

FOUNDATIONS:-

PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION OR TRENCH FILL.
PLUS 450mm WIDTH TRENCH FILL TO SIDE. WITH FOUNDATIONS TO INTERNAL WALLS 300mm WIDE 225mm

All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.

Adequate headroom to be determined for stairs and doors before fitting.

This plan to be taken in conjunction with any schedule of works prepared

NOTES: All dimensions to

by the property owner, and any consultants calculations. The suitability of existing doors or windows for re-use is not guaranteed.

CAVITY WALLING:

CAVITY WALL (U VALUE 0.28 Wim²K)
100mm BRICK OR BLOCK AND RENDER OUTER,
CG4000 PARTIAL FILL INSULATION OR EQUIVAL
BLOCK.

TER, 100mm CAVITY WITH MINIMUM 50mm GAP PLUS 50mm CELOTEX IVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING

STANDARD FOUNDATION DEPTH 1m O PASSING THROUGH FOUNDATION WAL

OVER THE BOUNDARY.

I TO BE AT OR BELOW INVERT OF THAT DRAIN.

O SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL. ANY SEWER

TO BE PROTECTED BY CONCRETE LINTELS AND 50mm GAP. ALL

EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.

THICK. FOUNDATIONS NOT TO PROJE OUNDATIONS WITHIN 1 METRE OF DR

DRAINS PASSING UNDER BUILDING TO BE

BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES, PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.

SUSPENDED FLOOR (U VALUE 0.22 W/m²K)
19mm T&G BOARDING ON SUITABLE FLOOF
OR 50 X 150mm AT 400mm CENTRES WITH N

MINIMUM 100mm VOID TO PLATES AND 150mm VOID TO UNDERSIDE JOISTS. 100mm OVERSITE CONCRETE AT A LEVEL ABOVE EXTERNAL GROUND, ON 150mm COMPACTED HARDCORE. OVERSITE CONCRETE TO BE THICKENED UP UNDER SLEEPER WALLS.

JUND LEVEL. JEW REVEALS TO BS.743.

R JOISTS e.g. 50 × 100mm AT 400mm CENTRES WITH MAX SPAN 2.0m, MAX SPAN 3.0m. ON 50 × 100mm WALL PLATES ON D.P.C. ON ©0mm CELOTEX XR3000 FOAM BOARD SUPPORTED ON SADDLE CLIPS. S

PITCHED ROOFING:-

WALLING DPC MINIMUM 150mm ABOVE GRO HORIZONTAL AND VERTICAL DPC TO ALL N

INSULATION BETWEEN RAFTERS (U VALUE 0.18 W/m²K)
PROVIDE BREATHABLE MEMBRANE, WITH 100mm GA 4100 CELOTEX BETWEEN RAFTERS, AND 45mm CELOTEX TB
4045 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.
PLUS RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 x 30mm M.S. STRAPS. WHERE CEILING JOISTS
ARE NOT FULL LENGTH OF RAFTER.

INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K) 270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS.

TILES TO MATCH EXISTING ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY. ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION TO D.V.C.GUIDE 2010, (OR 30 LITRES/SEC IF ENCORPORATED IN A

on saddle clips, or equivalent Provide 100mm Celotex XR 3000 foam board supported

19 mm T&G Flooring

internal DPC positioned above Floor Joists

Minimum 100 mm to underside plates

Minimum 150 mm to underside Joists and Insulation

DETAIL OF SUSPENDED FLOORING

'U' Value 0.22 W/m²K

Oversite Concrete on Compacted Hardcore

BATH ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.

UNDERFLOOR VENTILATION PROVIDED BY 225 x 75mm TERRA COTTA VENTILATING BRICKS AND CAVITY LINERS AT 90mm CENTRES. GIVING EQUIVALENT TO 1500mm SQUARE PER METRE RUN, ON TWO OPPOSING WALLS. PLUS ANY EXISTING UNDERFLOOR VENTILATION TO BE MAINTAINED

TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS. ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.6W/m²K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO

STEEL & TIMBER BEAMS:-PROVIDE MINIMUM 30 MIN.FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.

VENTILATION:-

GLAZING:-

DRAINAGE:-

PLUMBING:

TO BS 8301. - AS DETAILED ON PLANS. PROVIDE NEW TRAPPED GULLY. CONNECT TO EXISTING I/C AND SEWER WITH 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

TO BS 5572. - PROVIDE BATH WITH THERMOSTATIC MIXING VALVE PLUS 40mm BATH AND 32mm WASHBASIN DISCHARGE PIPES VIA ANTI-VAC TRAPS TO NEW SOIL PIPE.

ROGER CLARK (ARCHITECTURAL SERVICES) Tel: 023 9237 3841

PLAN No:

24493/4

PROPOSED ANNEX Scale:

Drav

Section and Details

1:50 @ A3

10 HILARY AVENUE PORTSMOUTH

COLD BRIDGING:-

M.O.E. WINDOW:

LIGHTING:-

INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS, PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 92% AND BOTH BOILER PLUS FLUE TO BE INSTALLED BY GAS SAFE REGISTERED PERSON.

Scale 1:50

Metres

COLD BRIDGING TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES. PLUS CAVITY WALL INSULATION TO MEET WITH ROOF INSULATION.

PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m $^\circ$. AND CLEAR OPENING OF 750 x 450mm. PLUS LOWER CILL MIN. 800mm, MAX. 1100mm, ABOVE FLOOR LEVEL. 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE THE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).

ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

A COPY OF THE CURRENT ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671 TO BE SUBMITTED TO

ELECTRICAL WORK:-