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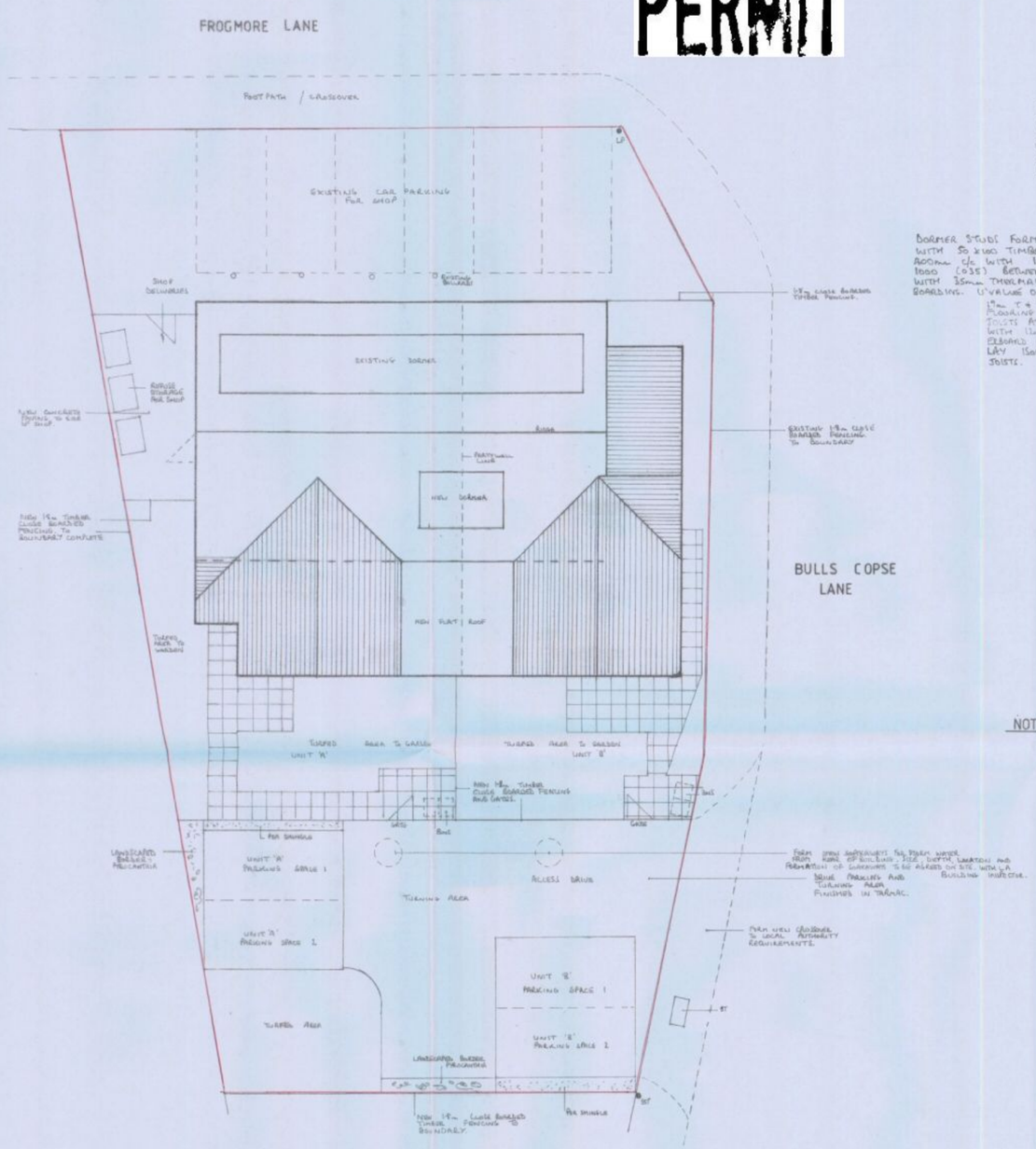
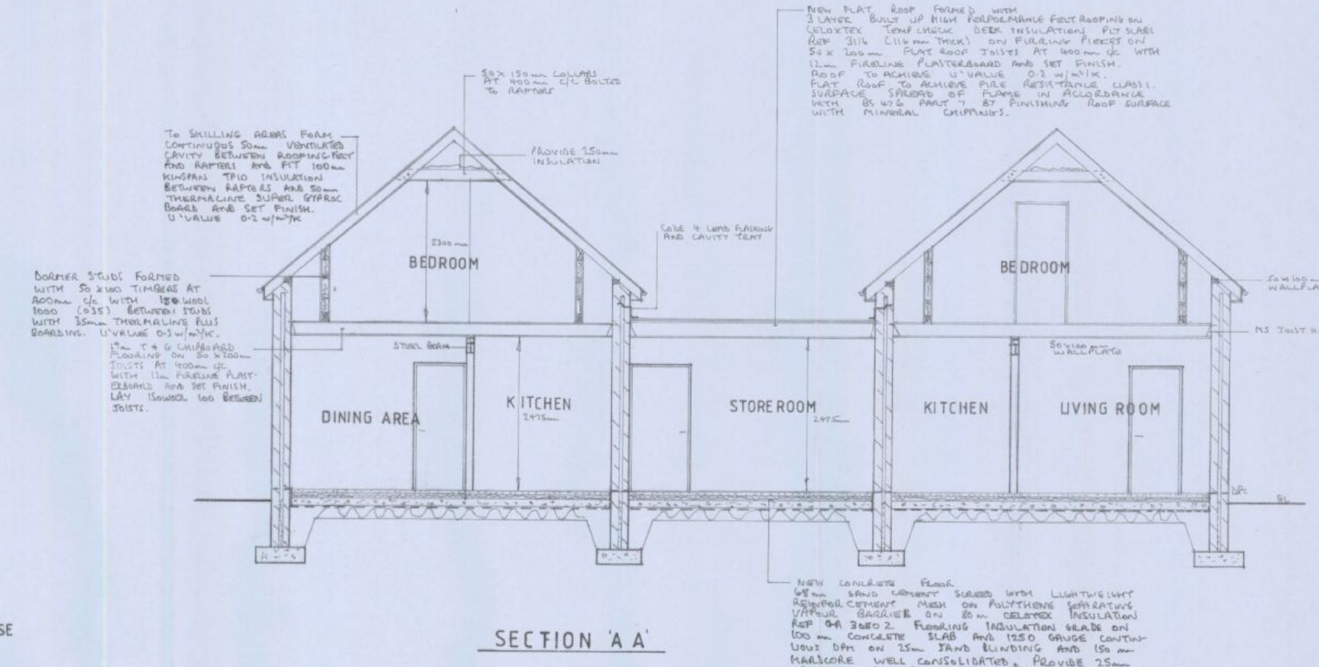


