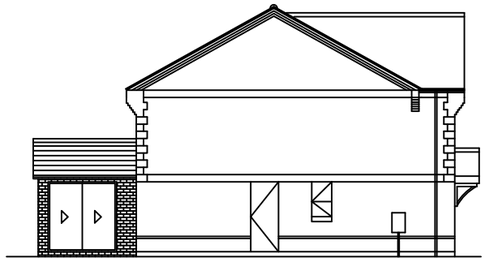
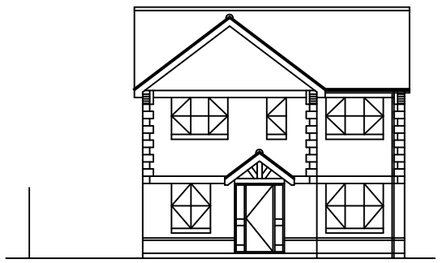
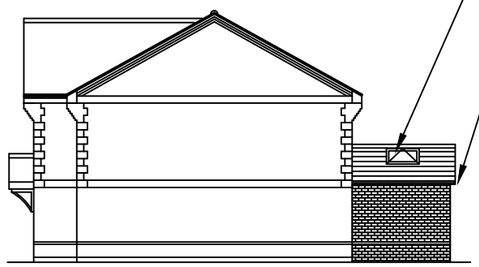
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

