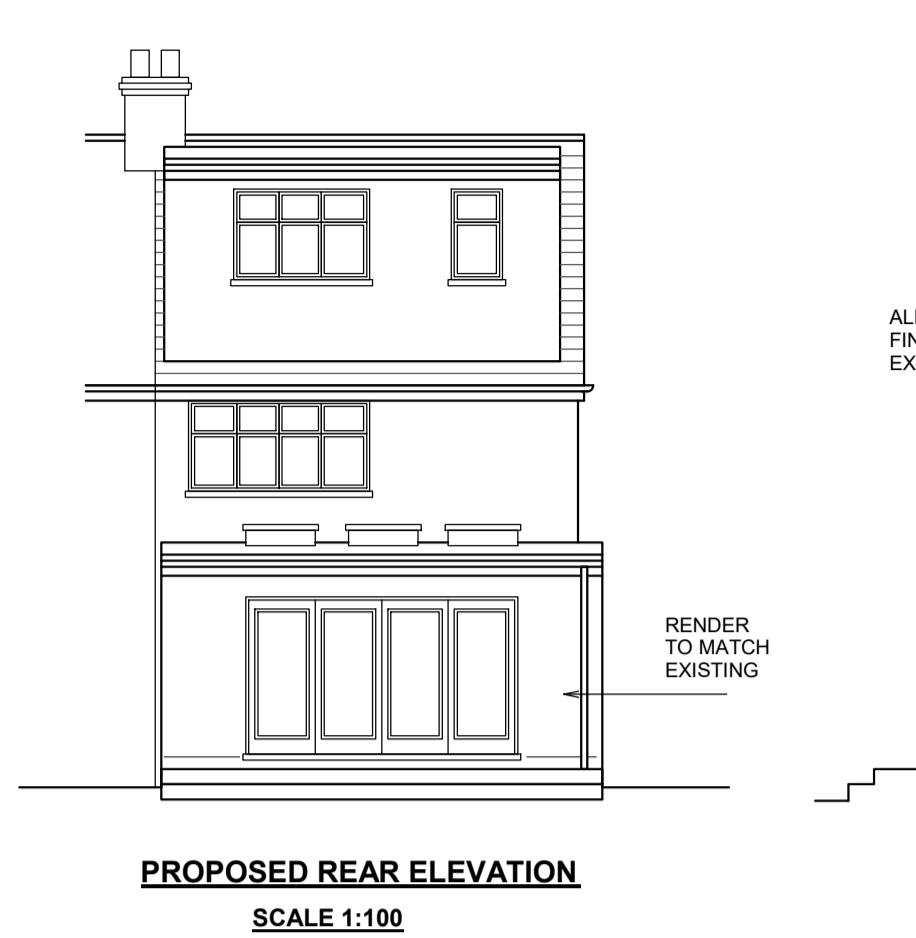
