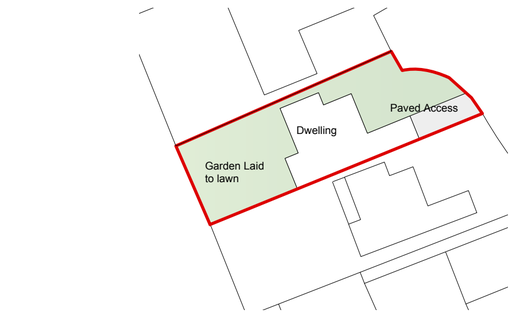
N

Location Plan 1:1250

0 10 25 M



N

Site Plan (Proposed) 1:500

0 5 15 M

Notes

Drawings are to be checked prior to commencement of building work and any problems are to be brought up at this time. Architectural Design Services accepts no responsiblity after work commences. Both approval notices for planning and building regulations are to be checked prior to building for any conditions. Any existing structure that is going to be affected by this development is to be checked for suitability prior to work commencing. All drawings to be used in conjunction with SE calculations and drawings
Doors and Windows area does not exceed 25 % of new floor area in addition to the area of any windows or doors which, as a result of the extension works, no longer exist or are no longer exposed. Combined method U value of 1.6 W/m2K
All windows to be glazd with safety glazing and fitted in accordance with manufacturers instructions
All new steel lintels measued and installed with 150mm minimum over each end of opening
Existing Lintels and foundations subject to additional loading shall be exposed to determine their adequacy.
Cavity trays and closures to be fitted to all appropriate vertical and horizontal breaks and openings.
No trees of significance within 35m of proposal.
Background Ventilation and Intermittent Extraction provided by Manually controlled trickle vents to all new windows and checked on existing windows 1.7m above Floor level to provide suitable background ventilation; Openable window area of 1/10 of internal floor area for rapid purge ventilation of min. 1.73 sqm, Extract ventilation above cooker hood with an extract rate of 30l/s;
All below ground drainage to be measured and assesed in accordance with site conditions

Heating and Electrical
All electrical work is required to meet the requirements of Part P. Council may require appropriate BS 7671electrical insulation certificate to be issued for the work by a competent person. New light fittings to take lamps having a luminous efficiency greater than 45 lumens per circuit watt. 100% energy efficient light bulbs to be installed.
Central heating to be completed by GAS SAFE Engineer and thermostatic valves fitted to all new radiators except if room thermostat is fitted.

Structural Calculations
These drawings are to be used in conjunction with the structural engineer's calculations.
All measurements and dimensions to be checked on site by contractors before work commences

