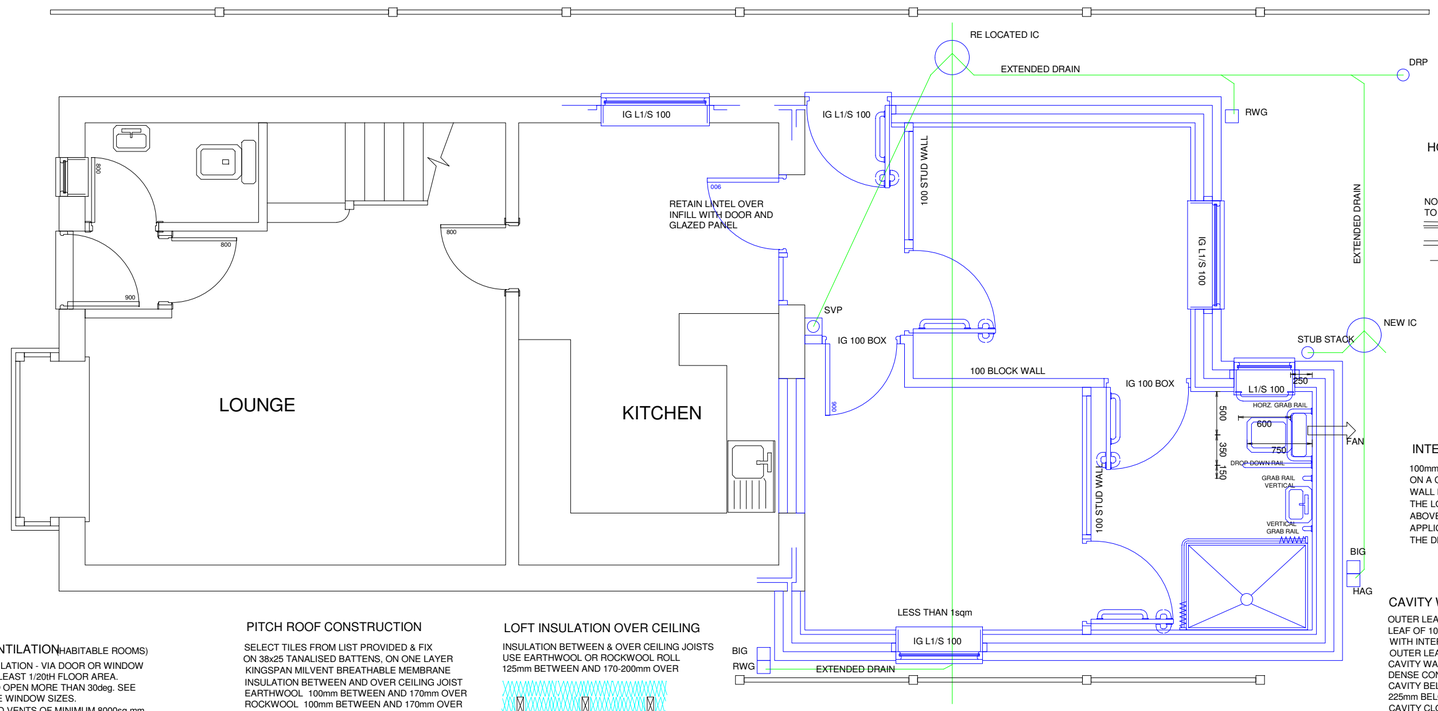
PROPOSED GROUND FLOOR PLAN



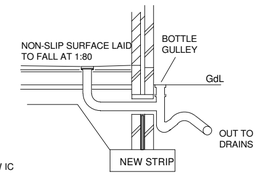
DRAINAGE ABREVIATION

RWG -- RAIN WATER GULLEY
BIG -- BACK INLET GULLEY
HAG -- HORIZONTAL ACCESS GULLEY
DRP -- DRAIN RODDING POINT
SVP -- SOIL AND VENT PIPE
SS -- STUB STACK
IC -- INSPECTION CHAMBER
DRAINS ARE COLOUR CODED GREEN
NOTE THAT IC COVERS ARE TO BE
SCREW DOWN NON-ACCESSIBLE.

WASTE PIPES.

NEW WASTE PIPES TO BE 50mm dia WITH 75mm DEEP SEAL TRAPS.
ANTI-VAC TRAPS TO BE FITTED TO FITTINGS.

