



FRONT

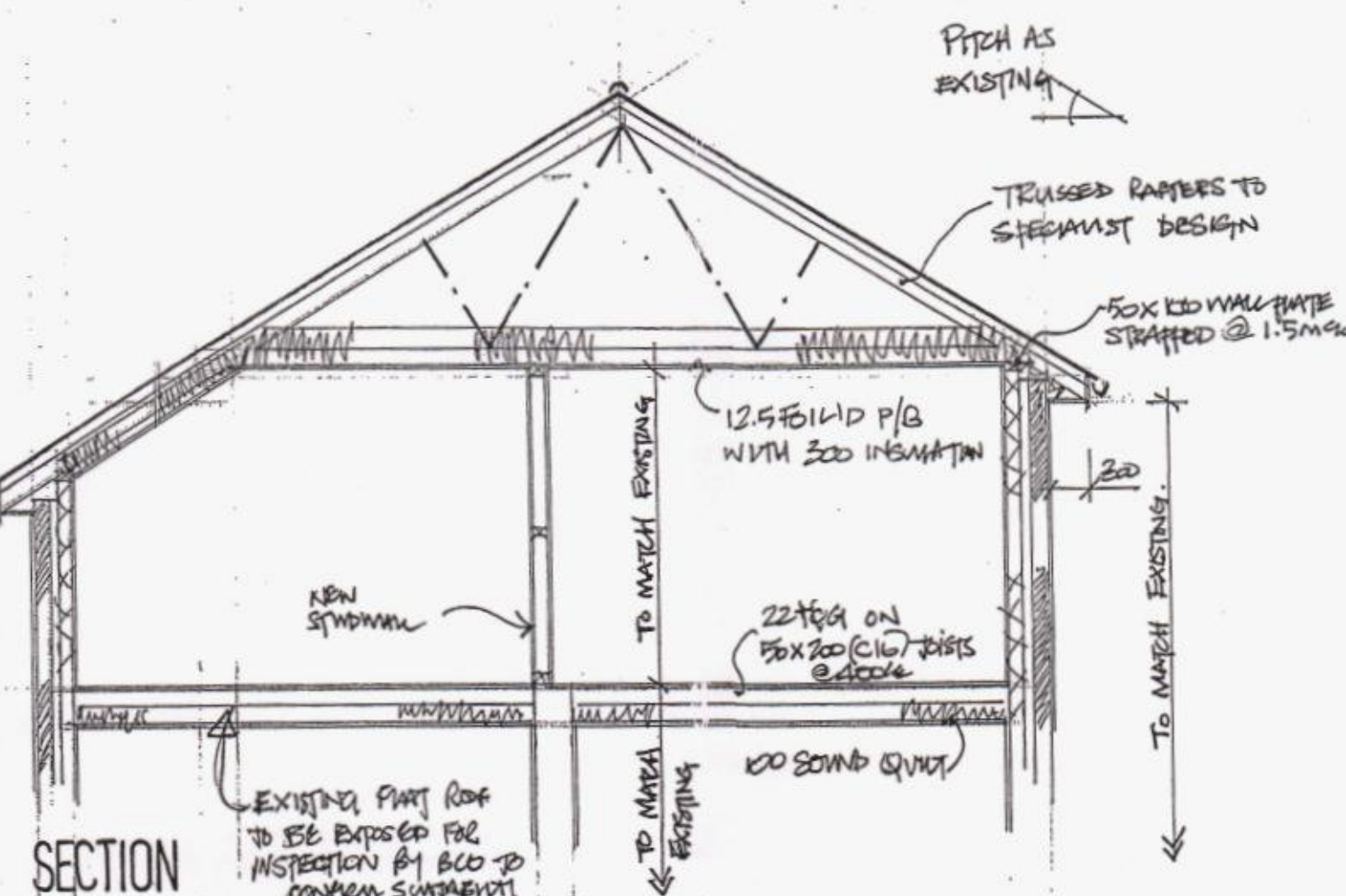
SIDE

REAR

SIDE

NOTES RE UTILITY ROOM:

1. EXISTING WALLS TO BE INSPECTED FOR CAVITY INSULATION IF NONE PRESENT THEN PROVIDE AN INSULATED PLASTER-BASED (35mm) TO INSIDE, ALTERNATIVELY ADD BLOCKS IN HOL. NOMINATION TO EX. CAVITY.
2. EXT. DOOR (WINDOWS) TO ACHIEVE MIN. U-VALUE.
3. PAINT EXIST. FLOOR WITH BEAMS OF B+W AND PROVIDE MIN. 70mm CONCRETE WITH 22mm T8s ON TOP.