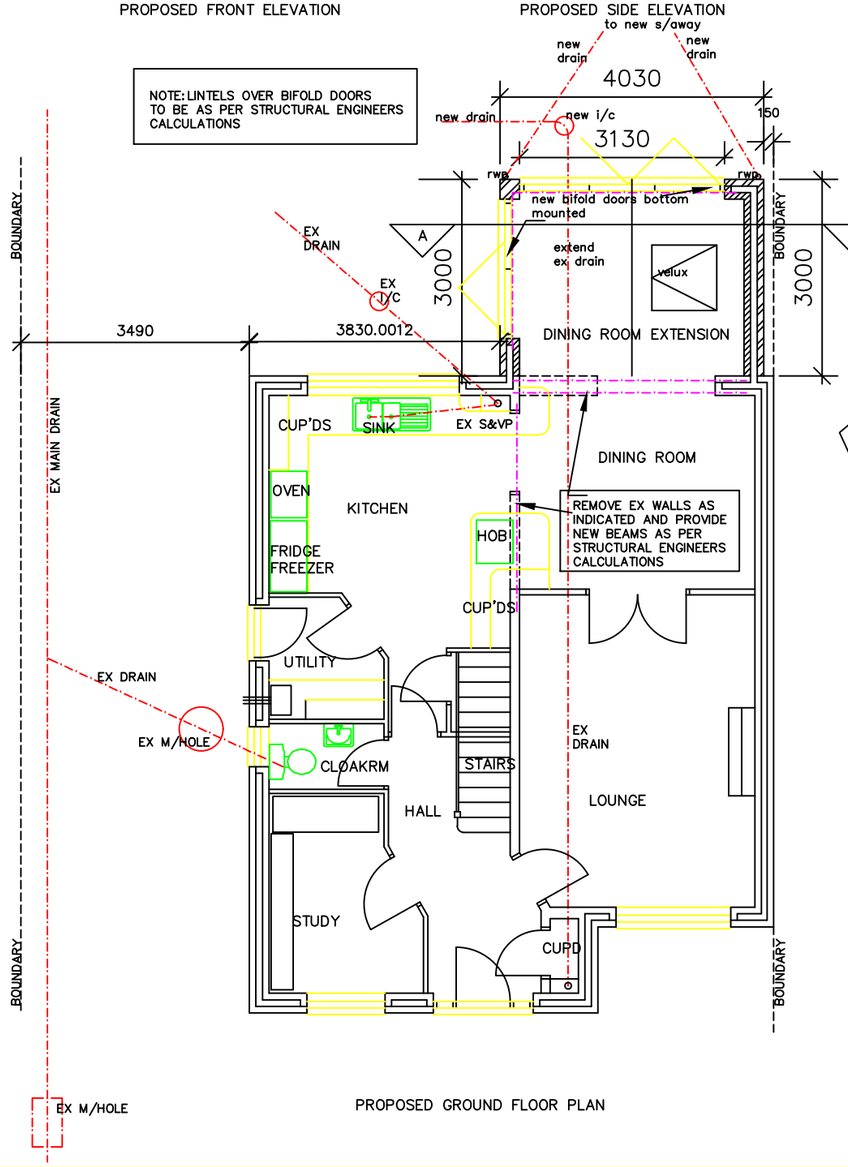


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

NOTE: LINTELS OVER BIFOLD DOORS TO BE AS PER STRUCTURAL ENGINEERS CALCULATIONS



PROPOSED GROUND FLOOR PLAN

NEW ROOF IN CONCRETE INTERLOCKING TILES TO MATCH EXISTING ON ROOFING QUALITY 38 X 25mm TANALISED TILE BATTENS OVER ROOFING QUALITY UNTEARABLE/BREATHABLE APPROVED FELT LAID OVER NEW 150 x 50 RAFTERS BOLTED TO 175 x 50 CEILING JOISTS WITH NEW S/WOOD 175 X 50 RIDGE
TIMBER GRADE AND SIZING AS PER STRUCTURAL ENGINEERS DESIGN, CEILINGS IN 12.5mm PLASTERBOARD AND SKIM.

NEW DOUBLE GLAZED UPVC VELUX WINDOW TO HAVE DOUBLE TRIMMERS ALL AROUND AND INCLUDING LIGHT WELL IN 12.5mm PLASTERBOARD AND SKIM WITH MIN 300mm THICK FIBREGLASS QUILT INSULATION BTWN ALL CEILING JOISTS AND AROUND LIGHT WELL.

NEW FASCIAS AND EAVES SOFFITES IN APPROVED UPVC TO MATCH EXISTING WITH UPVC OGEE GUTTERS AND RWP'S TO MATCH EXISTING.

CEILINGS IN 12.5mm FOILBACKED PLASTERBOARD AND SKIM WITH MIN 300mm THICK FIBREGLASS QUILT INSULATION LAID BTWN AND OVER NEW CEILING JOISTS.

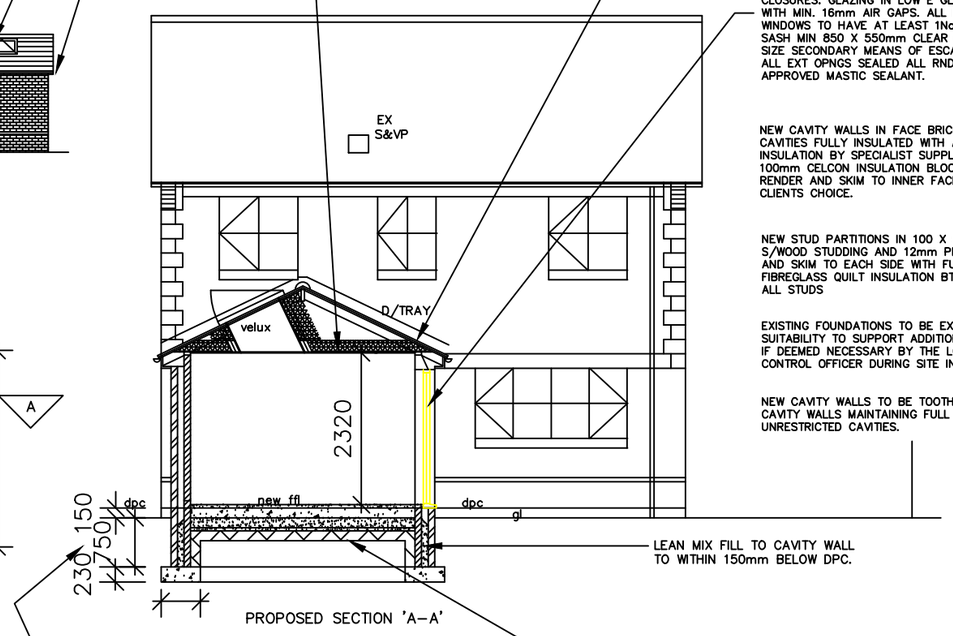
ALL NEW WINDOWS & EXT. DOORS IN UPVC DOUBLE GLAZED UNITS TO MATCH EXIST. IN TOUGHENED SAFETY GLASS TO BS6206 WITH CATNIC CG70/100 OR CH70/100 LINTELS OVER & VERT. PATENTED INSULATED 150mm WIDE DPC'S AS CAVITY CLOSURES. GLAZING IN LOW E GLASS WITH MIN. 16mm AIR GAPS. ALL NEW WINDOWS TO HAVE AT LEAST 1No OPNG SASH MIN 850 X 550mm CLEAR OPNG SIZE SECONDARY MEANS OF ESCAPE. ALL EXT OPNGS SEALED ALL RND IN APPROVED MASTIC SEALANT.

