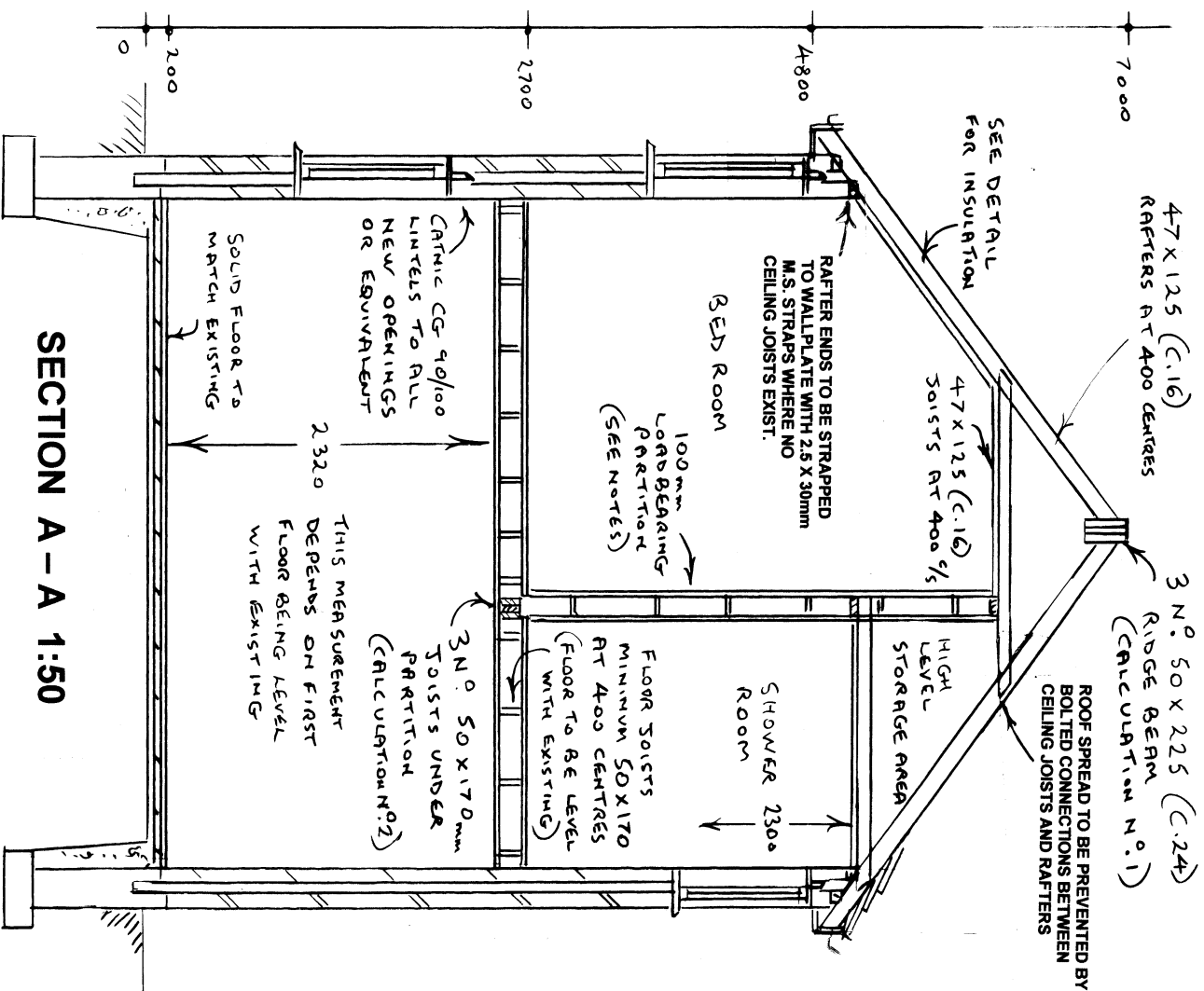




SECTION A - A 1:50

- 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.

FOUNDATIONS:-
TRENCH FILL FOUNDATION 450mm WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK.
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 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 400BS SOUND INSULATION TO INTERNAL WALLING BETWEEN THE SHOWER ROOM AND ANY OTHER ROOM USING PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.

