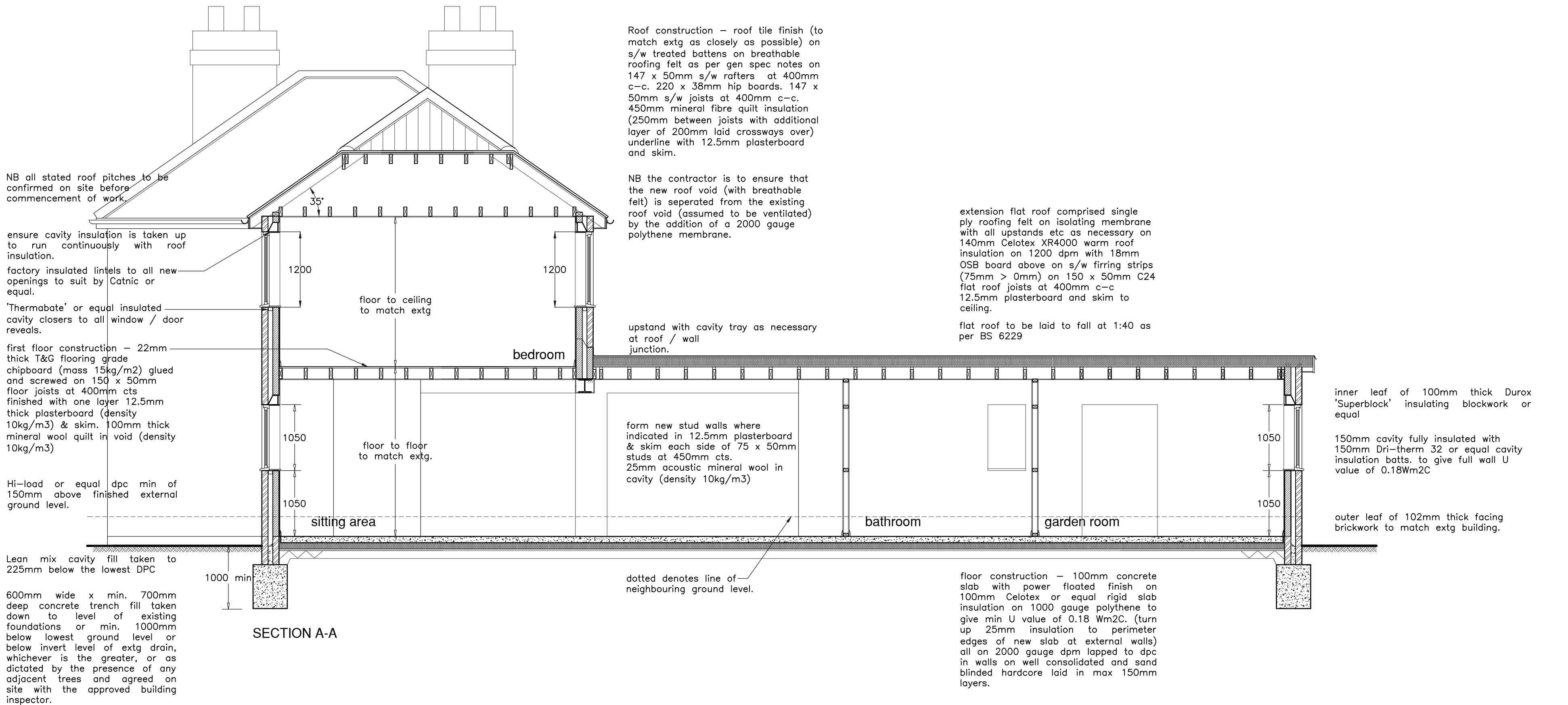
