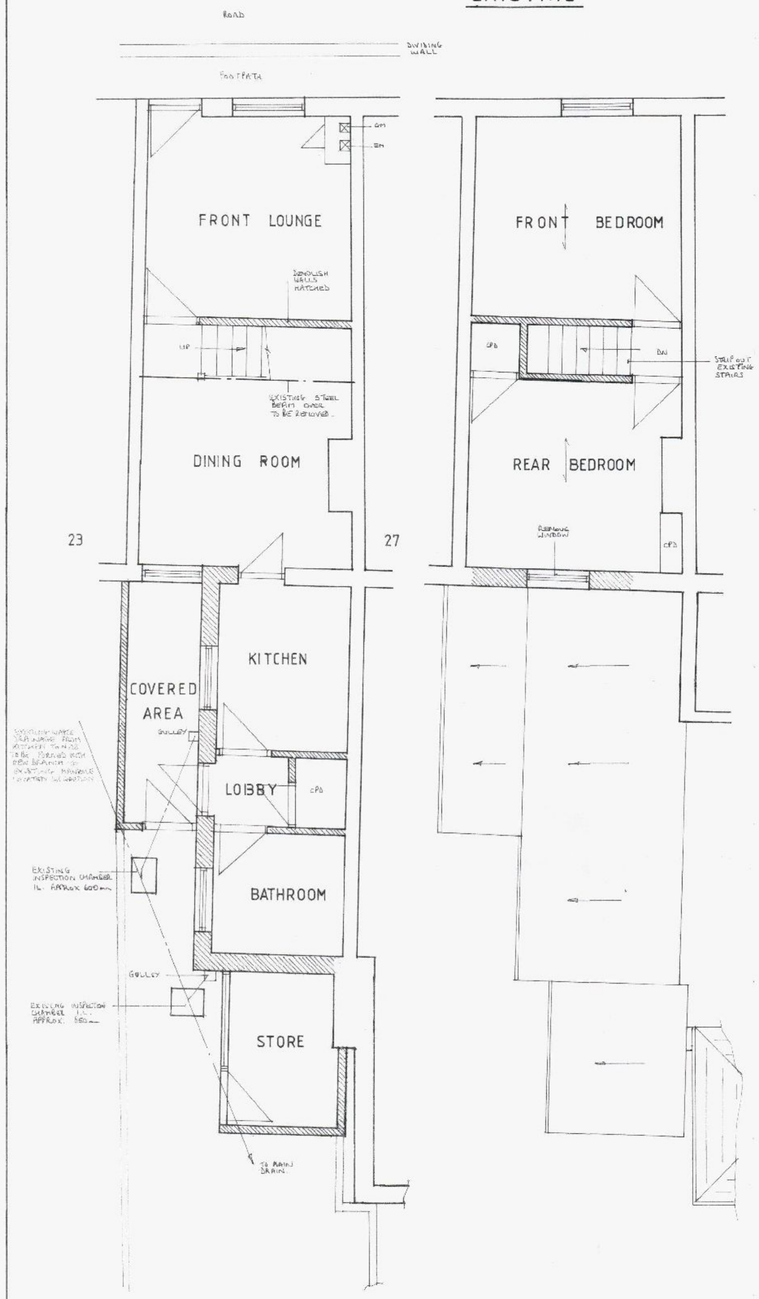
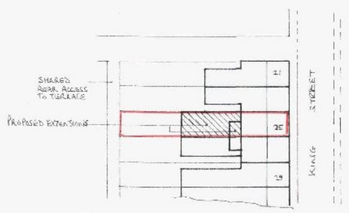
SUPERSEDED

