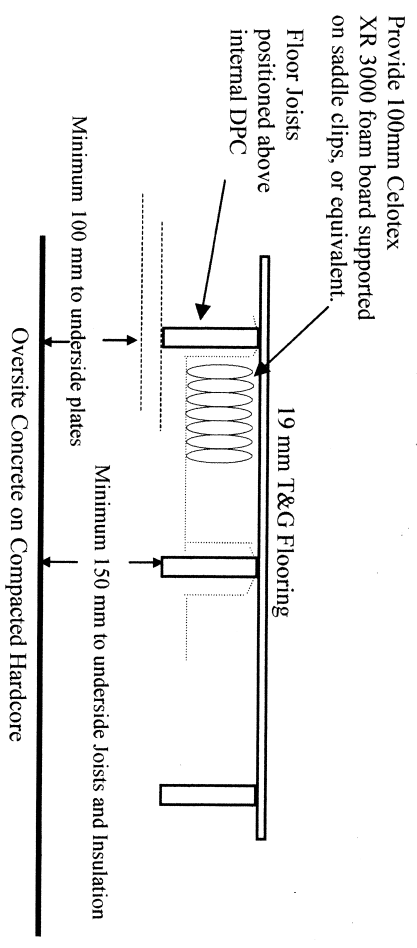
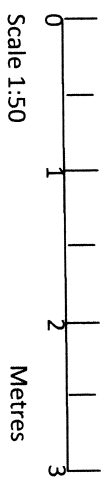


**SECTION B - B 1:50**

**SECTION A - A 1:50**



**DETAIL OF SUSPENDED FLOORING**  
'U' Value 0.22 W/m<sup>2</sup>K



- COLD BRIDGING:- 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.
- M.O.E WINDOW:- PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m<sup>2</sup>, AND CLEAR OPENING OF 750 x 450mm, PLUS LOWER CILL MIN. 800mm, MAX. 1100mm, ABOVE FLOOR LEVEL.
- LIGHTING:- 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE THE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).
- HEATING:- 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.
- ELECTRICAL WORK:- 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 THE COUNCIL PRIOR TO COMPLETION OF WORK.

- 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 THICK. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY.
- CAVITY WALLING:- 100mm BRICK OR BLOCK AND RENDER OUTER, 100mm CAVITY WITH MINIMUM 50mm GAP PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm ARCHRETE INSULATING BLOCK.
- FLOORING:- SUSPENDED FLOOR (U VALUE 0.22 W/m<sup>2</sup>K) 19mm T&G BOARDING ON SUITABLE FLOOR JOISTS e.g. 50 x 100mm AT 400mm CENTRES WITH MAX SPAN 2.0m, OR 50 x 150mm AT 400mm CENTRES WITH MAX SPAN 3.0m. ON 50 x 100mm WALL PLATES ON D.P.C. ON HONEYCOMB SLEEPER WALLS. PROVIDE 100mm CELOTEX XR3000 FOAM BOARD SUPPORTED ON SADDLE CLIPS. PLUS INCLUDE NOGGINS BETWEEN JOISTS.
- PITCHED ROOFING:- WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL. HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS 743.
- VENTILATION:- 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 INCORPORATED IN A COOKER HOOD)
- GLAZING:- 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% OF GLASS TO ACHIEVE A 'U' VALUE OF 1.9w/m<sup>2</sup>K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO BE DIG.
- 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.
- DRAINAGE:- 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
- PLUMBING:- TO BS 6872. PROVIDE BATH WITH THERMOSTATIC MIXING VALVE PLUS 40mm BATH AND 32mm WASHBASIN DISCHARGE PIPES VIA ANTI-VAC TRAPS TO NEW SOIL PIPE.

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

**ROGER CLARK (ARCHITECTURAL SERVICES)**  
Tel: 023 9237 3841

PLAN No: 24493/14

Section and Details Scale: 1:50 @ A3

**PROPOSED ANNEX**

**10 HILARY AVENUE**

**PORTSMOUTH**