NEW CAVITY WALLS IN FACE BRICK AS EXIST. & MIN 100mm CAVITIES FULLY INSULATED WITH APPROVED BLOWN FIBRE INSULATION BY SPECIALIST SUPPLIER AND INNER SKIN IN 100mm CELCON INSULATION BLOCKS ALL WITH 12mm RENDER AND SKIM TO INNER FACES AND DECORATED TO CLIENTS CHOICE.

NEW STUD PARTITIONS IN 100 X 50mm S/WOOD STUDDING AND 12mm PL/BRD AND SKIM TO EACH SIDE WITH FULL FIBREGLASS QUILT INSULATION BTWN ALL STUDS

EXISTING FOUNDATIONS TO BE EXPOSED AND CHECKED FOR SUITABILITY TO SUPPORT ADDITIONAL LOAD AND UNDERPINNED IF DEEMED NECESSARY BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER DURING SITE INSPECTION.

NEW CAVITY WALLS TO BE TOOTHED AND BONDED TO EXISTING CAVITY WALLS MAINTAINING FULL HEIGHT CONTINUOUS UNRESTRICTED CAVITIES.



LEAN MIX FILL TO CAVITY WALL TO WITHIN 150mm BELOW DPC.

PROPOSED SECTION 'A–A'

DPC IN APPROVED FELT TO BE MIN 150mm ABOVE GL.
DEPTH OF NEW FOUNDATIONS TO SUIT SITE SOIL CONDITIONS IN 1:3:6–40mm AGGREGATE MIX AND UNDERPIN EXISTING FOUNDATIONS AT JUNCTION WITH NEW FOUNDS IF DEEMED NECESSARY BY BUILDING INSPECTOR DURING SITE INSPECTION.

NEW GROUND FLOOR IN 50mm SAND/CEMENT SCREED OVER 100mm CONCRETE BASE ON APPROVED BREATHABLE MEMBRANE OVER 100mm CW3000 APPROVED CELOTEX FLOOR INSULATION ON 1200G POLYTHENE VISQUEEN DPM OVER 50mm SAND BLINDING ON MIN 150mm HARDCORE O/SITE AND RETURN FILL TO FOUNDATION TRENCHES INCL 50mm CELOTEX APPROVED INSULATION TO SLAB EDGE

NEW DRAINS IN 100mm DIAMETER UPVC APPROVED DRAIN PIPE WITH HEPSLEEVE FLEXIBLE JOINTS TO MIN. 1:40 FALLS BEDDED ON AND SUROUNDED WITH MIN 150mm PEA GRAVEL. DRAIN TO CONNECT INTO EXISTING MANHOLE.

PROVIDE MIN 150mm CODE 5 LEAD FLASHINGS & STEPPED DAMP TRAYS AT JUNCTION OF NEW ROOF AND EXISTING CAVITY WALL AS INDICATED.