EXISTING



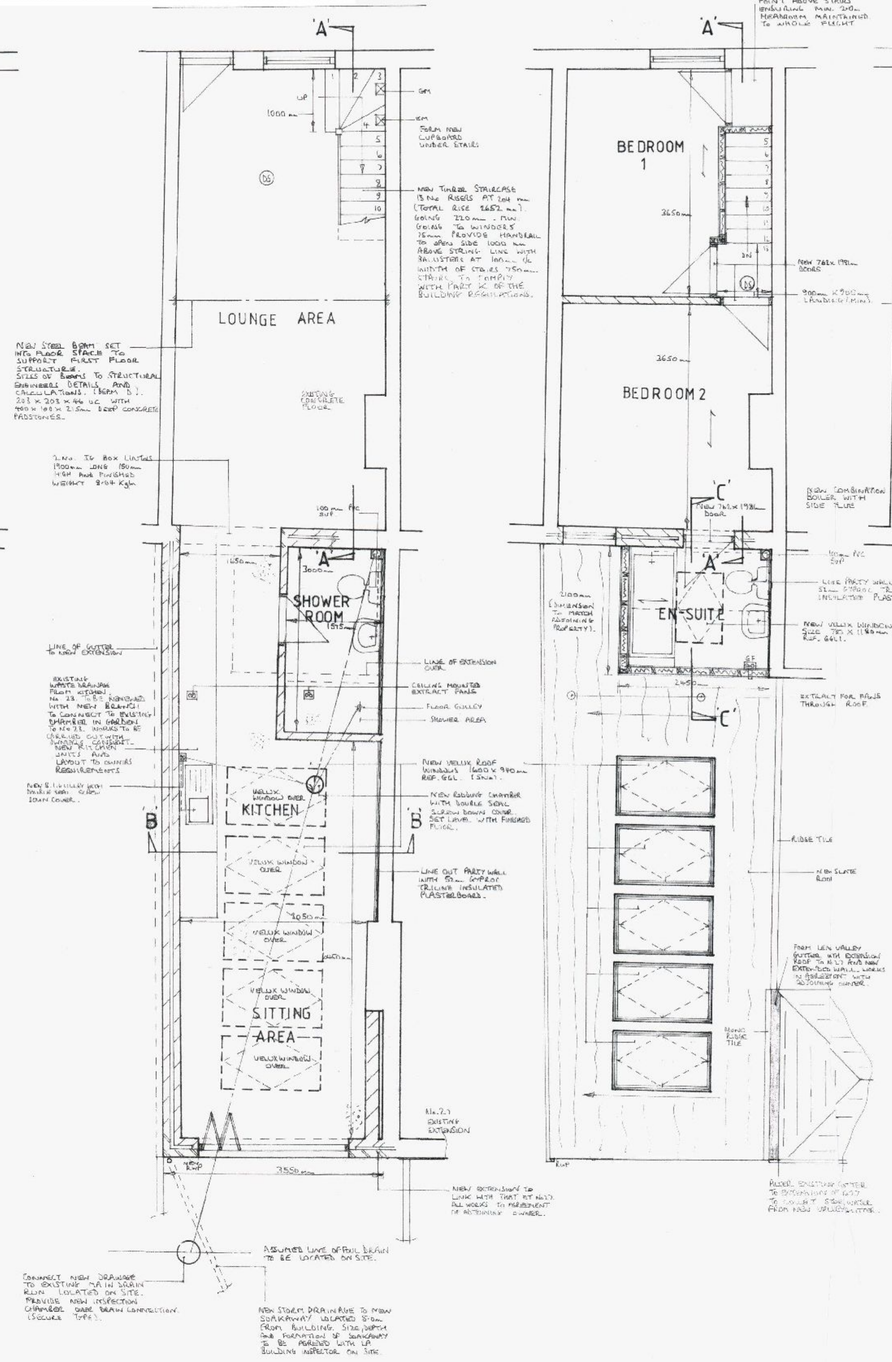
GROUND FLOOR PLAN

FIRST FLOOR PLAN



N

SITE PLAN
SCALE 1 500

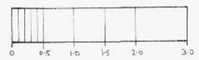


GROUND FLOOR PLAN

FIRST FLOOR PLAN

NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
2. ALL STRUCTURAL TIMBERS TO BE GRADE SC4.
3. STRAP NEW EXTENSION ROOF TO WALLS WITH 30 x 5mm MS STRAPS AT 2.0m c/c.
4. DPC'S AND CAVITIES TO BE CONTINUOUS WITH EXISTING.
5. CLOSE CAVITIES AT EAVES WITH BRICKWORK.
6. PROVIDE 'Z' OR SIMILAR CAVITY LINTOLS TO NEW OPENINGS IN CAVITY WALLS.
7. ALL PLUMBING TO BE BS 5572 AND DRAINAGE TO BE BS 8301.
8. NEW STUD PARTITIONS CONSTRUCTED OF 50 x 100mm TIMBER STUDS AT 400mm c/c WITH 12.5m PLASTERBOARD AND SET EACH SIDE - FIT APPROX. ISOWOOL APR 1200 INSULATION BETWEEN STUDS.
9. STRUCTURAL BEAMS AND SUPPORTING TIMBERS FLRS ETC TO BE DESIGNED AND CALCULATED AND PROVIDED BY A STRUCTURAL ENGINEER.
10. WASTES TO NEW APPLIANCES - WC 100mm BATH 38mm SHOWER 38mm SINK 38mm WASH BASIN 32mm.
11. EXTRACT FANS TO ACHIEVE 15 L/SEC EXTRACTION RATE TO KITCHEN AND 60 L/SEC TO SHOWER ROOM AND BATHROOM.
12. ALL ELECTRICAL WORK TO MEET PART P OF THE BUILDING REGULATIONS AND CERTIFICATE OF COMPLIANCE ISSUED ON COMPLETION.
13. WALL TIES TO NEW CAVITY WALLS TO BE PLACED 140mm VERTICALLY AND 450mm HORIZONTALLY TIES TO BE GALVANISED AND OF LENGTH SUITABLE TO GIVE FULL DEPTH OF CAVITY AND INSULATION.
14. ENCASE STEEL BEAMS WITH TWO LAYERS 12.5mm PLASTERBOARD AND SET FINISH TO GIVE ONE HOUR FIRE RESISTANCE.
15. NEW BELOW GROUND DRAINAGE TO BE 100mm Ø PIPES AND RODDING EYES TO BE AND SURROUNDED IN 14mm SHINGLE. DRAINS TO HAVE MIN. FALL 1:40.
