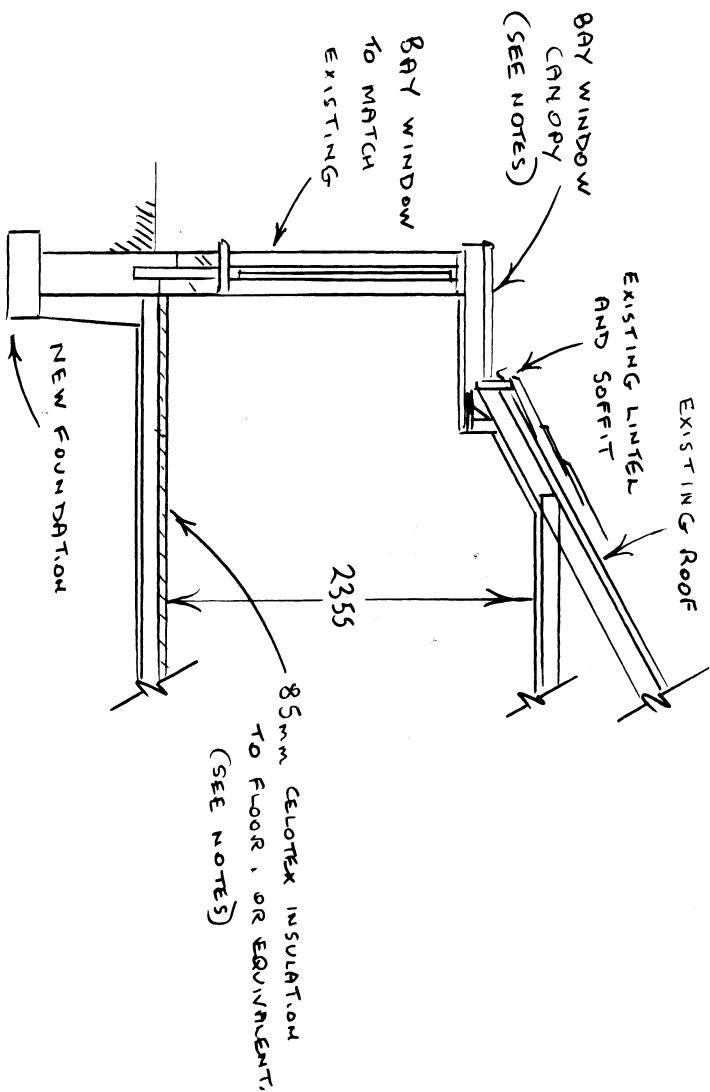




SECTION A – A 1:50

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:-	PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION OR 600mm WIDTH TRENCH FILL. 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 0.28 W/m ² K) 100mm BRICK OUTER, MINIMUM 50mm CAVITY, 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.
DRY LINING:-	(U VALUE 0.28 W/m ² K) PROVIDE DRY LINING TO EXPOSED WALLING AS SHOWN ON FLOOR PLANS.
FLOORING:-	SOLID FLOOR (U VALUE 0.22 W/m ² K) PROVIDE 85mm CELOTEX FF3000 OR EQUIVALENT ON 1200g DPM.
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. PLUS WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL. HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.
VENTILATION:-	NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm ² VENTILATION. PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS. SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC PLUS SHOWER ROOM REQUIRES 15 MINUTE OVER-RUN DEVICE FITTED TO EXTRACTION FAN AND MINIMUM 10mm AIR GAP UNDER DOOR.
GLAZING:-	TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING. ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.6W/m ² K. 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 6572. - PROVIDE 32mm WASHBASIN AND 40mm SHOWER UPVC DISCHARGE PIPES VIA DEEP SEAL TRAPS TO TRAPPED GULLEY.
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.
M.O.E. WINDOW:-	PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m ² . AND CLEAR OPENING OF 750 x 450mm. PLUS LOWER CILL MIN. 800mm, MAX. 1100mm, ABOVE FLOOR LEVEL.
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 INSTALLED BY GAS SAFE 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.
BAY WINDOW ROOF:-	PROVIDE LIGHTWEIGHT DRY FIT GRP ROOF SIMILAR TO EXISTING WITH FACTORY FITTED FRAME, FACIA AND SOFFIT. PRE-INSULATED TO 'U' VALUE 0.16W/m ² K

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PLAN No: 24461 / 3

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

PROPOSED ALTERATIONS
28 HULBERT ROAD
WATERLOOVILLE