

PROPOSED SINGLE STOREY REAR ADDITION. 18, GLADYS AVENUE, COWPLAIN, HANTS. FOR MR & MRS HARRIS.

HAVANT BOROUGH
COUNCIL
09 MAY 2019
RECEIVED

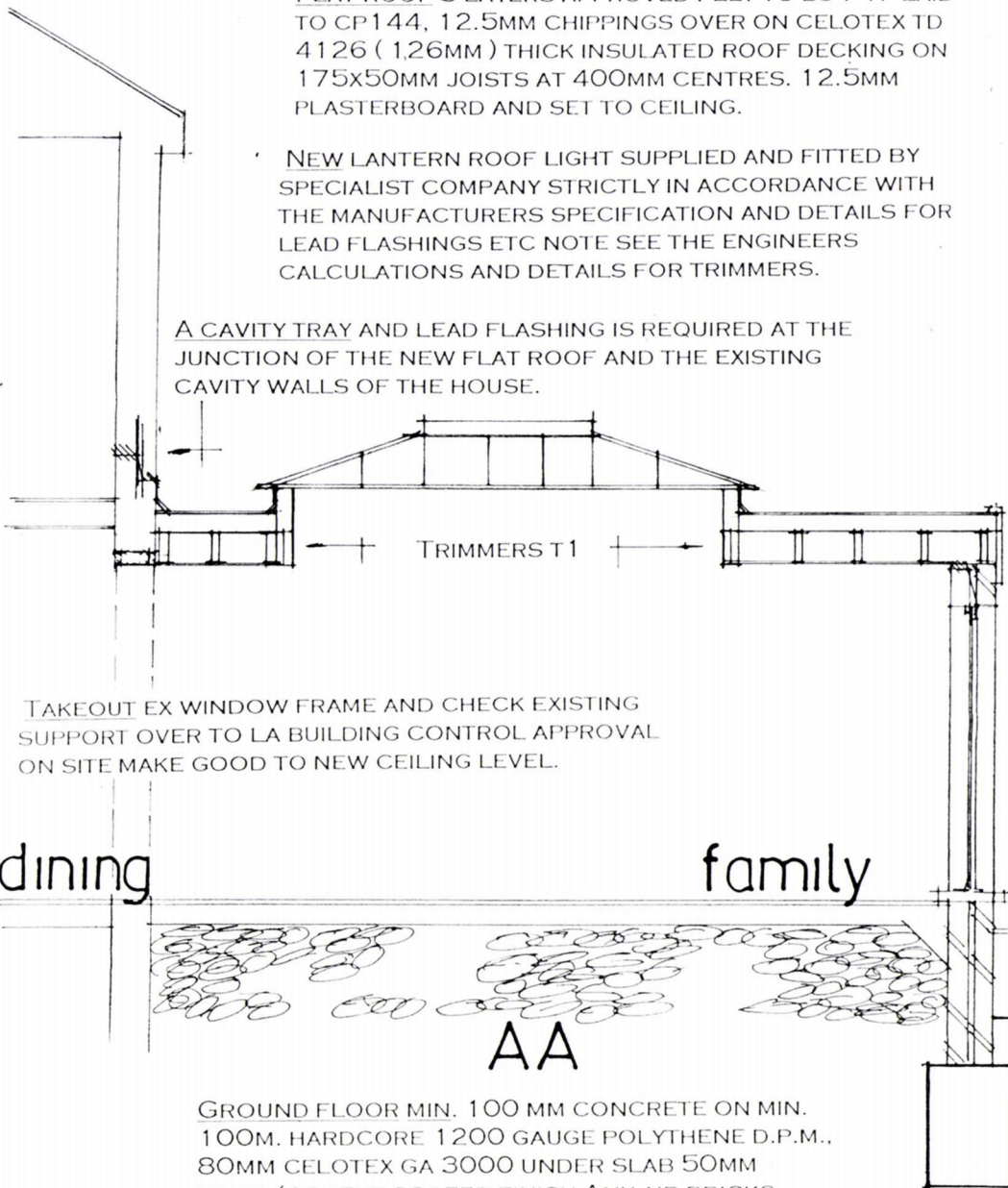
PROVIDE MECHANICAL VENTILATION TO KITCHEN
FAMILY ROOM DUCTED TO THE EXTERNAL AIR MINIMUM
CAPACITY 60 LITRES/SEC

NOTE PLANS TO BE READ IN CONJUNCTION WITH THE
ENGINEERS CALCULATIONS AND DETAILS FOR NEW
BEAM A, PADSTONES PIERS ETC AND ALSO THE
LANTERN LIGHT TRIMMERS T1 AND T2.

