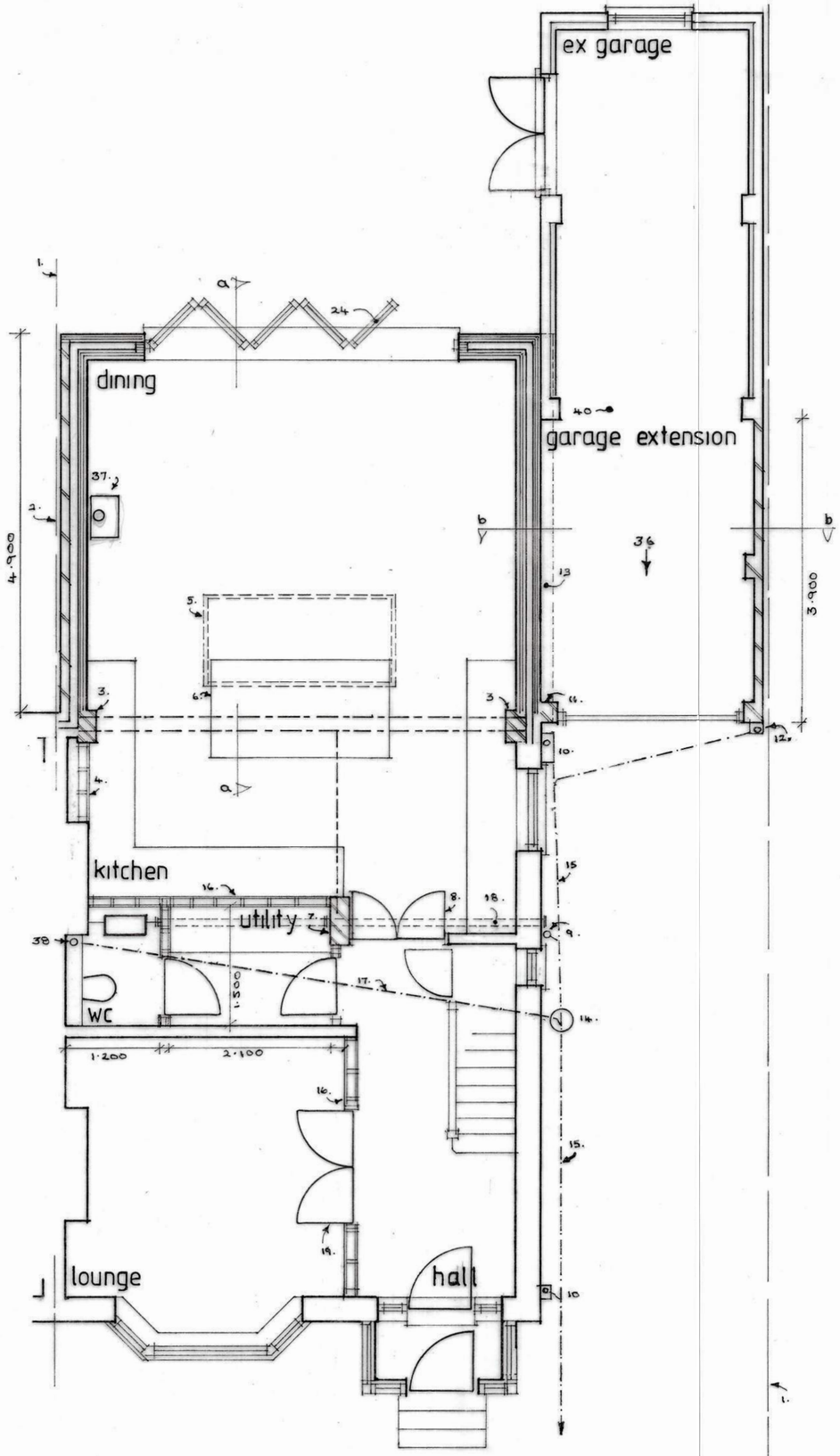
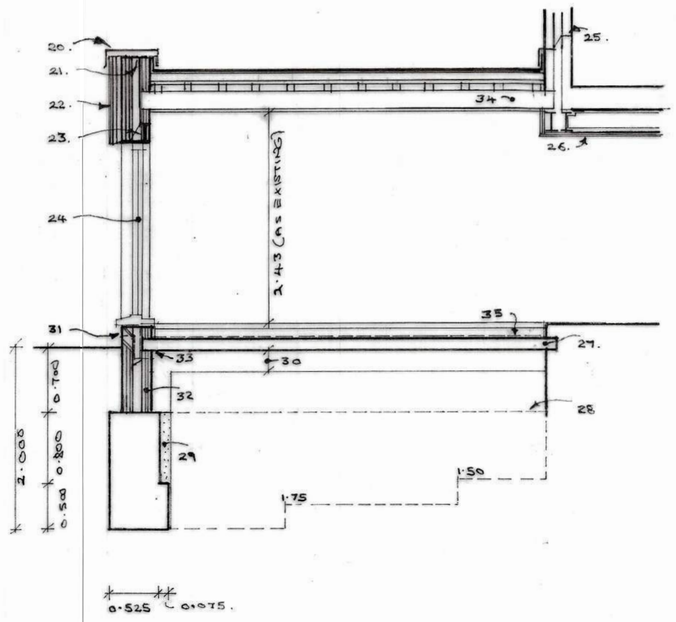
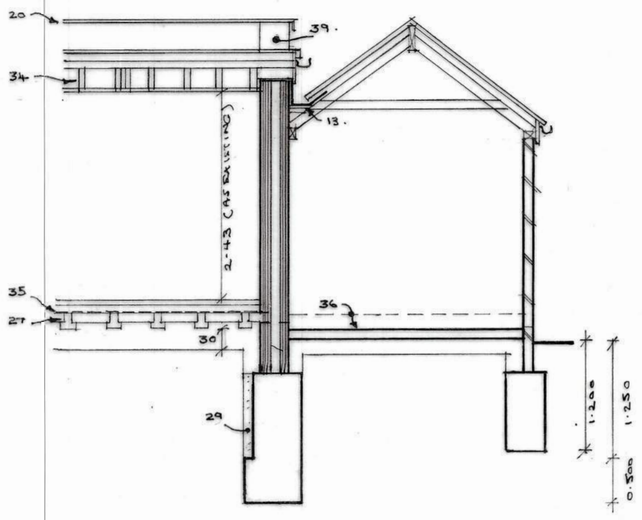



