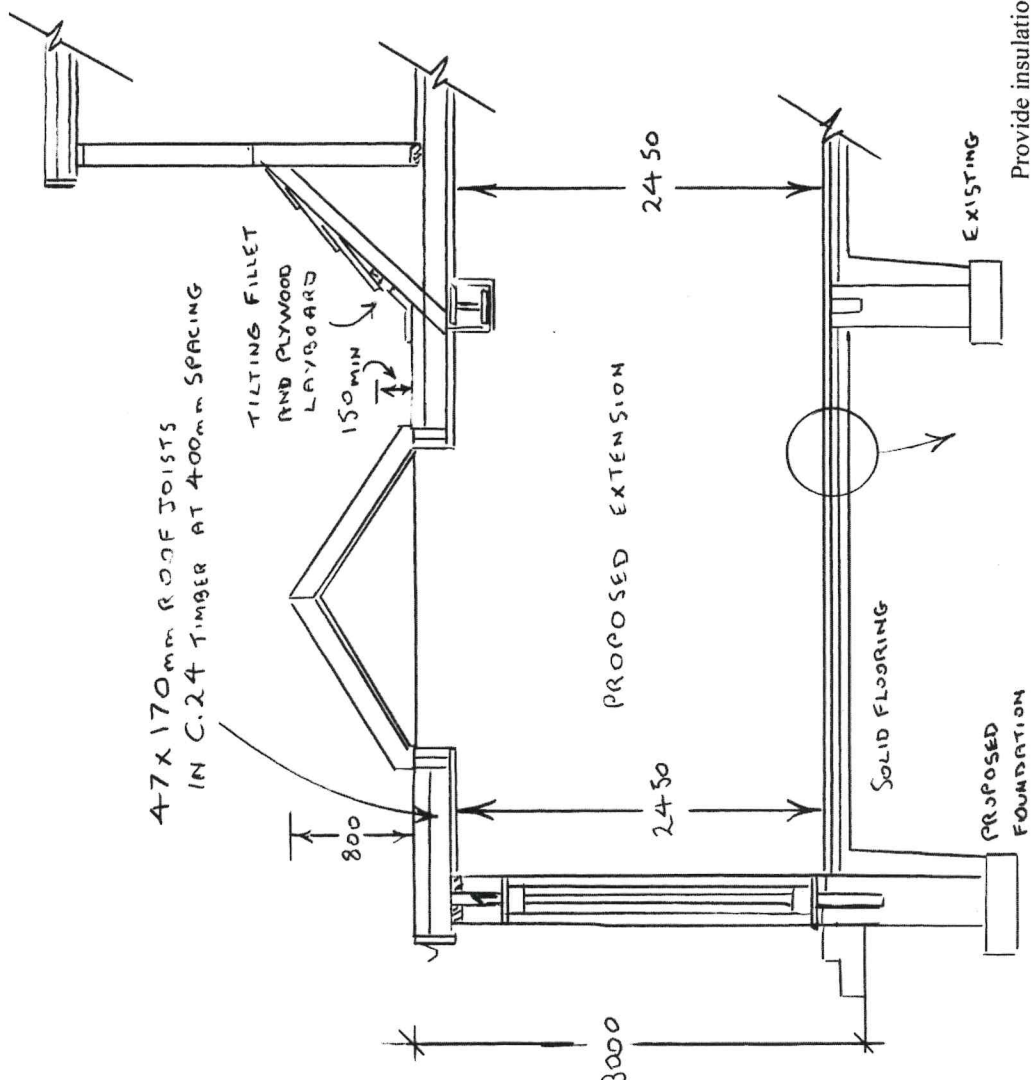
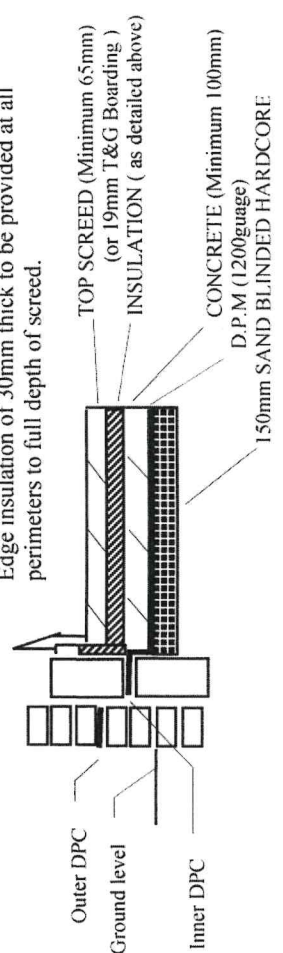




