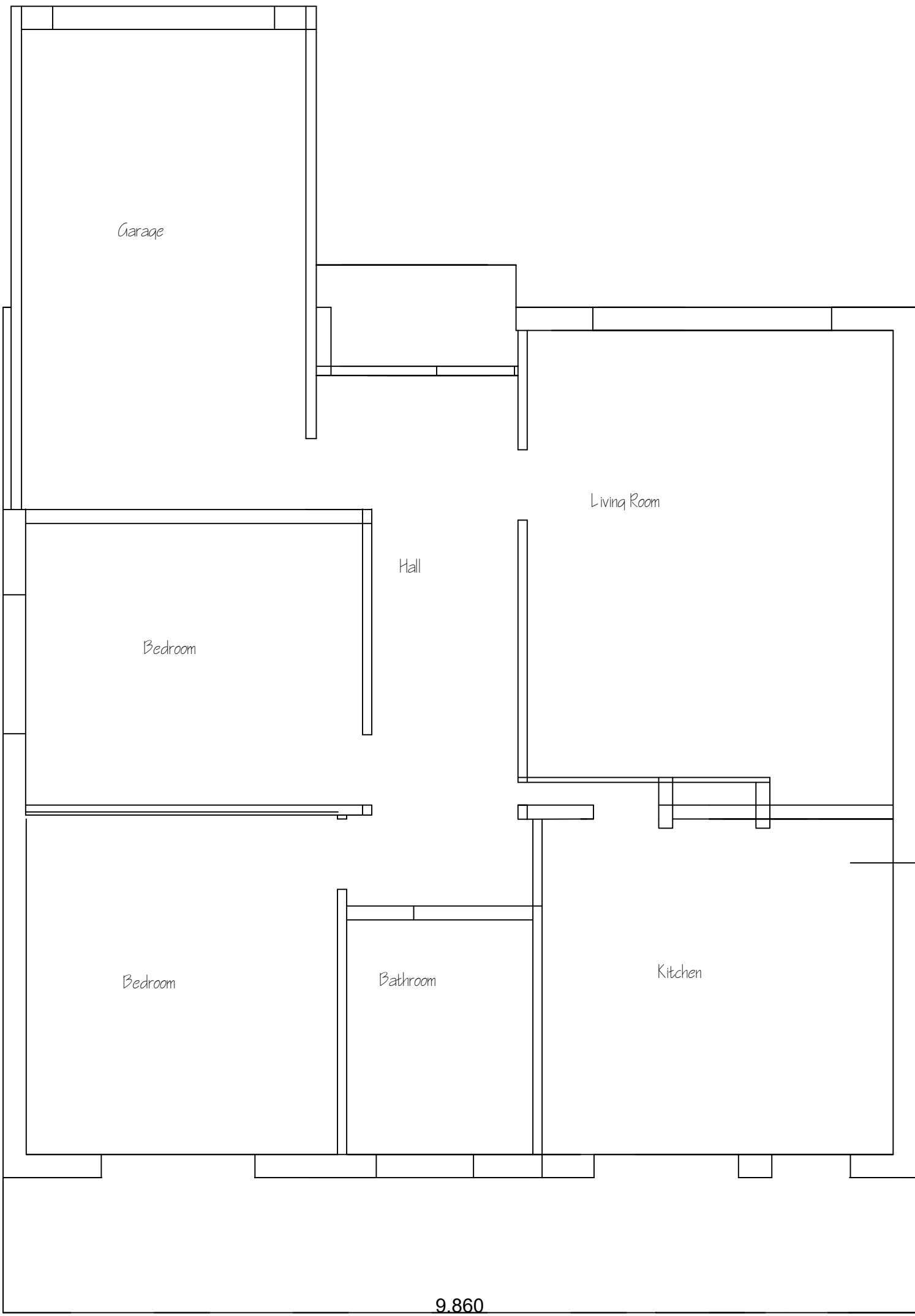
