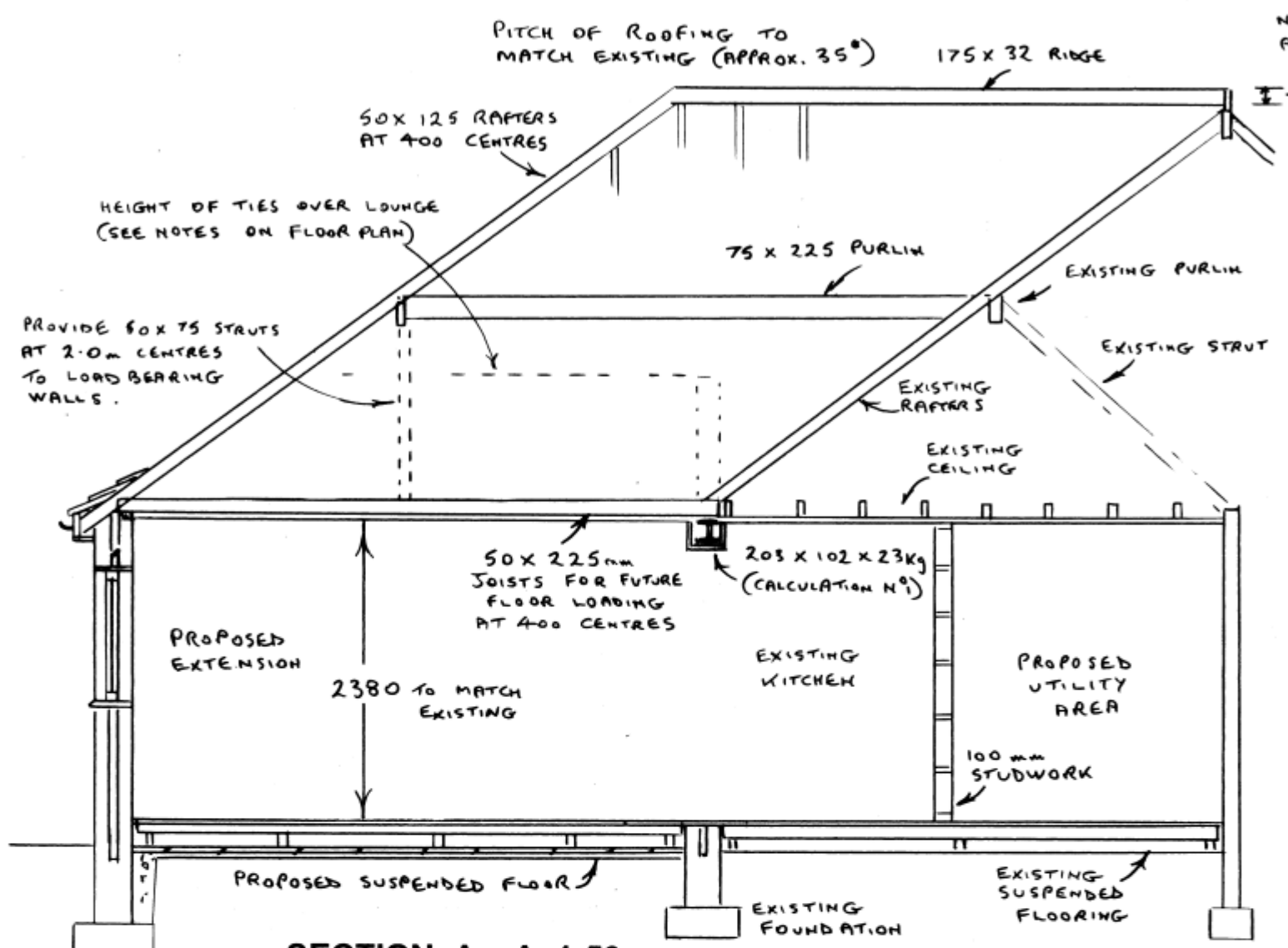
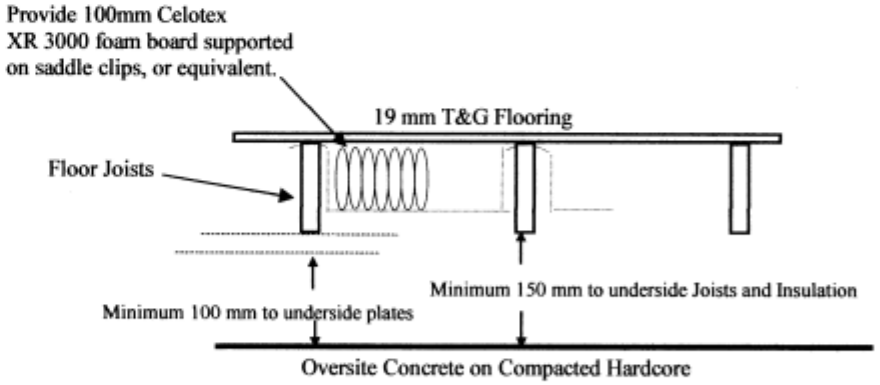


SECTION A – A 1:50



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

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 BRICK OR 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.

FLOORING:- SUSPENDED FLOOR (U VALUE 0.22 W/m²K)
19mm T&G BOARDING ON 50 x 150mm JOISTS AT 400mm CENTRES ON 50 x 100mm WALL PLATES ON D.P.C. ON HONEYCOMB SLEEPER WALLS.
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.:- 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:- WHERE INSULATION IS 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.

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

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

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.

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 NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION, (OR 30 LITRES/SEC IF ENCORPORATED IN A COOKER HOOD)

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

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.

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. 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

PERMIT

If stairway is constructed at this stage then provide equivalent specifications of:

Minimum Going 224mm
Minimum rise 165mm (actual rise to be assessed on site). Max rise 220mm.
Angle of Pitch 42 Degree.
Handrails 900mm high and 1100mm high on Landings.
Balustrade Vertical and not to permit passage of 100mm sphere.

Maintain 2000mm headroom.
Include tapered stairs as necessary, with minimum 50mm at narrow portion, and uniform going to consecutive treads.
Plus uniform width to stairs throughout it's length.

PLUMBING:- TO BS 5572. – PROVIDE 40mm SINK UPVC 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.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 240/374 / 3

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

PROPOSED EXTENSION
4 COTWELL AVENUE
COWPLAIN