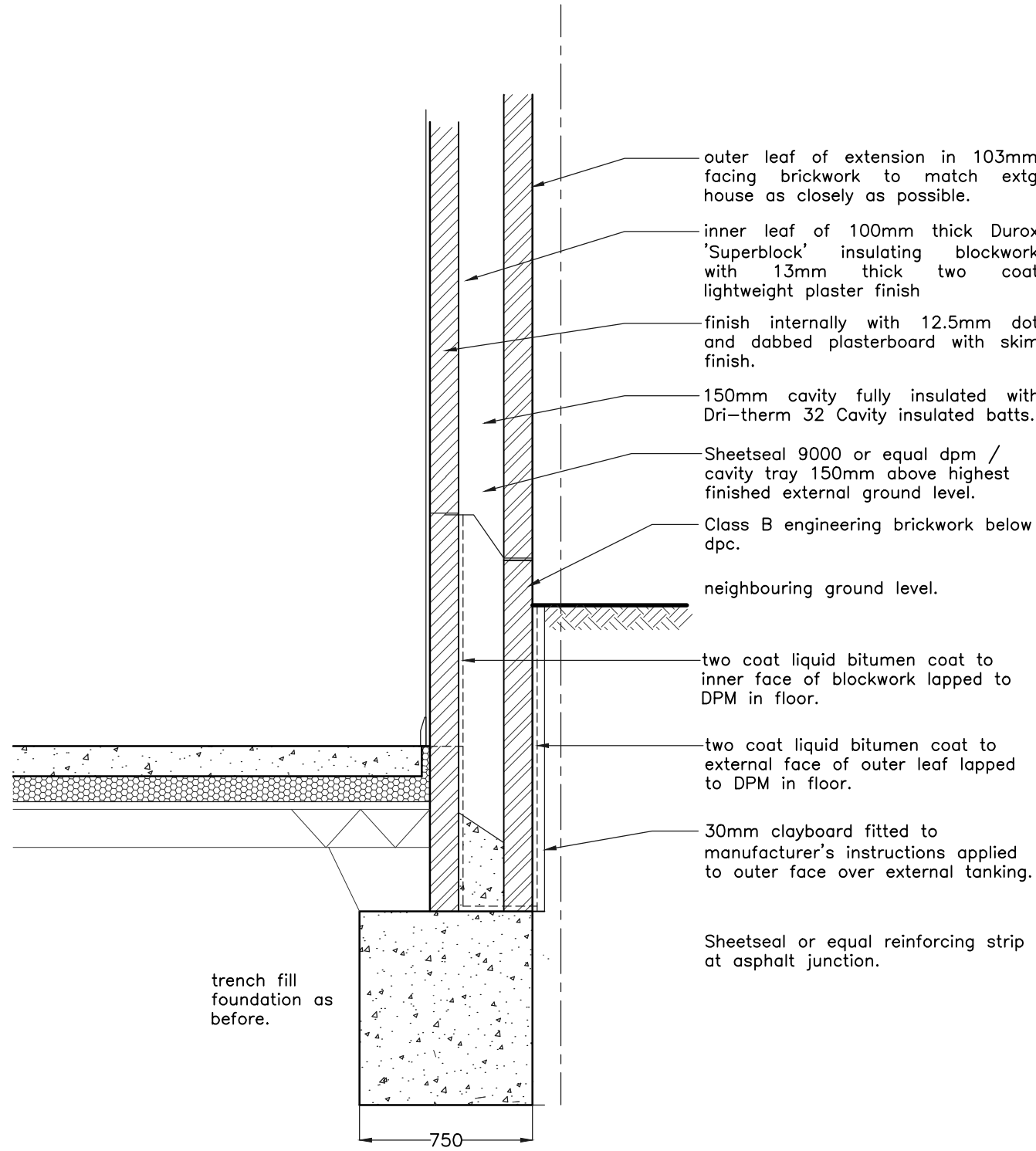
