

CONSTRUCTION NOTES:

CAVITY MASONRY WALL U-VALUE 0.28W/M2K

ANTHRACITE GREY CEDRAL WEATHERBOARD CLADDING
INSTALLED OVER
25X38MM TIMBER BATTENS MECHANICALLY FIXED TO
100MM CELCON SOLAR BLOCK 3.5N,
85MM CAVITY WITH
85MM ROCKWOOL DRITHERM CAVITY BATTS,
100MM CELCON SOLAR BLOCK 3.5N,
13MM RENDER AND SET

STAINLESS STEEL WALL TIES AT 750MM CENTRES
HORIZONTALLY, 450MM VERTICALLY, 225MM VERTICALLY
AT ALL OPENINGS.

ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR
REVEALS BY MEANS OF INCORPORATING CAVITY TRAYS
LTD TYPE H CAVICLOSER.

VERTICAL STRAPPING RESTRAINTS TO BE INSTALLED TO
FLAT ROOF. STRAPS TO BE MIN 1M LONG AND INSTALLED
AT MAX 2M CENTRES AND FIXED TO MASONRY BY MEANS
OF HARDENED NAILS Ø4MM x 75MM LONG OR TO TIMBER
BY MEANS OF WOOD SCREWS Ø12 X 50MM LONG INTO
PLASTIC PLUGS

COMPOSITE DECKING WITH PLANTERS TO PERIMETER TO
BE INSTALLED OVER 50X150MM TREATED SOFTWOOD
JOISTS HUNG FROM 100X100MM TREATED TIMBERS
CONCRETED INTO EXISTING GROUND FLOOR.

CONCRETE FLOOR U-VALUE OF 0.22W/M2K

MIN 65MM SAND/CEMENT SCREED
VAPOUR CONTROL LAYER
80MM CELOTEX GA4000 RIGID FOIL-FACED FOAM BOARD
PIR
100MM CONCRETE
1200 GAUGE DPM
50MM SAND BLINDING
MIN 150MM HARDCORE

600X225MM CONCRETE FOUNDATIONS TO ALL CAVITY
WALLS, DEPTH TO SUIT LOCAL GROUND CONDITIONS
(MINIMUM 1200MM BELOW GROUND LEVEL IF IN CLAY OR
150MM BELOW INVERT LEVEL OF DRAIN IF LOWER).

FLAT ROOF CONSTRUCTION (WARM - UNVENTILATED) -
U-VALUE OF 0.17W/m²K

3NO LAYER FELT FLAT ROOF SYSTEM WITH 13MM STONE
CHIPPINGS APPLIED TO
120MM CELOTEX CROWN UP INSULATION,VAPOUR
CONTROL LAYER - AS PER CELOTEX. INSULATION
MECHANICALLY FIXED BY MEANS OF THERMALLY BROKEN
FIXINGS OVER
22MM EXTERNAL GRADE PLYWOOD
LAID TO MIN OF 1:40 FALLS BY MEANS OF SOFTWOOD
FIRINGS CROSS LAID OVER
47x170MM C24 GRADE JOISTS WITH
12.7 PLASTERBOARD AND SKIM FINISH

ROOF TO DRAIN TO MIN 1:40 FALLS TO 2NO OUTLETS
WITH DOWNPIPES LOCATED ON FRONT ELEVATION

WINDOWS/DOOR TO REACH MIN U-VALUE OF 1.60W/M2K

NEW DOUBLE GLAZED UPVC DOORS AND WINDOWS
FITTED WITH TRICKLE VENTS AND LOW-E GLAZING TO
HAVE PROPRIETARY CATNIC LINTOL OVER TO SUIT CAVITY
CONSTRUCTION. ALL GLAZING TO BI-FOLD DOORS TO BE
SAFETY GLAZING WHICH COMPLIES WITH BS6206 1981

BS5572, 100MM WASTE TO WC, 32MM WASTE TO SINK,
FITTED WITH 75MM DEEP SEAL TRAP. SINK WASTE TO
DISCHARGE TO EXISTING INSPECTION CHAMBER (TO BE
LOCATED ON SITE) VIA EXISTING BACK INLET GULLEY
LOCATED ON EXTERNAL WALL, WC WASTE TO DISCHARGE
TO EXISTING MAINS SEWER - SUITABLE CONNECTION TO
BE ASCERTAINED ON SITE AND AGREED WITH BUILDING
CONTROL INSPECTORATE