ALL ELECTRICAL WORK TO BE CARRIED OUT BY A COMPETENT PERSON TO PART P OF THE BUILDING REGS. DESIGNED, INSTALLED, INSPECTED & TESTED TO NICEIC STANDARDS & A COMPLETION CERTIFICATE MUST BE ISSUED TO THE LOCAL AUTHORITY BUILDING CONTROL DEPT., BEFORE OCCUPATION OF THE BUILDING COMMENCES.

PROVIDE MECHANICAL VENTILATION TO NEW KITCHEN/DINING AREA TO PROVIDE MIN 30LITRES AIR EXTRACT RATE PER SECOND TO EXTERNAL AIR.

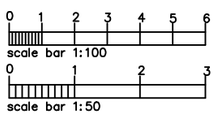
LATERAL RESTRAINT STRAPS REQ'D FROM GABLE CAVITY WALL AND OVER 3 OUTER RAFTERS AND CEILING JOISTS AT APPROX 1200mm CENTRES.

EXTEND HOT WATER RADIATOR SYSTEM INTO NEW HABITABLE AREAS & EXTEND HOT AND COLD WATER SUPPLIES AS NECESSARY. ALL PLUMBING TO BE INSTALLED AS PER BS EN 12056 2000.
EXISTING COMBI BOILER AND BALANCED FLUE TO BE RESITED BY SPECIALIST, POSITION TO BE AGREED AND CONFIRMATION DETAILS GIVEN TO THE LOCAL AUTHORITY BUILDING CONTROL OFFICER DURING SITE VISIT.

PROVIDE ALL NEW ELECTRICAL SOCKETS & LIGHT FITTINGS TO CLIENTS CHOICE TO IEE REGS & PROVIDE A SELF CONTAINED INTERCONNECTED SMOKE ALARM SYSTEM, PERMANENTLY WIRED TO A FUSED CIRCUIT TO IEE WIRING REGS & TO BS 5839 PART 1.

NEW 38mm DIAMETER UPVC WASTES TO BE PROVIDED TO BATH & WHB COMPLETE WITH 75mm DEEP SEAL ANTISIPHONAGE TRAPS TO ALL WASTE OUTLETS

Note: this drawing is to be read in conjunction with the structural calculation sheets.



SPECIFICATION NOTES.

