal cross strapping on both sides.

Ceilings: 12.5mm foil back plasterboard on 200x50 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.

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.

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.

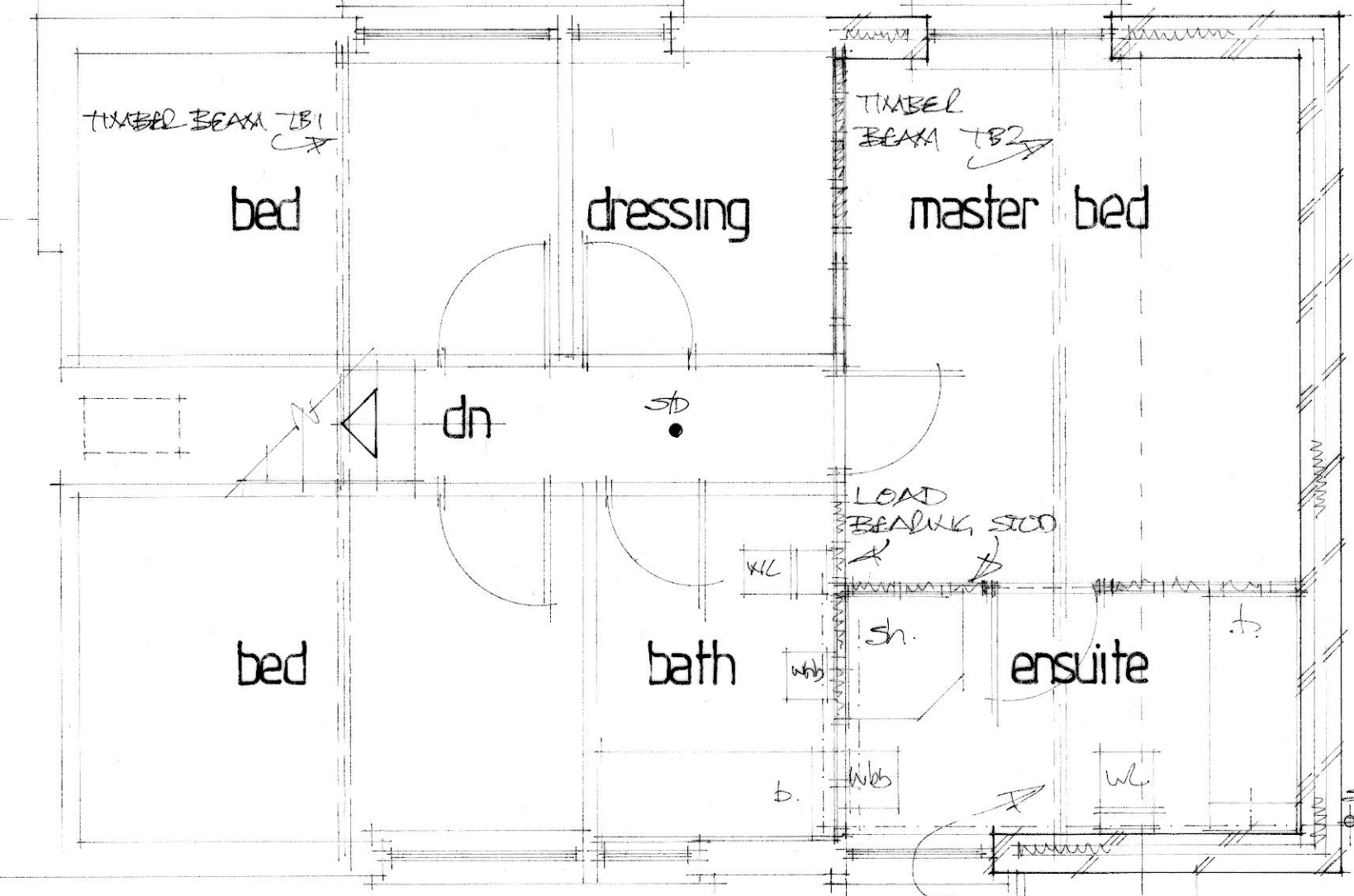
Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260, OR risers 165/200 to be used with goings 223/300mm

Ground floor: 22mm tongued and grooved flooring grade chipboard on 100mm "celotex" on 100mm concrete on 1200g dpm on 50 mm sand blinding on 150mm well compacted hardcore.

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 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 breakers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