HORIZONTAL ACCESS GULLEY



GENERAL DRAINAGE NOTES

RIGID PIPES (VITRIFIED CLAY TO BS85) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS.
PIPE RUNS SHOWN ON DRAWING ARE ASSUMED DIRECTIONS AND UNKNOWN DEPTHS.
NEW PIPE RUNS CLOSE TO A BUILDING MAY REQUIRE CONCRETE FILL AND THE SITE CONDITIONS WILL DETERMINE THE FILL LEVELS.
EXG. PIPE RUNS CLOSE TO NEW BUILDINGS MAY REQUIRE RE-EXCAVATION AND/OR IDENTIFICATION TO DETERMINE CONCRETE FILL LEVELS.
ANY NEW OR EXG. DRAIN THAT WILL BE CONCRETE ENCASED & INTEGRAL WITH A SLAB, A FOUNDATION OR A WALL WILL REQUIRE FLEXIBLE JOINTS AND 600mm LONG ROCKER PIPES AT EACH SIDE OF THE INTERGRATED SOLID PIPE RUN.
DEPTH OF COVER OF DRAINS TO BE ESTABLISHED ON SITE.
MINIMUM GRADIENT OF NEW DRAINS TO BE 1:40.
CONNECTIONS OF DRAIN TO DRAIN TO BE OBLIQUE AND IN DIRECTION OF FLOW.
DRAIN ACCESS POINTS (IC's) TO BE PROVIDED AT BENDS, CHANGES OF GRADIENTS, CHANGE OF PIPE SIZE, AND AT THE HEAD OF A LONG DRAIN RUN.
NOTE THAT IC'S TO HAVE NONE ACCESSIBLE COVERS.
THE LOCATION OF ANY PUBLIC SEWER WILL NOT BE IDENTIFIED ON THIS DRAWING.
BUILDING CONTROL SHALL IN CONJUNCTION WITH THE DRAINAGE AUTHORITY IDENTIFY THE LOCATION OF ANY PUBLIC SEWER THAT MAY AFFECT THE DEVELOPMENT.
DRAINAGE SPECIFICATION, LAYOUTS, GULLY POSITIONS AND SOIL PIPE LOCATIONS ETC TO BE CONFIRMED ON SITE BY THE BUILDING INSPECTOR.

TIMBER STUD CONSTRUCTION

ALSO LOOK AT CONSPECTUS STUD WALL TYPE 1 & 2
DRG. SYMBOL

47x97 C16 TIMBER FRAMEWORK SET 400mm APART AND BOTH SIDES PLATED WITH PLASTER BOARD AND WITH 5mm PLASTER FINISH.
NOTE THAT WALLS SHALL HAVE 100mm FIBREGLASS INFILL AND 15mm PLASTER BOARD FOR SOUND INSUL.
PLASTER BOARD FIXINGS TO BE 50mm GALV. NAILS AT 250mm crs.
STUD WALL AT FIRST AND/OR SECOND FLOOR LEVEL TO BE BUILT ON A TRIPPLE JOIST.

INTERNAL BLOCK WALLS (120kg/sqm)

100mm THICK DENSE CONCRETE SOLID BLOCK TO BE ON A CONCRETE FOUNDATION. SEE FOUNDATION NOTES.
WALL BELOW DPC TO BE BWK OR CONC. BWK CONSTN.
THE LOWEST DPC LEVEL SHALL BE AT LEAST 150mm ABOVE SURROUNDING GROUND LEVEL AND SHALL IF APPLICABLE BE CONTINUOUS WITH THE FLOOR DPM.
THE DPC SHALL BE OF BITUMINOUS MATERIAL.

STUD WALL TYPE 1

min 47X97 TIMBER STUDS AT 400crs (VERT & HORIZON).
100mm KINGSPAN INSULATION
13mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM.
OPTIONAL 12mm OSB EACH SIDE
FIRE RESISTANCE = 30mins
ACOUSTIC ISOL'N = 44dB

INNER & OUTER SURFACES	= 0.18
OSB BOARDING 0.012/0.014	= 0.86
INSULATION 0.1/0.03	= 3.33
PLASTER BOARD 0.026/0.16	= 0.16
'U' VALUE = 0.22W/sqmK	= 4.53

LINTEL SCHEDULE

TO BS5977: PART 2: 1983. BBA 86/1674 & BBA 85/1453.
LINTELS MUST NOT SUPPORT CONCRETE FLOOR LOADS OR POINT LOADS.
DO NOT USE DAMAGED LINTELS.
END BEARINGS GENERALLY NOT LESS THAN 150mm.
FOR END BEARING OF 100mm THE ENDS ARE TO BE FILLED WITH CONCRETE FOR A DEPTH OF 150mm.
INSIDE OF BEAMS TO BE FILLED WITH FIBREGLASS INSUL.