FLAT ROOF 3 LAYERS APPROVED FELT TO BS 747 LAID
TO CP144, 12.5MM CHIPPINGS OVER ON CELOTEX TD
4126 (126MM) THICK INSULATED ROOF DECKING ON
175x50MM JOISTS AT 400MM CENTRES. 12.5MM
PLASTERBOARD AND SET TO CEILING.

NEW LANTERN ROOF LIGHT SUPPLIED AND FITTED BY
SPECIALIST COMPANY STRICTLY IN ACCORDANCE WITH
THE MANUFACTURERS SPECIFICATION AND DETAILS FOR
LEAD FLASHINGS ETC NOTE SEE THE ENGINEERS
CALCULATIONS AND DETAILS FOR TRIMMERS.

A CAVITY TRAY AND LEAD FLASHING IS REQUIRED AT THE
JUNCTION OF THE NEW FLAT ROOF AND THE EXISTING
CAVITY WALLS OF THE HOUSE.



TAKEOUT EX WINDOW FRAME AND CHECK EXISTING
SUPPORT OVER TO LA BUILDING CONTROL APPROVAL
ON SITE MAKE GOOD TO NEW CEILING LEVEL.

AA

GROUND FLOOR MIN. 100 MM CONCRETE ON MIN.
100M. HARDCORE 1200 GAUGE POLYTHENE D.P.M.,
80MM CELOTEX GA 3000 UNDER SLAB 50MM
SAND/CEMENT SCREED FINISH ANY AIR BRICKS
BLOCKED TO BE DUCTED TO THE EXTERNAL AIR
NOTE COMPACTED IN LAYERS USE BRC MESH IN SLAB

WALLS FACEBRICK TO MATCH KITCHEN EXTERNALLY
100MM CAVITY WITH 50MM CELOTEX INSULATION
CLIPPED TO AN INSIDE SKIN OF 100MM CELCON SOLAR
BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH
APPROVED STAINLESS STEEL WALL TIES EVERY 750MM
HORIZONTALLY AND 450MM VERTICALLY

CATNIC LINTELS OVER ALL NEW OPENINGS, SIZE IN
ACCORDANCE WITH THE MANUFACTURERS SPAN
TABLES MINIMUM 150MM END BEARINGS.

STRAP DOWN NEW FLAT ROOF WITH MILD STEEL
ANCHORS MINIMUM CROSS-SECTION 30MMx5MM AND
AT 1.2M CENTRES.
CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

