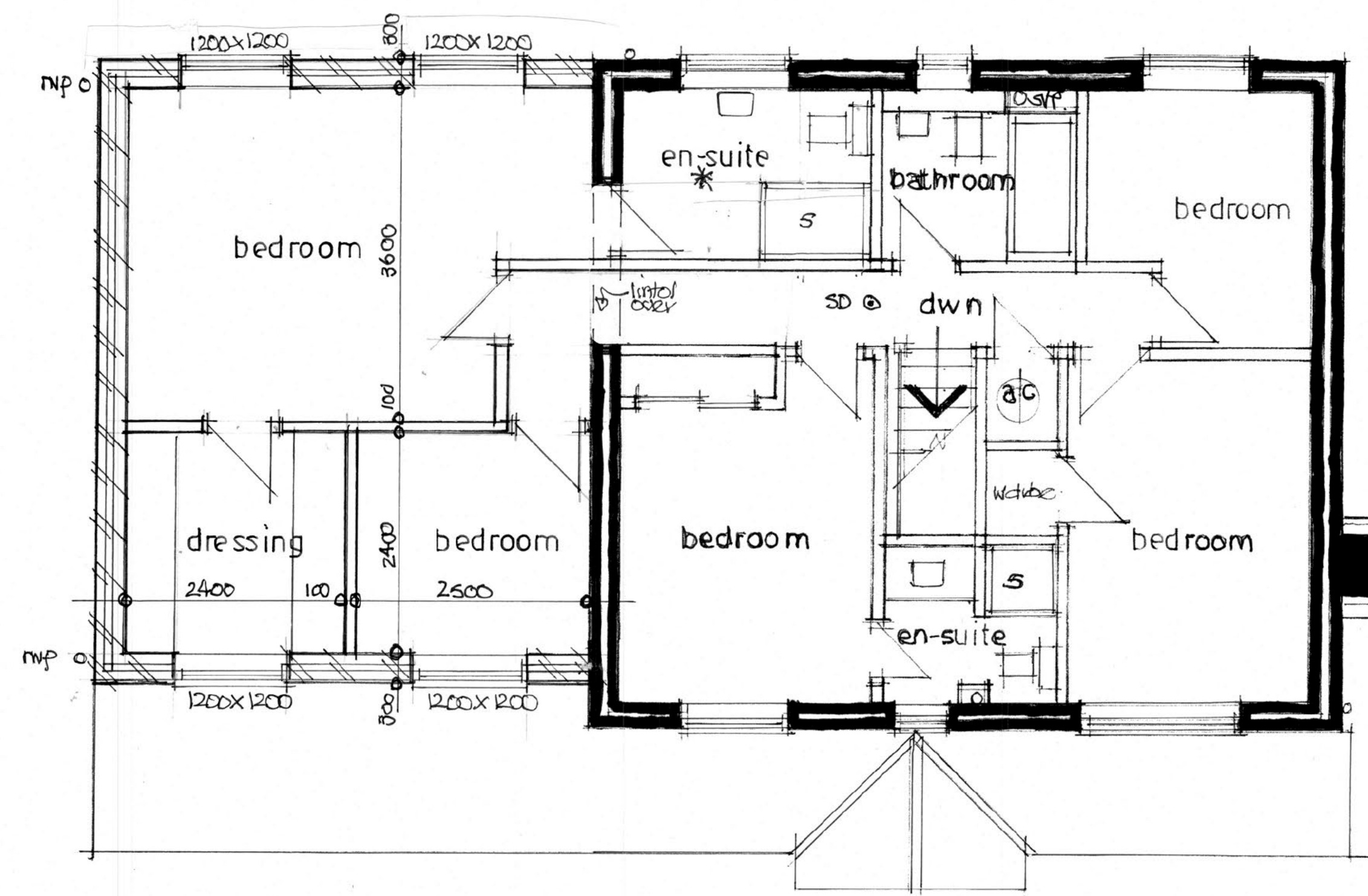