BEAM AND STRUCTURAL NOTE

FOR STRUCTURAL CALCULATION PURPOSES ALL THE MAJOR STEEL AND/OR TIMBER BEAMS WILL CARRY DEAD AND IMPOSED LOADS FROM WALLS, FLOORS AND ROOFS BASED ON THE SPANS INDICATED ON THIS PLAN OR ASSOCIATED PLANS.
IN SOME CASES THE CALCS MAY SHOW A DIFFERENT OR ASSUMED SPAN FOR THE PURPOSES OF CALCULATING WORST CASE LOADING PATTERN.
DEPARTURES FROM APPROVED CALCULATIONS ARE NOT PERMITTED.
WHERE BEAMS ARE LOCATED FOUNDATIONS SHOULD BE SHOWN TO BE ADEQUATE. REQUIRES BCO INSPECTION.
NOTE THAT WHERE A BEARING SIZE IS GIVEN THEN THIS WILL BE THE MINIMUM PERMITTED AND THAT THE CONTRACTOR SHALL WHERE SPACE IS AVAILABLE FIT A LARGER SIZE PADSTONE.
WHEN PURCHASING BEAMS THE CONTRACTOR SHALL USE SITE MEASUREMENTS FOR LENGTHS OF BEAM.
FOR THE PURPOSES OF SAFETY, THE BUILDER SHALL ALREADY HAVE KNOWLEDGE OR OBTAIN KNOWLEDGE IN RESPECT TO THE HANDLING AND INSTALLATION OF THE VARIOUS ITEMS INVOLVED IN THE CONSTRUCTION.