SECTION

PITCH AS EXISTING

TRUSSED RAMPERS TO SHEETPILE DESIGN

50x100mm PINE STRAPPED @ 1.5m

12.5% SLOPE P/B WITH 300 INSULATION

22mm ON 100x200 (C/W) JOISTS @ 400mm

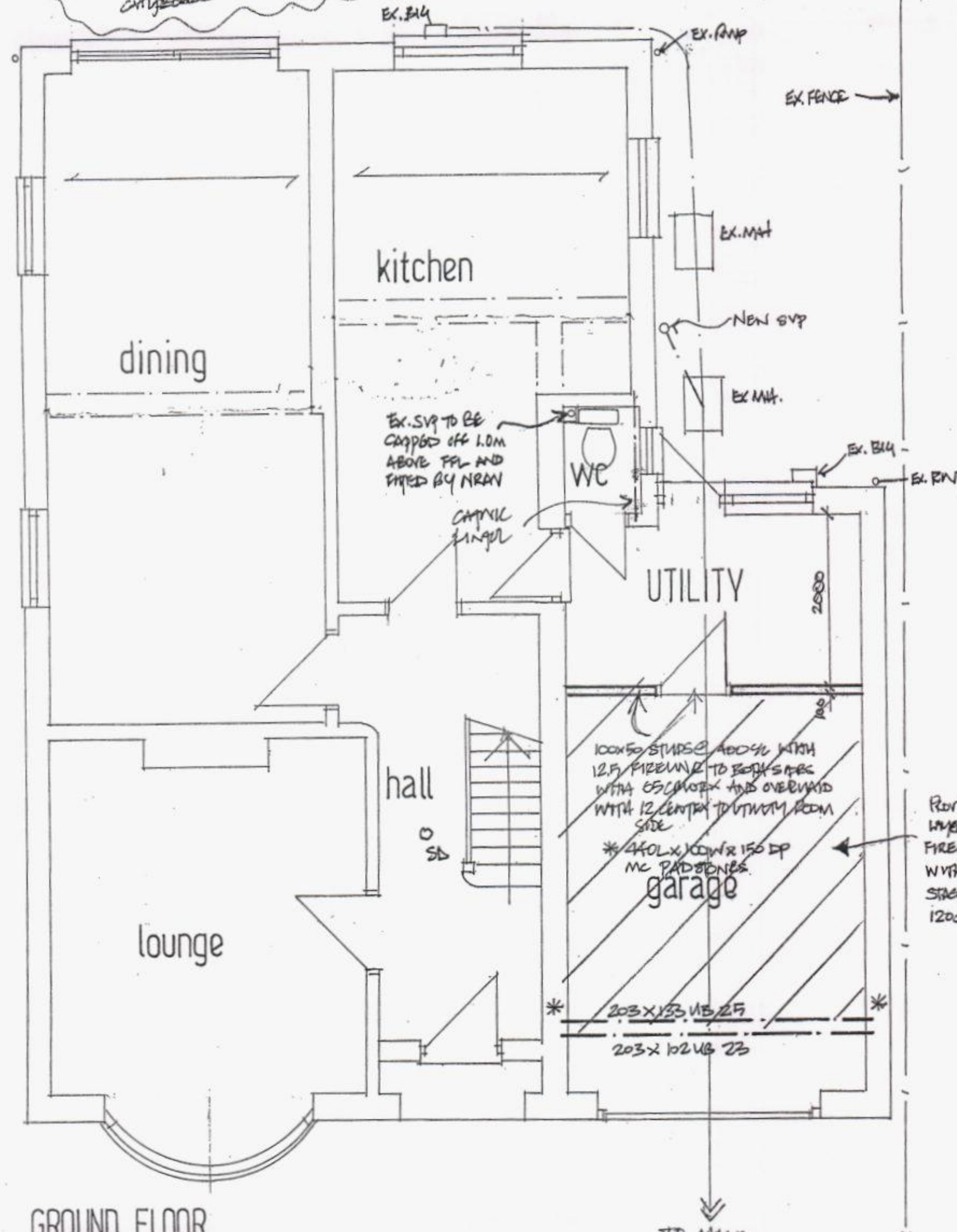
100 SOUND QUOT

EXISTING PART OF TO BE EXPOSED FOR INSPECTION BY BCO TO CONFIRM SURVIVAL

