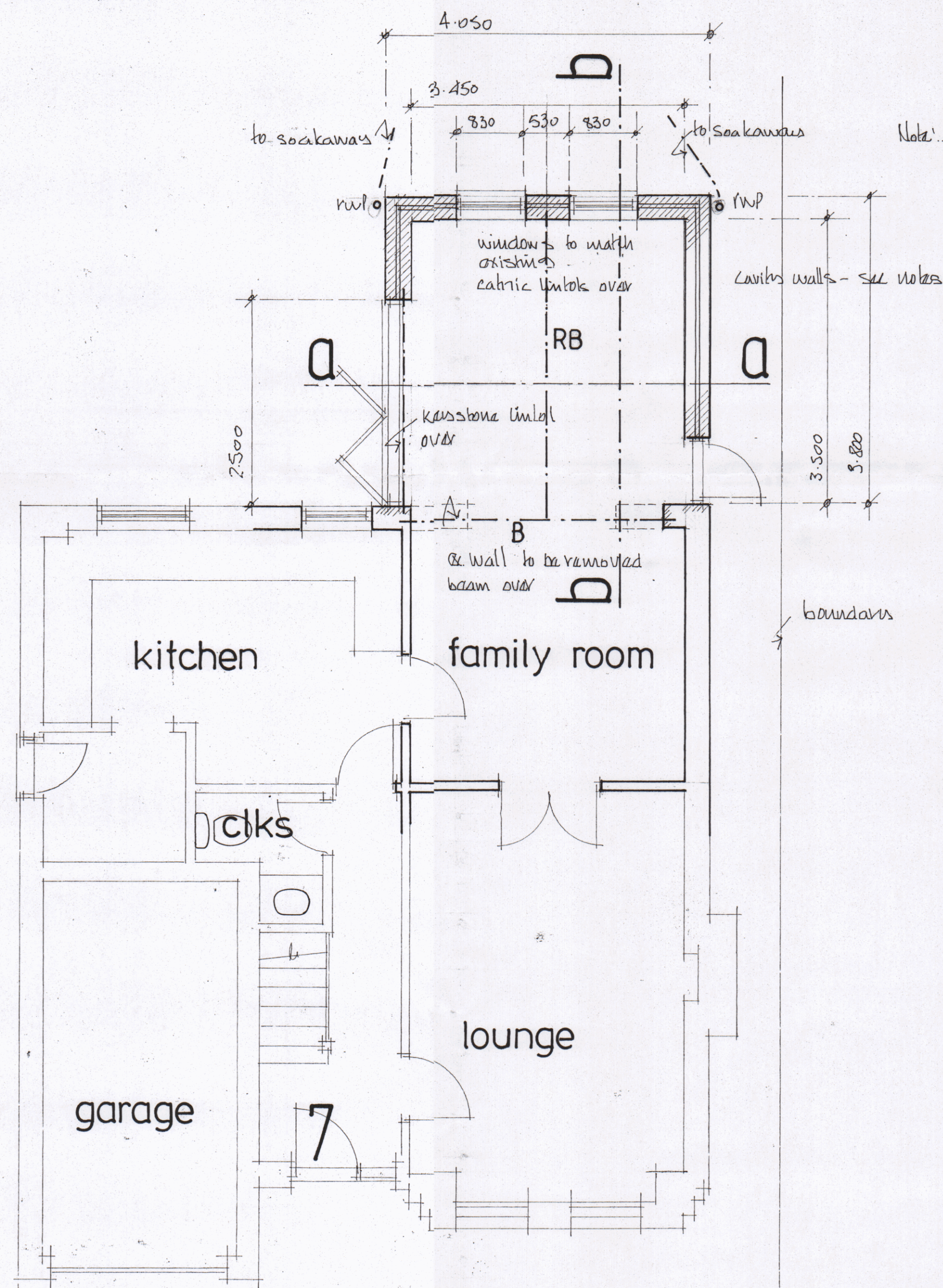
