

FOUNDATION :BS 8002, 8004

FOUNDATION IS TO BE 600MM WIDE TRENCH CONCRETE FOOTING WITH 1:2:4 CONCRETE MIX. FOUNDATION TO BE 1.2M. DEEP. DEPTH OF FOOTING TO BE IN ACCORDANCE WITH NHBC PRACTICE. SOIL CONDITION TO BE CHECKED BY LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT ONSITE PRIOR TO COMMENCEMENT. ALL EXISTING FOUNDATIONS AND LINTELS TO BE EXPOSED TO VERIFY SUITABILITY AND AND CHECKED FOR ADEQUACY AND OR REPLACED OR SURROUNDED IN 150MM CONCRETE COVER IF NECESSARY. ANY DRAINS PASSING THROUGH FOUNDATION ARE TO BE PROTECTED USING UPVC SLEEVING AND 150X100MMRC BLOCK LINTOL

NEW DPC'S:

ALL NEW DPC'S TO BE LEAD CORED BITUMEN TYPE TO BS.743 AND POSITIONED 150MM MINIMUM ABOVE FINISHED EXTERNAL GROUND LEVEL AND TO BE CONTIGUOUS WITH ALL OTHER DPC'S AND DPM'S.ANY VERTICAL DPC'S TO BE "BITUTHENE"OR SIMILAR APPROVED APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.ALL FLASHING TO BE CODE 4 MILLED LEAD SHEET TO BS.1178. EXPANSION JOINTS TO WALLS BE PROVIDED @6MC/C VERTICALLY & MININIUM OF 3M FROM ANY CORNER. JOINT TO BE CORKPAK TYPE.

CONCRETE FLOOR:

75MM SAND CEMENT SCREED WITH WIRE MESH
100MM CONCRETE SLAB
100 MM RIGID CELOTEX INSULATION OR EQUAL APPROVED FLOOR INSULATION TO ACHIEVE U VALUE.
1200 GAUGE VISQUEEN/POLYTHENE D.P.M LINKED TO D.P.C
50MM SAND BLINDING ON 150 MM WELL COMPACTED CLEAN HARDCORE.

UPGRADE OF EXISTING FLOORS

ENSURE FIRST FLOOR ACHIEVES MODIFIED HALF HOUR FIRE RESISTANCE. NEW SECOND FLOOR JOISTS TO BE 50MM MINIMUM FROM CHIMNEY BREASTS. (JOIST SIZE TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS)
PROVIDE MIN 22MM T AND G CHIPBOARD OR TIMBER BOARD FLOORING. AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS FLOORING TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS7331:1990). IDENTIFICATION MARKING MUST BE LAID UPPER MOST TO ALLOW EASY IDENTIFICATION.
TO UPGRADE TO HALF HOUR FIRE RESISTANCE AND PROVIDE ADEQUATE SOUND INSULATION LAY MINIMUM 150MM ROCKWOOL INSULATING MATERIAL OR EQUIVALENT ON CHICKEN WIRE BETWEEN JOISTS AND EXTENDED TO EAVES. CHICKEN WIRE TO BE FIXED TO THE JOISTS WITH NAILS OR STAPLES THESE SHOULD PENETRATE THE JOISTS SIDE TO A MINIMUM DEPTH OF 20MM, IN ACCORDANCE WITH BRE-DIGEST 208 1988. JOISTS SPANS OVER 2.5M TO BE STRUTTED AT MID SPAN USE 38 X 38MM HERRINGBONE STRUTTING OR 38MM SOLID STRUTTING (AT LEAST 2/3 OF JOIST DEPTH).
PROVIDE LATERAL RESTRAINT WHERE JOISTS RUN PARALLEL TO WALLS. FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

CAVITY WALL:

CAVITY WALL CONSTRUCTION(300MM) TO CONSIST OF 100MM(215MMX440MM) THERMOLITE OR CELCON BLOCKWORK(INNER AND OUTER LEAF AND 100MM CAVITY WITH ROCKWOOL INSULATION OR 102.5MM BRICKWORK(65MMX215MM) OUTER LEAF TO MATCH EXISTING MATERIAL AND 100MM CAVITY WITH ROCKWOOL INSULATION AND 100MM THERMOLITE OR CELCON BLOCKWORK AS OUTER LEAF. WALL TIES TO BE STAINLESS STEEL AND BE 900MM HORIZONTALLY AND 450 MM VERTICALLY CENTERS STAGGERED. CAVITY CLOSER TO BE USED FOR THERMABATE OR SIMILAR INSULATED. CAVITY TO BE KEPT CLEAR FOR 225MM BELOW DPC
CAVITY TRAY TO BE PROVIDED AT ABUTMENTS. SUB-STRUCTURE MASONRY TO BE IN 2 LEAFS OF RED ENGINEERING BRICKWORK UP TO DPC LEVEL WITH LEAN MIX CONC. FILL TO WITHIN 2 COURSES. VERTICAL CUT TO BE MADE TO FULL HEIGHT OF EXISTING WALL TO ALLOW EXPANSION JOINT TO BE FORMED AT JUNCTION WITH NEW WALL TO THE EXISTING BRICKWORK PROVIDE FURFIX BETWEEN NEW AND EXISTING WALL.

STUD PARTITIONS:

CONSTRUCT NEW NON-LOAD BEARING ' GYPROC' STUD PARTITIONS WITH 70MM GYPROC C STUDS @ 600MM CENTRES WITH 72MM ' GYPROC FLOOR AND CEILING CHANNEL' TO HEAD AND SOLE. CLAD BOTH SIDES WITH 12MM PLASTERBOARD, SCRIM AND SET. PROVIDE 25MM 'GYPROC ISOWOOL 1200' SUSPENDED IN CAVITY. ALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

EXTERNAL MATERIALS:

ALL EXTERNAL MATERIAL & FINISHES TO MATCH EXISTING OR AS GOVERNED BY ANY PLANNING CONDITION.

POSITION AND DEPTH OF MANHOLE

ALL NEW DRAINS TO BE CONNECTED TO A NEW MANHOLE AND FROM THERE TO MAIN SEWERAGE LINE. LOCATION OF MAINS TO BE CONFIRMED ON SITE.

SOAKAWAY:

ADDITIONAL RAIN WATER TO DISCHARGE TO EXISTING SURFACE WATER DRAIN IF AVAILABLE OTHERWISE TO A SOAKAWAY ATLEAST 5M AWAY FROM EXTENSION AND COMPLY WITH BS8301:2000 USE AND DESIGN OF SOAKAWAY TO BE IN ACCORDANCE WITH BRE DIGEST 365 FOR SOAKAWAYS.

SURFACE WATER

TO DISCHARGE TO SEPARATE SURFACE WATER DRAINS OR SOAK AWAY MINIMUM OF 6M FROM FOUNDATIONS TO BRE RECOMMENDATIONS.

FOUL WATER

TO DISCHARGE TO ON SITE FOUL WATER SYSTEM. ANY REDUNDANT DRAINS OR BACK INLET GULLYS TO BE GRUBBED UP. ANY SOIL WASTE CONNECTION FOR TOILET AND SINK, WHERE IN EXCESS OF 4M FROM A VENTED MANHOLE TO BE PROVIDED WITH A STUB STACK INCORPORATING AN AIR ADMITTANCE VALVE, OR OTHER WISE COMPLY.

MECHANICAL VENTILATION:

SHOWER, KITCHEN AND UTILITY ROOMS TO BE FITTED WITH MECHENICAL FAN LINKED TO LIGHT SWITCH TO GIVE 30 LITRES/SEC. EXTRACTION TO THE OUTSIDE AIR WITH 20 MINUTES OVERRUN AND 10MM GAP TO BOTTOM OF DOOR. KITCHEN TO HAVE COOKER HOOD EXTRACTION NOT LESS THAN 30 LITRES PER SECOND.

PITCHED ROOF VENTILATION

MAINTAIN A 50MM AIR GAP ABOVE INSULATION IN THE ROOF PITCH TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE AND OPENING AT RIDGE EQUAL TO CONTINUOUS STRIP 5MM WIDE TO PROMOTE VENTILATION.