CEILINGS:
CONSTRUCTED IN 12.5mm FOIL BACKED PLASTERBOARD AND SKIM COAT GYPSUM PLASTER WITH MINIMUM 300mm THICK FIBREGLASS QUILT INSULATION OVER LAID BETWEEN CEILING JOISTS.
A MINIMUM GAP OF 50mm MUST BE MAINTAINED AT EAVES ABOVE INSULATION TO ALLOW AIR FLOW INTO ROOF VOID, PATENTED ROOF VENTS TO BE FITTED AT RIDGE LEVEL AND AT ANY ROOF JUNCTION WITH AN EXTERNAL WALL TO GIVE A MINIMUM OF 2,500mm square VENT AREA PER METRE OF ROOF TO GIVE CROSS FLOW VENTILATION TO ENCLOSED ROOF SPACE.
FLOORS:
GROUND FLOOR LEVEL AS EXISTING(SEE SPEC ON SECTION).
DAMP TRAYS AND FLASHINGS TO BE PROVIDED IN CODE 5 LEAD AND INSTALLED AS PER THE LEAD DEVELOPMENT ASSOCIATION REQUIRMENTS.MINIMUM OF 150mm LEAD UPSTAND IS REQUIRED WHERE A WALL AND ROOF JUNCTION OCCURS ABOVE WHICH A CONTINUOUS LEAD DAMP TRAY MUST BE PROVIDED WITHIN THE CAVITY WALL.
CAVITY WALLS:
TO BE CONSTRUCTED IN FACE BRICK OUTER SKIN TO MATCH EXISTING WHERE APPLICABLE WITH A 100mm WIDE CAVITY WITH 9NO GALVANISED MILDSTEEL WALL TIES PER METRE SQUARE WALL AREA AND INNER SKIN OF 100mm INSULATION BLOCKS AND 12.5mm RENDER AND SKIM COAT GYPSUM PLASTER TO INNER FACE.CAVITY TO BE FULLY FILLED WITH A PUMPED FIBREGLASS INSULATION BY"ROCKWOOL LIMITED" (OR EQUIVALENT APPROVED MATERIAL)
DRAINS:100mmDIAMETER U.P.V.C SOAKAWAY PIPE LAID TO MIN. FALLS 1:40 ENCASED IN MIN.150mm PEA SHINGLE ALL RND. TO DISCHARGE INTO SOAKAWAYS MIN. 1.5 CUBIC METRES CAPACITY AT ADISTANCE NOT LESS THAN 5.0 METRES OFF THE BUILDING FACE.
CONCRETE STRIP FOUNDATIONS TO BE TAKEN DOWN TO INVERT LEVEL OF ANY DRAIN PASSING WITHIN 1.0 METRE OF THE BUILDING.ANY DRAIN PASSING UNDER A STRUCTURAL FLOOR TO BE ENCASED IN MIN.150mm PEA SHINGLE AND PROTECTED OVER BY A REINFORCED CONCRETE LINTEL WHERE PASSING BELOW ANY STRUCTURAL WALL.
ROOF:
CONSTRUCT IN C16 GRADE SOFTWOOD.
VENTILATION TO HABITABLE ROOMS TO BE NOT LESS THAN 1/20th THE TOTAL FLOOR AREA–A MIN. OF 3 AIR CHANGES PER HOUR.TRICKLE VENTS TO BE FITTED TO WINDOWS TO ALL HABITABLE ROOMS TO GIVE BACKGROUND VENTILATION AREA OF 8000mm square.
LIGHTING TO BE A MIN. OF 40 LUMENS PER CIRCUIT WATT TO EACH ROOM..ELECTRICAL INSTALLATION BY SPECIALIST TO I.E.E REGULATIONS.
CEMENT TO BS12,WALL TIES TO BS1243,BRICKS TO BS1257 AND BS657,CONCRETE BLOCKS TO BS2028 AND BS882,DPCs IN APPROVED FELT OR EQUIVALENT TO
BS747 AND CP144,CATNIC LINTELS TO BE FITTED AS PER MANUFACTURERS FULL INSTRUCTIONS WITH MIN. 150mm END BEARINGS.
ALL WORK MUST COMPLY WITH THE 2010 BUILDING REGULATIONS AND ANY SUBSEQUENT AMENDMENTS.
AV."U"VALUE TO EXT.WALL NOT TO EXCEED 0.28W/Msq.degC.
AV."U"VALUE TO ROOF NOT TO EXCEED 0.16W/Msq.degC.
AV."U"VALUE TO FLOOR NOT TO EXCEED 0.22W/Msq.degC.
AV."U"VALUE TO DOORS/WINDOWS N.TO EXC. 1.60W/Msq.degC.
ALL D.GLAZING TO BE IN LOW E TOUGHENED SAFETY GLASS WITH MIN 16mm AIR GAPS. GLASS TO BS6206.
ALL STRUCTURAL ELEMENTS OF WORK TO HAVE A MINIMUM OF 1/2 HOUR FIRE RESISTANCE.
BASIC RADON PROTECTION TO BE PROVIDED IF REQUIRED.
PROVIDE WHOLESOME WATER SUPPLY TO INSTALLATION.

AMENDMENTS:

TITLE

PROPOSED SINGLE STOREY REAR EXTENSION @ 12 SMITHY CLOSE, HOLYBOURNE, ALTON GU344EE for MR AND MRS RICHARD GOULTON.

(proposed grd flr plan, elevations & section A–A)

DATE: 21/04/2020

TELE: 07970991335

SCALE: 1:50 & 1:100

DRAWING NO: GOULTON2.