

Tiles suitable for 17.5° pitch on battens and Tyvek or similar approved breathable membrane installed in accordance with manufacturers recommendations on 125 x 50mm C24 grade rafters at 400mm centres. 75 mm kingspan insulation between rafters and a further 50mm below. 12.5mm plasterboard + skim ceiling

Rafters birdsmouthed at supports for horizontal bearing surfaces

insulation packed in and around steel beam to avoid cold bridges

double glazed bi-fold doors max U value 1.4W/m²K

DPC min 150mm above GL

DPM to be turned up walls and lapped into DPCs

600 x 300mm concrete strip foundations of depth to suit site conditions and minimum invert depth of any adjacent drains.

Velux rooflights with double rafter trimmers each side

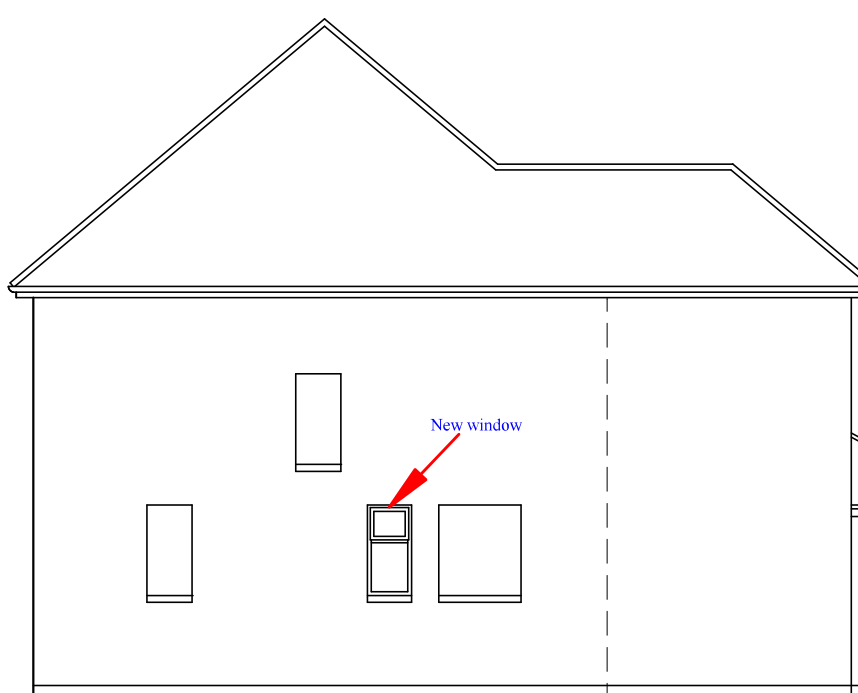
Code 5 lead cavity tray and flashing built in to rear wall at new roof junction

Timber plate rawbolted to wall at 400mm centres

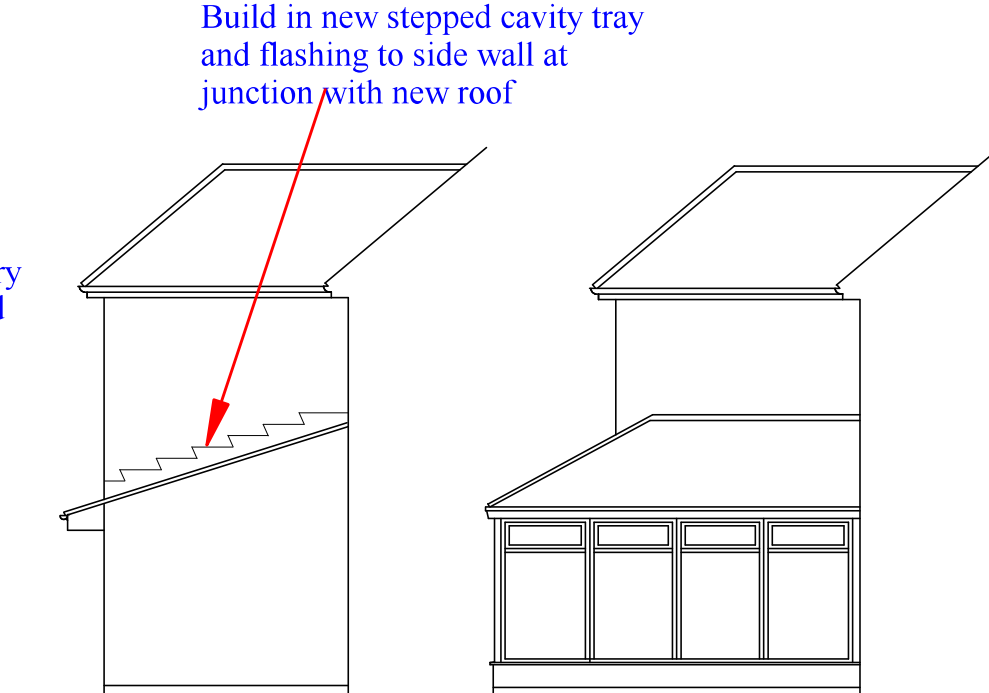
203 x 203mm x 52kg UC steel beam with 10mm thick galvanized steel plate welded to bottom flange to carry outer leaf of cavity wall of existin first floor extension Encase beams in 2 layers 12.5mm plasterboard + skim for ½ hour fire resistance.