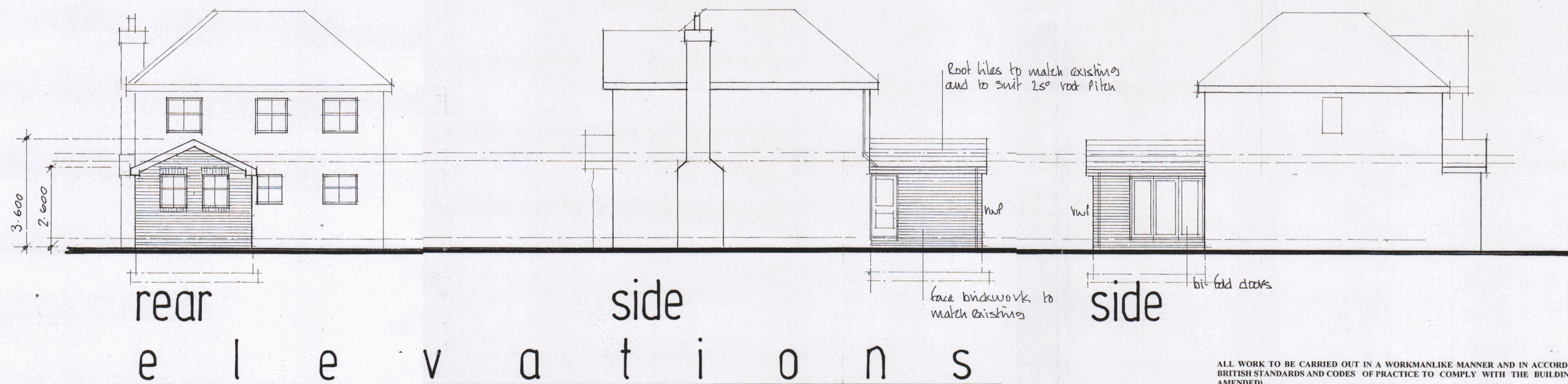
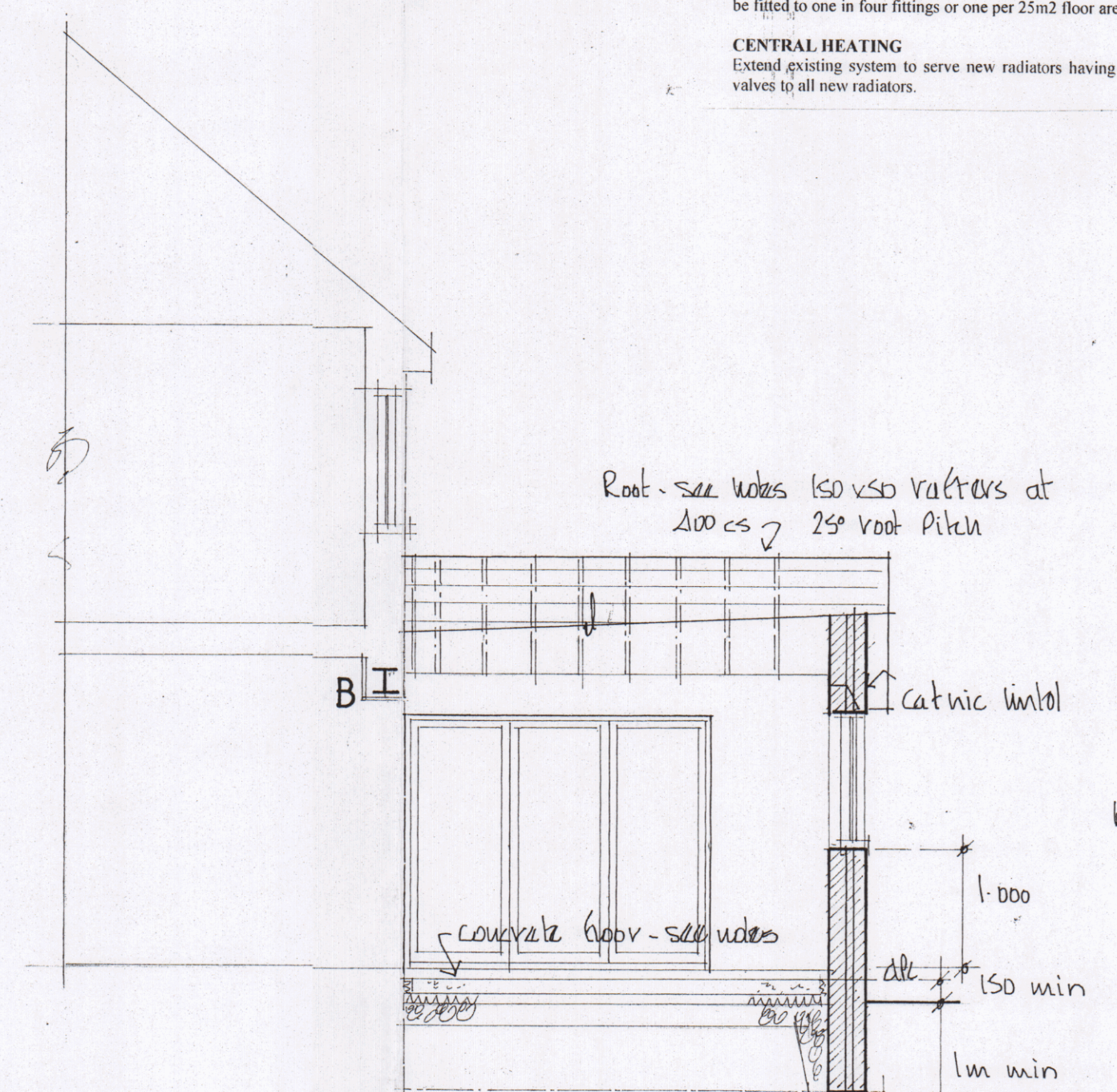