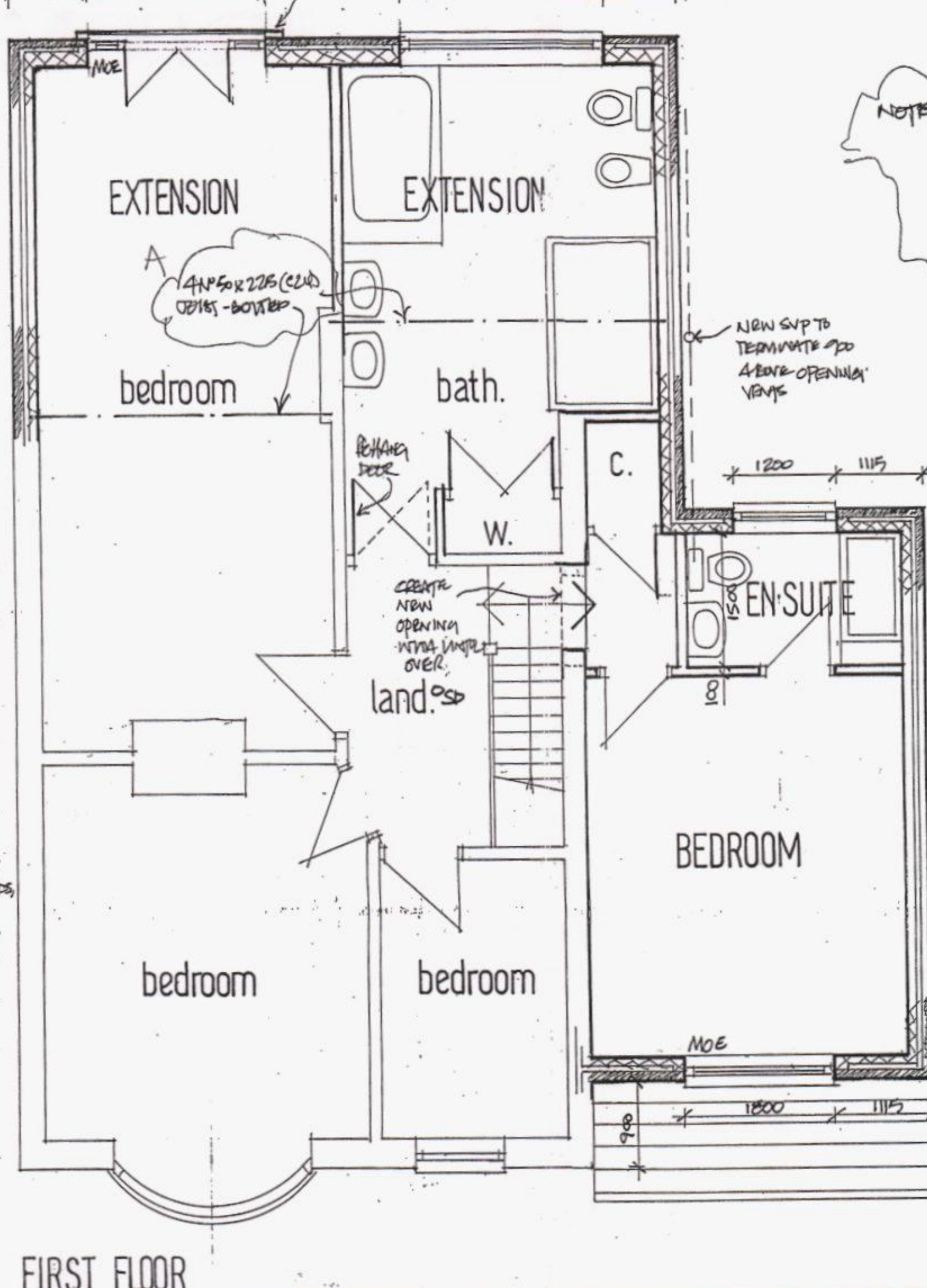
NEED BRASS BRACKET FOR PIPES AND IN SLOTT

ACCORDANCE WITH AD-PTK

NOTE: IF EXISTING G/F CAVITY WALLS DO NOT ACHIEVE AN OVERALL U-VALUE OF 0.25W/M²K THEN AN HORIZONTAL CAVITY TRAY IS TO BE PROVIDED AT THE JUNCTION OF PROPOSED WITH EXISTING.