SITE PLAN SCALE 1:100



SECTION 'A A'

NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. ALL STRUCTURAL TIMBERS TO BE GRADE SC4.
3. STRAP NEW FLAT ROOF TIMBERS AND FIRST FLOOR JOISTS TO WALLS WITH 30 x 5mm STRAPS AT 1.0m c/c.
4. DPC'S AND CAVITIES TO BE CONTINUOUS WITH EXISTING.
5. CLOSE CAVITIES AT EAVES WITH BRICKWORK.
6. PROVIDE 215 DP OR SIMILAR CAVITY LINTELS TO OPENINGS IN CAVITY WALLS WITH 150mm END BEARINGS.
7. SEEK OFF ISSUED DRAWS TO LA APPROVAL.
8. ALL PLUMBING TO BS 5572 AND DRAINAGE TO BS 8301.
9. NEW STUD PARTITIONS CONSTRUCTED OF 50x100mm TIMBER STUDS AT 300mm c/c WITH 12.5mm PLASTERBOARD AND SET BOTH SIDES. FIT 45mm GYPROC ISOWOOL ABS 1200 INSULATION BETWEEN STUDS.
10. STRUCTURAL BEAMS TIMBERS AND SUPPORTING PIERS ETC TO BE DESIGNED AND CALCULATED BY A STRUCTURAL ENGINEER.
11. INCREASE BEAM TIMBER BUILDING WITH 9mm CONCRETE. PROVIDE PRESTRESSED CONCRETE LINTOL TO WALLS WHERE BEAMS PASS THROUGH.
12. WASTES TO APPLIANCES - 100mm WC 39mm BATH 38mm SINK AND 32mm WHB.
13. EXTRACT FANS TO ACHIEVE 15 l/sec EXTRACTION TO WC'S BATHROOMS AND 60 l/sec EXTRACTION TO KITCHENS. LIGHTING TO SHOP TO HAVE 15 minute OVERRUN.
14. ALL ELECTRICAL WORKS TO COMPLY WITH PART P OF THE BUILDING REGULATIONS AND CERTIFICATES OF COMPLIANCE PROVIDED ON COMPLETION.
15. EXPOSE EXISTING FOUNDATIONS WHERE REQUIRED ON SITE BY LA BUILDING INSPECTOR TO CONFIRM SUITABILITY FOR ADDITIONAL LOADINGS.
16. WALL TIES TO NEW CAVITY WALLS TO BE PLACED 740mm VERTICALLY AND 450mm HORIZONTALLY - TIES TO BE GALVANISED AND LENGTH TO COVER FULL DEPTH OF CAVITY AND INSULATION.
17. ENCASE ALL STEEL BEAMS WITH 2 No LAYERS 12.5mm FIRELINE PLASTERBOARD AND SET FINISH TO GIVE 1 HOUR FIRE RESISTANCE.
18. NEW FIRE ALARM AND DETECTION SYSTEM TO SHOP TO BE DESIGNED, INSTALLED AND COMMISSIONED TO BS 5839 AND CERTIFICATE ISSUED ON COMPLETION OF THE WORKS.
19. THE EMERGENCY LIGHTING SYSTEM TO THE SHOP IS TO BE DESIGNED INSTALLED AND COMMISSIONED IN ACCORDANCE WITH BS 5266 WITH A CERTIFICATE ISSUED ON COMPLETION OF THE WORKS.
20. FIRE SAFETY SIGNAGE TO THE SHOP AREA TO BE INSTALLED IN ACCORDANCE WITH BS 5499.
21. PROVIDE CLEANING EYES TO WASTE PIPES AT CHANGES IN DIRECTION OCCUR.
22. NEW BELOW GROUND DRAINAGE TO BE 100mm ø PIPES AND ACCU CONNECTORS BEDDED AND SURROUNDED IN PEA SHINGLE. DRAINS TO HAVE MIN. 1:40 FALL.