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS. WORK TO PROCEDE AT THE DISCRETION OF THE BUILDING INSPECTOR
2. DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINS ON PLAN.
3. ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANIFOLD OR PRE-CAST CONCRETE CONSTRUCTION. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCHG.
4. NEW DRAINS TO BE SUPER SLEVE TYPE OF 100mm dia. 1:40min FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
5. REINFORCED CONCRETE LINTELS OVER ANY NEW/EXG. DRAIN.
6. WASTE PIPES TO NEW SINKS, BATHS OR SHOWERS TO BE 50dia AND HAVE 75mm DEEP SEAL TRAPS.
7. HORIZONTAL AND VERTICAL DPC TO NEW OPENINGS.
8. STEEL LINTELS TO NEW OPENINGS, 150mm END BEARINGS AND FILLED WITH FIBREGLASS INSULATION.
9. NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED.
10. EXG. FOUNDATIONS, WALLS AND LINTELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSPECTION.
11. WALL TIES ON 900crs AND STAGGARED EVERY 3rd COARSE OF BRICK WORK.
12. MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m crs.
13. NEW CAVITY WALL RETURNS GENERALLY 665mm min.
14. ALL NEW BWK/BLOCK NIBS TO BE ON A CONCRETE FOUNDATION.
15. ALL ABUTMENTS OF NEW ROOFS AND WALLS ARE TO BE LEAD FLASHED (STEPPED/LINEAR) WITH CODE 4 LEAD AND WHERE NECESSARY CAVITY TRAYS INSTALLED.
16. UNLESS OTHERWISE STATED ALL BRICK AND BLOCK WORK TO BE FULLY KEYED TO EXSITING WALLS.
17. EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
18. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS PRIOR TO COMENCEMENT OF WORKS ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMOLIES OR MISTAKES OCCURING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSES ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPARATE BASIS AND AS AGREED WITH CUSTOMER.
19. THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORKS DIRECTLY WITH BUILDING CONTROL DURING ALL STAGES.
20. PERMISSION WILL BE REQUIRED FROM OWNER OF ADJACENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND BOUNDARY.
21. PRODUCTS OF DIFFERENT MANUFACTUERRS MAY BE USED, BUT, REASONABLE QUALITY PRODUCTS ARE A MINIMUM REQUIREMENT.
22. THE BUILDER IS ADVISED PRIOR TO COMMENCEMENT OF WORK AND DURING WORK IN PROGRESS TO DISCUSS WITH THE CUSTOMER ANY ASPECTS OF WORK THAT MAY BE CONSIDERED AS 'EXTRA WORK'. THESE MATTERS MUST BE DISCUSSED, COSTED AND AGREED WITH THE CUSTOMER PRIOR TO IMPLEMENTATION.
23. ALL BWK. SHALL BE IN ACCORDANCE WITH BS5628 AND CONCRETE SHALL COMPLY WITH BS8110 'STRUCTURAL USE OF CONCRETE', AND SPECIFICATION OF PRESCRIBED & DESIGNED MIXES FOLLOWS THAT PRACTICE SET OUT IN BS5328. CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT OF 330kg/cubic m UNLESS OTHERWISE SPECIFIED.
24. THE NATURE OF THE GROUND AND SAFE BEARING CAPACITY SHALL BE DETERMINED PRIOR TO COMMENCEMENT. CONTRACTOR SHALL DO THIS IN CONJUNCTION WITH BUILDING INSPECTORS.
25. ALL EXCAVATIONS SHALL WHERE NECESSARY BE TIMBERED AND STRUTTED AND SECURED TO PREVENT MOVEMENT OF THE SURROUNDING GROUND AND SAFETY OF THE BUILDING AND ADJACENT PROPERTIES BEFORE IT IS SUPPORTED BY PERMANENT WORK. PRECAUTIONS ARE TO BE TAKEN TO KEEP EXCAVATIONS FREE FROM WATER. THE BOTTOM OF EXCAVATIONS SHALL BE SEALED WITH CONCRETE IMMEDIATELY AFTER INSPECTION HAS SHOWN IT TO BE SATISFACTORY.
26. WITH THE ADDITION OF FANS A GAS SPILLAGE TEST SHOULD BE CARRIED OUT BY A SPECIALIST CONTRACTOR.
27. NEW REQUIREMENTS UNDER PART L OF THE BUILDING REGULATIONS WILL NOW ENCOMPASS OVERALL SYSTEM PERFORMANCE. REFER TO NOTES ON COMMISSIONING OF HEATING SYSTEM.
28. ANY ADDITIONAL WORK DONE BY OTHER PARTIES IN REGARDS TO THIS PROJECT MUST BE APPROVED BY THE LOCAL AUTHORITY.
29. GENERALLY ANY DEPARTURE FROM THE APPROVED PLAN MAY REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL. IT IS ADVISED THAT WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
30. ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FIRE RESISTING.
31. ENSURE THAT THE PROJECT WHEN COMPLETED HAS APPROPRIATE AND COMPLIANT MEANS OF ESCAPE IN THE EVENT OF FIRE
32. IN THE EVENT THAT ROOF LIGHTS ARE BEING INSATLLED, THE BUILDER SHALL ENSURE THAT THE ROOF LIGHT SELECTED IS SUITABLE FOR THE ACHEIVED ROOF PITCH ANGLE. DIFFERENT PITCH ANGLES REQUIRE A SPECIFIC TYPE OF ROOF LIGHT. FOR PLANNING PERMISSION REQUIREMENTS THE ROOF LIGHT PROJECTION FROM THE ROOF SHALL BE LESS THAN 150mm.
33. ALLOWABLE 'U' VALUES (EXTRACTS FROM AD L1B)

PITCH TILED ROOF	0.15 W/sqmK
EXPOAED PERIMETER WALL	0.18 W/sqmK
MULITPLE GLAZE WINDOW	1.4 W/sqmK
GLAZED DOORS	1.4 W/sqmK
GROUND FLOORS	0.18W/sqmK

34. LIGHTING
ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED ON THE BASIS OF THREE PER FOUR FIXED LIGHTING FITTINGS.
35. SMOKE DETECTION SD
SMOKE DETECTORS TO BE INSTALLED ON ALL FLOORS AND SHOULD BE WIRED DIRECT FROM CONSUMER UNIT AND BE INTERLINKED WITH BATTERY BACK UP.

ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED, THE OPENINGS FOR ESCAPE PURPPOSE SHOULD BE EQUAL TO 0.33sqm WITH A WINDOW BOARD HEIGHT 800 to 1000 FROM FLOOR LEVEL. THE MIN. CLEAR HEIGHT TO BE 450mm OR THE MIN. CLEAR WIDTH TO BE 450mm.

ROOM VENTILATION (HABITABLE ROOMS)

PURGE VENTILATION - VIA DOOR OR WINDOW OPENING AT LEAST 1/20th FLOOR AREA.
WINDOWS TO OPEN MORE THAN 30deg. SEE ALSO ESCAPE WINDOW SIZES.
BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

WHERE A HABITABLE ROOM EXTENS. IS ONTO ANOTHER ROOM THEN THE FLOOR AREAS OF EACH OF THE AFFECTED ROOMS ARE TO ADDED. WHERE A CONSERVATORY IS ADDED THEN SEE NOTES ON THE FLOOR PLAN DETAIL.

