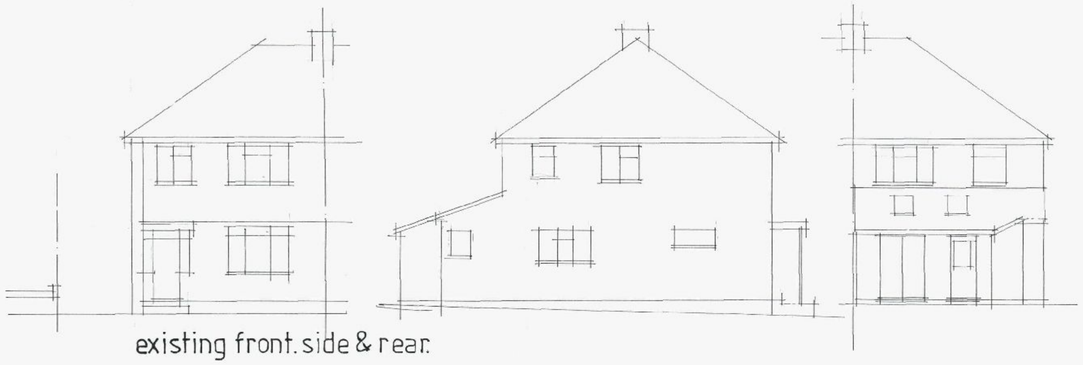
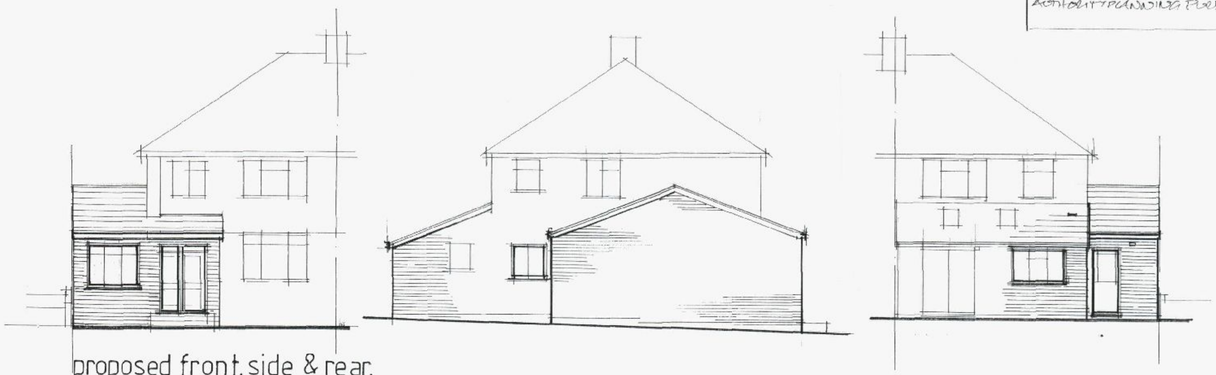
PERMIT

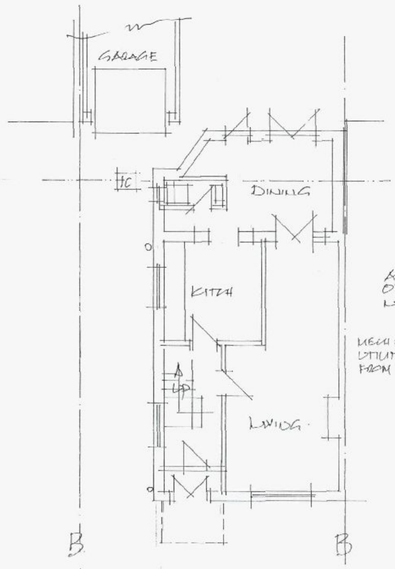
Note:
All dimensions must be checked on site and not scaled from this drawing. ~~EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES~~.



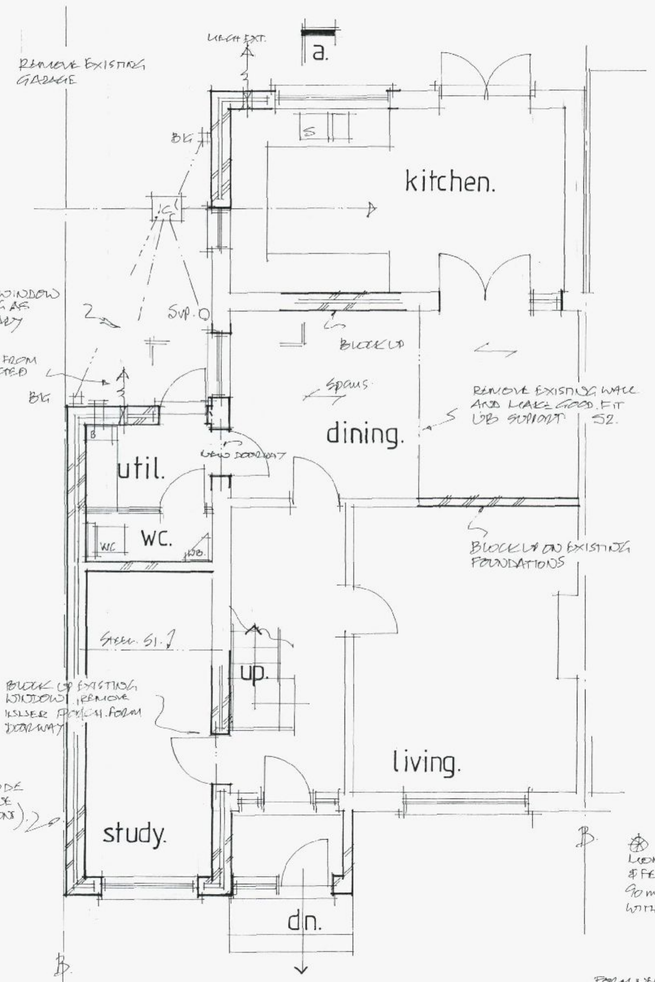
existing front. side & rear.



