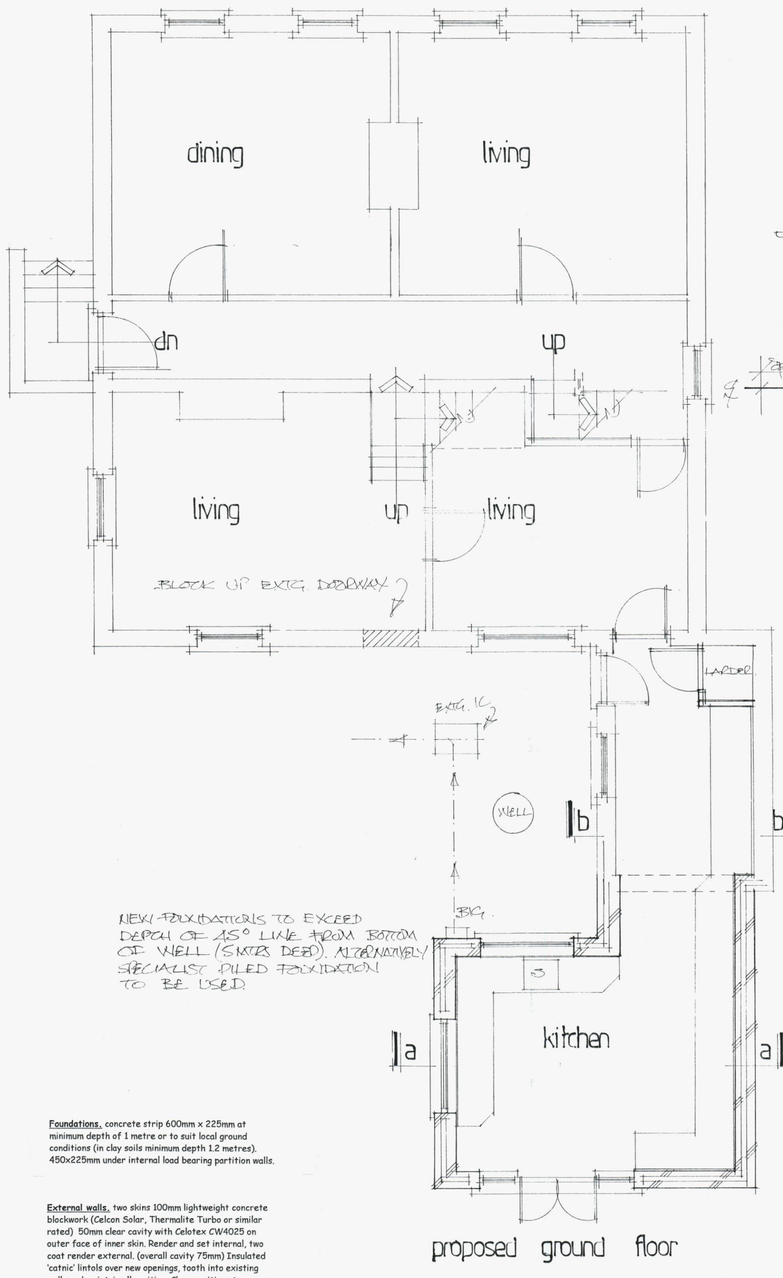
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

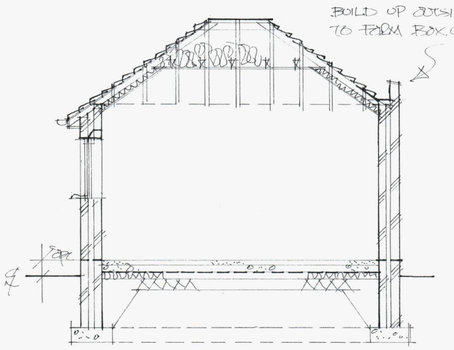
Lighting. Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

0 1 2 3 4 5 scale 1:50. m.

0 2 4 6 8 10 scale 1:100.m.

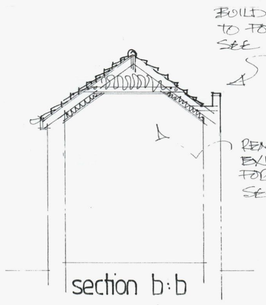


proposed ground floor



section a:a

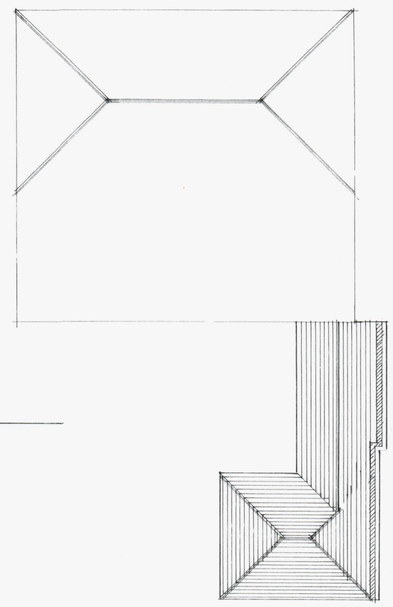
Sloping ceilings Plant on to achieve 150mm min. depth. Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.



section b:b



proposed front



proposed roof plan



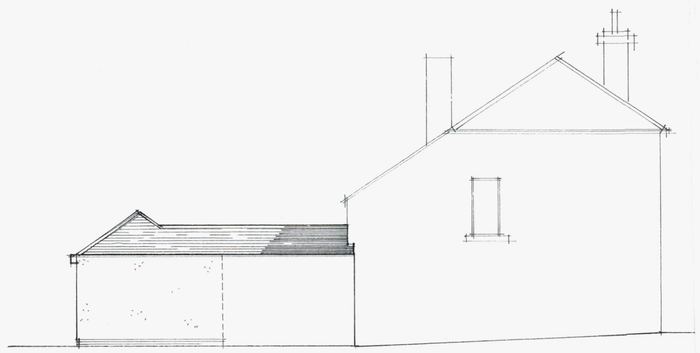
proposed rear



west elevation from courtyard



proposed side



proposed side

Foundations, concrete strip 600mm x 225mm at minimum depth of 1 metre or to suit local ground conditions (in clay soils minimum depth 1.2 metres). 450x225mm under internal load bearing partition walls.

External walls, two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite 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.

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G 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.

Ceilings: 12.5mm foil back plasterboard on 100 x 50 mm joists at 400mm 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.

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 25% 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.

Main roof. concrete tiles on battens on felt on 150. Mm x 50mm rafters at 400mm centres. Strap down with 1.00m 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.

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.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink,

Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min.200mm wide. 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.

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.

All new radiators to be fitted with TRVs

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT 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 ARCHITECT.

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 ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.

Note:

All dimensions must be checked on site and not scaled from this drawing.
EXCEPT FOR LEGAL AUTHORITY PLANNING PURPOSES.

A		
	Date	Revision

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THORNS-YOUNG
ARCHITECTURAL

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Client
MR AND MRS THOMSON

Job Title
360, LOVIDON ROAD
WATERLOOVILLE

HAVANT BOROUGH COUNCIL
25 AUG 2011
RECEIVED

Drawing Title
PROPOSED REAR EXTENSION
FLOOR PLANS AND ELEVATIONS.

Scale 1:50 + 1:100

Date AUG. 2011 | Drawn by CMC.

Drg. No. 4102:11:2 | Rev.

MERCURY GRAPHICS 537451

ARCHITECTURAL 594 x 841mm A1.