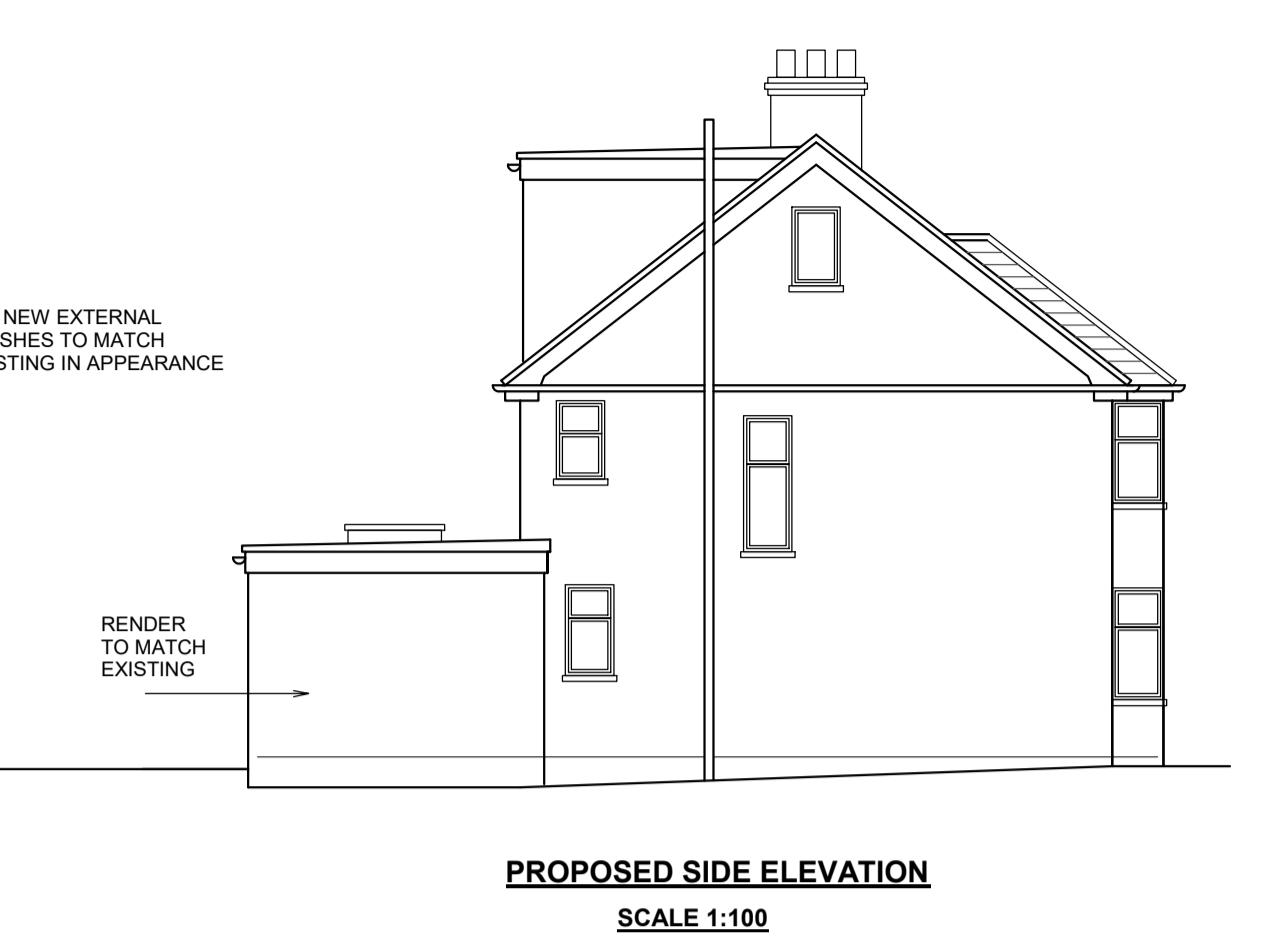




