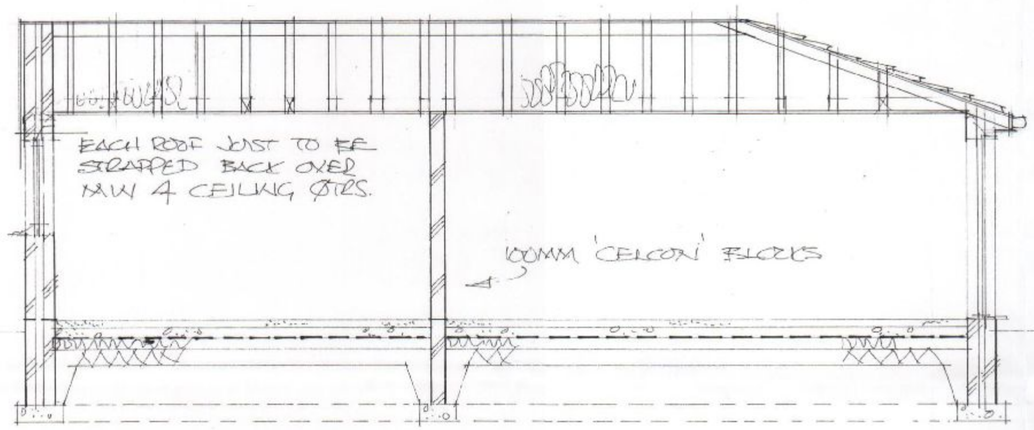
PERMIT

Ceilings: 12.5mm foil back plasterboard on 125 x 50 mm joists at 400 mm 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.

Main roof Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on felt on 125 mm . x 50 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galvanised. ms. straps at max 1.20m centres around perimeter.

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.

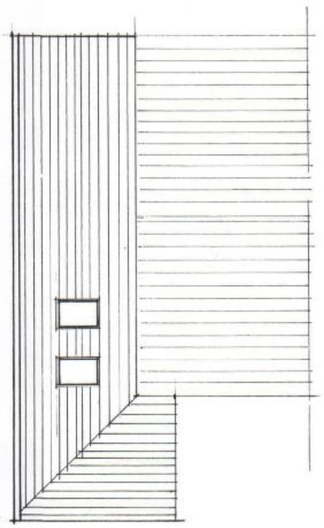
TILES TO BE SUITABLE FOR LOW PITCH. COLOUR TO MATCH EXISTING.



section a:a

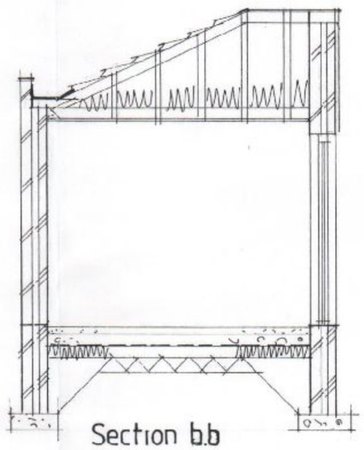


extg roof plan



proposed roof plan

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.



Section b.b

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.

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.

External walls 112mm facing bricks to match existing as closely as possible, 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) 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.

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.

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.

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.

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.

New and existing drains where passing beneath building encased in 150mm minimum of concrete.

Taps: All hot water taps to be fitted on the left hand side of the appliance.

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

All new radiators to be fitted with TRVs

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.

External walls 112mm facing bricks to match existing as closely as possible, 50mm cavity 125x50mm studwork at 400mm vertical ctrs. 9mm ply, 25mm cavity to Celotex GA4100 between studs with 12.5mm foil back plasterboard finish. Insulated catnic lintols over new openings. Close cavities at eaves level with non combustible material. Tooth into existing brickwork.. Catnic or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

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.

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.

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.

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

A	APRIL '11'	CLIENT AMENDMENT
	Date	Revision

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ARCHITECTURAL

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Client
MR AND MRS McCANNON

Job Title
20 SENTINEL CLOSE WATERLOOVILLE

HAVANT BOROUGH COUNCIL
14 APR 2011
RECEIVED

Drawing Title
PROPOSED SINGLE STOREY SIDE EXTENSION

Scale 1:50 + 1:100

Date MARCH 2011 | Drawn by CMC.

Drg. No. 4039:11:2 | Rev. A