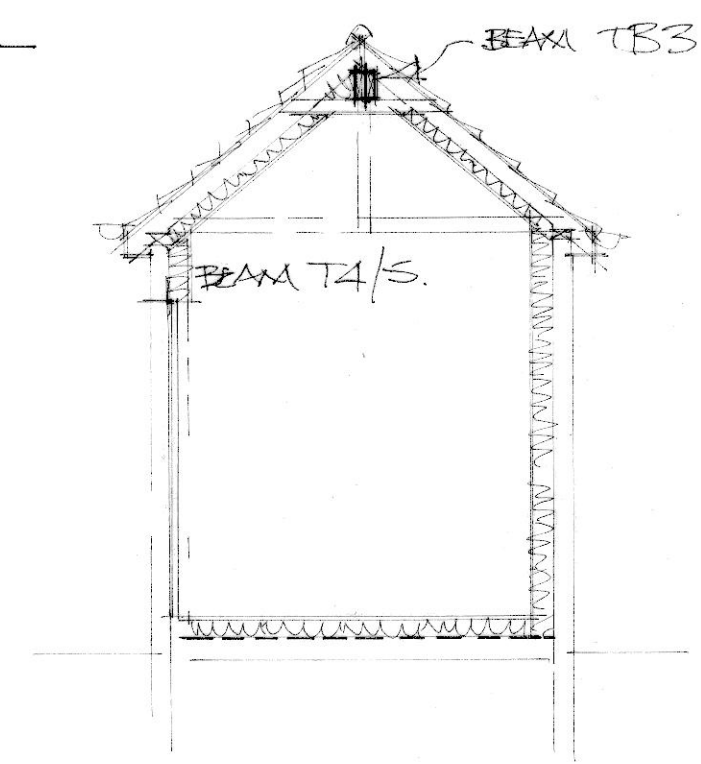
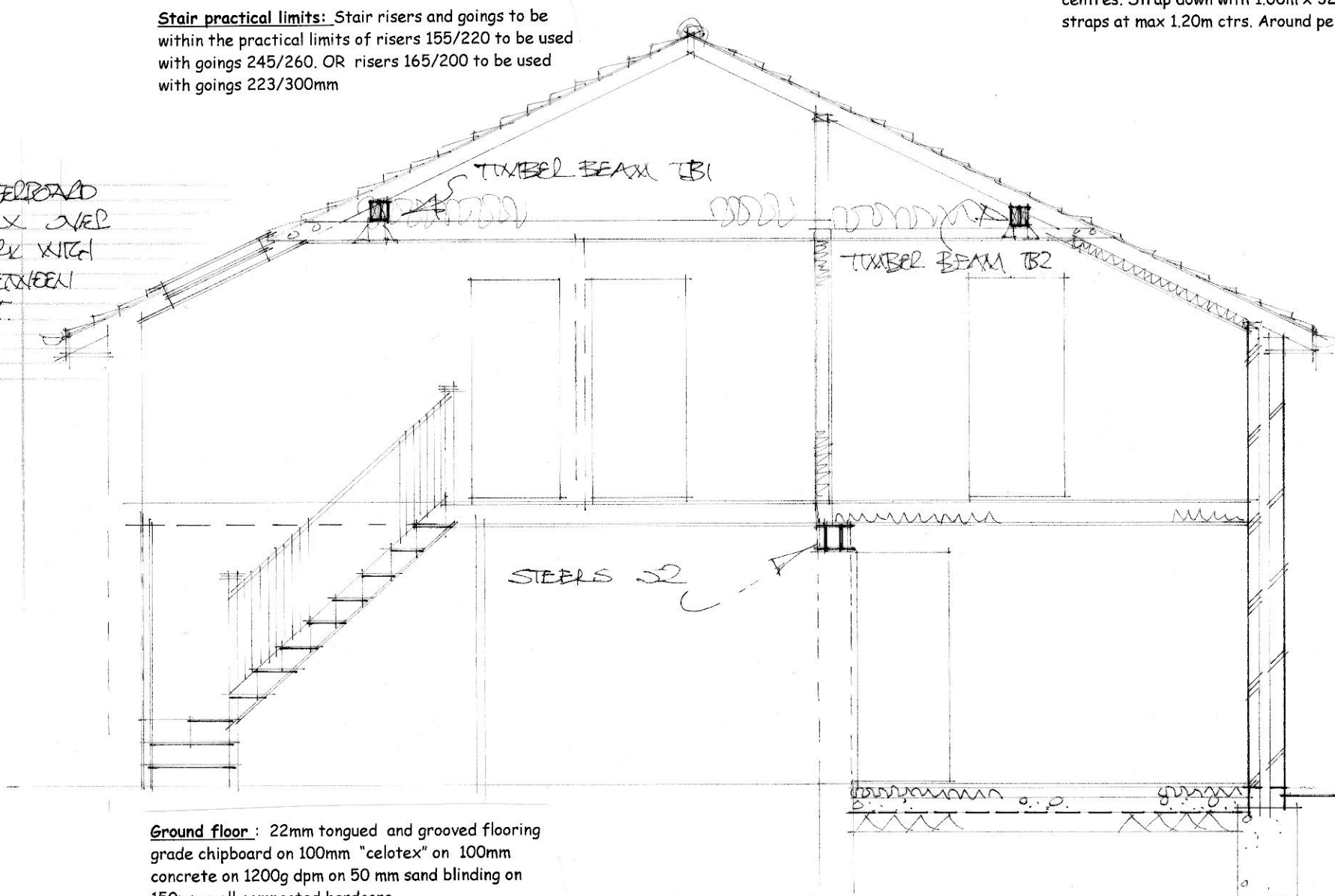
Heating: Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have min. SEDBUK rating of 86%. Installer to be registered on the GAS SAFE REGISTER. Run 22mm diam condensate pipe to foul drain via 75mm trap.

All new radiators to be fitted with TRVs



first floor

Main roof smooth faced concrete tiles on battens on breathable felt on 100x50mm rafters at 400 mm centres. Strap down with 100m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.



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.

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.

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.

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

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

A	Date	Revision
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THORNS-YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
232 London Road, North End, Portsmouth PO2 9JQ
Tel: (023) 9267 2881 Fax: (023) 9266 4457
Website: www.thornsyoung.co.uk

Client
MR. & J. MARTIN

Job Title
7, HURSTVILLE DRIVE
WATERLOOVILLE

Drawing Title
PROPOSED EXTENSION
AND ALTERATIONS

Scale 1:50 1:100

Date 14/04/2013 Drawn by CMC

Drg. No.
6034:13:2
Rev.