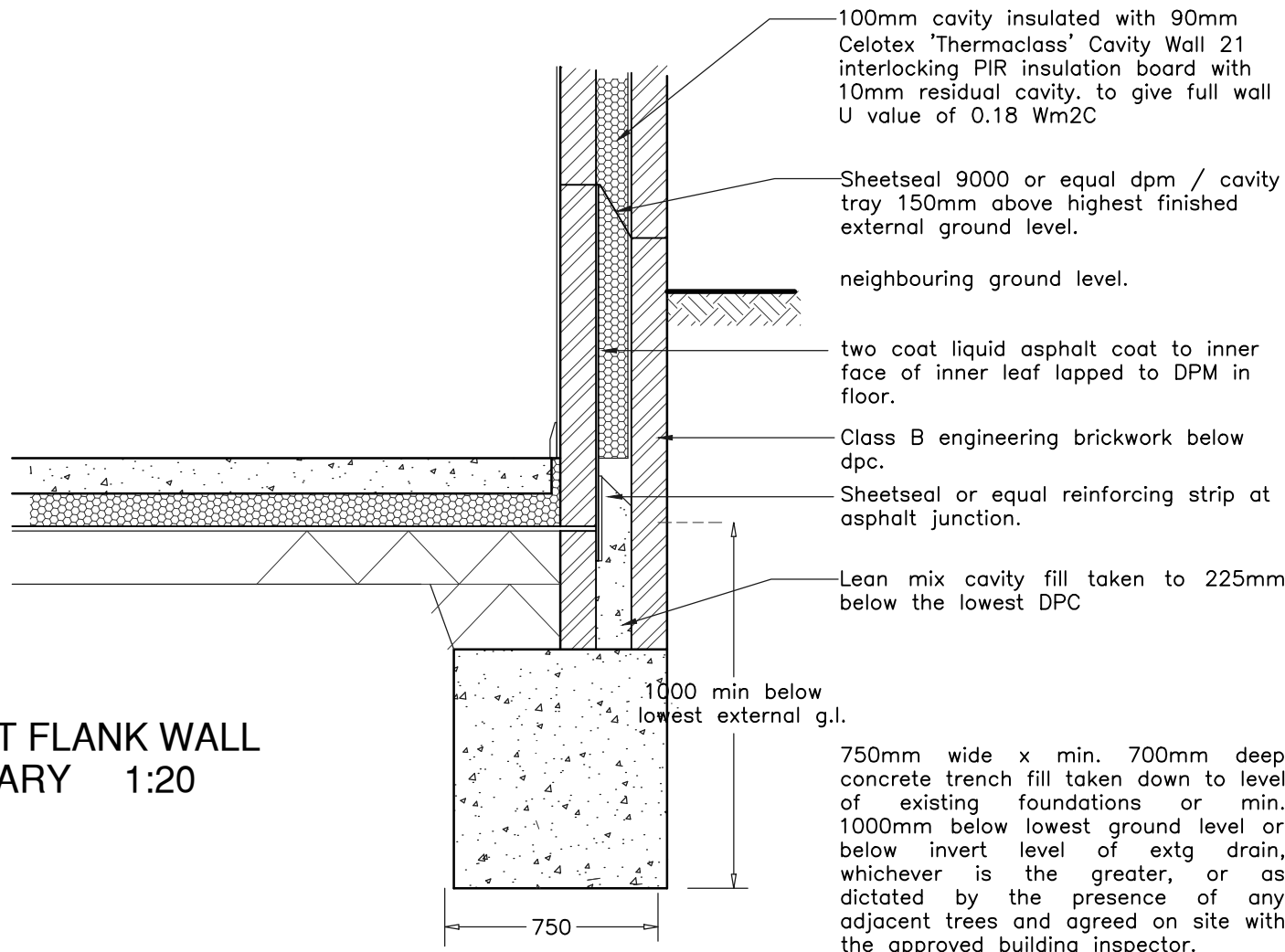