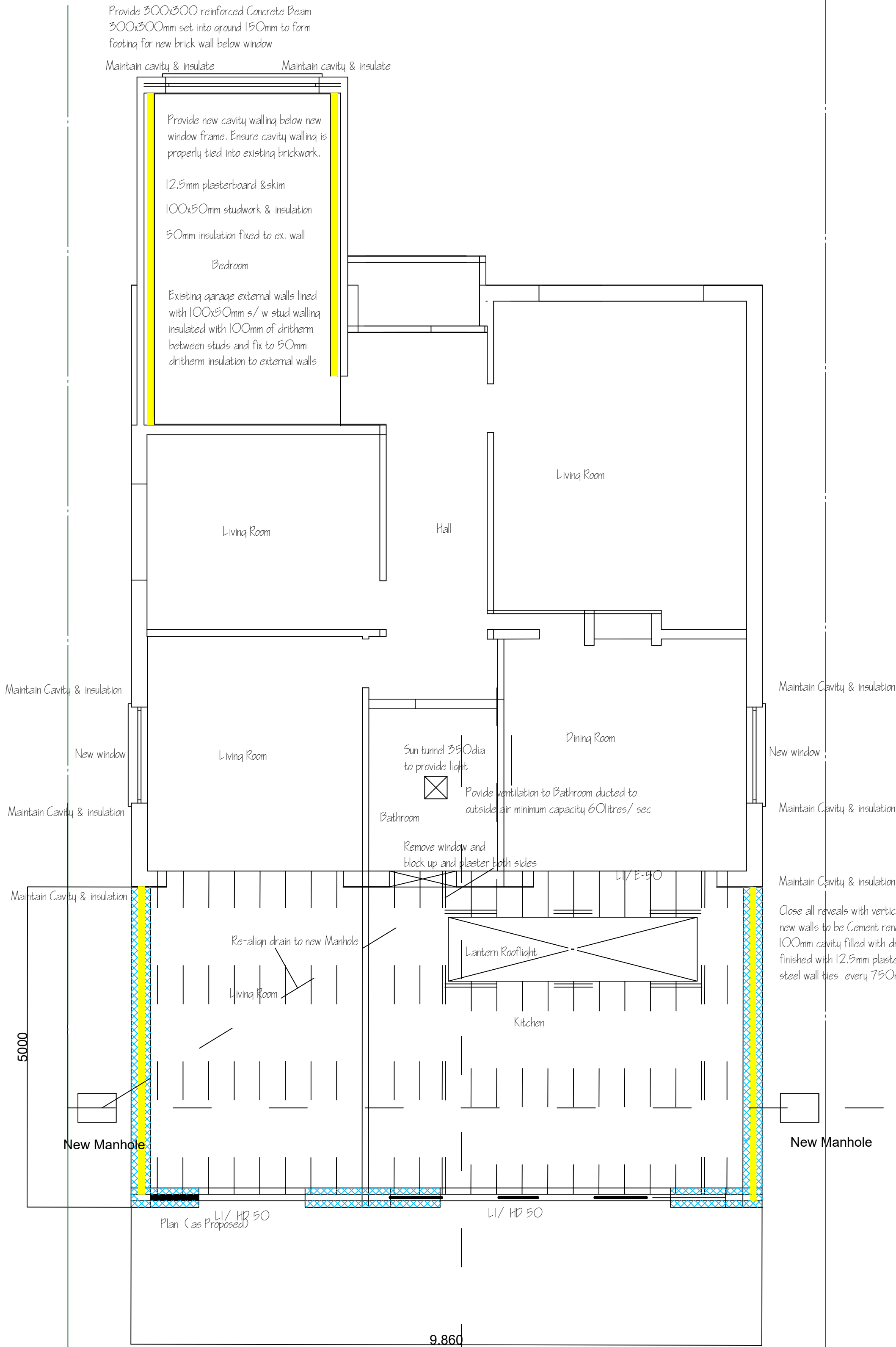