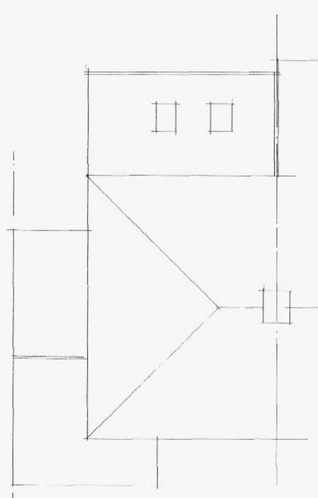
proposed front. side & rear.



exist. g.f.plan.



proposed g.f.plan.



proposed roof plan.

Opening window areas to be mirimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room.

New windows: new double glazed windows to have minimum 16mm air gap to achieve 1.8w/m²k and 'K' glass and Argon gas filled sealed units. Doors to have a min U value of 1.80w/msqk. 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.

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.

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 70mm Celotex tuff R 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.

External walls 112mm facing bricks to match existing as closely as possible, 100mm Crown 'dritherm' insulation batt in 100mm cavity, 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar) inner skin with render and set finish. 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.

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.

Main roof. concrete tiles on battens on felt on 175 Mm x 50 mm rafters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap. (fit eaves vents front, rear and dormers (if applicable.) equivalent to 25mm continuous gap.

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 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.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

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.

All new radiators to be fitted with TRVs

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

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 DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

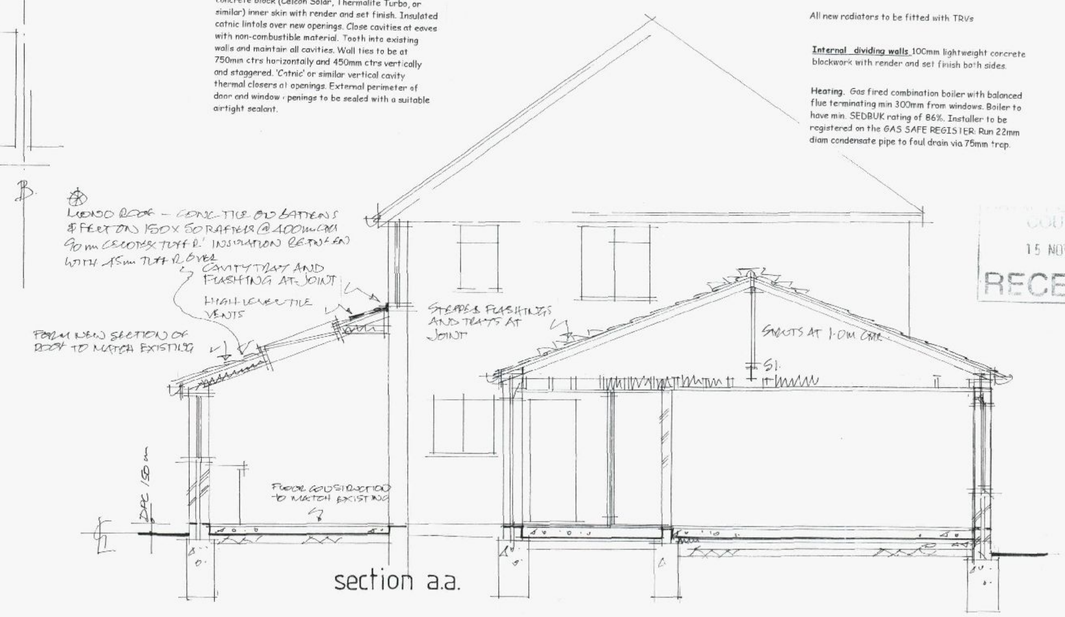
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

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.

0 1. 2. 3. 4. 5. scale 1:50. m.
0 2. 4. 6. 8. 10. scale 1:100.m.



RECEIVED
15 NOV 2011

C	OCT 10	LOW PROFILE TILES ADDED
B	AUG 10	BRICK DETAIL ADDED
A	MAY 10	PITCHED ROOF ADDED.
	Date	Revision

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THORNS-YOUNG
ARCHITECTURAL

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Client
MR & MRS P BADNELL.

Job Title
103 FORTUNES WAY
FAREHAM

Drawing Title
PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION

Scale 1:100 & 1:50 AT A1.

Date APRIL 10 | Drawn by BST

Drg. No. 3048_10 | Rev. C

ARCHITECTURAL 594 x 841mm A1.

MERCURY GRAPHICS 537451