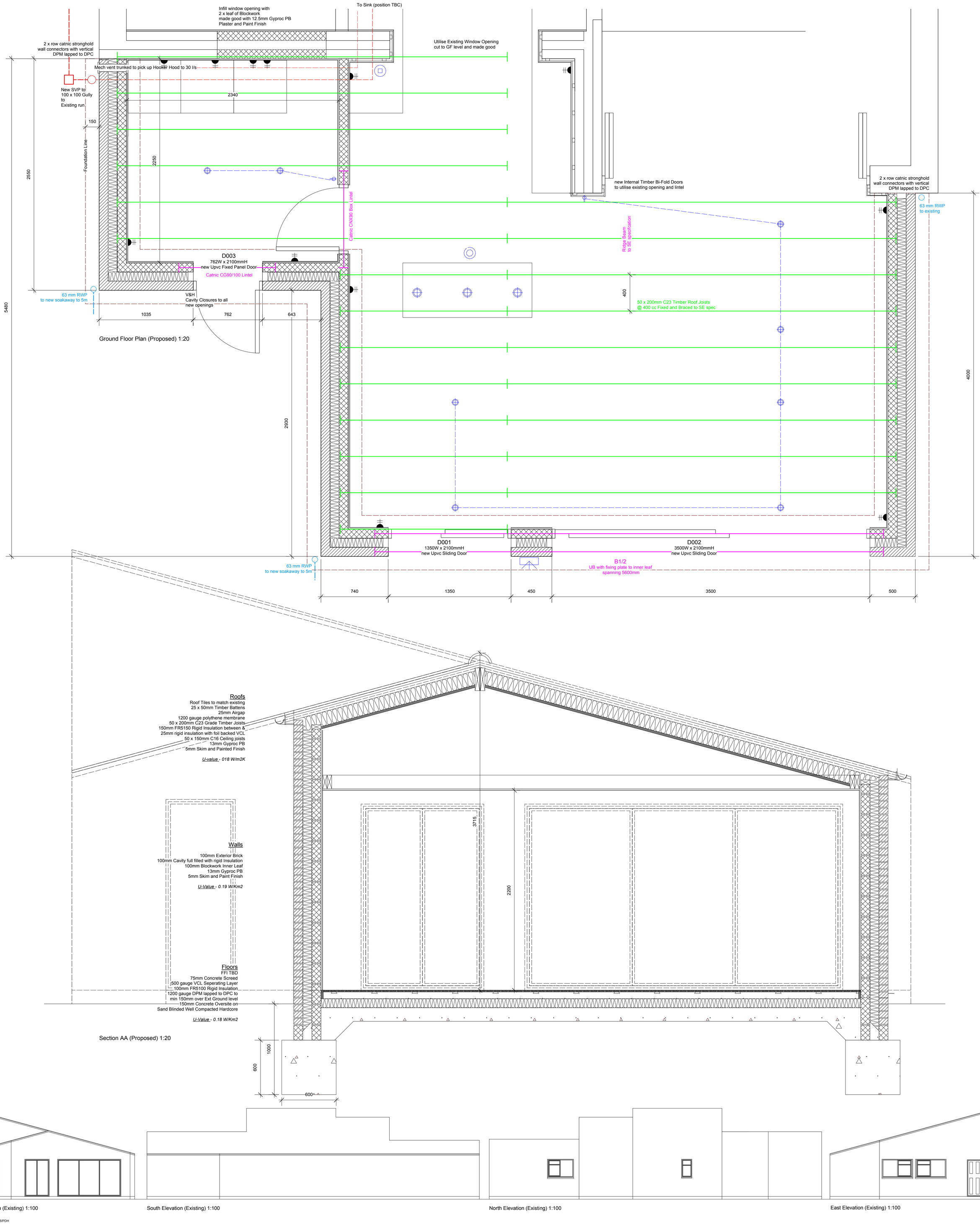
Additional notes
All mean of escape windows to have 0.33sq m unobstructed openable area and be 450H x 450W min, the bottom of the openable area to be no more than 1100mm above the floor.
Extract Fans to be fitted to GF Utility and Cooker(extract rate of 30l/s) and FF Ensuite and bathroom (extract rate of 15l/s)

KEY

- Single Switch to external lights
- Double dimmer switch to internal lights
- Carbon Monoxide Detector
- Combined Heat and Smoke Detector (Mains Fed w/battery back-up)
- 13 A Double socket
- Receased LED light fixture
- Pendant light fixture
- Exterior Motion Sensitive Light
- Below Ground Surface Water Drainage
- Below Ground Soil Waste Drainage
- 63mm Rain Water Pipe
- 90mm Soil Vent Pipe

Job Title	0221 ER/FW
Drawing	Building Regs Drawings
Scale:	1:20 @ A1
Drg.No.	ADS-003-BC *
Drawn by:	NJH
Issued to:	Client
Status:	Prelims.
Date	04.06.18

ADS
architecturaldesignservices
Southsea, Hampshire. 07712 516265



Ground Floor Plan (Proposed) 1:20

Section AA (Proposed) 1:20

West Elevation (Existing) 1:100

South Elevation (Existing) 1:100

North Elevation (Existing) 1:100

East Elevation (Existing) 1:100