ROOM VENTILATION (KITCHEN)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 60L per sec, (OR 30L per sec IN COOKER HOOD), AND BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

ROOM VENTILATION (TOILET)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 6L per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

ROOM VENTILATION (BATH/SHOWER ROOM)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 15L per sec, WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

BALANCED FLUE BOILER DETAILS.

IN THE EVENT OF A NEED TO REPLACE OR PROVIDE A NEW BOILER, NEW REGULATIONS ARE APPLICABLE. THE BOILER/GAS APPLIANCE WITH BALANCED FLUE AND A CAPACITY OF 7-14kW WILL REQUIRE CLEAR 600mm AIR SPACE AROUND THE FLUE OUTLET. OTHER TYPES OF GAS APPLIANCES ARE AFFECTED AND IT IS ADVISEABLE THAT THE MANUFACTURERS SPECIFICATIONS BE ADHERED TO. ALTERNATIVELY REFER BACK TO ARCHITECT PRIOR TO INSTALLATION. ANY REPLACEMENT BOILER TO BE CONDENSING TYPE. ANY WORKS TO BOILER FLUE AND OUTLET TO BE DESIGNED, INSTALLED, TESTED AND CERTIFIED BY GAS SAFE REGISTERED CONTRACTOR.

COMMISSIONING OF HEATING SYSTEMS

THE SPACE HEATING AND HOT WATER SYSTEM MUST BE INSPECTED AND COMMISSIONED TO ENSURE THE RELEVANT REQUIREMENTS OF L1(b) AND (a) HAVE BEEN COMPLIED WITH. UPON COMPLETION OF THE INSTALLATION THE PERSON RESPONSIBLE FOR ACHIEVING THE COMPLIANCE MUST PROVIDE THE CLIENT AND THE COUNCIL WITH A CERTIFICATED STATING THAT SUCCESSFUL COMMISSIONING HAS BEEN CARRIED OUT. THE PERSON GIVING THE CERTIFICATE MUST HAVE A RECOGNISED QUALIFICATION.

THE COMBUSTION INSTALLATION MUST BE CHECKED BY QUALIFIED INSTALLER AND A REPORT DRAWN UP SHOWING THAT MATERIALS COMPONENTS AND FLUES HAVE PASSED RELEVANT TESTS. REPORT COPIES TO BE GIVEN TO CLIENT AND THE COUNCIL.

FOR THE PURPOSES OF DETERMINING THAT THE COMBUSTION APPLIANCES CAN BE SAFELY INSTALLED, WHERE A HEARTH AND FIREPLACE OR CHIMNEY IS PROVIDED OR EXTENDED A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE OF HEARTH FIREPLACE OR CHIMNEY MUST BE AFFIXED IN A SUITABLE PLACE WITHIN THE BUILDING.

THE OWNER/OCCUPIER OF THE BUILDING MUST BE PROVIDED WITH SUFFICIENT INFORMATION WITH THE RELEVANT SERVICES SO THAT THE BUILDING CAN BE OPERATED AND MAINTAINED IN SUCH A MANNER AS TO USE NO MORE ENERGY THAN IS REASONABLE IN THE CERCUMSTANCES.

PITCH ROOF CONSTRUCTION

SELECT TILES FROM LIST PROVIDED & FIX ON 38x25 TANALISED BATTENS, ON ONE LAYER KINGSPAN MILVENT BREATHABLE MEMBRANE INSULATION BETWEEN AND OVER CEILING JOIST EARTHWOOL 100mm BETWEEN AND 170mm OVER ROCKWOOL 100mm BETWEEN AND 170mm OVER CEILING SOFFITS 12mm PLASTER BOARD & 'ARTEX' FINISH. INSULATION LOCATED NOT TO OBSTRUCT CROSS FLOW VENTILATION WHICH IS PROVIDED BY VENT TILES EQUAL TO 25mm CONTINUOUS EAVES OPENING AND 25mm SOFFIT STRIP VENTS. BUILDER IS TO ESTABLISH PRECISE ACHIEVABLE PITCH BEFORE BUYING AND/OR LAYING TILES. REFER TO ARCHITECT IF IN DOUBT.

