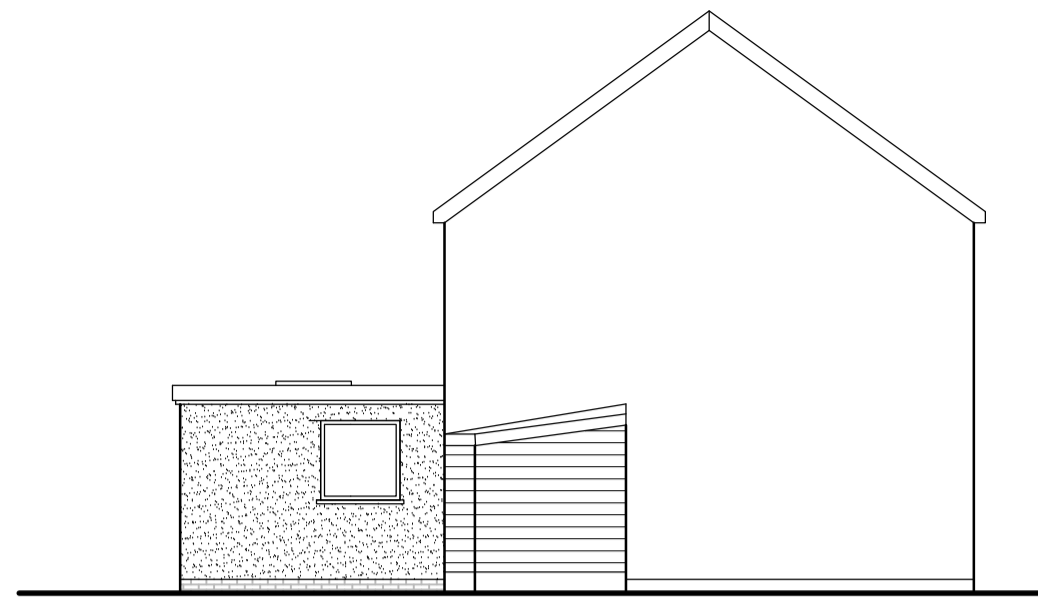
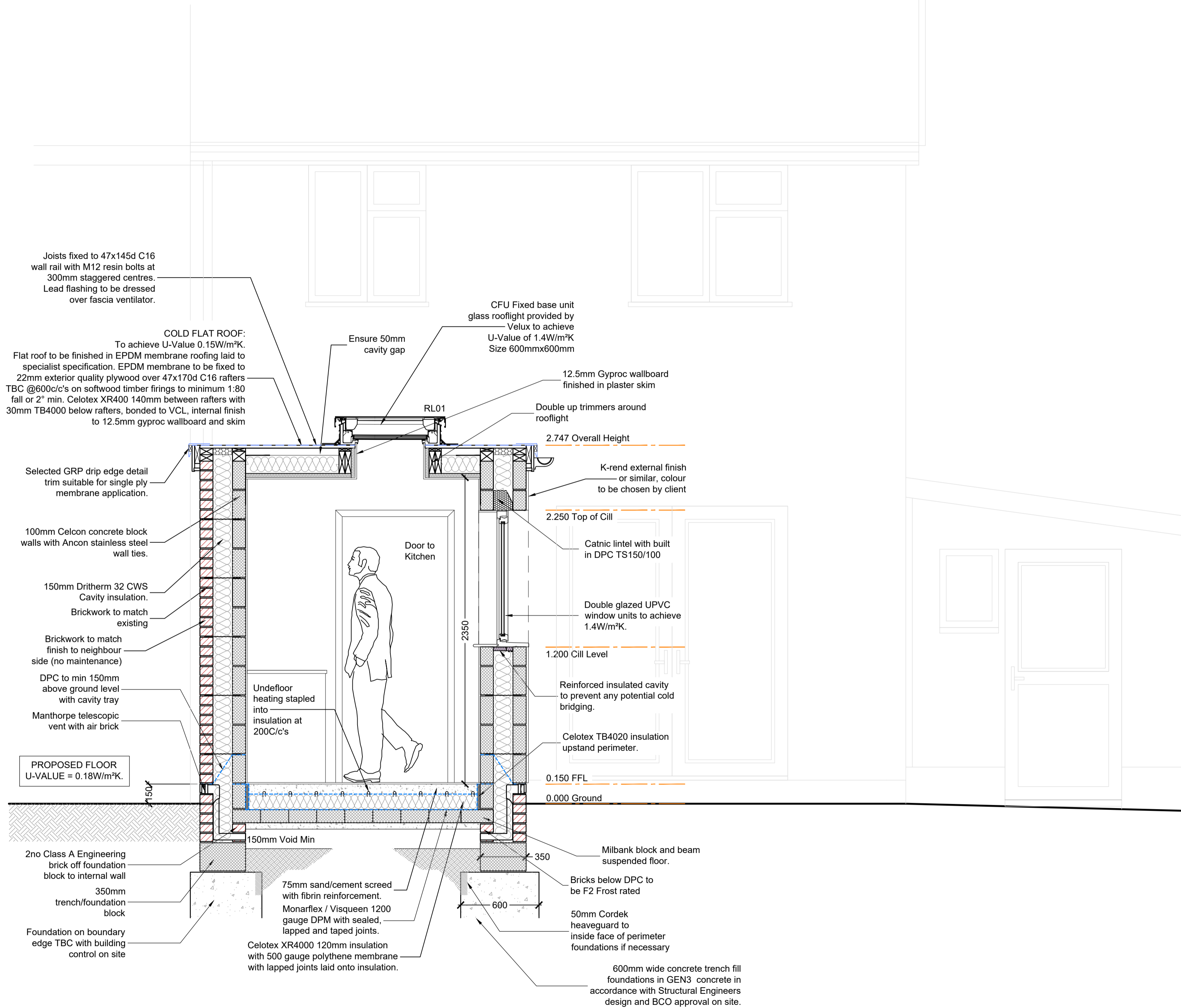




PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



SECTION A-A
Scale 1:20

FOUNDATIONS

600mm wide GEN 3 concrete trench filled foundation as depicted, to locations as shown to all load bearing walls, depths as per structural engineers details and to Building Control Officers approval on site. Width on party wall boundary TBA on site.

FOUL WATER DRAINAGE

All foul water gullies to be trapped. Waste from proposed kitchen/utility & WC room to connect into SVP's. Wastes to be 32mm to basins, 38mm to sink units and showers, 40mm from saniflow W/C 100mm vents. All wastes to be fitted with 75mm deep seal traps unless otherwise indicated with all runs from basins, sinks baths and showers to be provided with rodding access at all changes in direction and with anti-syphonic traps on all runs or combined runs longer than 3.0m.

Discharge to existing sewer to front via existing 60mm duct ran under existing suspended floor utilising existing run. All existing foul water to be checked prior to commencement of work on site. Proposed foul drainage seeks to discharge into existing foul water drainage system.

SURFACE WATER DRAINAGE

Rainwater down pipes to discharge to front of the property to existing storm water drain or sewer. Existing run off from existing property to rear to discharge onto flat roof via drainage channel to connect to new proposed down pipes discharging to front of property.

EXTERNAL CAVITY WALLS

Brick work to choice of client, all bricks/blocks below DPC to be F2 Frost Rated. Block work to be 100mm Celcon medium density 7.3N blockwork (or similar) with Ancon stainless steel wall ties, with 12.5mm plasterboard on dabs with plaster skim finish. 150mm Dritherm 32 full fill insulation installed in accordance with manufacturers details and instructions.

GROUND FLOOR CONSTRUCTION

Milbank or similar beam and block floor to structural engineers details and design. Refer to foundation layout plan for further details.