FLOOR : Finish to clients requirements on 75mm screed on 100mm concrete on 100mm Kingspan floor insulation 1200g polythene DPM on sand blinding on min 150mm hardcore. Build in 2No 100mm dia ducts to maintain sub-floor ventilation to existing. 225 x 75mm air bricks and periscope vents at external wall

SECTION A - A

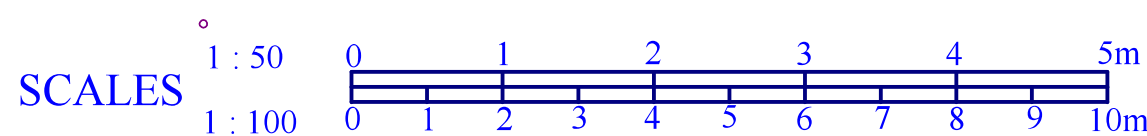


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

EXISTING SIDE ELEVATION



NOTES :

1. New external walls : 106mm brick outer leaf, 100mm cavity with 100mm rockwool cavity insulation built in, 100mm insulation block inner leaf. Alternative is partial fill cavity with 50mm celotex insulation fixed to cavity face of inner leaf with appropriate wall ties. Ties spaced at 750mm horizontally and 450mm vertically.
2. 100mm PVC gutters and 75mm RWP's.
3. Rafters and joists to be strapped to walls at maximum 2.0 metre centres with 30 x 5mm cross section straps. (1.2m centres at gables)
4. Windows and external doors to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room.
5. Windows and doors to be double glazed (max U value 1.4W/m²degK).
6. All glazing in critical locations to be toughened or laminated.(doors and low cill windows)
7. Where increased loads are imposed existing foundations to be exposed for inspection to determine their adequacy and underpinned if found necessary.
9. Where increased loads are applied to existing lintols and beams, these to be exposed for inspection to determine their adequacy and replaced if found necessary.
10. New room will be fitted with low energy lighting fitting (fluorescent or LED)
11. Radiators will be fitted with thermostatic valves
12. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
13. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority.
14. New openings to have IG or Catnic insulated lintols over, and cavities are to be closed at openings with insulated cavity closers incorporating DPC
15. New drains in 100mm UPVC surrounded in 150mm pea shingle. Falls min 1 : 40. All in accordance with BS 8301. Bridge with lintols at walls



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SINGLE STOREY REAR EXTENSION AT :
43 ELMLEIGH ROAD
HAVANT PO9 2AB
for Mrs P Gibbs

A. J. GLADMAN

43 Portchester Road
Fareham
Hampshire
PO16 8AL

Tel 01329 232796
Mob 07704 563002
Fax 08707 059393
email tony@plan4.me.uk

doorway repositioned

New PVC inspection chamber on existing drain
seal off redundant drain with concrete plug.