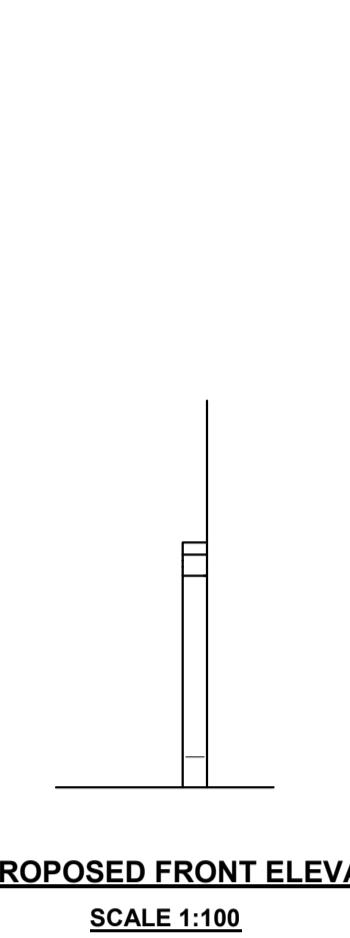
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



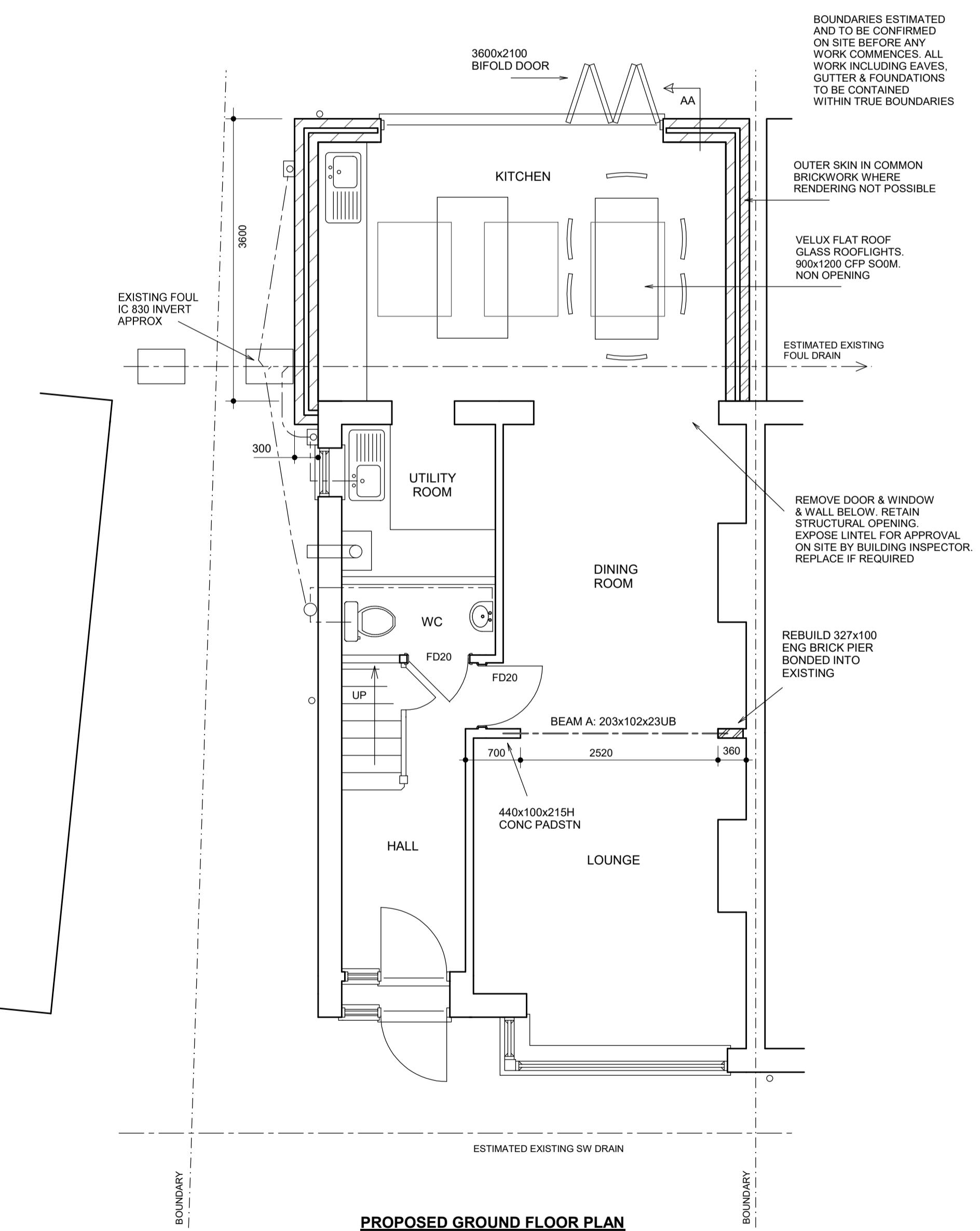
PROPOSED SIDE ELEVATION
SCALE 1:100



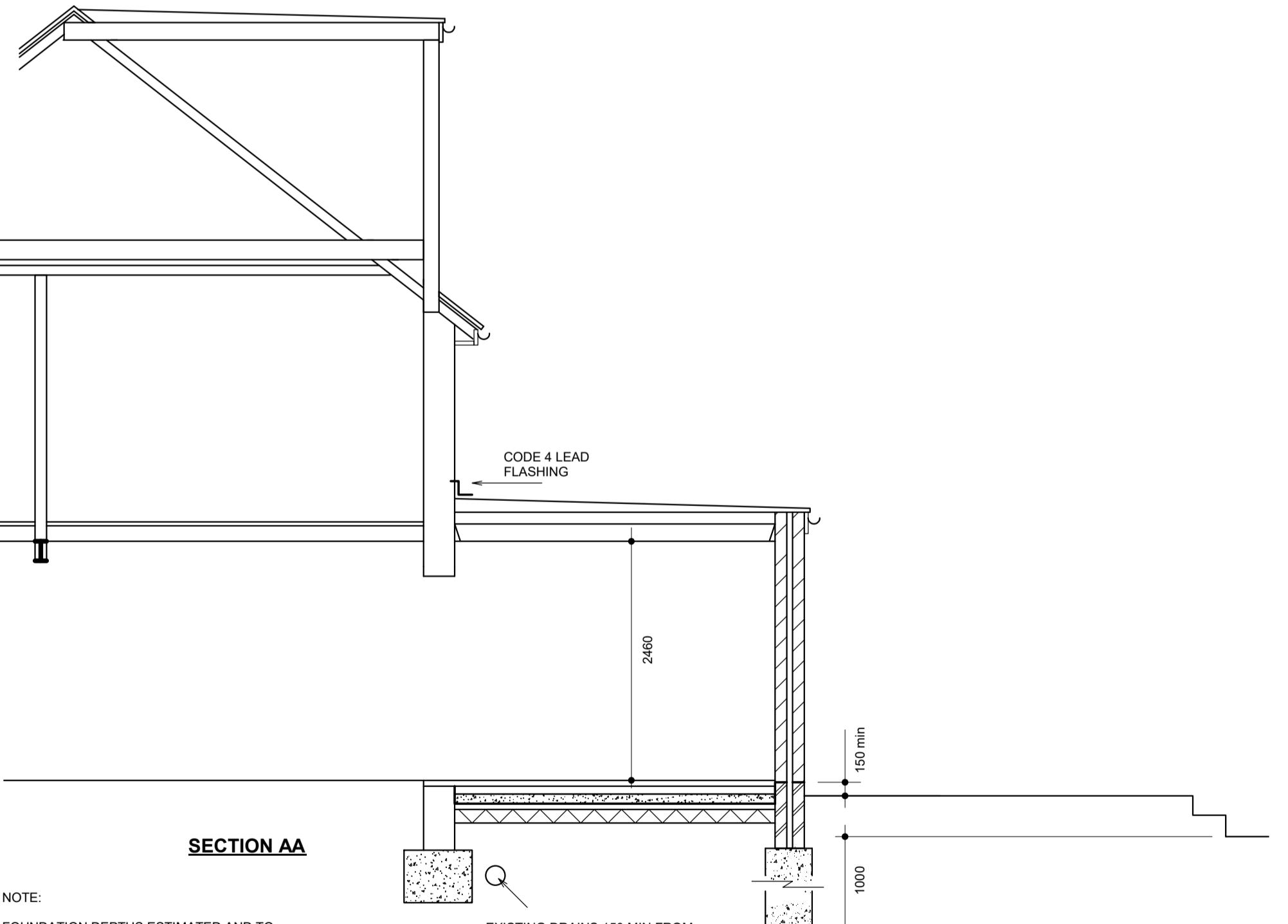
PROPOSED FRONT ELEVATION
SCALE 1:100



BLOCK PLAN
SCALE 1:500
20m



PROPOSED GROUND FLOOR PLAN



SECTION AA

NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR.
PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE. DEPTHS TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADVICE FROM GEOFORM. DEPTHS TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND

EXISTING DRAINS 150 MM FROM NEW FOOTINGS. WHERE DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONC LINTELS LEAVING 150 MM CLEARANCE FROM DRAIN IN AND OUTSIDE DIAMETER OF DRAIN. LEAVE 150 MM GAP BETWEEN NEW FOUNDATIONS AND OUTSIDE FACE OF IC WALLS. 150 PEA SHINGLE AROUND DRAIN PIPES

GENERAL SPECIFICATION (unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR - GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 80 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 95 cavity with 85 Knauf DriTherm-32 full fill insulation to achieve U-value of 0.28W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Joint to existing building with furfix movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabaté insulated cavity closers. Render outer skin blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel ball drip at DPC level. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Bifold doors to have Catnic CX90/100 with 200 min bearings.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

INTERNAL PARTITIONS

75x50 stud. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad with 12.5 soundblock + 3 skim each side.

FLAT ROOF (WARM DECK CONSTRUCTION)

175x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood fired to fall min 1 in 40. 1 layer felt vapour control layer (VCL) in accordance with BS6229 fully bonded to ply decking. Fully bond 120mm Kingspan TR24 insulation to VCL. GRP covering all to manufacturers design. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.18W/m2K.

ROOFLIGHTS - FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar bedding. 600x450 steel frame & cover. Alternatively use Osmi preformed IC all to manufacturers spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters, 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Doors to achieve U value of 1.8 w/m2K. All glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink to 100 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.