section a a




section b b

1:50 0 1M 2M 3M

1. Boundary line
2. Trench fill foundation to allow asymmetrical loading from boundary wall
3. New215 mm x 450mm 20N/mm2 brick pier built off new pad foundation-see calculations
4. Infill existing alcove with studwork
5. 1.25 x 2.5 double glazed roof light-see calculations for trimmers
6. 2.3m long x 1.2m wide Indicative position of Island unit-to client's final design
7. New 550x215mm pier
8. New fully glazed double doors into kitchen
9. Existing S&VP
10. Existing RWDP and gulley
11. New garage pier 215x215mm
12. New 63mm dia RWDP into rodable back inlet gulley
13. No 4-lead lined box gutter falling to front with lead flashing dressed up to and under fascia from flat roof
14. New UPVC inspection chamber
15. Existing 100 dia drainage
16. New 50x100 fully braced studwork at 400mm centres
17. New 100 dia FW drain at min1:60 fall, strapped to existing timber floor joists at max 1m centres
18. High level ducting from extractors in WC and utility to new louvred grill on external wall
19. New fully glazed double doors into lounge -doors to match as provided into kitchen
20. Anthracite grey aluminium coping trim fixed in accordance with manufacturer's instructions
21. Provide full width dpc under coping trim in accordance with manufacturer's instructions with flashing dressed 150mm down inner face of wall, over flat roof upstand
22. 25 x38 treated battens on vertical counter battens on fully breathable underfelt, finished with blackened treated timber cladding to rear elevation only, returning min 450mm from corners down both side
23. Beam over Bifold doors-see calculations
24. 4.0m wide anthracite grey double glazed Bifold doors
25. Lead flashing and cavity trays, with weep holes
26. All beams encased in 2x12.5mm plasterboard and Set to give 30 minutes fire resistance
27. 125 wide x 150mm deep "Stressline" floor beams at 530mm centres with 650kg/m3 infill blocks to support 1.5KN/m2 imposed loading-calculations as necessary to follow when floor ordered
28. Top of new foundation concrete to finish at min level of top of existing house foundation
29. 75mm thick Claymaster void former to inner face of all foundations deeper than 1.5M. Claymaster to start min 500mm from bottom of trench
30. Ventilated void, min 300mm deep under floor beams
31. Face brickwork up to dpc level, with airbricks within 1m of corners and at 2m centres, ducted to floor void with telescopic Z ducts with cavity trays over. Airbricks to provide min1500mm2 per M run of walls Ensure equivalent opening provide to existing house timber subfloor to provide cross ventilation.
32. 7N/mm2 concrete blocks from foundation to floor beam bearing level
33. Provide dpc under all floor beam bearing
34. 50x200mm C24 flat roof joists at 400mm centres with cross firrings to fall to garage side
35. 300 mu polythene dpm under floor insulation, fully lapped with all dpcs
36. New garage floor, min 100mm thick concrete slope up to existing garage floor level
37. Wood burning stove and insulated flue discharging a min of 1m above top of parapet BUT ADDITIONALLY, min 600mm above any adjacent roof level within 2.3M measured horizontally Permanent Ventilation to be in accordance with manufacturer's instructions and to meet AD J, section 2, table1.
38. 100mm dia stub stack terminated with Air admittance valve fixed above flood level of handbasin
39. Note-no parapet to garage side wall of extension
40. Existing infill wall to be removed

**Proposed Single storey side extension, internal alterations and garage extension at 21 Warfield avenue, Waterlooville, Hants PO7 7JN**

Proposed floor plan and sections

| For Mr A Williams<br>Dwg AW01 | Date July 2024 | Scales 1:50 |
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