BACKGROUND AND PURGE VENTILATION

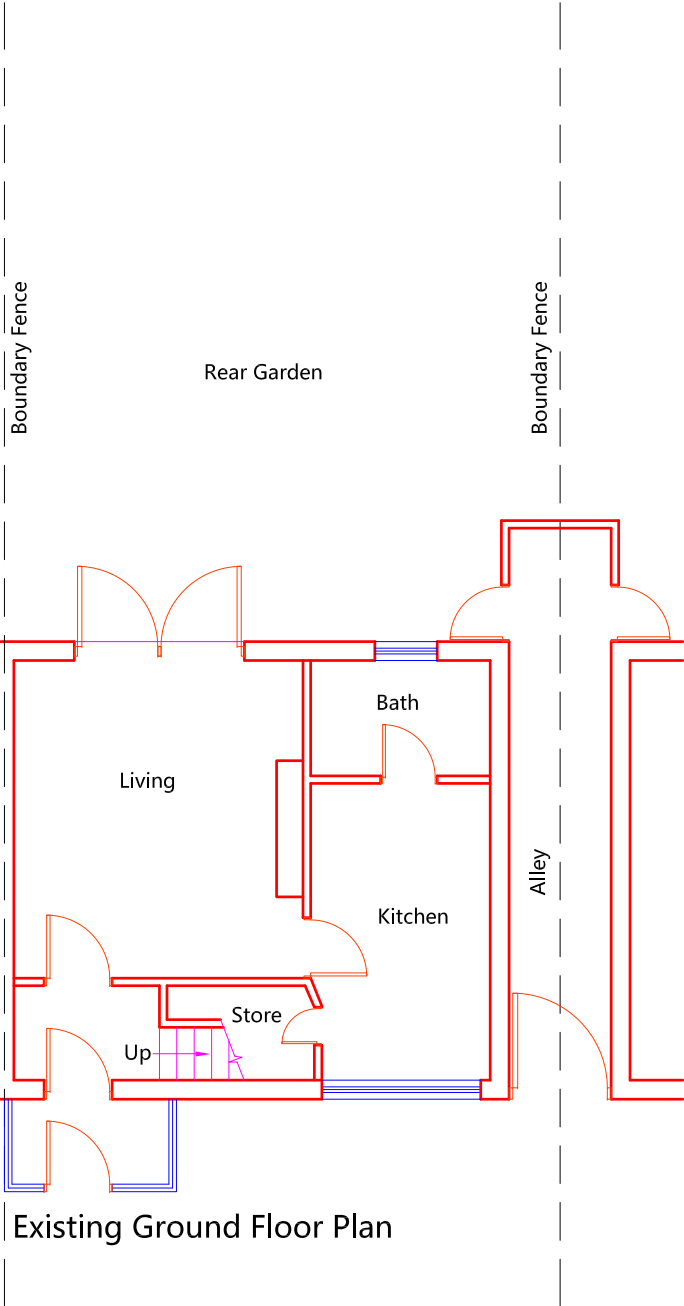
BACKGROUND VENTILATION - CONTROLLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS TO BS EN 13141-3 WITHIN THE WINDOW FRAME TO BE PROVIDED TO NEW HABITABLE ROOMS AT A RATE OF MIN 5000MM²; AND TO KITCHENS, BATHROOMS, WCS AND UTILITY ROOMS AT A RATE OF 2500MM²

PURGE VENTILATION - NEW WINDOWS/ROOFLIGHTS TO HAVE OPENABLE AREA IN EXCESS OF 1/20TH OF THE FLOOR AREA, IF THE WINDOW OPENS MORE THAN 30° OR 1/10TH OF THE FLOOR AREA IF THE WINDOW OPENS LESS THAN 30° INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION.VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