EXTRACTOR FAN TO BATHROOM TO BE OPERATED BY
LIGHT AND EXTRACT AT A RATE OF 60 LITRES PER
SECOND WITH A MINIMUM 15 MINUTE OVERRUN

INTERNAL WALLS TO BE FORMED IN 47X100MM C16
TIMBER STUDS WITH 100MM ISOVER APR INSULATION
ROLL BETWEEN. 12.5MM PLASTERBOARD TO BE
INSTALLED TO EACH SIDE OF STUD AND RECEIVED SKIM
FINISH

SPINE WALL TO BE CONSTRUCTED IN 100MM CELCON
SOLAR BLOCK 3.5N AND RECIEVE 1NO. LAYER OF 12.5MM
PLASTERBOARD TO EACH SIDE.

ALL NEW DRAINAGE TO BE HEPWORTH PLASTIDRAIN (OR
EQUIVALENT) PVC-U LAID TO FALL OF MIN 1:40. ALL
DRAINAGE TO BE BEDDED ON AND SURROUNDED IN
100MM PEA SHINGLE.

NEW RWP TO DISCHARGE TO 2.00M3 SOAKAWAY LOCATED
MIN 5M AWAY FROM ANNEX

ANY DRAINAGE THAT PASSES THROUGH CAVITY WALLS
TO BE SLEEVED AND PROPRIETARY CONCRETE LINTOLS
FITTED TO EACH LEAF OF THE CAVITY WALL. REFER TO
SKETCH DETAIL PROVIDED

ANY EXISTING DRAINS THAT WILL BE UNDER THE REAR
EXTENSION TO BE EXPOSED TO ASCERTAIN ITS
CONDITION. IF FOUND TO BE DEFECTIVE THE SECTION
WILL BE REPLACED.

DRAINAGE DETAILS (INCLUDING SURFACE WATER) TO BE
AGREED ON SITE WITH THE BUILDING CONTROL
SURVEYOR WHEN EXISTING LINES ARE EXPOSED