GROUND FLOOR



FIRST FLOOR

- FOUNDATIONS:**
- Foundations to be as required by the BCO to suit local ground conditions.
 - Where in close proximity to trees or soil is shrinkable, Practice Note 7 applies.
 - Where adjacent to a sewer, a depth of foundations to match the invert of the sewer pipe.
 - Existing foundations to be exposed where required for inspection by BCO.
- DRAINAGE:**
- Drains to be PVCu pipework to BS4500:1971.
 - Installation, workmanship and details are to be as pipework manufacturer's specification and to BS6301:1995.
 - Drainage under the building to be surrounded by 100mm granular material, under drains with less than 600mm cover to be capped with 100mm concrete.
 - All drainage to be constructed with flexible joints.
 - Manholes to be as pipework manufacturer's special units and fittings.
 - Minimum size and gradient of drains to be 100mm dia. And 1 in 60.
 - Gullies to be back inlet type.
 - Concrete lintels to be provided over drains passing through walls, with the openings masked to prevent the ingress of vermin or soil.
 - Provide heavy-duty covers to manholes located within drive areas.
 - All drains adjoining foundations to comply with HSE 2.1.2.7.
 - All connections wherever required to be to the approval of Southern Water Authority.
 - Provide double sealed screw down covers to all internal manholes.
- FLOOR CONSTRUCTION:**
- 22mm thick water resistant 70mm Celotex insulation on 1200g DPM on a leveling course (PFL to match existing FFL).
 - Maintain air supply to existing airbricks where present through new construction via 100mm dia.
- EXTERNAL WALLS:**
- Construction: Render coat of 100mm dense concrete blocks, 85mm Dribbatt batts to cavity, 100mm Thermacore Turbo blocks, lightweight plaster internally. All windows to be double glazed with Low E glazing and minimum U-value of 1.8.
 - Walls below DPC to be 2 No. 10mm of dense concrete blocks or Thermacore Turbo blocks to BS6073-PL1:1991 and BS6073-PL3:1995. Cavity, if present, to be filled with C10P concrete up to 225mm below lowest DPC and top splayed outwards.
 - Provide continuous horizontal DPC to BS747, a minimum of 100mm above and below concrete floor beams.
 - Provide a 150mm wide vertical insulated DPC or a patent cavity closer to all openings in external walls and provide a vertical DPM behind meter boxes.
 - Cavity trays (with stop ends) at abutment of roof over all openings and where cavity is bridged by meter boxes, air bricks, etc.
 - Weatherstrips (perimeter vents) are to be provided at 450mm centres above cavity trays and below DPC at ground level at 600mm centres where cavity drainage is constructed.
 - Cavities to be closed at eaves with 12.5mm non-combustible building board.
 - Cavity wall tie spacings to be 750mm horizontally and 450mm vertically (lagged) and 225mm spacings at all openings.
 - Provide 30 x 5mm galvanised MS straps at 2000 centres turned down outer face of internal skin with packing between rafters and wall. Strapping to span and be fixed to minimum of three rafters.
 - Provide lintels from Centre of 10 with actual design to suit span and loadings from manufacturer's tables.
 - Provide a cavity tray if at the junction of the new and existing walls there is a difference in thickness in construction.
- INTERNAL PARTITIONS:**
- Studwall construction: ex 75 x 60mm studs at 600mm centres (with sole, head plates and noggins) with 12.5mm Soundbloc plasterboard (moisture resistant to wet areas) to both faces and voids filled with unfaced mineral wool batts (min density 10kg/m³).
 - Provide Celotex low density over all openings in loadbearing walls also refer to structural calls.
 - First floor partitions parallel to floor joists are to be built off double joists or as per Structural Engineers calls.
- FIRST FLOOR CONSTRUCTION:**
- 22mm T&G chipboard laid lengthwise across joists, 10mm ends as required to bear on joists or provide noggins as support. Provide 100mm sound insulation quilt between joists.
 - Provide herringbone struts or noggins (of equal joint size) as mid-span where spans of joists exceed 2.40m.
 - Cavity wall tie spacings to be 750mm horizontally and 450mm vertically (lagged) and 225mm spacings at all openings.