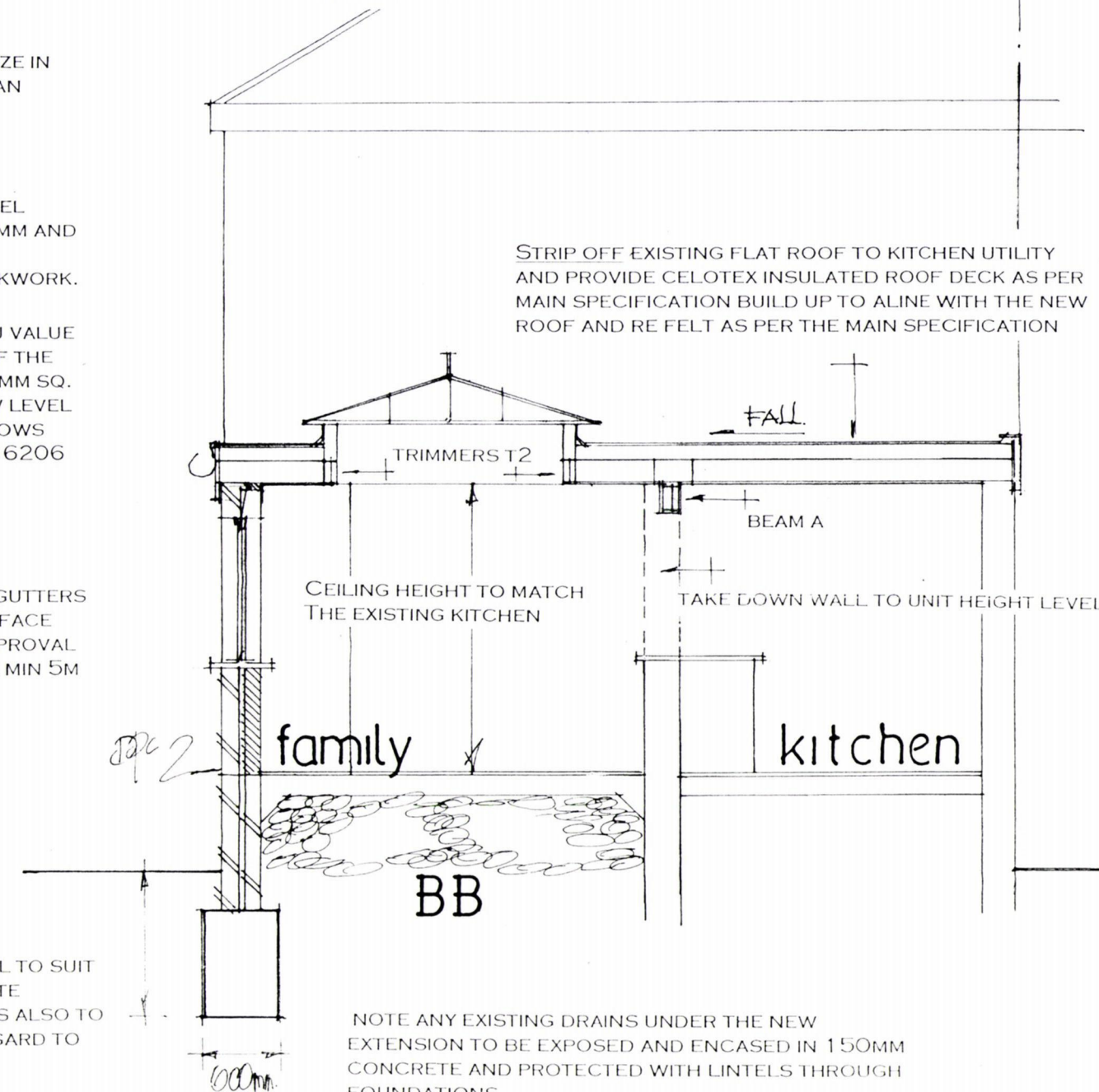
WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE
OF 1.6W/M2K TO GIVE A MINIMUM 1/20TH OF THE
FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ.
TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW LEVEL
GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS
SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS
AND DOWNPIPE TO PICKUP INTO EXISTING SURFACE
WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL
ON SITE. ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M
FROM ANY BUILDING AND MIN 1M/3

FOUNDATIONS TO LOCAL AUTHORITY APPROVAL TO SUIT
SITE CONDITIONS. USE ONLY CLASS A CONCRETE
BLOCKS BELOW GROUND LEVEL. FOUNDATIONS ALSO TO
COMPLY WITH NHBC PRACTICE NOTE WITH REGARD TO
ANY TREES. TRENCH FILL FOUNDATIONS.

ELECTRICAL INSTALLATION BY APPROVED
CERTIFICATED ELECTRICIAN TO COMPLY WITH
APPROVED DOCUMENT P.
CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK.
BY COMPETENT APPROVED CERTIFICATED ELECTRICIAN
USE ENERGY EFFICIENT LIGHT BULBS AND FITTINGS.

STRIP OFF EXISTING FLAT ROOF TO KITCHEN UTILITY
AND PROVIDE CELOTEX INSULATED ROOF DECK AS PER
MAIN SPECIFICATION BUILD UP TO ALINE WITH THE NEW
ROOF AND RE FELT AS PER THE MAIN SPECIFICATION



BB

NOTE ANY EXISTING DRAINS UNDER THE NEW
EXTENSION TO BE EXPOSED AND ENCASED IN 150MM
CONCRETE AND PROTECTED WITH LINTELS THROUGH
FOUNDATIONS.

date apr 19
scale 1:50

SECTION DRAWING

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