New 100mm PVC stub stack installed in accordance with BS5572. Sink waste 40mm. basin waste 32mm. All appliances to be fitted with 75mm deep seal traps

New drains in 100mm UPVC surrounded in 150mm pea shingle. Falls min 1 : 40. All in accordance with BS 8301. Bridge with lintols at walls.

Extract hood over hob min 30litres/second ducted out through roof

Inner leaf thickened to 200mm at beam bearings with VDPC between it and outer leaf of external wall 350 x 200mm x 200mm deep padstone

PROPOSED GROUND FLOOR

LOUNGE

timber stud partition with 12.5mm plasterboard + skim both sides and filled with sound deadening quilt.

SD

Accessible shower trap

extract fan minimum 15 litres/second ducted out to external air

2No 152 x 89mm x 16kg UB steel beams bolted together to act as one

350 x 100 x 150mm deep dense concrete padstone

Pair of beams to bear on top and be bolted to top flange of beam over doors

double glazed bi-fold doors max U value 1.4W/m²K

to soakaway of minimum 1m3 and min 5m from any building

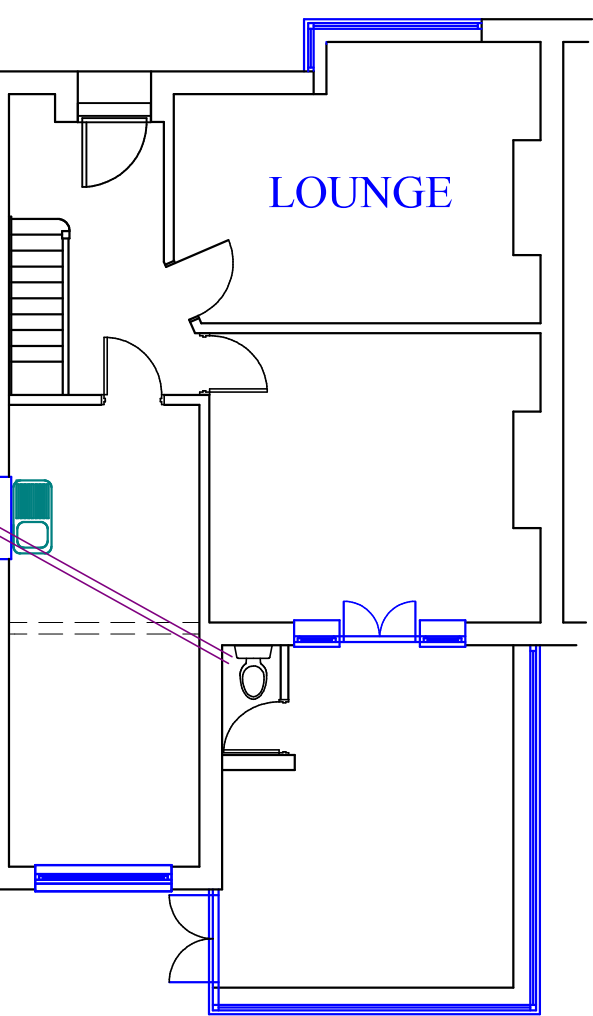
velux over

Door and windows removed and brickwork below windows and make good

203 x 203mm x 52kg UC steel beam with 10mm thick galvanized steel plate welded to bottom flange to carry outer leaf of cavity wall of existin first floor extension Encase beams in 2 layers 12.5mm plasterboard + skim for ½ hour fire resistance.

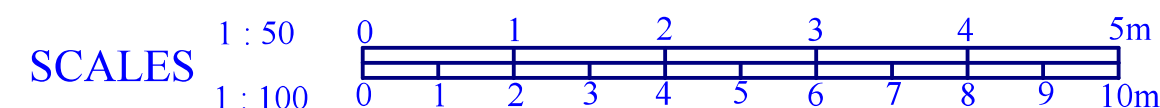
Extent of new foundation shown green dashed line

Inner leaf thickened to 200mm at beam bearings with VDPC between it and outer leaf of external wall 350 x 200mm x 200mm deep padstone



EXISTING GROUND FLOOR

SD = Mains wired and interlinked smoke detector



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Tel 01329 232796
Mob 07704 563002
Fax 08707 059393
email tony@plan4.me.uk