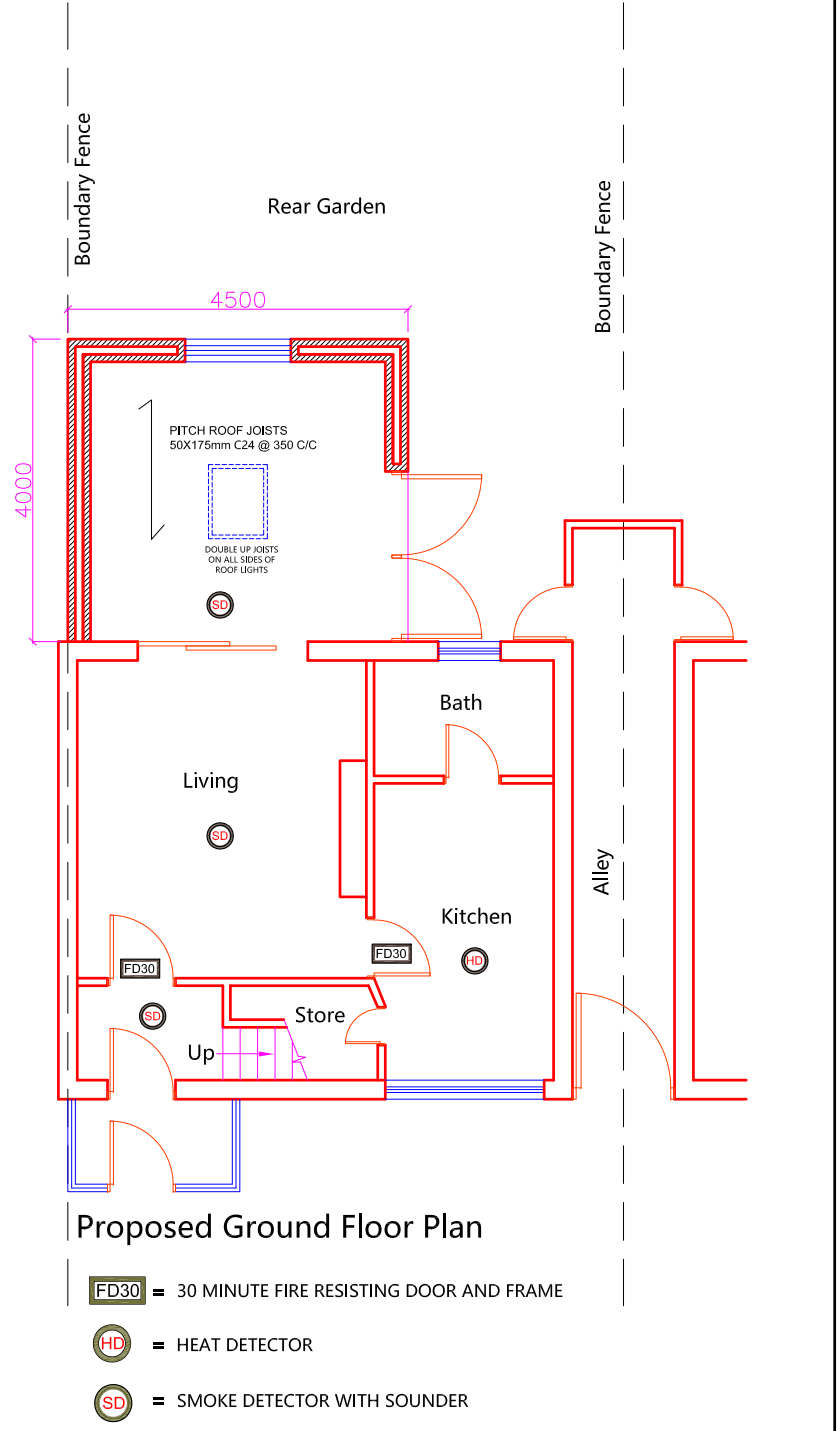
SUB FLOOR VENTILATION:

SUB FLOOR VENTILATION TO EXISTING HOUSE TO BE MAINTAINED BY EXTENDING IT UNDER NEW EXTENSION THROUGH 150MM PVC PIPES. THE AIRBRICK SHOULD BE INSERTED INTO THE EXTERIOR LEAF OF THE WALL AS FOR A SOLID WALL, BUT YOU WILL NEED EXTRA LONG DRILL BITS (300MM, 12IN) TO CUT THROUGH THE INTERIOR LEAF OF THE WALL AS WELL AND THEREBY MAINTAIN THE THROUGH FLOW OF AIR TO THE SUB-FLOOR VOID.

TO PREVENT DEBRIS BLOCKING THE CAVITY BETWEEN THE TWO HOLES, FIT A TELESCOPIC DUCTING SLEEVE TO THE BACK OF THE AIRBRICK AND EXTEND IT THROUGH THE HOLE IN THE INTERNAL WALL.



Existing Ground Floor Plan



Proposed Ground Floor Plan

- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME
- HD = HEAT DETECTOR
- SD = SMOKE DETECTOR WITH SOUNDER

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