SECTION AT FLANK WALL ON BOUNDARY 1:20



SECTION AT FLANK WALL ON BOUNDARY 1:20
ALTERNATIVE OPTION DETAIL

Revision	Date
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NOTES

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls 450mm wide x minimum 700mm deep – set minimum 1000mm (USO) below ground level or to the invert of any adjacent drain. Any foundations over the depth of 1500mm as dictated by the proximity of any adjacent trees to be designed in accordance with the NHBC tree guidance document: section 4.2 including all necessary 'heave' precautions including clay boarding to foundation sides etc. Excavation depths are to be approved by the Building Inspector before concrete is poured.

Walls are to be built up in cavity construction with lean mix concrete cavity fill taken to 225mm below the lowest DPC. DPC to be set min. 150mm above external ground levels comprising two courses of Class A engineering brick to external leaf, 2000g polythene DPC to inner and outer skins. new insulated floor to former garage as noted on plan. 100mm thick concrete oversite slab on 1200 gauge protective layer of polythene on 100mm Celotex or Kingspan insulation on 2000g polythene DPM lapped into horizontal DPC, 150mm thick min. well compacted hardcore with 25mm thick sand blinding.

NB – all new floor U values to be 0.18 W/m²/C – any proposed change of specification to be agreed on site with building inspector.

WALLS

Externally of 350mm thick cavity construction comprising 100mm thick outer skin of facing brickwork to match extg. 150mm cavity fully insulated with Dritherm 32 or equal approved Cavity insulation batts fixed in strict accordance with manufacturer's instructions allowing for 10mm residual cavity. Inner leaf of 100mm thick insulating blockwork, Durox 'Superblock' or equal approved with K value of 0.11 or lower. Finish internally 12.5mm plasterboard and skim. All to give total min U value of 0.18Wm²C. NB – any proposed change of specification to be agreed on site with building inspector.

Cavity ties to BS1243 at 900mm cts. horizontally and 450mm cts. vertically, 225mm cts. around openings.

OPENINGS

All cavities are to be closed at eaves with brickwork and around openings with proprietary insulated cavity closers incorporating DPC. Lintels to openings to be factory insulated Catnic or similar with 150mm bearings, stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm cts. minimum of 2 per opening.

WINDOWS

Windows in factory insulated upvc to match extg. style as indicated having a U value not exceeding 1.6 W/m²K (with low E coating). Frames to incorporate trickle vents to achieve background ventilation of 8000mm² to habitable rooms. Ensure opening lights equal 5% of the floor area. Provide draught seals to all windows.

ROOF

Flat roof 'warm' construction – single ply finish by specialist supplier on isolating membrane on 140mm Celotex XR4000 warm roof deck or equal approved on 18mm OSB board on s/w firing strips on s/w joists at size and centres as noted. All to give min U value of 0.15Wm²C. NB – any proposed change of specification to be agreed on site with building inspector. All roof works to be carried out in accordance with BS534.

Joists – etc all as specified at 400mm cts.

100 x 63mm wall plates.
Ceiling finish of 12.5mm plasterboard and skim.

Lateral restraint to all wall plates joist junctions via. 30 x 5mm galv. m.s straps at maximum 1200mm cts.

HEATING

Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling.

VENTILATION

Background ventilation (trickle ventilators) to habitable rooms to be equivalent to 12000mm² to be equivalent area' performance tested to BS EN 13141 and marked with their equivalent area to aid verification.

Mechanical ventilation to be equivalent to:-

30 litres /per second to shower room extract
NB ensure 10mm undercut to doors.

NB ensure any flexible ducts for extractors are limited to 1.5m length.

PLUMBING

New rainwater goods to be black PVCu Marley or similar with 65mm half round section downpipes.

New / adjusted waste connections to SVPs as indicated with air admittance valves or balloon cage grating having rodding eye and access point at base.

Sinks, baths and showers:- 38mm waste and 76mm trap
Wash basins:- 32mm waste and 76mm trap
WC and cisterns:- 100mm branch connection
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent openings.

REV C – AUG 2024 – TANKING / CAVITY WALL SPEC

REVISED

REV B – AUG 2024 – ALTERNATIVE RETAINED LEVEL ADDED
EXTENSION CEILING RAISED.

REV A – FEB 2024 – RETAINED LEVEL
DETAIL REVISED.

A.J.S

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Project *PROPOSED EXTENSIONS*
AT:
13 MARSTON DRIVE
LEICS
GROBY

Sheet Title *PROPOSED SECTIONS AND*
AND SPECIFICATION NOTES

Scale *1:50, 1:100* **Ref** *2022/9252/03C*

Date *MAY 2023* **Drawn** *AJS / AJA*

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