16. MAINTAIN CONTINUOUS THERMAL INSULATION TO EXTERNAL JUNCTIONS AND CORNERS TO ENSURE COLD BRIDGING ELEMINATED.
17. GLAZING TO WINDOW AND EXTERNAL DOORS TO BE 4mm LOW E LAMINATED AND 4mm ARGONATED FINISH WITH ARGON FILLED CAVITY. SEALED UNITS TO ACHIEVE U VALUE 0.16 w/m²k.
18. INSTALL TRICKLE VENT CAVITY CLOSERS TO REVEALS OF NEW EXTERNAL WALLS.
19. NEW EXTERNAL DOORS AND WINDOWS TO BE MANUFACTURED AND INSTALLED BY A MEMBER OF FENSA WHO WILL CERTIFY COMPLIANCE WITH PART L OF THE BUILDING REGULATIONS.
20. DOUBLE JOISTS TO BE FITTED UNDER PARTITIONS WHERE RUNNING PARALLEL.
21. GLAZING TO CRITICAL AREAS (AT 800mm ABOVE FLOOR LEVEL) TO BE TOUGHENED SAFETY GLASS.
22. PROVIDE CLEANING EYES TO CHANGES OF DIRECTION ON WASTE PIPES.
23. PROVIDE LOW ENERGY LIGHT FITTINGS TO ALL HABITABLE ROOMS.
24. PROVIDE WIRED IN AND LINKED TOGETHER SMOKE DETECTORS TO EACH FLOOR WITH BATTERY BACK UP.
25. WORKS TO BOUNDARY AREA ADJACENT No 23 TO BE SUBJECT TO APPROVAL OF ADJOINING OWNER.
26. ANY WORKS SUBJECT TO PARTY WALL AGREEMENT TO BE RESOLVED AND IN PLACE BEFORE WORKS COMMENCE / CONTRACTOR TO CONFIRM ARRANGEMENTS IN PLACE WITH OWNER.
27. PROPERTY IS LOCATED IN A CONSERVATION AREA AND WORKS MUST NOT DEVIATE FROM APPROVALS ISSUED WITH CONSULTATION WITH LOCAL AUTHORITY.
28. NEW EXTERNAL WALLS CONSTRUCTED OF FACING BRICKS TO MATCH EXISTING TO OUTER SKIN 50mm CLEAR CAVITY 90mm ROCKWOOL HIGH PERFORMANCE PARTIAL FILL CAVITY BATTS FIXED TO 100mm 7N INNER SKIN BLOCKS WITH LIGHTWEIGHT PLASTER FINISH. WALL STRUCTURE TO ACHIEVE U VALUE 0.28 w/m²k.
