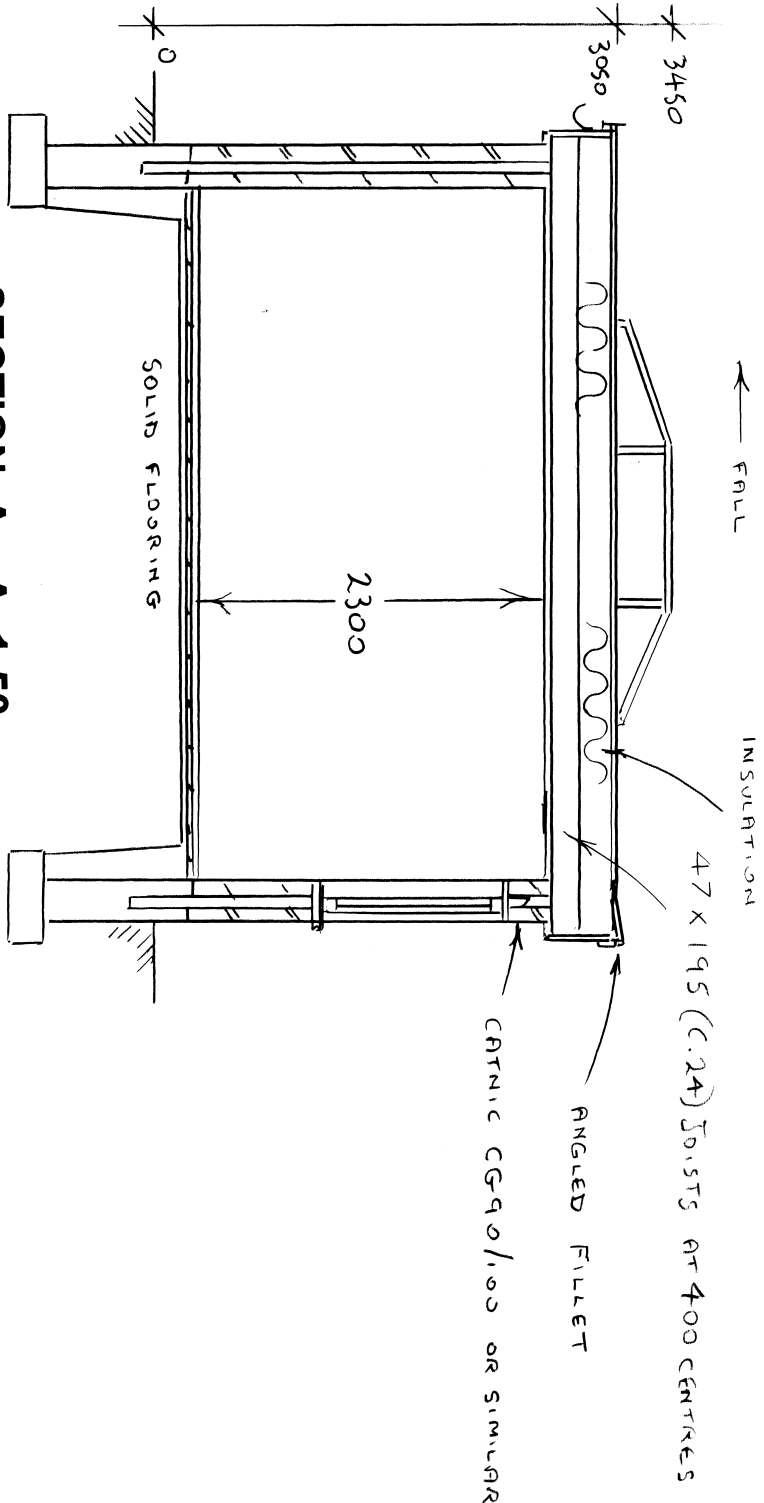
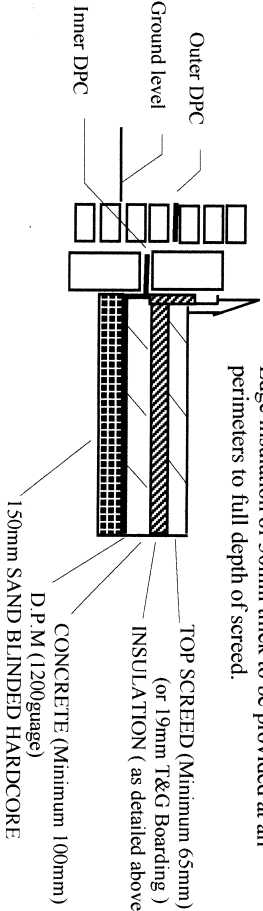




SECTION A – A 1:50

Provide insulation slabs to achieve 0.18 W/m²K
e.g. 90mm Celotex GA4000, laid tight butt-jointed directly onto concrete slab and covered with a separating sheet of building paper to BS 1521 plus a 500g vapour control layer.
Edge insulation of 30mm thick to be provided at all perimeters to full depth of screed.



DETAIL OF SUB-FLOOR INSULATION

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.

PLUMBING:- TO BS 5572. -

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 /CIRCUT 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 CURRENT ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

FOUNDATIONS:-

USE EXISTING FOUNDATIONS IF SUITABLE. OR PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION.
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)
103mm BRICK OUTER. ENSURE 50mm CLEAR RESIDUAL CAVITY AND 85mm CELOTEX CW4000 INSULATION OR EQUIVALENT FIXED TO INTERNAL LEAF OF 100mm 0.15 W/m²K LIGHTWEIGHT 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 25mm BELOW LOWEST DPC.

INTERNAL WALLING:-

PROVIDE A MINIMUM OF 40dB SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A 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)
150mm HARCORE BLINDED WITH 50mm SAND BLINDING. PROVIDE 100mm ST2 OR GEN2 GROUND BEARING SLAB TO CONFORM TO BS 8500-2 WITH 1200 GUAGE POLYTHENE DPM. DPM TO BE LAPPED IN WITH DPC AND FLOOR INSULATED WITH MIN. 90mm CELOTEX GA 4000 25mm INSULATION TO CONTINUE AROUND FLOOR PERIMETERS, AND VCL LAID OVER INSULATION BOARDS THEN TURNED UP 100mm BEHIND SKIRTING. ALL JOINTS LAPPED 150mm AND SEALED.
65mm SCREED FINISH OR 19mm T&G BOARDING ON INSULATION

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 HARCORE 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 0.16 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 220mm CELOTEX TD 4000 ROOF DECKING ENCORPORATING VAPOUR BARRIER OR EQUIVALENT ON FIRING PIECES GIVING MINIMUM 1:50 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.

VENTILATION:-

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.
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 ENCORPORATED IN A COOKER HOOD)

GLAZING:-

UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.
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 1.4W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE D/G.

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.

ROGER CLARK (ARCHITECTURAL SERVICES)

Tel: 023 9237 3841

PLAN No: 24532 / 3

Section & Details

Scale : 1:50 @ A3

PROPOSED EXTENSION

87 FERNDALE

WATERLOOVILLE