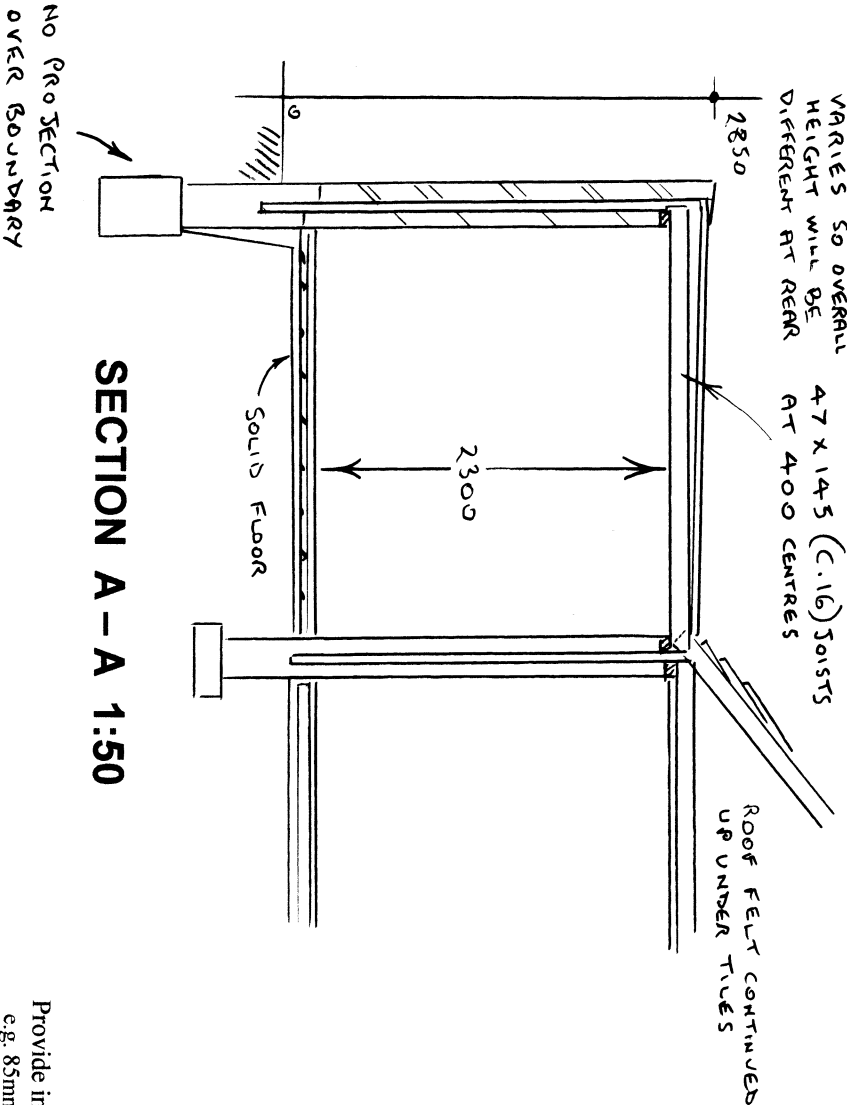
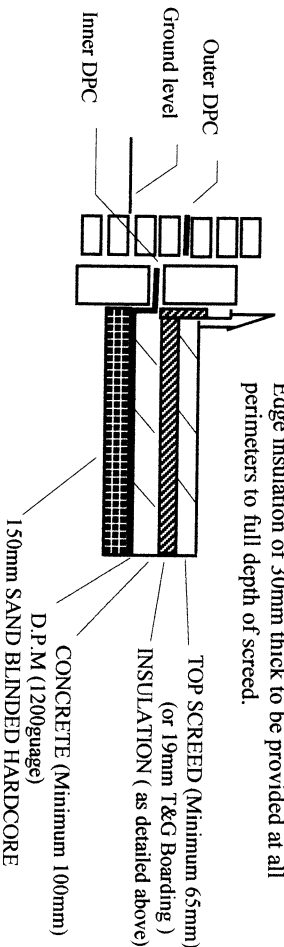


NOTE - GROUND LEVEL
VARIES SO OVERALL
HEIGHT WILL BE
DIFFERENT AT REAR AT 400 CENTRES



SECTION A - A 1:50



DETAIL OF SUB-FLOOR INSULATION

- DRAINAGE:-**
TO BS 8301 - AS DETAILED ON PLANS.
PROVIDE NEW TRAPPED GULLEY. CONNECT TO EXISTING INSPECTION CHAMBER AND 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 BATH WITH THERMOSTATIC MIXING VALVE. PROVIDE 40mm BATH OR SHOWER DISCHARGE PIPES AND 32mm WASHBASIN WASTE VIA DEEP SEAL TRAPS TO NEW TRAPPED GULLEY.
- COLD BRIDGING:-**
COLD BRIDGING EFFECT TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.
- M.O.E. WINDOW:-**
PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m² 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 BE 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.

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:-

TRENCH FILL FOUNDATION 450MM WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. 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 0.28 W/m²K)
100mm BLOCK AND RENDER OUTER, MINIMUM 50mm CAVITY, PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK.
BLOCKWORK 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:-

PROVIDE SUITABLE DRY LINING TO SEMI EXPOSED WALLING USING 60mm CELOTEX CG4060 INSULATION BOARD OR SIMILAR WITH 25mm CAVITY MAINTAINED BY 25 X 50 BATTENS AT 600 CENTRES PLUS 12.5 PLASTERBOARD. (SEE DETAIL ON FLOOR PLAN)

FLOORING:-

SOLID FLOOR (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 OR EQUIVALENT.
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

UPGRADE TO EXISTING GARAGE FLOOR:- RAISE EXISTING GARAGE FLOOR TO LEVEL OF MAIN HOUSE PROVIDE INSULATION AS PER NOTES ABOVE WITH MINIMUM EDGE INSULATION OF 30mm TO ANY TOP SCREED AT ALL PERIMETERS

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.
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.)
3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE.
126mm CELOTEX TEMPCHER 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.

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.
BATH OR SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.
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.

GLAZING:-

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.

ROGER CLARK (ARCHITECTURAL SERVICES)

Tel: 023 9237 3841

PLAN No: 24444 / 5

Section & Details

Drawing :

Scale :

1:50 @ A3

PROPOSED ALTERATIONS
23 CLINTON ROAD
WATERLOOVILLE