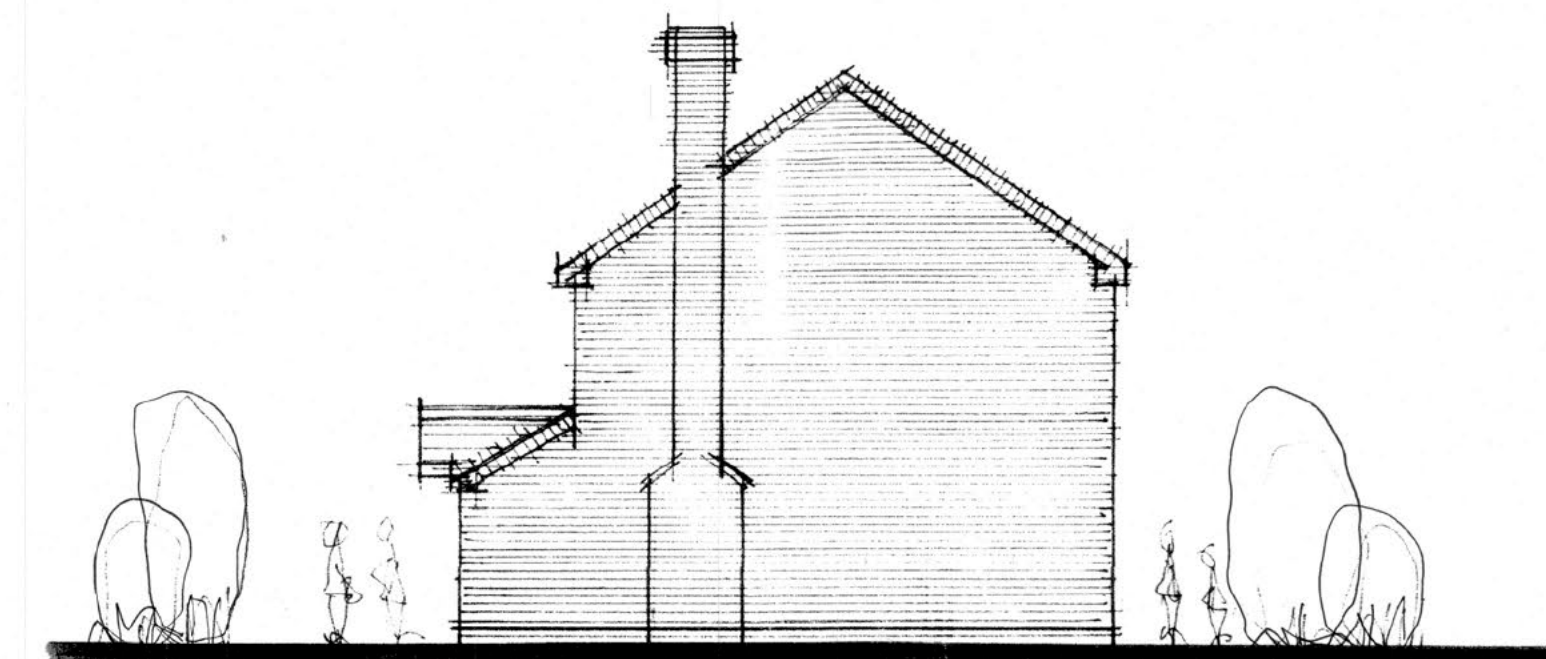