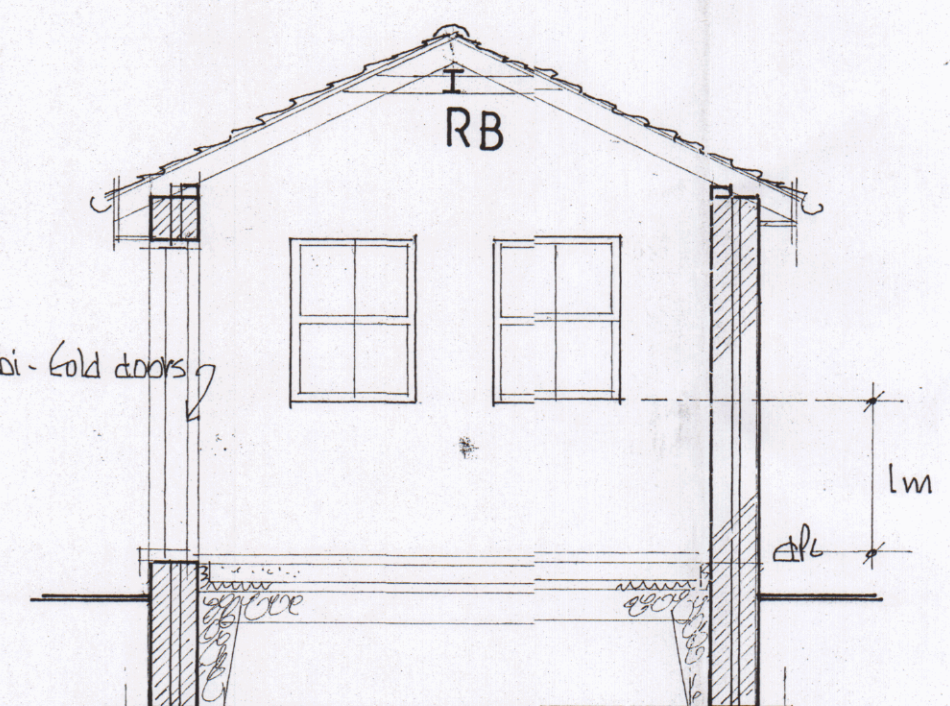




