

PROVIDE PROFILE TILES SIMILAR TO EXISTING BUT SUITABLE FOR SHALLOW PITCH E.G. MARLEY WESSEX TO A MINIMUM OF 15 DEGREE.

RIDGE BEAM 3N°. 50X 225 (Calculation N°1)

47X 150 RAFTERS AT 400 CENTRES

PROVIDE DOUBLE RAFTERS AND DOUBLE TRIMMERS TO ROOF WINDOWS

RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 X 30mm M.S. STRAPS WHERE NO CEILING JOISTS EXIST.

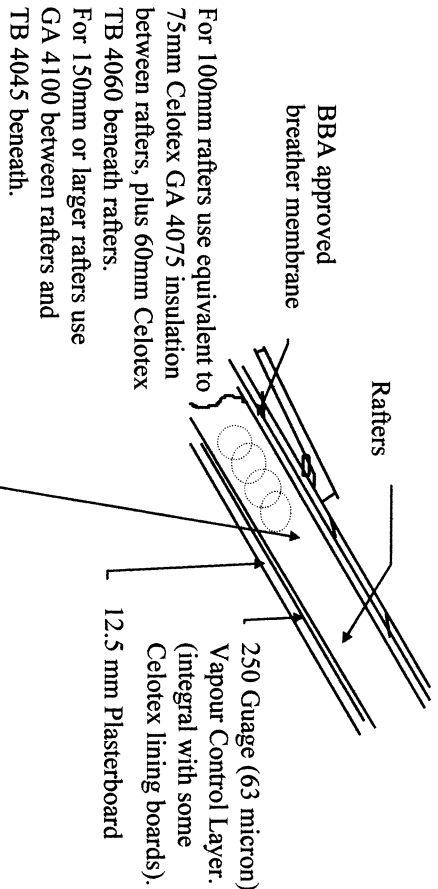
INSULATION (AS DETAILLED)

2300 APPROX.

Solid FLOORING (AS DETAILLED)

FOUNDATIONS AND GUTTERING NOT TO EXTEND OVER BOUNDARY

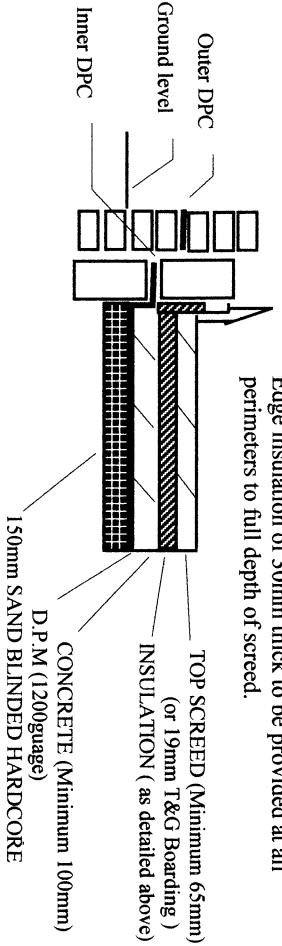
SECTION A – A 1:50



For 100mm rafters use equivalent to 75mm Celotex GA 4075 insulation between rafters, plus 60mm Celotex TB 4060 beneath rafters.
For 150mm or larger rafters use GA 4100 between rafters and TB 4045 beneath.

DETAIL OF RAFTER INSULATION TO PITCHED ROOFING 'U' VALUE = 0.18 W/m² K

Provide insulation slabs to achieve 0.22 W/m²K e.g. 85mm Celotex FF3000 foamboard, laid tight but-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

- DRAINAGE:-** TO BS 8301. - AS DETAILED ON PLANS. PROVIDE NEW INSPECTION CHAMBER AND 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 5672. - PROVIDE SINK UPVC DISCHARGE PIPE VIA DEEP SEAL TRAP TO TRAPPED GULLEY. PROVIDE 32mm WASHBASIN UPVC DISCHARGE PIPE VIA ANTI-VAC TRAP TO NEW SOIL PIPE.
- 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. 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).
- LIGHTING:-** 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.
- HEATING:-** 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.
- ELECTRICAL 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. FOUNDATION DESIGN TO TAKE INTO ACCOUNT ANY NEAR BY TREES AND ROOT SYSTEMS.

CAVITY WALLING:- CAVITY WALL (U VALUE 0.28 W/m²K) 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.

INTERNAL WALLING:- PROVIDE A MINIMUM OF 400B SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BATHROOM AND ANY OTHER ROOM. USE PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.

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

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.

PITCHED ROOFING:- INSULATION BETWEEN RAFTERS (U VALUE 0.18 W/m²K) PROVIDE BREATHABLE MEMBRANE, WITH 100mm GA 4100 CELOTEX BETWEEN RAFTERS, AND 45mm CELOTEX TB 4045 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT. PLUS RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 x 30mm M.S. STRAPS, WHERE NO CEILING JOISTS EXIST. PROVIDE PROFILE TILES ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY. ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

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. PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

GLAZING:- KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION, (OR 30 LITRES/SEC IF ENCORPORATED IN A COOKER HOOD)

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 1.6W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE D/G.

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PLAN No: 240 / 404 / 3
Section & Details Scale: 1:50 @A3

PROPOSED EXTENSION
50 PLACE CRESCENT
WATERLOOVILLE