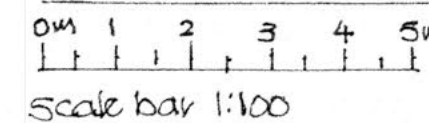
first floor plan



front elevation



side elevation



side elevation



rear elevation

lateral restraint - where joists & rafters run parallel with external walls lateral restraint straps @ 1600mm c/c's covering min 3/4 joists turned down into cavity.

Roof construction - concrete interlocking roof tiles to match existing on 80x85mm SW battens on 100x100mm rafters on 200x50mm joists @ 400mm c/c's. 250mm thick rigid insulation (U=0.18), plasterboard skin coated max U value 0.15 W/m²K.

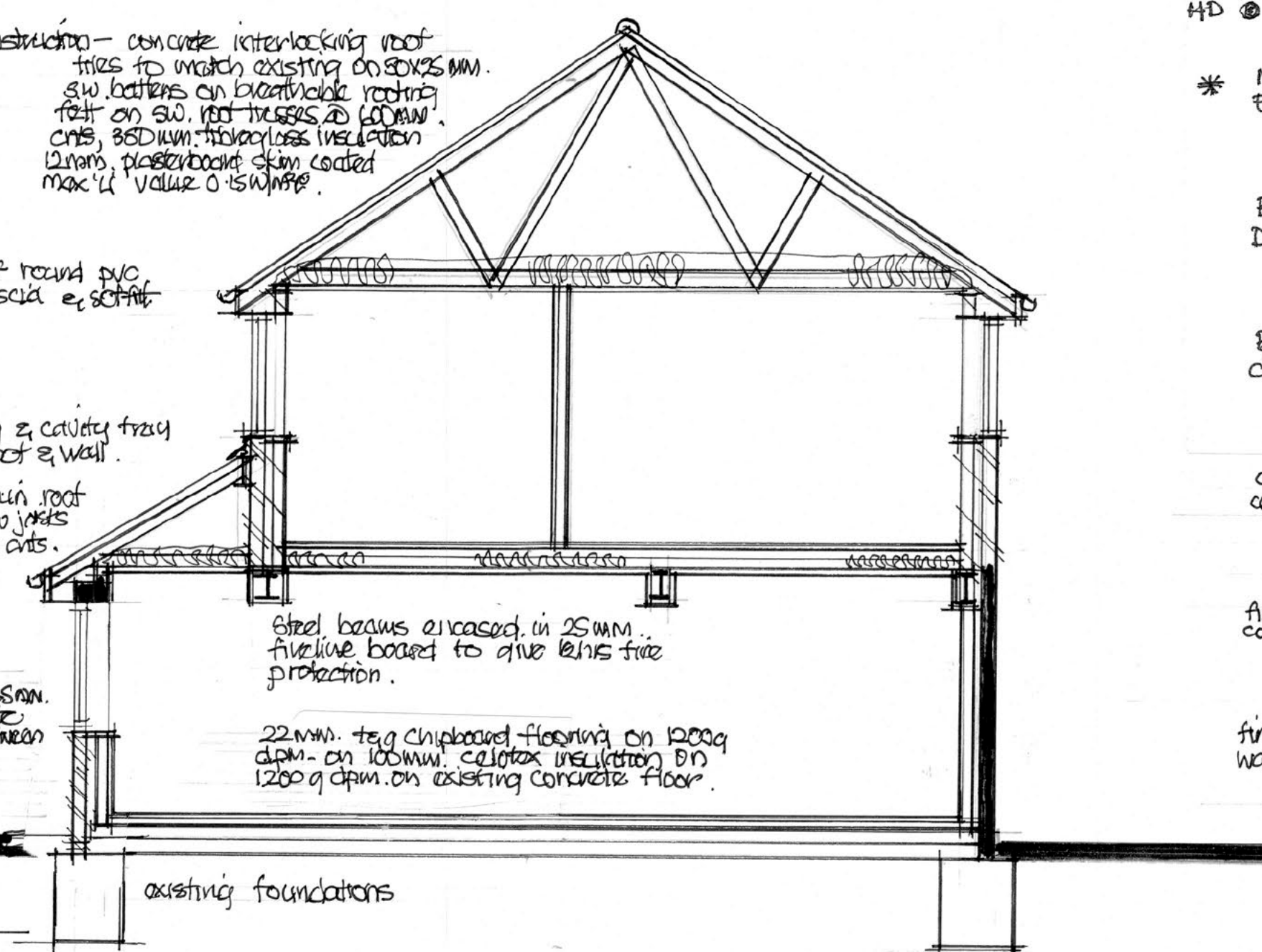
100mm dia half round pvc guttering pvc fascia & soffit.

