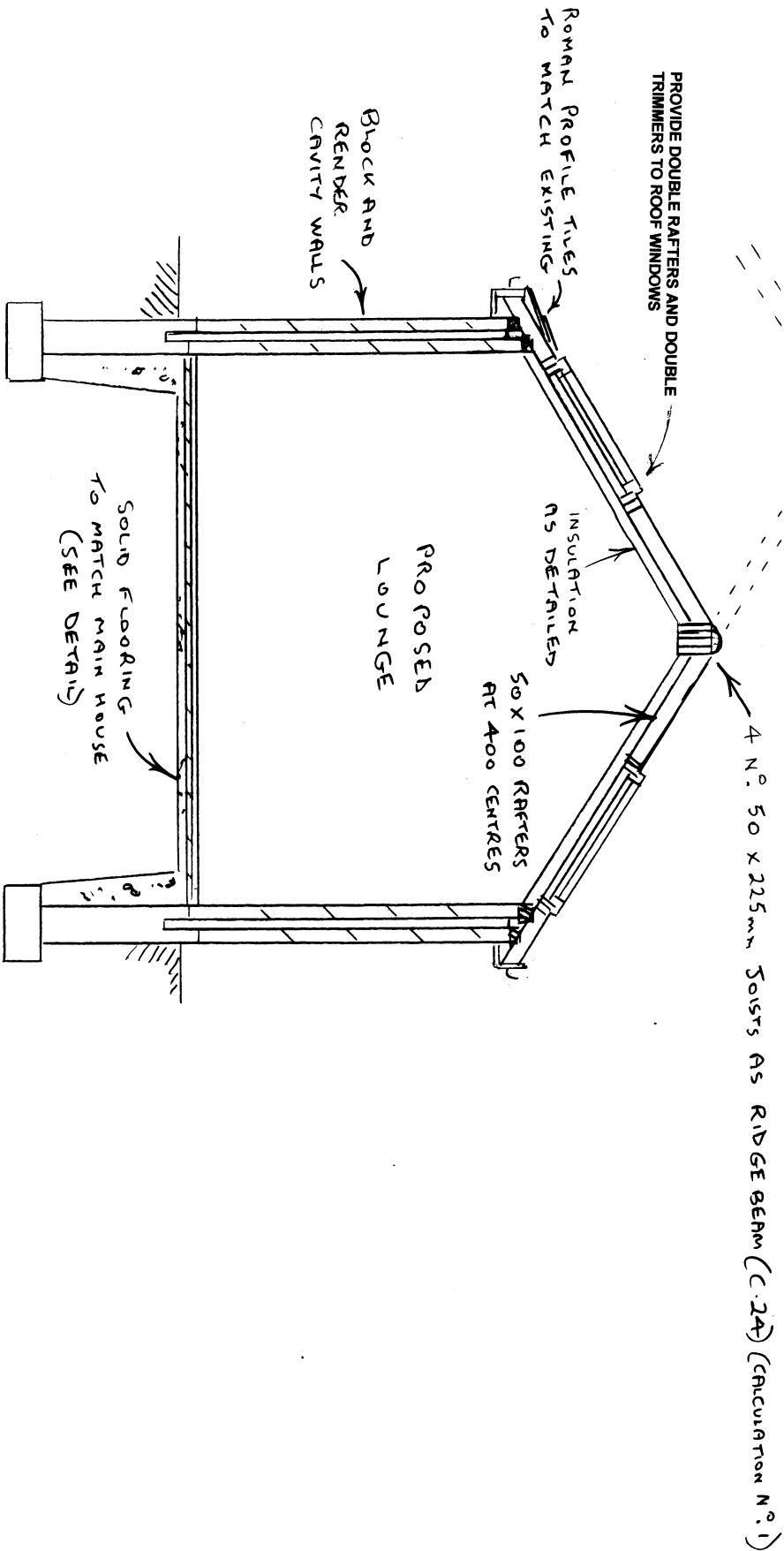
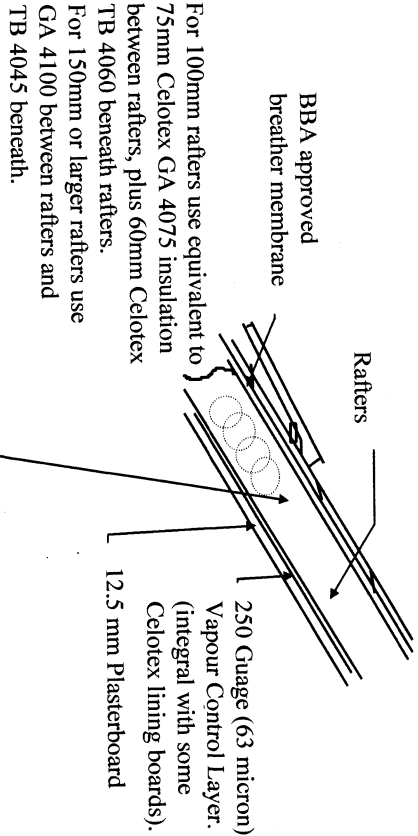


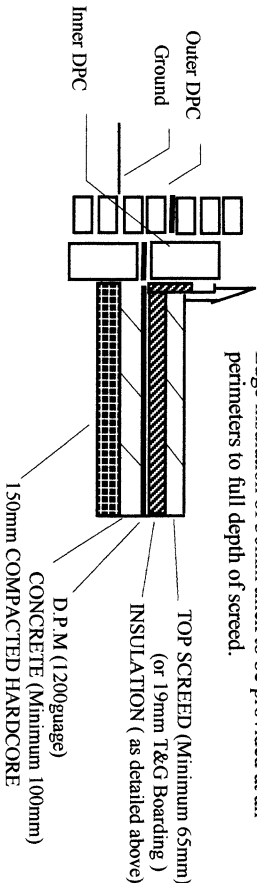
ROOF SPREAD TO BE PREVENTED BY USE OF 25 X 30mm M.S. STRAPS BETWEEN RAFTERS ACROSS RIDGE BEAM PLUS RAFTER ENDS TO BE STRAPPED TO WALLPLATE WHERE NO CEILING JOISTS EXIST.



SECTION A - A 1:50



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

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 INSULATION 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.

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 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 75mm GA 4075 CELOTEX BETWEEN RAFTERS, AND 60mm CELOTEX GA 4060 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.

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

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 1.5W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE DIG.

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. -

LATERAL SUPPORT:-

LATERAL SUPPORT TO BE PROVIDED TO GABLE END WALLING BY 30 x 5mm RESTRAINT STRAPS AT 2m INTERVALS ACROSS JOISTS AT FIRST FLOOR AND RAFTER LEVELS.
PLUS LATERAL RESTRAINT TO RAFTERS AT BOTH ENDS AS DETAILED ON PLANS.

COLD BRIDGING:-

COLD BRIDGING EFFECT TO BE AVOIDED ACROSS GILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.
PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m² AND CLEAR OPENING OF 750 x 450mm, PLUS LOWER GILL MIN 800mm MAX. 1100mm, ABOVE FLOOR LEVEL.

M.O.E. WINDOW:-

75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE 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 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.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN NO: 240/392 / 3

Section & Details Scale: 1:50

PROPOSED EXTENSION
23 HASLAR CRESCENT
WATERLOOVILLE