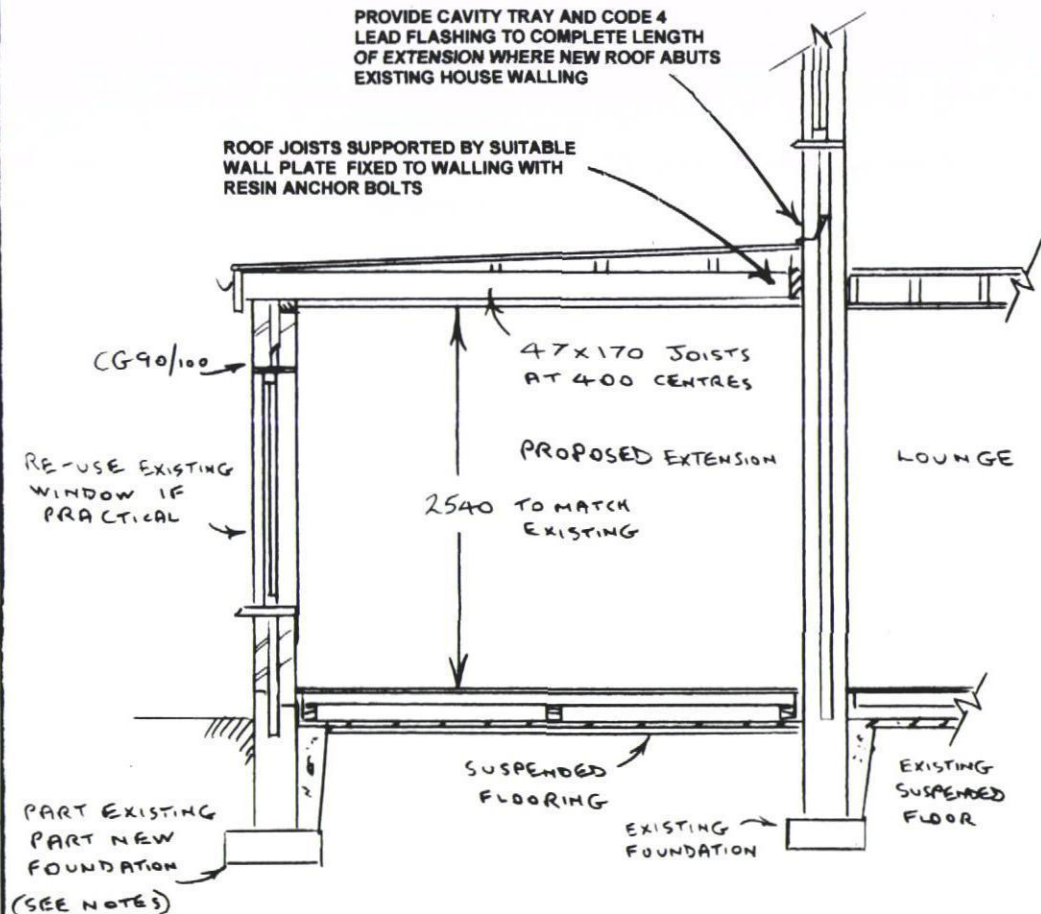


PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING TO COMPLETE LENGTH OF EXTENSION WHERE NEW ROOF ABUTS EXISTING HOUSE WALLING

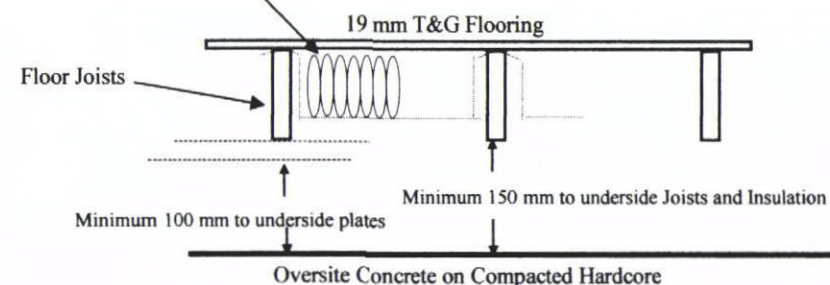
ROOF JOISTS SUPPORTED BY SUITABLE WALL PLATE FIXED TO WALLING WITH RESIN ANCHOR BOLTS



SECTION A - A 1:50

CATNIC CG90/100 LINTELS TO ALL NEW OPENINGS, OR EQUIVALENT.