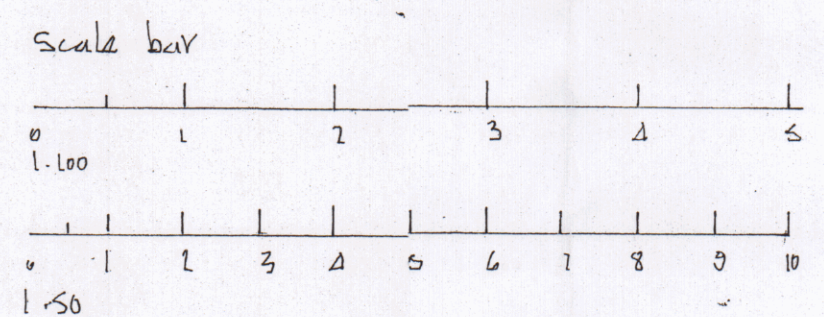
ground floor plan



section bb



section aa



ALL WORK TO BE CARRIED OUT IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE TO COMPLY WITH THE BUILDING REGULATIONS 2000 (AS AMENDED).
= 0.55 + 0.30 = 0.25
The project involves work that may be governed by the party wall act 1996. As such the owner is advised to serve the requisite notice on the adjoining neighbour and employ the services of a party wall surveyor.

DO NOT SCALE FROM DRAWINGS (except for planning purposes) IF IN DOUBT ASK!

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND DISCREPANCIES REPORTED FOR AMENDMENT.

ALL ELEMENTS TO BE ADEQUATELY PROPPED WHEN FORMING NEW OPENINGS AND MAKING STRUCTURAL ALTERATIONS

THIS DRAWING IS THE COPYRIGHT OF ARCHITECTURAL DESIGNS - LOFTSPACE DESIGNS - ANY CHANGES SHOULD BE REPORTED FOR AMENDMENT. THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING REGULATION APPROVAL ONLY AND ARE NOT INTENDED TO BE A FULL WORKING SPECIFICATION. THE PLANS AND NOTES SHOULD NOT BE TAKEN AS FINAL UNTIL FULL APPROVAL HAS BEEN RECEIVED FROM PLANNING AND BUILDING CONTROL AS THEY MAY BE SUBJECT TO CHANGE ANY WORK COMMENCED PRIOR TO APPROVAL IS AT THE CLIENTS RISK.

The builder must check on site all pipes and mains services not included in this specification which could impact on the proposal.

The client / owner must prior to commencement of work ensure all cosmetic design features, electrics and heating requirements are agreed with the chosen contractor.

NOTCHING OF TIMBER JOISTS
 General - avoid if possible
 Position - Do not locate near knots or other defects
 Notches and holes in the same joist - Minimum 100mm apart horizontally
 Notches in joists - Locate at top. Form by sawing down
 Depth (maximum) - 0.125 x joist depth
 Distance from supports - between 0.07 and 0.25 x span
 Holes in joists - Locate on neutral axis
 Diameter (maximum) - 0.25 x joist depth
 Centres (minimum) - 3 x diameter of largest hole
 Distance from supports - 0.25-0.4 x span
 Notches in roof rafters - Not permitted.

EXTERNAL PAINTWORK
 Exposed timber to be knotted, stoppied and primed and using a micro-porous paint provide one undercoat and two top coats of gloss paint to client's colour choice. Where external render is to be painted it is to be treated with Dulux Weathershield sealer prior to painting with two coats Dulux Weathershield exterior masonry paint to client's colour choice.