Plan (as existing)



PROPOSED Extension to 17 Cotwell Avenue Cowplain PO8 9AP

BRIEF SPECIFICATION

FOUNDATIONS to be minimum 1.2m deep 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. Concrete Blocks minimum 7.0N/mm² to be used below Ground Level.

FLOOR 200mm softwood joists @400mm c/s. Double joists under all s/w partitions Provide 100mm upvc pipes to ventilate existing internal subfloor areas.

NEW WALLS. Close all reveals with vertical d.p.c. and insulated cavity closers. Walls 112mm Bricks to match externally, 100mm cavity filled with Ditherm plus 112mm bricks finished fair faced. Tie with approved stainless steel wall ties every 750mm horizontally and 450mm vertically.

CATNIC LINTOLS over all new and enlarged openings size in accordance with the manufacturers span tables minimum 150mm end bearings Strap down new roof with mild steel anchor straps minimum cross sectional area 30x5mm and at 1.2M long. Close tops of new cavity walls with brickwork

WINDOWS to be double glazed with low emisivity glass, minimum 16mm air gap between panes. Provide 10000sq.mm trickle vents to all rooms, any critical areas of glazing/doors/sidelights etc. to be safety glass to B.S.6206

RAINWATER DISPOSAL via 100mm Diameter gutters and downpipes to pickup into existing surface water drains if found available to L/A approval on site. Alternatively to new soakaway min 5m from any building and min 1m³ Provide mechanical ventilation to new WC and Utility room ducted to external air minimum capacity 60litres/sec.

STUDWORK to be well braced 100x50mm timber with 12.5mm plasterboard and set both sides. All new stud partitions to be supported on double joists

PRIOR TO COMMENCEMENT of works on site the exact line of the existing drain runs are to be established and agreed with the L/A Building control if found to run in the foundation line the drains are to be relaid under and clear.

NEW DRAINS to be 100mm diameter approved plastic laid 1:40 bedded and surrounded in 150mm pea shingle haunch in 150mm concrete under building protect with lintols through foundations.

PLUMBING Single Stack Plumbing to BS5572, 75mm deep seal traps, SVP to be 100mm diameter with outlet taken up 1.0m above highest window level. New SVP to be taken out through side wall to new manhole outside.

NEW ROOF. 200X50sw trusses @400mm centres supported on 100 x50mm wall plate bolted to cavity wall @ 1.0m centres. Double joists alongside 1no Lantern rooflight. New warm roof consruction insulated with 100mm rigid Tyvec or similar approved at ceiling level and the roof finished with 3 layer felt laid to falls 50mm in 4.0m. Vapour Barrier, 25mm plywood decking, 100mm insulation 25mm decking with 3 layer felt and reflective topping.

BRIEF SPECIFICATION

All alterations to structure or layout must be agreed with Building Control. Building Control may ask for alterations during the course of the works.

All details on this drawing must be checked carefully on site by Builder before fabrication and erection.

All works started before this drawing is approved by Building Control will be entirely at the owners risk.

Builder must comply with the latest edition of the building regulations and must notify Building Control prior to commencement of works.

It is the builders responsibility to ensure that all the works are carried out with due regard to Health and Safety of all operatives, owners, adjacent owners, and to the latest CDM regulations and E.U. Directives.

All components and materials are to be used strictly in accordance with the latest B.S. and C of P and makers instructions

This drawing has been prepared to obtain approval under the Building Regulations and does not form part of any contract

Do not scale from this drawings.

The use of products containing white asbestos are not to be used.

ELECTRICAL INSTALLATION by approved certified electrician to comply with approved document P. Certificate to be issued on completion of work by competent approved certified electrician.

Scale 1:50

Drawing Number 6209/050821

Jeff Merriman Associates. 72 Park Avenue Waterlooville Tel 92 389043