 - Joists to be built in where possible. Joist hangers where required to be Galvalume or similar and approved (loadings and fatigue to be as per manufacturer's specification).
 - Provide T&G moisture resistant chipboard to BS6593, Type C4 to bathrooms.
 - Provide galvanised strapping as lateral restraints to joists parallel to walls, providing timber supports where required.
 - Provide strapping at 1.5m centres across 3no. joists (with noggins supports) as lateral restraint straps where floor joists are parallel to walls.
- ROOF STRUCTURE:**
- Timber match existing planning condition or to suit pitch) on treated softwood battens (sized as per manufacturer's specification) on reinforced breathable roofing felt on treated roof rafters sized as per specialist calculations.
 - Cross ventilation to roof space to be provided at eaves via a 100mm ventilator to eaves or equal with additional ventilation at the ridge equal to a continuous 5mm gap.
 - Provide 30x5 MS galv. Restraint straps at 1.5m centres at ceiling level and at gable walls secured to 3no rafters with support noggins.
 - Provide 100mm insulation between ceiling joists and 200mm insulation countervalue on top.
- VENTILATION:**
- Window opening lights to be at least 5% of floor area total per room.
 - 28mm sealed double glazed - its to all windows sealed all round with a sealant.
 - All windows to be fitted with - its to all windows sealed all round with a sealant.
 - All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1991.
 - Mechanical ventilation to be - its to all windows sealed all round with a sealant.
 - Bathrooms - ventilation at 60 litres/second or 30 litres/second where within a cooler hood.
 - Kitchen - ventilation at 60 litres/second or 30 litres/second where within a cooler hood.
 - Utility - ventilation at 60 litres/second.
 - Closets - ventilation at 60 litres/second.
- SANITARY PLUMBING:**
- All installations to conform to BS6592.
 - 100 dia. PVCu soil pipe with flexible joints taken up to a thru' the vent or to be fitted with a non-return air valve (refer to plans).
 - Baths, showers and sink wastepipes to be 38mm dia. minimum and wash handbasin to be 32mm dia. minimum.
 - Where waste lengths exceed 1.70m from soil pipe, traps to be anti-siphon.
 - All traps to have 75mm deep seals ground floor appliances discharging to a gully to have 40mm seal.
 - SVP and plumbing ducts to be constructed with 12.5mm moisture resistant plasterboard on G/W framing for 30 minutes fire resistance, to be fire stopped at first floor level and ceiling to be packed with insulation. Access fittings to be provided at ground level.
 - Carpet valves to be fitted at a level above the floor plane of the highest appliance.
- RAINWATER GOODS:**
- 100mm PVCu gutter laid to fall with 60mm dia. RWP sealed to drain at finished ground level.
 - RWP to be connected into existing surface water system or to new soakaway located 5.0m from any buildings.
- GENERAL:**
- Hot water and space heating to be provided by an extension of existing system.
 - Provide thermostatic valves to all new radiators.
 - All structural matters are to be in strict accordance with the structural calculations.
 - The contractor is to confirm all internal and external setting-out on site during and commencement on site.
 - MOE indicates an opening - its to all windows sealed all round with a sealant.
 - Provide a minimum of one 100 x 100mm efficient light fitting per room of the extension.
 - All electrical installation/equipment is to comply with AD-Part P. An electrical installation certificate to BS 7671:2008, issued by a competent electrician registered with an electrical self-certification scheme, should be submitted to BCO prior to completion of building work on site.
 - Provide a mains wired battery back-up and interlinked smoke detector per floor (hall & landing).

HAVANT BOROUGH COUNCIL
03 JAN 2014
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This drawing has been produced from information supplied by the client.

ARCHITECT'S SIGNATURE

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Project **FIRST FLOOR EXTENSION**
33 NEW LANE,
HAVANT,
HAMPSHIRE.

Client **Mr & Mrs M Bishop**

Title **BUILDING REGS DRAWING**

Date **Sept 2009** Drawn **DT** Scale **1:150, 1:100, 1:1250**

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Dimensions are not to be scaled. If in doubt ask