23. MAINTAIN CONTINUOUS THERMAL INSULATION TO EXTERNAL JUNCTIONS AND LOFT TO ENSURE COLD BRIDGING ELIMINATED.
24. GLAZING TO WINDOWS AND EXTERNAL DOORS TO BE 4mm ANNEALED AND 6mm LOW E HARDCOAT FINISH WITH 16mm ARGON FILLED CAVITY. UNITS TO ACHIEVE U VALUE 1.5 w/m²/K.
25. INSTALL THERMABATE CAVITY CLOSERS TO REVEALS OF NEW EXTERNAL OPENINGS IN CAVITY WALLS.
26. NEW WINDOWS AND GLAZED DOORS TO BE MANUFACTURED AND INSTALLED BY A MEMBER OF FENSA WHO WILL CERTIFY COMPLIANCE WITH PART L OF THE BUILDING REGULATIONS.
27. DOUBLE JOISTS TO BE FITTED UNDER PARTITIONS WHERE RUNNING PARALLEL.
28. INTERNAL LOAD BEARING WALLS TO BE 100mm THERMALITE TURBO BLOCKS OR SIMILAR WITH LIGHTWEIGHT PLASTER EITHER SIDE. WALL BUILT OF CONCRETE FOOTINGS TO LA APPROVAL.
29. GLAZING TO CRITICAL AREAS (within 800mm ABOVE FLOOR LEVEL) TO BE TOUGHENED SAFETY GLASS TO PART N OF THE BUILDING REGULATIONS.
30. ALL WINDOWS TO HABITABLE ROOMS TO HAVE CLEAR OPENING CASEMENTS UNOBSTRUCTED OF 0.33m². OPENINGS TO BE 450 x 735mm OR 750 x 450mm FOR MEANS OF ESCAPE PURPOSES.
31. NEW GAS B COMBINATION BOILERS TO WHICH UNIT TO ACHIEVE A MIN. SEDBUK RATING OF 75%.
32. INSULATE CLEAR ROOFSPACE ABOVE WITH 150mm INSULATION BETWEEN JOISTS AND 120mm ACROSS JOISTS TO GIVE U VALUE 0.16 w/m²/K.
33. SMOKE DETECTORS TO RESIDENTIAL UNITS TO BE WIRED IN TYPE WITH BATTERY BACK UP.
34. PROVIDE LOW ENERGY LIGHT BULBS TO ALL HABITABLE ROOMS IN RESIDENTIAL UNITS.
35. VENTILATE SOFFITE WITH CONTINUOUS 10mm VENTILATION STRIP. PROVIDE HIGH LEVEL ROOF VENTILATION WITH PROPRIETARY RIDGE VENTILATION SYSTEM COMPATABLE WITH ROOF TILES.
36. PROVIDE CLEANING EYES TO WASTE PIPES WHERE CHANGE OF DIRECTION OCCURS.
37. NEW EXTERNAL CAVITY WALLS CONSTRUCTED OF EXTERNAL WATERPROOF RENDER TO MATCH EXISTING WITH 100mm THICK AIRCRETE BLOCK OUTER SKIN 50mm CLEAR CAVITY AND 65mm ROCKWOOL HIGH PERFORMANCE FACTAL FILL CAVITY INSULATION BATTS FIXED TO 100mm THICK INNER SKIN AIRCRETE BLOCKS WITH 13mm LIGHTWEIGHT PLASTER FINISH. WALL TO ACHIEVE U VALUE 0.3 w/m²/K.

HAVANT BOROUGH COUNCIL
12 NOV 2010
RECEIVED

PROPOSED ALTERATIONS AND EXTENSION AT:

48 FROGMORE LANE, LOVEDEAN.

FOR MR C. YOUNG (DRAWING 4 of 4)

SCALE (various)	JOB No. 04/10
DATE 10-10-10	DWN. BY MS

REVISIONS: