

SIDE WEST ELEVATION 1:100



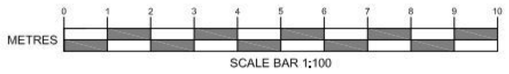
FRONT NORTH ELEVATION 1:100



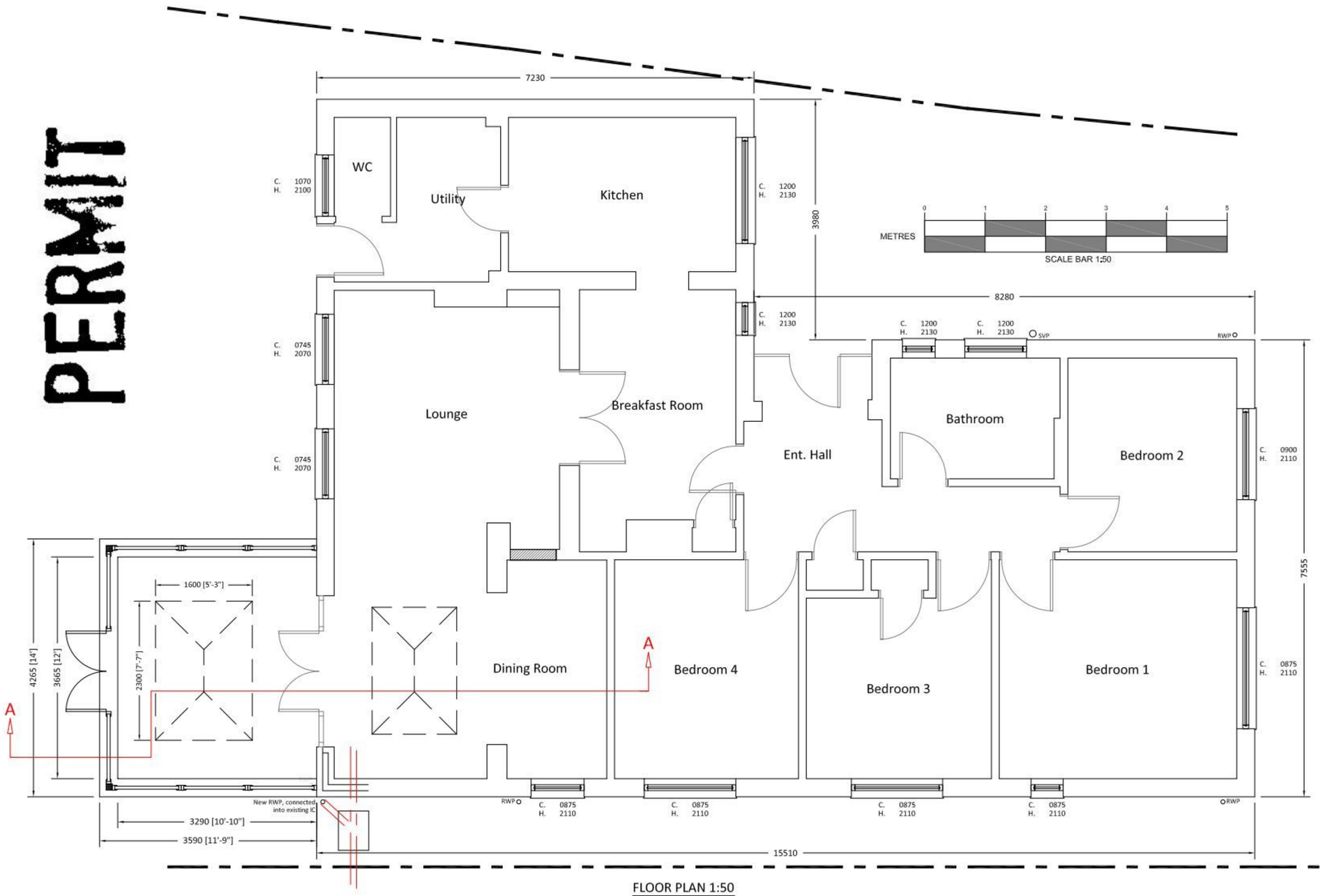
REAR SOUTH ELEVATION 1:100



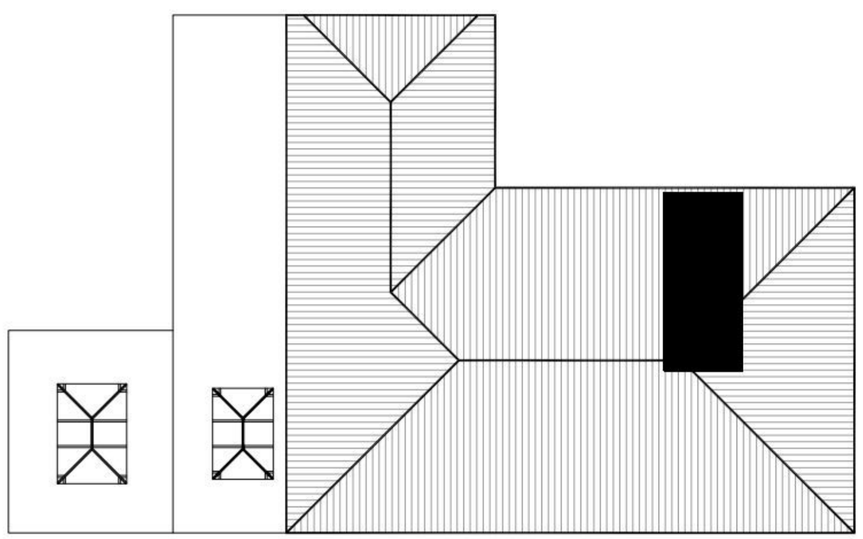
SIDE EAST ELEVATION 1:100



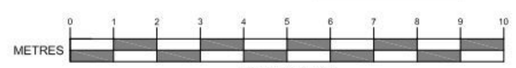
PERMIT

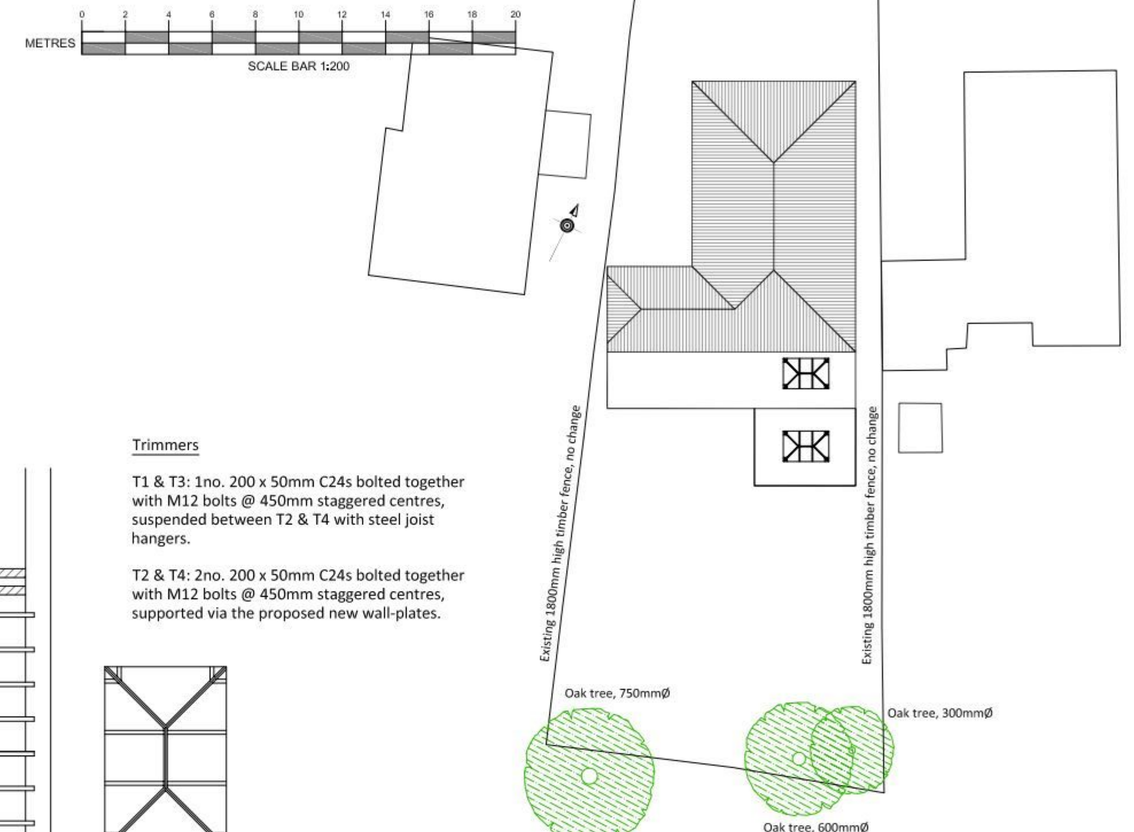


FLOOR PLAN 1:50

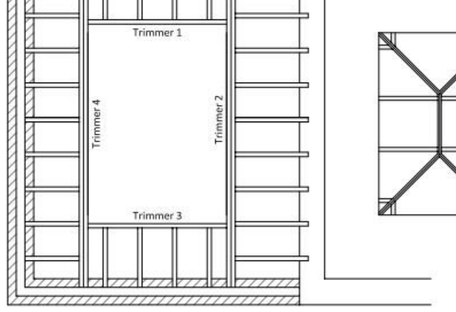