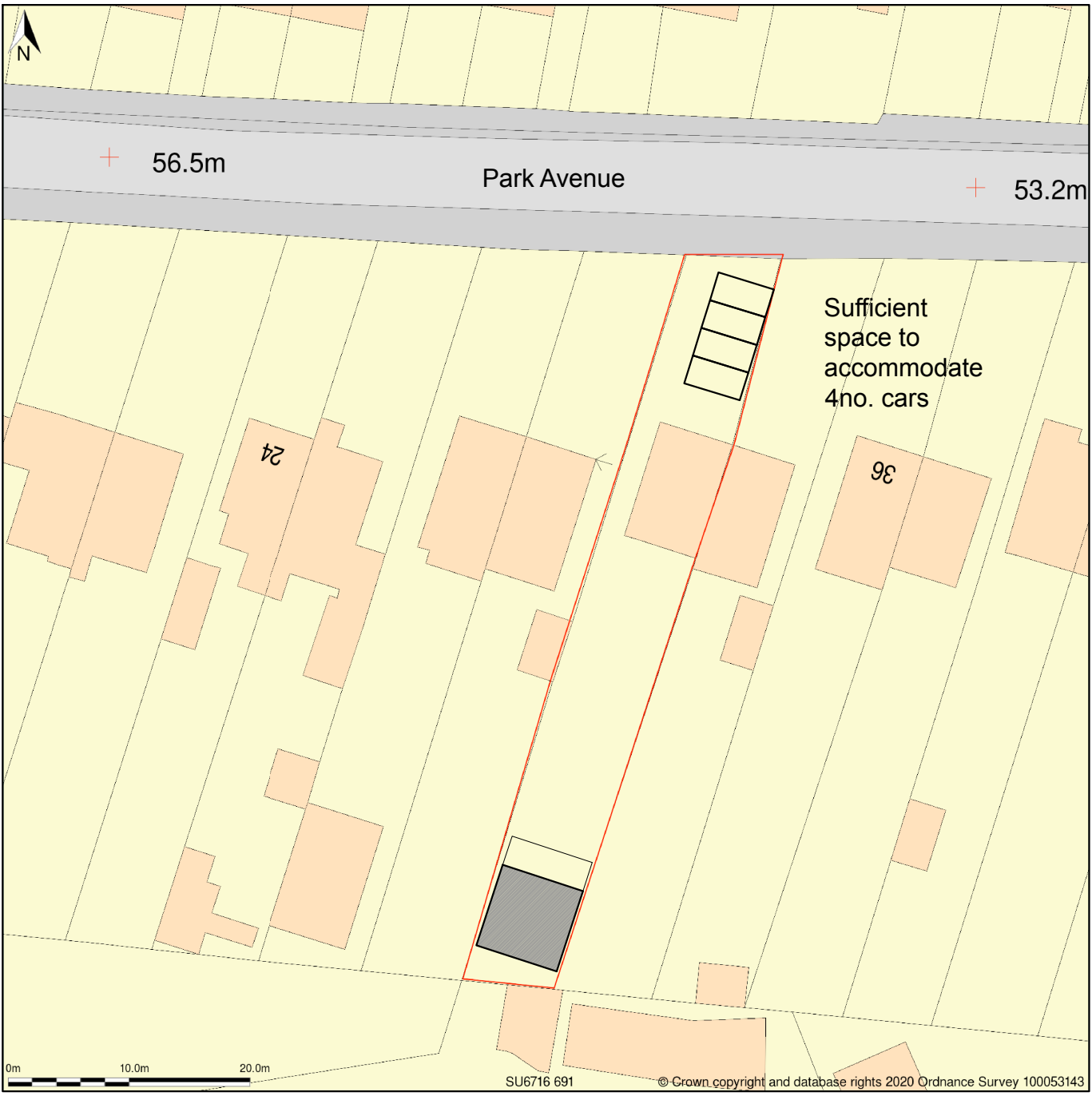
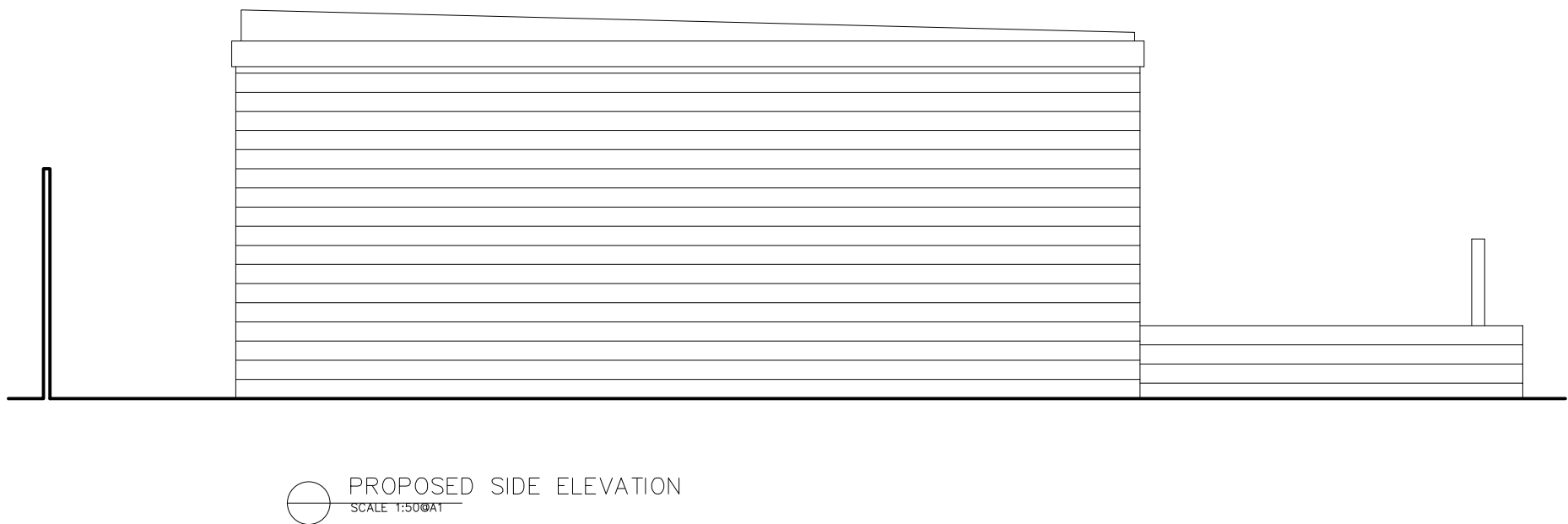
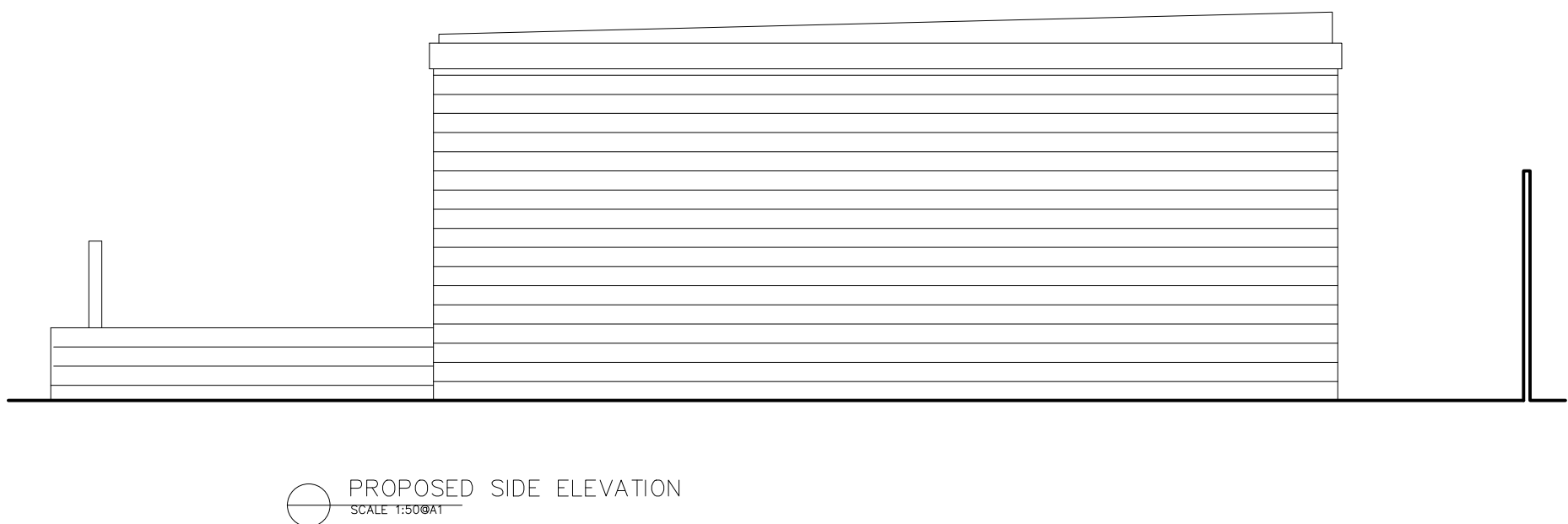
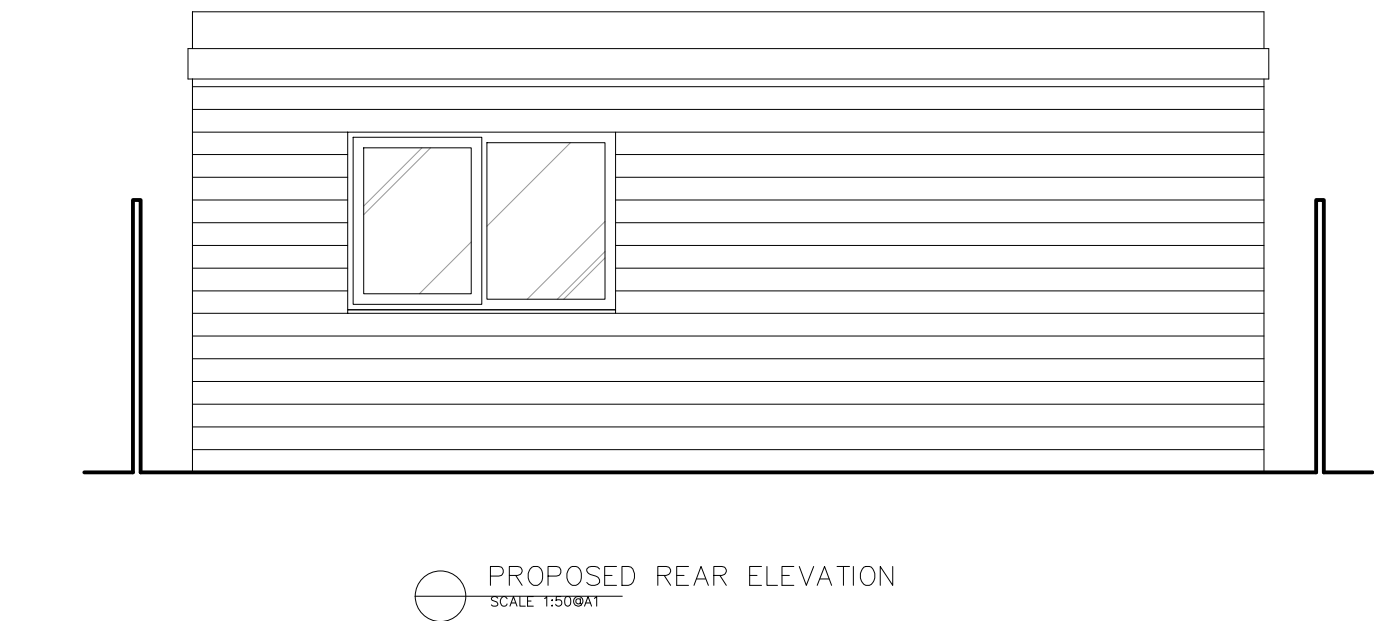
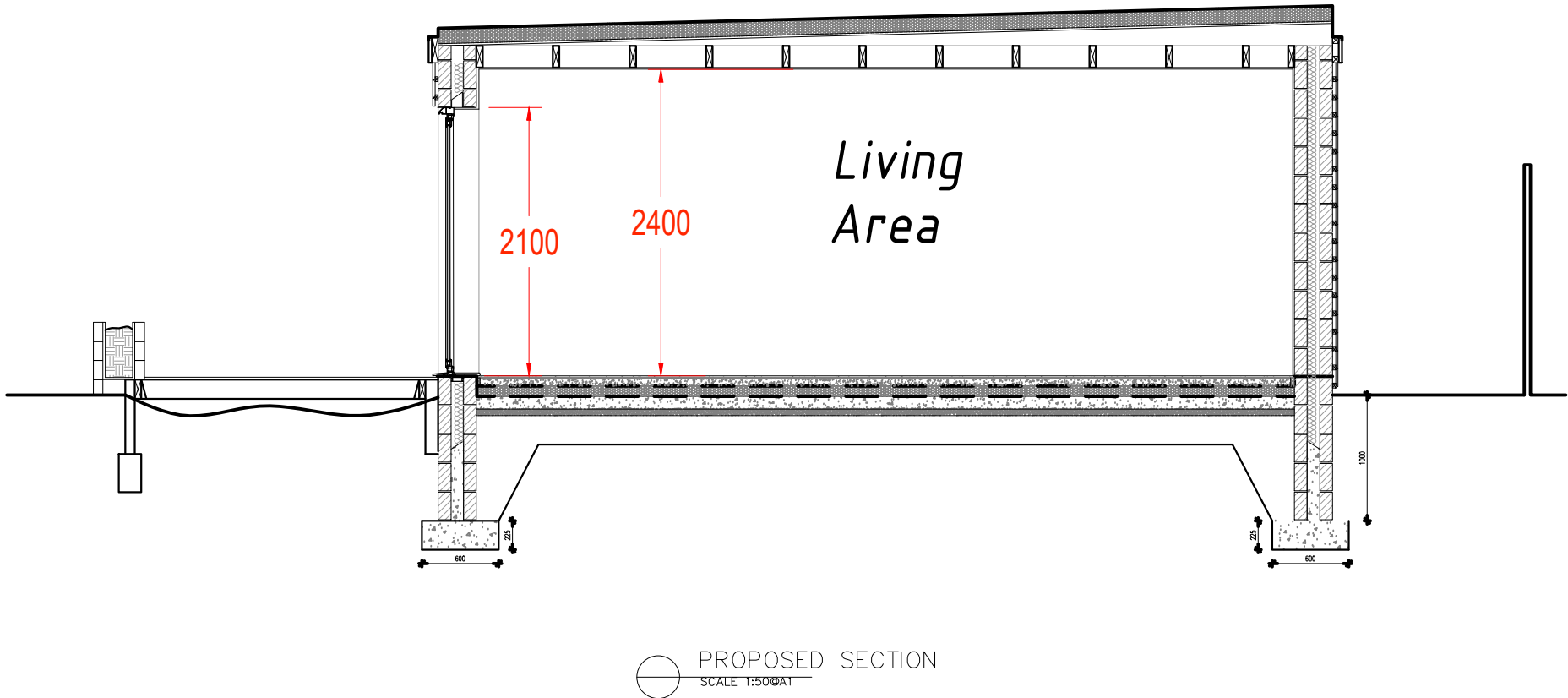