SECTION A – A 1:50



DETAIL OF SUB-FLOOR INSULATION

- EXISTING SEWER:- SEWER TO BE ACCURATELY LOCATED ON SITE PLUS CONDITION TO BE DETERMINED AS ACCEPTABLE OR REPLACED. ALL FOUNDATIONS WITHIN 3 m. TO BE AT OR BELOW INVERT OF SEWER. NO FOOTINGS RUNNING PARALLEL TO SEWER WITHIN 500mm. NO PUBLIC SEWER TO BE BUILT OVER IN EXCESS OF 6m WITHOUT SOUTHERN WATER AGREEMENT
- DRAINAGE:- TO BS 8301. - AS DETAILED ON PLANS.
- PLUMBING:- TO BS 5572. - PROVIDE 40mm SINK UPVC DISCHARGE PIPE VIA DEEP SEAL TRAP TO TRAPPED GULLEY. PROVIDE 32mm WASHBASIN UPVC DISCHARGE PIPE.
- COLD BRIDGING:- COLD BRIDGING TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES. PLUS CAVITY WALL INSULATION TO MEET WITH ROOF INSULATION.
- LIGHTING:- 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE THE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).
- HEATING:- INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS. PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 92% AND BOTH BOILER PLUS FLUE TO BE INSTALLED BY A MEMBER OF A 3rd PARTY SELF ACCREDITATION SCHEME SUCH AS GAS SAFE, WITH CERTIFICATION PROVIDED TO BUILDING CONTROL ON COMPLETION.
- ELECTRICAL WORK:- ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. A COPY OF THE CURRENT ELECTRICAL INSTALLATION CERTIFICATE TO BS 7674 TO BE

All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.

- FOUNDATIONS:- PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION OR 600mm WIDTH TRENCH FILL, REDUCING TO 450mm WIDTH WHERE SUITABLE. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY.
FOUNDATIONS WITHIN 1 METRE OF DRAIN TO BE AT OR BELOW INVERT OF THAT DRAIN.
STANDARD FOUNDATION DEPTH 1m OR TO SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL. ANY SEWER PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED BY CONCRETE LINTELS AND 50mm GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.
- CAVITY WALLING:- CAVITY WALL (U VALUE 0.18 W/m²K)
100mm BRICK OR BLOCK OUTER, 180mm CAVITY WITH FULL FILL INSULATION SUCH AS 175mm ROCKWOOL OR EQUIVALENT 100mm AIRCRETE INSULATING BLOCK INNER.
BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES. PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.
- INTERNAL WALLING:- PROVIDE A MINIMUM OF 40dB SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BEDROOM OR BATHROOM AND ANY OTHER ROOM.
USE SOLID WALLING IN AIRCRETE BLOCKWORK, OR PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.
- FLOORING:- SOLID FLOOR (U VALUE 0.18 W/m²K)
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON INSULATION BOARD e.g. 70mm THERMAFLOOR TF 70 HIGH PERFORMANCE FOAM INSULATION OR EQUIVALENT ON 1200g DPM.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARDCORE
- D.P.C.:- FLOORING D.P.M. 1200g POLYTHENE AT A LEVEL NOT LOWER THAN SURFACE OF GROUND, AND CONTINUOUS WITH WALLING D.P.C. WITH SAND BLINDING BETWEEN HARDCORE AND D.P.M.
WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL.
HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.
- FLAT ROOFING:- (U VALUE 0.15 W/m²K) (WARM DECK CONSTRUCTION.)
EPDM RUBBER ROOF COVERING OR 3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE ON 150mm CELOTEX ROOF DECKING INCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.
- VENTILATION:- NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.
PROVIDE SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS WHERE PITCHED ROOF JOINS FLAT ROOF, AND CONTINUE ACROSS FLAT ROOFING (INTEGRAL WITH DECKING).
KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION TO D.V.C.GUIDE 2010, (OR 30 LITRES/SEC IF INCORPORATED IN A COOKER HOOD)
- GLAZING:- UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.
ANY EXISTING UNDERFLOOR VENTILATION TO BE MAINTAINED BY USE OF 100mm DUCTING IN THE SOLID FLOORING, TERMINATING IN 225 x 75mm TERRA COTTA VENTILATING BRICKS AND CAVITY LINERS AT 900mm CENTRES.
TOUGHENED SAFETY GLASS TO BS 6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.
ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.6W/m²K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO BE DIG.
- STEEL & TIMBER BEAMS:- PROVIDE MINIMUM 30 MIN FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.

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PLAN No: 24549 / 3

Section & Details
Drawing : 1:50 @ A3

PROPOSED EXTENSION

55 FERNDALE

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