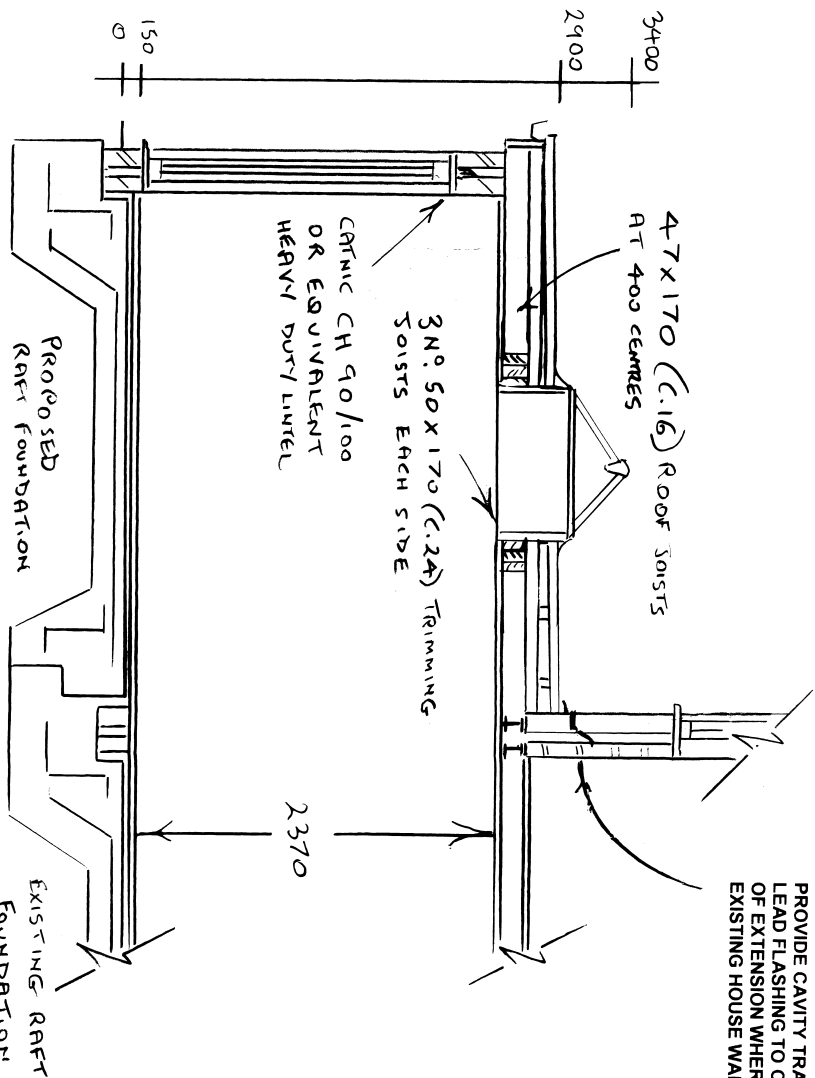
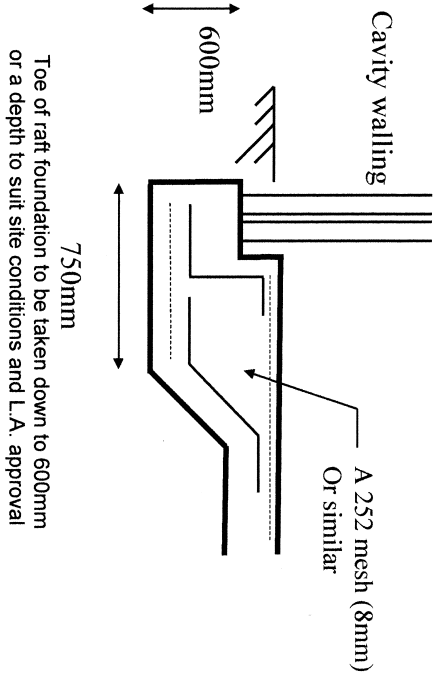




SECTION A – A 1:50



RAFT FOUNDATION

NOTES:
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 AND FLOORING:-

REINFORCED CONCRETE RAFT WITH CAVITY WALLING SUPPORTED ON RAFT

TOE AT DEPTH TO SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL
INSULATION TO 'U' VALUE 0.22 W/m²K
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 85mm CELOTEX FF3000
INSULATION SLABS COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm REINFORCED CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARDCORE (SEE DETAIL OF RAFT TOE)

CAVITY WALLING:-

CAVITY WALL (U VALUE 0.28 W/m²K)
100mm BRICK OUTER, 100mm CAVITY WITH MINIMUM 50mm GAP PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK.
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.

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 0.18 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 126mm CELOTEX TEMPORCH TD 4000 ROOF DECKING INCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:80 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

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.
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)

UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.

GLAZING:-

WC TO BE PROVIDED WITH MECHANICAL VENTILATION GIVING A MINIMUM OF 6 LITRES / SEC AND HAVING A 15 MINUTE OVERRUN FACILITY, PLUS A 10mm GAP UNDER THE DOOR.
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 1.8W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE D/G.

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.

DRAINAGE:-

TO BS 8301. - AS DETAILED ON PLANS.
PROVIDE NEW TRAPPED GULLEY. CONNECT TO EXISTING SEWER WITH 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

PLUMBING:-

TO BS 5572. - PROVIDE KITCHEN SINK UPVC DISCHARGE PIPE VIA DEEP SEAL TRAP TO TRAPPED GULLEY. PROVIDE 32mm WC WASHBASIN UPVC DISCHARGE PIPE VIA ANTI-VAC TRAP TO NEW SOIL PIPE.

SMOKE DETECTION:-

ENSURE MAINS OPERATED INTERLINKED SMOKE DETECTORS WITH BATTERY BACKUP ARE PROVIDED TO THE CIRCULATION AREAS OF THE HOUSE.

COLD BRIDGING:-

COLD BRIDGING TO BE AVOIDED ACROSS GILLS 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 GAS SAFE REGISTERED PERSON.

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 ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

ROGER CLARK (ARCHITECTURAL SERVICES)

Tel: 023 9237 3841

PLAN No: 24466 / 4

Section & Details
Drawing : Scale : 1:50 @ A3

PROPOSED EXTENSION

42 FLORENTINE WAY

WATEROOVILLE