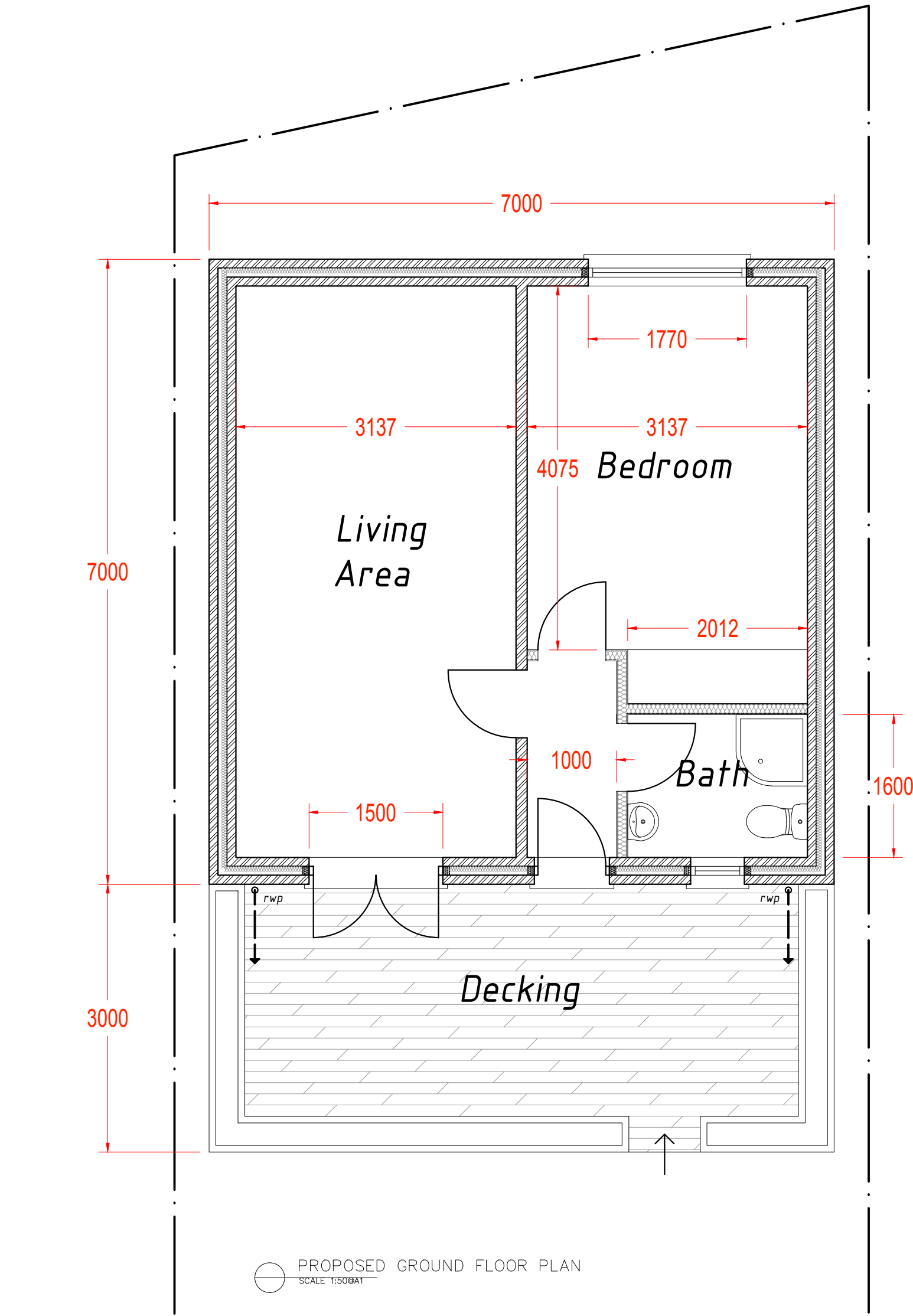
SUITABILITY OF EXISTING HEATING SYSTEM
TO BE CONFIRMED BY HEATING ENGINEER.
SHOULD IT BE REQUIRED - EXISTING
SYSTEM TO BE MODIFIED TO COVER THE
EXTENSION. RADIATOR SIZES TO BE SIZED
BY HEATING ENGINEER AND ALL FITTED
WITH TRV'S, ALL PIPES INSULATED IN
ACCORDANCE WITH APPROVED
DOCUMENT L. RADIATOR LOCATIONS TO BE
AGREED WITH CUSTOMER PRIOR TO
WORKS COMMENCING.