29. ALL WINDOWS TO UPPER FLOOR HABITABLE ROOMS TO HAVE CLEAR OPENING LIGHT/LOCATION OF 0.33m². OPENINGS TO BE 750 x 1350m OR 730 x 450m MIN FOR MEANS OF ESCAPE PURPOSES.
30. NEW GAS COMBINATION CONDENSING BOILER TO ACHIEVE A MIN. SEDBUK RATING OF 75%.
31. VENTILATE SOFFITS WITH CONTINUOUS 10m VENTILATING STRIP PLUS HIGH LEVEL ROOF VENTILATION WITH PROPRIETARY RIDGE OR MONO RIDGE SYSTEM COMPATABLE WITH SLATES.
32. PROVIDE TRICKLE VENTS TO ALL WINDOWS TO PROVIDE 8000 mm² VENTILATION TO EACH ROOM.
33. PROVIDE DOUBLE RAFTERS EACH SIDE OF NEW VELUX WINDOWS AND PROVIDE TRIMMERS AT TOP AND BOTTOM OF VELUX WINDOWS REINFORCED WITH MS STRAPS.
34. PROVIDE ONE LAYER OF 12.5mm FIRELINE PLASTERBOARD TO INSIDE FACE OF DORMER CHEEKS TO PROVIDE MIN 30 MINS FIRE RESISTANCE TO DORMER STRUCTURE.
35. GLAZING TO CRITICAL AREAS (LOWER THAN 800mm) ABOVE FLOOR LEVEL TO BE LAMINATED SAFETY GLASS.
36. NEW GAS BOILER TO BE INSTALLED BY COMPETANT APPROVED GAS SAFE INSTALLER.
37. NEW FOUNDATIONS TO NOT EXTEND BEYOND BOUNDARY.
38. EXISTING FOUNDATIONS AND LINTOLS WHERE SUBJECT TO ADDITIONAL LOADINGS TO BE EXPOSED AS REQUIRED BY BUILDING INSPECTOR TO CONFIRM SUITABILITY.
39. PROVIDE SOLID TIMBER NOGGINS AT MIDSPAN OF NEW FIRST FLOOR JOISTS.
40. HEATING CONTROLS TO COMPLY WITH PART L OF THE BUILDING REGULATIONS.



SCALE BAR 1:50 @ A1 SIZE

PROPOSED EXTENSION AND ALTERATIONS:
25 KING STREET, EMSWORTH

FOR: MR & MRS S. HITCHMAN.

HAVANT BOROUGH COUNCIL
-5 SEP 2011
RECEIVED

SCALE: 1:50	DATE: 23-7-11
JOB No 05/11 (01)	DWN BY: MS

REVISIONS:
A1. SCHEME REVISED DORMER CONVERSION OMITTED AND BUILDINGS REGULATIONS AMENDMENTS ADDED. 22-9-11