ROOF PLAN 1:100





SITE PLAN 1:200

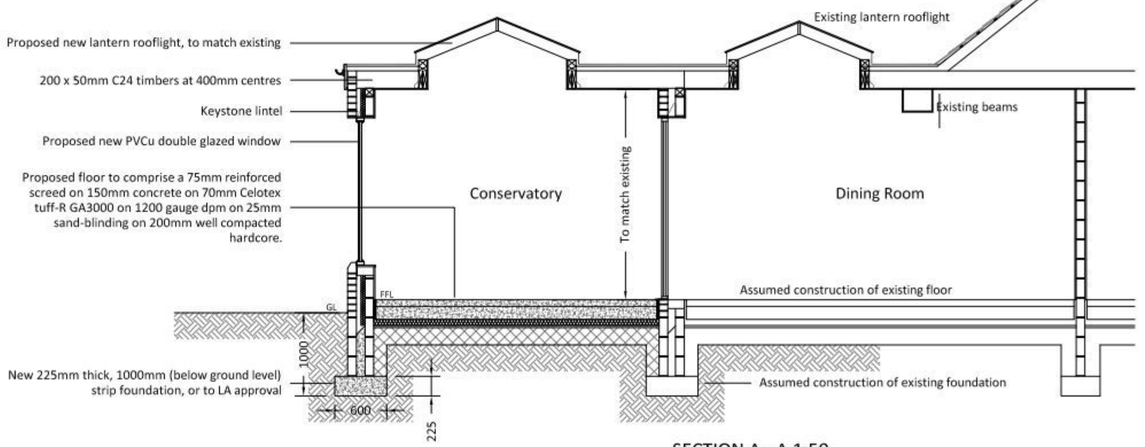


FLAT ROOF TIMBERS 1:50

Trimmers

T1 & T3: 1no. 200 x 50mm C24s bolted together with M12 bolts @ 450mm staggered centres, suspended between T2 & T4 with steel joist hangers.

T2 & T4: 2no. 200 x 50mm C24s bolted together with M12 bolts @ 450mm staggered centres, supported via the proposed new wall-plates.



SECTION A - A 1:50

Building Regulations Notes:

Foundations
Proposed foundations to be 1.0m below ground level and to comprise new strip footings, 600 x 225mm deep to both new external cavity walls, with proposed new concrete mix to comprise FND 2. All proposed new foundations are to be taken down a minimum of 100mm below any existing adjacent drain inverts within 1.0m of the extension footprint.