ELECTRICAL WORK
 Provide socket outlets and lighting points to client's instructions all to comply with latest IEE regulations. Installation to be tested and certified in accordance with Part P of the Building Regulations and copy supplied to Building Control on completion. Energy efficient light fittings to be fitted to one in four fittings or one per 25m² floor area.

CENTRAL HEATING
 Extend existing system to serve new radiators having checked that existing boiler has sufficient capacity. Provide thermostatic radiator valves to all new radiators.

FOUNDATIONS
 To be 600mm deep (nominally) x 450mm wide, trench filled with 1:2:4 mix sulphate resisting concrete (grade C30). In addition foundations to be taken minimum 600 mm below any fibrous roots encountered, below any adjacent drains, and at least to the same level of any abutting existing building. Any existing drains under proposals to be encased (as directed by building control on site) in 100 mm concrete surround. *900mm in clay subsoils.

GROUND FLOOR CONSTRUCTION (U = 0.22) 65 mm sand/cement screed (1:3) using sharp river washed sand and ordinary Portland cement on 100mm sulphate resisting concrete oversite on 100mm celotex or similar flooring grade insulation on [grade C30] in 1200 gauge polythene dpm on sand bladed consolidated hardcore fill. All new and existing damp proof elements to be laid continuously. Where hardcore fill exceeds 450 mm in depth A142 mesh is to be provided to oversite concrete with 50mm cover. Any existing sub floor ventilation obstructed by new works is to be ducted to similar sized air brick in new wall via 100 mm pipes passing through new floor construction. If radon gas membrane required then provide 2000 gauge polythene and extend over the cavity (providing try over) and ventilate any subfloor.

EXTERNAL WALLS (CAVITY / FACE BRICKWORK) (U = 0.28) 105mm facing brickwork. 85mm cavity insulated with Dritherm 32' cavity wall batts, installed in accordance with manufacturers instructions, 100mm 'thermalex shield' inner skin. Stainless steel wall ties to BS1243 (as amended) spaced at 450mm c/c vertically and 750mm horizontally (staggered). Wall ties to be bonded at every block course at unbonded reveals and at 450mm c/c horizontally at dpc level to support insulation batts. 'Astos' dpc to be provided in both at least min 150mm above external ground level. Walls to be bonded to existing using 'Barfix' stainless steel profiles. Insulated vertical dpc's (thermatec or similar) to be located at reveals and to all cavity closers. New dpc's to be lapped to existing.

LATERAL RESTRAINT
 Where walls run parallel with roof, floor or ceiling joists, 30 x 5 mm galvanised ms straps to be provided @ 1.8 m c/c built into wall plates to be strapped to walls with 30 x 5 mm galvanised 'Mafco' straps. Herringbone trutting to be provided to floor end ceiling joists at mid span up to 4.5m and at 1/3rd span over 4.5m

LINTELS
 Provide Catnic lintels with minimum 150 mm end bearings.

STRUCTURAL STEELWORK
 To be clean, rust free and painted with 2 no. coats red oxide paint. Clad steelwork in 19 mm plasterboard wire bound at 100 c/c with 7 mm plaster skim for 1/2 hour fire resistance. Double steel to be bolted at 750 c/c using M12 bolts within 50 dia steel tube spacers. Provide 225 x 225 x 150 mm deep concrete padstones (or 450 x 100 x 225 mm deep dependant on wall thickness) at all steel beam bearings (unless otherwise stated). Refer to structural engineers details and calculations for full details.

VENTILATION
 All rooms to be provided with windows having an opening area in excess of 5% floor area and background 'trickle' ventilation of 5000mm sq'. Maximum U value of 1.6w/m²K to all windows and roof lights and 1.8w/m²K to glazed doors.
 Mechanical Ventilation: Kitchen 60 l/s (30l/s if fitted within cooker hood) Utility Room 30 l/s
 Shower / Bath 15 l/s Where no windows are provided, rooms are to be mechanically ventilated to achieve 3 no. air changes per hour with 15 minutes overrun, 10mm gap retained under doors.