FLOORING:-
LOADBEARING STUD WALLS TO HAVE MIN 450mm BETWEEN STUDS AND 15mm BRACING PLYWOOD PLUS PARTITIONS SUPPORTED ON DOUBLE JOISTS

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 50mm CELOTEX GA 4050 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.

PLUS RAFTER ENDS TO BE STRAPPED TO WALL PLATE WITH 2.5 x 30mm M.S. STRAPS, WHERE NO CEILING JOISTS EXIST.

INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K)
270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS.

TILES TO MATCH EXISTING 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.
PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

FIRST FLOOR:-
21mm T&G BOARDING ON FLOOR JOISTS, PLUS PROVIDE SOLID OR HERRINGBONE STRUTTING AT ONE THIRD OF SPAN CENTRES, WITH INSULATION BETWEEN JOISTS TO ACHIEVE MINIMUM 45dB AIRBOURNE SOUND TRANSMISSION. E.G. 100mm ISOWOOL APR 1200 GLASS MINERAL WOOL.

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.

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 INCORPORATED IN A COOKER HOOD)

SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED BY LIGHT SWITCH.
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, 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 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.

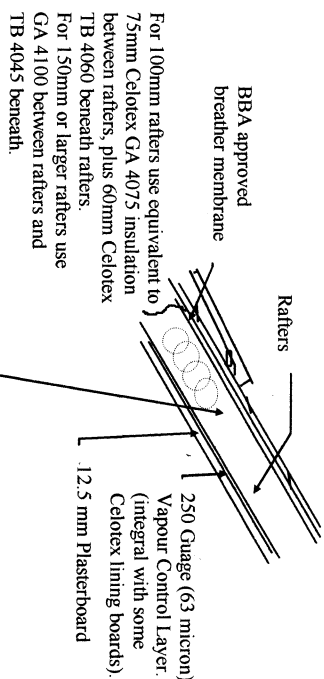
DRAINAGE:-
TO BS 8301 - AS DETAILED ON PLANS.
PROVIDE NEW SOIL AND VENT PIPE CONNECT TO EXISTING SEWER WITH 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

PLUMBING:-
TO BS 5572 - PROVIDE 40mm SHOWER AND 32mm WASHBASIN UPVC DISCHARGE PIPES VIA ANTI-VAC TRAPS TO NEW SOIL PIPE.

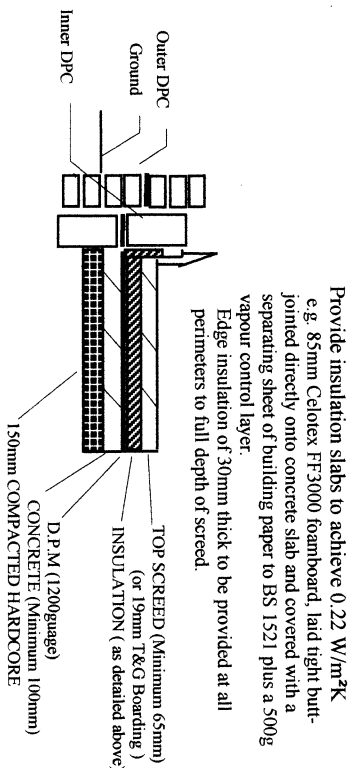
LATERAL SUPPORT:-
LATERAL SUPPORT TO BE PROVIDED TO GABLE END WALLING BY 30 x 5mm RESTRAINT STRAPS AT 2m INTERVALS ACROSS JOISTS AT FIRST FLOOR AND RAFTER LEVELS.
PLUS LATERAL RESTRAINT TO FRONT AND REAR WALLS AT FIRST FLOOR LEVEL WHERE FLOOR JOISTS ARE PARALLEL TO WALLS.

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.

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.



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



DETAIL OF SUB-FLOOR INSULATION

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 24382 / 4

Section & Details Scale: 1:50

PROPOSED EXTENSION

7 CEDAR GARDENS

HAVANT