ELECTRICAL INSTALLATIONS BS7671:2008
AS AMENDED OR AN EQUIVALENT
STANDARD. THE ELECTRICAL
INSTALLATIONS SHOULD BE DESIGNED,
INSTALLED, INSPECTED AND TESTED BY A
PERSON COMPETENT TO DO SO. ALL
WORKS TO COMPLY WITH PART P OF THE
BUILDING REGULATIONS AND WITH ANY
OTHER RELEVANT PART OF THE BUILDING
REGULATIONS. ALL CERTIFICATION TO BE
PROVIDED, BY A PERSON COMPETENT TO
DO SO, WILL BE REQUIRED UPON
COMPLETION.

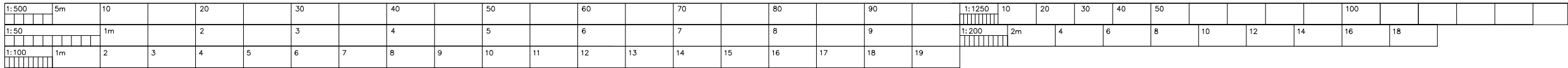
75% OF LOW ENERGY LIGHT FITTINGS WITH
AN EFFICACY EXCEEDING 45 LUMENS PER
CIRCUIT WATT TO BE FITTED IN THE NEW
WORKS.