SURFACE WATER DISPOSAL / SOAKAWAYS
 Rainwater goods to be PVC. Gutters to be 112 mm a half round. Rainwater pipes to be 63 mm a. Rainwater to discharge to soakaways a minimum of 5m from any building or road unless the subsoil is unsatisfactory as shown on plans. Final layout and design to be agreed with building control surveyor. Soakaways to be minimum 1m³ in capacity below invert level of entry drain, and located minimum 5m from any building. Soakaway to be filled with clean broken brick of hollow construction and be formed in 110 ring, honey comb brickwork or concrete ring manholes off 100 mm thick perimeter concrete foundation and covered with 150 RC slab located just below topsoil level.

PITCHED ROOF (U = 0.16) Tiles to match existing on 38 x 25mm tanalised battens on breathable membrane (tyvek or similar) on grade C16 rafters at 400 c/c. For other structural roof members see plans. Insulation to be 300mm Crown glass quilt between and over ceiling joists. Ceiling to be grade C16 joists @ 400 c/c with 13 mm DUPLEX plasterboard with plaster skim.

VALLEYS
 To be code 5 lead on 25 mm thick plywood valley board. Lead to be laid in lengths not exceeding 1.5 m. Tilting fillet to be provided to either side of valley by lead dressed over. Tiles to overhang valley by 65 mm. Minimum width of valley to be 125 mm between edge of tiles or VALLEYS To be valley tiles laid full bond with plain roof tiling.

PITCHED ROOFS (WHERE RAFTER LINE FORMS THE CEILING)
 Roof covering of plain tiles or concrete interlocking tiles or slates (roof covering as shown on detailed drawing) on 31mm 19mm tanalised battens on breathable membrane. 150x50mm rafters at 400mm cs. Provide within rafters 120mm Celotex XR 4000 insulation board with lower face level with the bottom of the rafters. Secure to the underside of the rafters 37.5mm thick Celotex P1 4025 plasterboard faced insulation boards with taped joints, provide a skim finish to the ceiling.

SAFETY GLAZING
 Toughened glass to be provided to all 'critical areas' as defined in NI. All glazing within 800mm of floor level and 1500mm high in doors and adjacent sidelights.

GENERAL
 Existing sub floor ventilation to be maintained.
 All steel beams and structural elements to be in accordance with the structural engineer's details (where provided). Exact lengths and bearings of all beams to be determined from site dimensions.
 Position of all existing drain runs generally shown on the drawing are not guaranteed. all existing drainage to be investigated on site when work commences and this drawing suitably adjusted if found necessary.
 Exact boundary lines are to be determined on site and this drawing suitably adjusted if found necessary.
 The contractor must verify all dimensions on site before commencing any work or shop drawings. this drawing is not to be scaled. use figured dimensions.
 The contractor must verify the status of load bearing and non load bearing walls indicated on the drawing before any structural work is undertaken.
 All work is to be carried out in accordance with requirements of the local authority building control officer, any work carried out by the builder without such approval being gained is done so entirely at the risk of the builder, and he will be solely responsible for alterations and costs of same that may be required.
 The contractor must verify all aspects of the work with the building control officer during the course of the work to ensure compliance with the building regulations and this drawing including the construction notes to be amended if necessary.

HAVANT BOROUGH COUNCIL
 23 JUL 2020
 RECEIVED

Architectural Designs
 157 Methuen Road,
 Southsea, Portsmouth, Hants. PO4 9HQ
 Telephone: 02392 362829

Project:
 Works at rear single storey extension
 No 7 Clarendon Avenue
 Widley

Title:
 WORKING DRAWINGS

Scale:
 1:50 and 1:100

Date:
 June 2020

Drawing No:
 2006-1819