NOTE THAT WHERE THERE IS AN ANGLED CEILING THEN THIS MUST BE INSULATED AND A 50mm AIR SPACE PROVIDED FOR CROSS FLOW VENTILATION. USE CELOTEX 100mm BETWEEN RAFTERS AND 35mm UNDER RAFTERS. THIS GIVES 0.18W/sqmK. ALTERNATIVELY USE FULL FILL KINGSPAN K7 INSULATION BETWEEN RAFTERS WITH NILVENT BREATHABLE MEMBRANE AND 38x38 COUNTER BATTENS. NOTE USE K7 OR SUITABLE EQUIVALENT.

PITCH ANGLES FOR MARLEY TILES

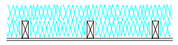
ALL SMOOTH FINISH

WESSEX	75mm HEADLAP 15deg
MODERN	100mm HEADLAP 18deg

DO NOT USE TILES BELOW RECOMMENDED PITCH.

LOFT INSULATION OVER CEILING

INSULATION BETWEEN & OVER CEILING JOISTS
USE EARTHWOOL OR ROCKWOOL ROLL
125mm BETWEEN AND 170-200mm OVER



INNER & OUTER SURFACES	= 0.18
INSULATION 0.3/0.035	= 8.57
PLASTER BOARD CLG 0.013/0.16	= 0.08
	= 8.83

U VALUE ACHIEVABLE = 0.113W/sqmK

RAIN WATER GOODS.

SURFACE WATER TO DISCHARGE FROM ANY NEW ROOF INTO 100 1/2RD GUTTER AND 63dia DOWN PIPE.
PIPES AND GUTTERS MADE OF DURABLE PLASTIC AND BE FIRMLY SUPPORTED AND REMAIN WATER TIGHT.

STRUCTURAL USE OF TIMBER

ALL STRUCTURAL TIMBER MEMBERS ie. JOISTS, RAFTERS, PURLINS, LINTELS, TRIMMERS, TIMBER TIES ETC. SHALL BE IN ACCORDANCE WITH BS 5268-2:2002.
TIMBERS USED SHALL BE C16min AND C24 FOR STRUCTURAL MEMBERS AND AS DIRECTED BY ANY SUPPORTING CALCS.
TIMBER SUPPLIES SHALL BE STAMPED 'DRY' or 'KD' AND TIMBERS USED SHALL BE FROM GRADE STRESSED STOCK.
MAXIMUM THICKNESS OF ANY MEMBER TO BE 100mm AND MAXIMUM DEPTH OF ANY MEMBER SHALL BE 300mm.
ANY NOTCHES IN A TIMBER MEMBER SHALL BE LIMITED TO MAX. 1/8th DEPTH, BE BETWEEN 1/20th & 1/4 OF SPAN FROM A SUPPORT. DRILLED HOLES TO BE AT THE MIDDLE AXIS OF MEMBER AND NOT MORE THAN 1/4 OF DEPTH, NOT LESS THAN THREE DIAMETERS APART, & BE BETWEEN 0.25 AND 0.4 SPAN.
NAILED JOINTS TO HAVE MIN. 2 SCEW DRIVEN NAILS.
WHERE BEAMS AND TRIMMERS ARE BOLTED TOGETHER THEN THE PREFARED BOLT SIZE IS M16 WITH NUT AND WASHER AND 400mm APART.

GLAZING REQUIREMENTS

SAFETY GLASS TO BE USED BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL.
'U' VALUE TO BE AT LEAST 1.6 IN UPVC WINDOWS AND/OR DOORS
DOUBLE GLAZING WITH 16mm PANE GAP AND LOW 'E' (en = 0.05) FOR PVC-U WINDOWS AND/OR DOORS.
ALL GLAZING WITHIN CRITICAL LOCATIONS MUST SATISFY APPROVAL DOCUMENT 'K'.

INSULATED GROUND FLOOR

NON-GAS RESISTING WITH 'U' = 0.25W/sqmK
UNDER SLAB INSULATION REQUIRES 200mm THICK OVERSITE HARDCORE FULLY COMPACTED, LEVELLED WITH BLINDING SAND. 1200g DPM LAID OVER AND LAPPED UP SIDES AND LAPPED WITH DPC.
FOR MOST APPLICATIONS P/A LESS THAN 1.
INSULATION TO BE CELOTEX GA4000 100 PIR WITH 25mm PERIMETER UPSTAND.
(KINGSPAN K103 100mm WITH SAME UPSTAND)
WITH VERTICAL STRIPS OF CUT BOARD TO FIT AROUND THE PERIMETER TO STOP THERMAL BRIDGE.
NEVER INSTALL INSULATION BELOW DPM.
LAY A SEPARATING LAYER OF 500g DPM OVER THE BOARDS.
POUR CONCRETE SLAB TO 150mm THICK ALLOWING FOR SURFACE FINISHES OR LEVELLING COMPOUND.