**ANNEX TO REMAIN ANCILLARY TO MAIN
HOUSE AND HAVE NO WASHING / COOKING
FACILITIES**

PARTY WALL ACT 1996 – AS THE BUILDING
WORKS WILL BE WITHIN 3 METRES FROM
THE BOUNDARY, TWO MONTHS NOTICE IN
WRITING TO BE GIVEN TO THE ADJOINING
OWNERS / OCCUPIERS AND WRITTEN
CONFIRMATION TO BE RECEIVED PRIOR TO
THE COMMENCEMENT OF THE WORKS ON
SITE.



1. All dimensions to be checked on site by those carrying out the work.
2. Where reference is given to a written specification that has been produced and the drawing.
3. Where two or more drawings illustrate the same element, the larger scale drawing takes precedence.
4. Where drawings illustrate and/or have dimensions, the larger scale drawing takes precedence over the smaller scale drawing.
5. Where drawings illustrate and/or have dimensions, the larger scale drawing takes precedence over the smaller scale drawing.
6. All works are to be carried out to the satisfaction of Building Control and in accordance with current British Standards.



32 PARK AVENUE, PORTSMOUTH P07 SW			
PROPOSED ANNEX PLANS AND ELEVATIONS			
DATE	02/21	DRAWING NUMBER	REVISION
SCALE	1:50 / 1:100	PAR_03	B
DRAWN	SW		
PLANNING			