External Cavity Walls
Proposed cavity walls, 300mm overall cavity width (or to match existing building) comprising 100mm Thermalite Turbo blocks, 100mm cavity incorporating 50mm Celotex tuff-R CW3000 high performance thermal insulation and 100mm faced brick outer leaf. All to achieve a U-value of 0.30W/m²K. Cavity walls to include for new stainless steel wall ties installed at 750mm centres horizontally and 450mm centres vertically. New walls to be connected to existing via new Simpson Strong-Tie Wall Extension Profiles. DPC to comprise 100mm polythene set at level to match existing lapping minimum 100mm with existing. Vertical DPC to comprise 150mm polythene with 25mm polystyrene insulated backing with reveals closed in blockwork. New external wall also to incorporate galvanised steel corner lintel and post supplied by Keystone Lintels or equivalent approved, comprising L-shaped galvanised steel open backed lintel, 100x100x5mm SHS galvanised steel post and 10mm galvanised steel base plate resin anchor bolted to foundation, with brickwork and blockwork notched around as necessary. SHS post to be filled with Celotex or similar insulation. End bearings to be built into new cavity walls with minimum 150mm bearings.

Ground Floor
The proposed ground floor shall comprise a 75mm reinforced screed on 150mm concrete on 70mm Celotex tuff-R GA3000 on 1200 gauge dpm on 25mm sand-blinding on 200mm well compacted hardcore. All to achieve a minimum U-value of 0.25W/m²K.

Glazed Pitched Roof
New roof to comprise Vision Roof Light covered hipped pitched roof (at approximately 23° pitch and to match the existing adjacent fitting) comprising 170 x 47mm C24 timber joists (as detailed/calculated), built off of 100 x 50mm softwood plate, (bearing on new walls) and joist hangers bearing on existing walls. Glazed panels to be held down with aluminium trims with rubber seals. Flat roof to comprise 22mm marine grade ply deck, laid to falls toward outlet as detailed, comprising trimmers of 125 x 75 and 125 x 50mm C24s bolted together at 450mm centres with M16 bolts, either built into new blockwork/suspended via joist hangers or suspended between trimmers as detailed. All connections between joists to be via galvanised steel joist hangers. 12.5mm plasterboard finish internally with 100mm Celotex tuff-R GA3000 insulation between joists. All to achieve a minimum U-value of 0.20W/m²K.

Doors and Windows
Proposed new windows and doors to comprise PVCu double glazed units with low-profile thresholds, thermal breaks and 3no butts as per the manufacturers recommendations. All glazing below 800mm above FFL to comprise safety glass and to comprise low-emissivity argon filled glass.

Drainage
1no new RWP as detailed connected into the existing inspection chamber as detailed. Supply and lay new 110mm PVC sub-soil stormwater pipework and all components as detailed on the contract drawing and connect into the existing below ground drainage. Provide 1 no new rodding eye access to the proposed new rainwater pipe and gulley.

Services
Existing services to be extended in accordance with relevant standards and codes of practice. Existing electrical services to be tested prior to works commencing on site, and any defects reported. Works to be fully tested and commissioned upon completion, strictly in accordance with the latest relevant legislation. Exact location of all outlets to be agreed on site when the layout has been agreed.
All new switching and the like shall be installed as follows:
Switches: 1000mm above FFL.
Sockets: 800mm above FFL.
One in four proposed new light fittings fitted/installed throughout the extension and existing building will comprise energy efficient fittings.

Extended Existing Services
The existing radiator heating system to be fully tested and certificated prior to works completion. All proposed new radiators are to be fitted with TRV's as instructed by Building Control.

NOTES:

This drawing has been prepared for the purpose of Planning and / or Building Regulations approval, and should not be used for any other purpose.
All dimensions to be checked on site and any discrepancy notified to Martin Ralph Chartered Surveyors & Engineers. Written dimensions are to be used in preference to scaled dimensions.
This drawing is the property of Martin Ralph Chartered Surveyors & Engineers and must not be reproduced, in part or whole, or deviated from, without their permission.
It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

	AMENDMENTS	DATE
C	ADJOINING PROPERTIES ADDED TO BLOCK PLAN	06.05.2011
B	EXTENSION/CONSERVATORY INCREASED IN DEPTH ALONG WITH THE LANTERN ROOFLIGHT	26.04.2011

CLIENT
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PO8 8JB

PROJECT
Proposed Single Storey Rear Extension
65 Longwood Avenue
Cowplain
Waterlooville
Hampshire
PO8 8JB

DRAWING TITLE
Proposed Floor Plan, Roof Plan, Elevations, Site Plan and Section A - A

DATE
08.04.2011

SCALE
1:50, 1:100 & 1:200 @ A1

DRAWING No.
11/089/PM/PBR/02

REVISION
C1

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