STRIP FOUNDATION

GENERALLY IN ACCORDANCE WITH APPROVAL DOC 'A'.
CONCRETE STRIP TO NEW BWK AND BLOCK WALLS. BCO INSPECTIONS APPLY IN RESPECT TO DEPTH FOR FROST AVOIDANCE AND FIELD TESTS FOR THE DETERMINATION OF EXCAVATION DEPTH REQUIREMENT ONTO SUITABLE SUB-STRATA THAT IS BELOW LEVEL OF ANY ADJACENT DRAINS AND AWAY FROM INFLUENCE OF ANY TREES SHOULD ANY EXIST CLOSE BY.
EXCAVATION DEPTH IS IN RELATION TO THE GROUND LEVEL AND NOT DPC OR FORMATION LEVEL.
FOUNDATION MUST BE SUITABLE FOR CARRYING A TWO STOREY DEVELOPMENT.
MINIMUM STRIP SIZE SHALL BE 600mm x 200mm, BUILDER TO CONSULT WITH BUILDING CONTROL PRIOR TO ANY EXCAVATING TO ESTABLISH THE STRATA STABILITY & THE LOCAL GROUND CONDITIONS.
TRIAL/TEST HOLES SHALL BE DUG & A DETERMINATION MADE IN REGARDS TO THE FOUNDATION REQUIRED.
DO NOT UNDERMINE ANY ADJACENT FOUNDATIONS AND REFER TO MATTERS CONCERNING PARTY WALL ACT FOR THIS SITE.
SPECIAL CARE SHOULD BE EXERCISED WHEN EXCAVATING ADJACENT TO OR CLOSE BY AND OTHER BUILDING OR STRUCTURE. BUILDER SHOULD SEEK EXTRA ADVICE FOR LAYING FOUNDATIONS IN MULITPLE STAGES.
IF SPECIAL FOUNDATIONS ARE REQUIRED (IE OTHER THAN STRIP FOUNDS') THEN DIFFERENT PROCEDURES WILL APPLY IE. SOIL SURVEY, GROUND SURVEY, BORE HOLE SURVEY ETC.. WORK MUST NOT PROCEDE UNTIL LOCAL AUTHORITY HAVE APPROVED SPECIAL FOUNDN' PROPSALS.

CAVITY WALL SPECIFICATION.

OUTER LEAF OF BWK, AN INSULATED CAVITY AND INNER LEAF OF 100mm THICK THERMALITE TURBO BLOCK, ALONG WITH INTERNAL PIR INSULATION & PL BOARD ON DABS.
OUTER LEAF MAY BE SUBJECT TO PLANNING CONDITIONS.
CAVITY WALL BELOW DPC TO BE OF BWK, CONC. BWK, DENSE CONC. BLOCK OR 4N min. TRENCH BLOCK.
CAVITY BELOW DPC TO BE FILLED WITH CONCRETE TO 225mm BELOW DPC LEVEL.
CAVITY CLOSED AT EAVES AND VERGE.
CAVITY WALL BUILT OFF A CONCRETE FOUNDATION.
DPC TO BS743 AND BE AT LEAST 150mm ABOVE GROUND.

U-VALUE REQUIRED 0.15w/sqmK
FULL FILL CAVITY 105 BWK, 100 CAVITY, 100 TURBO OR 100 CELCON SOLAR OR 100 DUROX SUPABLOCK.
FULL FILL DRITHERM 32 FOR THE CAVITY
INTERNAL INSULATION 40mm PIR WITH 12.5 PL BD.
NOTE THERMAL BLOCK TO BE MINIMUM 0.15W/mK AND INSULATION TO BE MINIMUM 0.023 W/mK

NEW CAVITY WALL

105mm OUTER LEAF BWK WITH
100mm CAVITY
100mm THERMAL BLOCK
FULL FILL DRITHERM 32 INSULATION
40mm PIR INNER WITH 12.5 PL BD