Provide 100mm Celotex XR 3000 foam board supported on saddle clips, or equivalent.



DETAIL OF SUSPENDED FLOORING
'U' Value 0.22 W/m²K

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.

EXISTING FOUNDATIONS:- EXISTING FOUNDATIONS AND SUPERSTRUCTURE TO BE EXPOSED TO ASSESS THEIR SUITABILITY FOR INCREASED LOADS, AND STRENGTHENED OR UNDERPINNED AS NECESSARY.

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.

FLOORING:- SUSPENDED FLOOR (U VALUE 0.22 W/m²K) 19mm T&G BOARDING ON SUITABLE FLOOR JOISTS e.g. 50 x 100mm AT 400mm CENTRES WITH MAX SPAN 2.0m OR 50 x 150mm AT 400mm CENTRES WITH MAX SPAN 3.0m ON 50 x 100mm WALL PLATES ON D.P.C. ON HONEYCOMB SLEEPER WALLS WHICH ARE SUPPORTED ON THICKENED UP OVERSITE WITH REINFORCEMENT. PROVIDE 100mm CELOTEX XR3000 FOAM BOARD SUPPORTED ON SADDLE CLIPS. PLUS INCLUDE NOGGINS BETWEEN JOISTS. MINIMUM 100mm VOID TO PLATES AND 150mm VOID TO UNDERSIDE JOISTS. 100mm OVERSITE CONCRETE ON 150mm COMPACTED HARDCORE. OVERSITE CONCRETE TO BE ABOVE EXTERNAL GROUND LEVEL, AND THICKENED UP BELOW SLEEPER WALLS.

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) 3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE AND BITUMEN BEDDED STONE CHIPPINGS.

PROVIDE WARM DECK CONSTRUCTION:- 126mm CELOTEX TEMPCHek TD 4000 ROOF DECKING INCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.

ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

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.

FLAT ROOF TO HAVE EAVES VENTS EQUIVALENT TO 25mm STRIP WITH A CONTINUOUS 50mm VOID ABOVE INSULATION AND MUSHROOM VENTS BETWEEN JOISTS WHERE ROOF JOINS MAIN BUILDING, EQUIVALENT TO 5mm STRIP.

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)

UNDERFLOOR VENTILATION PROVIDED BY 225 x 75mm TERRA COTTA VENTILATING BRICKS AND CAVITY LINERS AT 900mm CENTRES. GIVING EQUIVALENT TO 1500mm SQUARE PER METRE RUN, ON TWO OPPOSING WALLS.

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.

DRAINAGE:- TO BS 8301. - AS DETAILED ON PLANS. PROVIDE NEW 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 5572. - PROVIDE 40mm SINK UPVC DISCHARGE PIPE VIA DEEP SEAL TRAP TO TRAPPED GULLEY. REPLACE LOWER HALF OF SOIL VENT PIPE AND RE-ROUTE FIRST FLOOR BATHROOM WASTE SERVICES TO S.V.P.

SOAKAWAY:- ANY NEW SOAKAWAY TO BE DESIGNED TO ALLOW ADEQUATE VOLUME FOR SURFACE WATER RUN-OFF FROM EXISTING AND NEW ROOF BY PROVISION OF AQUACELL OR EQUIVALENT STORMWATER MANAGEMENT SYSTEM AT MINIMUM 5m DISTANCE FROM ANY BUILDING.

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.

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%

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.



ROGER CLARK (ARCHITECTURAL SERVICES)

Tel: 023 9237 3841

PLAN No: 240/353 / 7

Section and Details Scale: 1:50

Drawing: Scale:

PROPOSED EXTENSION
20 BOUNDARY WAY
HAVANT