np4 lead flashing & cavity tray @ junction of roof & wall.

roof as above main roof but 100x50mm SW joists & rafters @ 400mm c/c's.

facing brickwork supported on 100x50mm precast concrete lintol spanning between foundations.

section a-a



Heating - Gas fired boiler SUDEUK rating A, existing for supply of space heating & hot water needs, separate zone controls thermostatic radiator valves, gas certificate provided on completion all to BS 5285.

Stormwater Drainage - To discharge into existing stormwater system or 100mm dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min size of soakaway 1m³ subject to permeation test.

Windows & doors - double glazed windows & doors, conifer, lintels over all openings, insulated dpc to jambs, opening lights equal to 1/20th floor area, trickle vent to lintel equal to 2000mm² habitable rooms measure of escape windows min clear opening size 450 x 250mm, max U value 1.2 W/m²K. Glazing in critical areas to app doc. K to be safety (toughened) glass in accordance with BS EN 12600 or BS 6206 (Ref 1).

Electrical - All electrical work to be carried out by a competent person, designed, installed & tested, certificate of compliance produced on completion to BS 7671 2018 part 6. All sockets & switches sited between 450 & 1200mm of finished floor level. All new light fittings to be low energy type.

SD @ Detectors - All smoke & heat detectors to be mains operated with battery back all units interconnected to BS 5839 part 6 2004.

* Mechanical - cooker hood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min extraction rate 15 litres/sec linked to light switch with 15 min overrun.

Bathroom - 50mm dia pvc waste to bath, showers & kitchen, sinks 38mm dia pvc waste to handbasins all with 75mm deep seal traps to discharge into 100mm dia pvc soil & vent pipe all to BS 5285 part 4.

Below ground - 100mm dia pvc foul drains encased in 50mm polystyrene with fall 1:40 concrete lintols over where drains pass through walls all to BS 5285.

cavity wall - 100mm facing brickwork to match existing, 100mm cavity construction, 97mm Celotex cavity wall 21 insulation, 100mm insulation blockwork 15mm plastered finish max U value 0.18 W/m²K, stainless steel wall ties @ 450 & 750mm c/c's.

first floor construction - 22mm t.g chipboard flooring on 200x50mm SW joists @ 400mm c/c's (G.S. 24 grade) 100mm Celotex insulation board between joists 25mm fireline board to ceiling skim coated to give 120 mins fire protection.

first floor internal - 100x50mm SW stud work @ 400mm c/c's, 100mm sound/accoustic quilt between joists, min 10 kg/m² wall faced both sides with 12mm plasterboard skim coated.

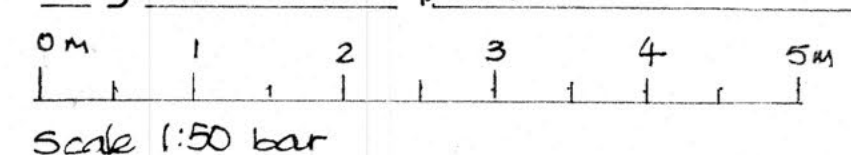
100x50mm SW studwork @ 400mm c/c's internally to garage walls, 100mm Celotex insulation between studs, wall faced with 12mm plasterboard skim coated 50mm cavity extra 25mm Celotex to piers.

for steel beam ends padstones, new piers & foundations see structural engineers calculations.

steel beam over

existing foul drain

ground floor plan



Drawing title

Proposed floor plans and elevations
Proposed first floor extension at 8
Clover Way, Hedge End, Hants. SO30 4RP

scale

1:50 1:100 @ A1.

Date

December 25

Drawing no.

CW. 02

Drawn by

Check by