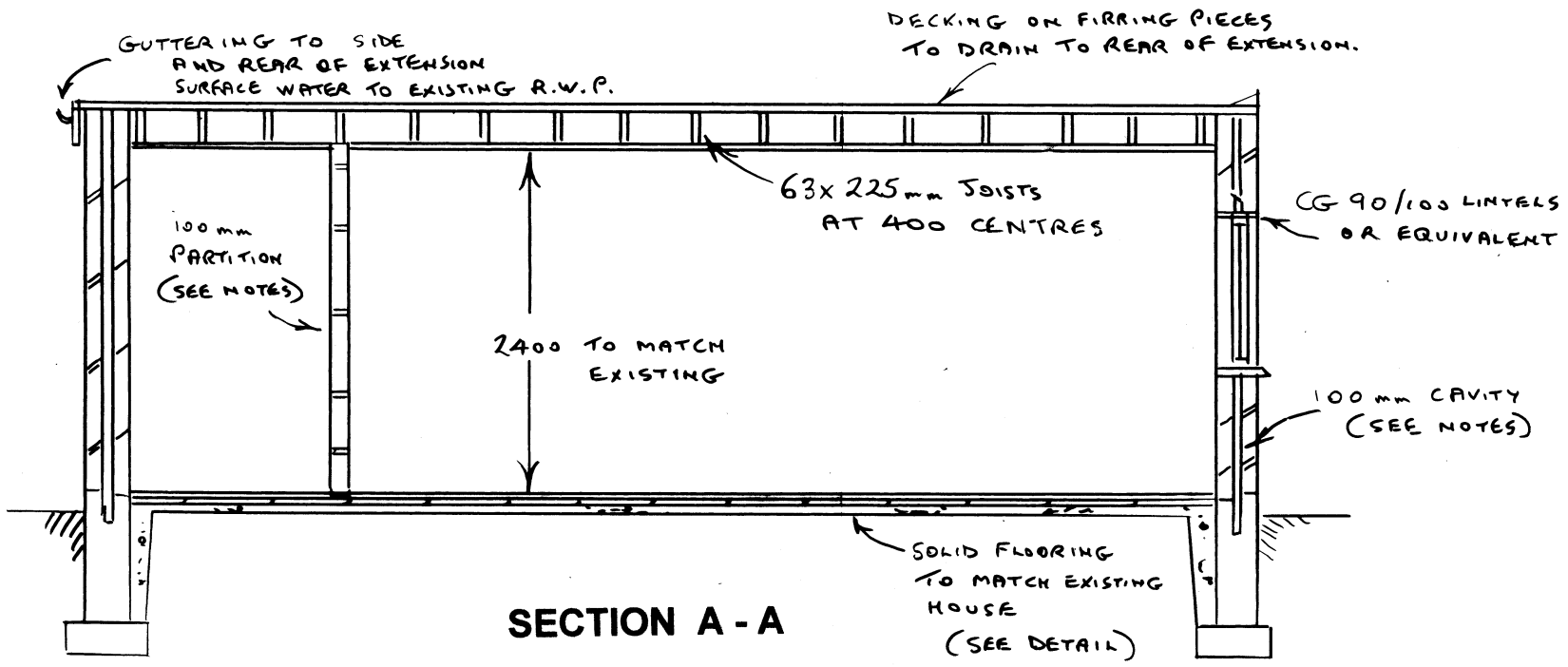
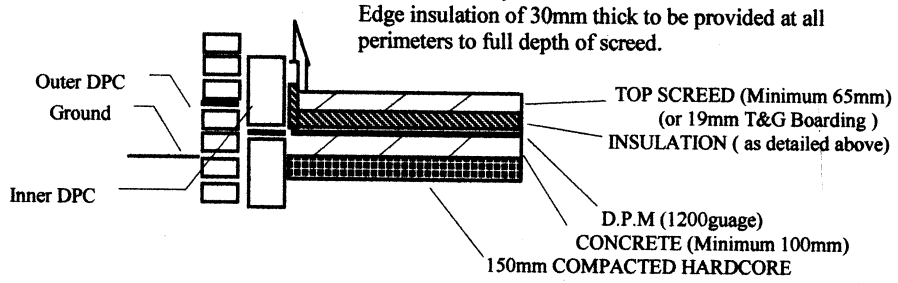


SECTION A - A

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

PLUMBING:- TO BS 5572. -
PROVIDE BATH WITH THERMOSTATIC MIXING VALVE AND 40mm DISCHARGE PIPE, PLUS 40mm SHOWER AND 32mm WASHBASIN DISCHARGE PIPES VIA DEEP SEAL TRAPS TO NEW GULLEY.

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 40 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.

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.

STEEL & TIMBER BEAMS:-
PROVIDE MINIMUM ½ Hr 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 INSPECTION CHAMBER AND TRAPPED GULLEY FOR UTILITY ROOM. 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

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:- STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. FOUNDATIONS TO INTERNAL WALLS 300mm 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 BLOCK AND RENDER 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 40dB SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BEDROOM OR 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 0.22 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.

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 EITHER COLD DECK CONSTRUCTION:-
19mm ROOFING GRADE QUALITY DECKING ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
MAINTAIN 50mm VOID ABOVE INSULATION AND VAPOUR CHECK BARRIER BY USE OF ADDITIONAL BATTENS ABOVE JOISTS WHERE NECESSARY. INSULATION TO BE 200mm CELOTEX XR 4000 OR EQUIVALENT BETWEEN JOISTS.

OR PROVIDE WARM DECK CONSTRUCTION:-
126mm CELOTEX TEMPCHEK TD 4000 ROOF DECKING ENCORPORATING 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.

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.

ANY COLD DECK FLAT ROOF TO HAVE EAVES VENTS EQUIVALENT TO 25mm STRIP WITH A CONTINUOUS 50mm VOID ABOVE INSULATION AND A CONTINUOUS 50mm GAP INTO PITCHED ROOF AIRSPACE WHERE ROOF JOINS MAIN BUILDING,

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

BATHROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.

UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.

ROGER CLARK (ARCHITECTURAL SERVICES)
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PLAN No: 240/373 / 3

Drawing : Structure & Details **Scale :** 1:50

PROPOSED EXTENSION
4 HAVEN ROAD
HAYLING ISLAND