	W/mK
BRICK LEAF 105mm 0.105/0.77	= 0.1364
INNER AND OUTER SURFACE	= 0.1800
CAVITY INSULATION 0.100/0.032	= 3.125
INTERNAL THERMAL BLK 0.100/0.15	= 0.6667
INNER INSULATION PIR 0.040/0.023	= 1.7390
PLASTER BOARD 0.0125/0.18	= 0.0694
	5.9165

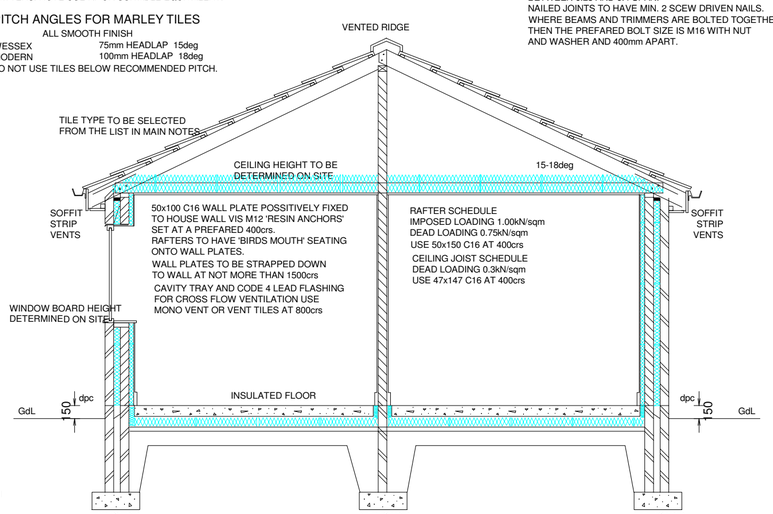
U VALUE ACHIEVABLE = 0.169W/sqmK

THERMAL BRIDGE LIMITATION

REVEALS TO LINTELS, JAMBS AND SILLS ARE TO BE INSULATED. BOX LINTELS TO BE FILLED WITH INSULATION. FRAMES AND SILLS TO OVERLAP THE BLOCKWORK WHERE POSSIBLE BY 30mm min.
INTERNAL FACES OF STEEL LINTELS ARE TO BE COVERED WITH 20mm PLASTER BOARD AND 5mm PLASTER SKIM FINISH.
THERMAL CONDUCTIVITY OF BLOCKWORK NOT TO EXCEED 0.16W/mK.

ACCESS AND FACILITIES FOR DISABLED

RAMPED APPROACH; 1:15 SLOPE, 1200mm WIDE, LANDING LENGTH 1200mm, CONTINUOUS HAND RAIL TO EACH SIDE.
STEPPED APPROACH; TOP LANDING TO BE TACTILE SURFACE, STEP NOSINGS TO BE CLEARLY IDENTIFIED BY CONTRASTING BRIGHTNESS. MINIMUM WIDTH OF STAIR TO BE 1200mm WITH RISES NOT MORE THAN 150mm AND GOINGS NOT LESS THAN 280mm. CONTINUOUS HANDRAIL ON BOTH SIDES 900mm ABOVE PITCH LINE AND 1000mm ABOVE LANDING LEVEL.
PRINCIPAL ENTRANCE DOORS TO BE PROVIDED WITH VISION PANELS WITH A ZONE OF VISIBILITY OF 900mm TO 1500mm ABOVE FINISHED FLOOR LEVEL OR LANDING LEVEL.
SWITCHES AND SOCKETS LOCATED BETWEEN 450mm AND 1500mm ABOVE FLOOR LEVEL.
INTERNAL DOORS TO HAVE MINIMUM CLEAR OPENING OF 780mm WITH A LEADING EDGE OF 300mm. DOORS TO CIRCULATION AREAS ARE TO BE GLAZED WITH A ZONE OF VISIBILITY OF 900mm TO 1500mm ABOVE FLOOR.
DOORS TO BATHROOMS AND/OR TOILETS TO OPEN OUT.



SECTION VIEW

WORK MUST NOT BEGIN UNTIL APPROVAL FROM LOCAL AUTHORITY

USE THIS SCALE BAR FOR DIMENSION REFERENCING.

SCALE 1 2 3 4 5 6 7 8 9 10

KEITH SWAIN DESIGN
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DRAWING NUMBER	P13699

PROPOSED DEVELOPMENT

GROUND FLOOR BEDROOM EXTENS FOR DA USE
CONSTRUCTION DETAILS FOR EXTENSION

AT

290 WEST END ROAD
HAYDOCK, WA11 0AN

SCALES	1 : 50
	sht 2