Beam and Block floor to have DPM providing continuity with DPC in external walls, 120mm Celotex XR4000 insulation (or similar approved), 500 gauge separating layer and 75mm liquid floor screed (FlowScreed or similar) to specialist design. Ensure screed and insulation are suitable for underfloor heating application.

NOTE - Perimeter of ground floors at external walls to receive a minimum of 25mm insulation dressed up to the top of screed level to avoid cold bridging.

Seal between the wall & floor air barrier with a flexible sealant or seal the gap between the skirting board & floor using a flexible sealant.

Floor construction to achieve a min U-Value of 0.18W/m²K in accordance with Approved Document Part L1B.

SOIL AND VENT PIPE

SVPs to be in 100mm diameter Upvc and connected via flexible ducting to tile vent. Pipes to be encased in boxing constructed to achieve min mass of 15kg/m² formed from 38x38mm SW framing faced with layer of 12.5mm plasterboard. Provision to be made for access to SVP at each floor level, pipes to be surrounded with min 25mm thick unfaced mineral wool throughout their length.

ELECTRICAL

Power Outlets and Light Switches
Switches & sockets to new areas are to be positioned at a height no less than 450mm & no greater than 1200mm above finished floor level.

PRIMARY HEATING

Central heating served by gas fired boiler, serving radiators as the source of primary heating, proposed extension to have under floor heating. Heating is time controlled on thermostat to achieve necessary efficiency of no less than 85%.

Underfloor heating system should be fitted with a separate flow temperature high limit thermostat, to ensure safe system operating temperatures. Systems containing both radiators and underfloor heating, connecting to a common high water temperature supply (operating at more than 60°C) should be provided with a separate means of reducing the water temperature to the floor heating system. Distribution manifolds should be located centrally between the rooms being heated, to minimise the length of interconnecting services.

CARBON MONOXIDE DETECTION

A carbon monoxide alarm is to be situated in the same room as the appliance and sited on the ceiling at least 300mm from any light fitting and between 1-3 meters horizontally from the appliance in accordance with BS EN 50292:2002 and manufacturers instructions.

DAMP-PROOF COURSE

VisQueen polyethylene DPC or approved equivalent min. 150mm above ground level and to lap with DPM.

DPC to be stepped up around entrance door so that DPC at least 150mm above pathway/driveway.

DAMP PROOF MEMBRANE

Min. 1200 gauge polythene membrane installed in accordance with manufacturers recommendations.

NEW LINTELS

Standard lintels to be Catnic/IG lintels (or similar approved). Lintels to be fully insulated with cavity tray over and a minimum 150mm end bearing to suit set span and conditions. All other Lintels / structural steel work as per Structural Eng details, see report.

INTERNAL PARTITIONS

Preservative treated timber framing of 100 x 50mm C16 studwork panels at 400mm centres. Sole, head plates and noggin at 1200mm horizontal centres. Framing to be clad both sides with 12.5mm plasterboard and plaster skim.

Where internal partition wall abuts external walls all perimeter joints to be taped and sealed. Ensure that the full depth of roof insulation between and over joists extends over the head of the partition wall.

VENTILATION

All new habitable rooms to naturally ventilate as follows. At least 1/20th of the floor area to be an openable window. Background ventilation supplied to habitable rooms at 10,000mm² and 4,000mm² to other rooms.

Mechanical extraction to be provided to W/C (15l/s) and utility (15l/s), by means of mechanical extractor operating both intermittently and from a light switch with 15 minute overrun. Extraction to discharge to exterior.

FLAT ROOF STRUCTURE

Flat cold Roof to be constructed using 170x47 C16 rafters @ 600c/c's TBC by engineer.

FLAT ROOF COVERING

Flat roof to be finished in EPDM membrane roofing laid to specialist specification. EPDM membrane to be fixed to 22mm exterior quality plywood.

FLAT ROOF INSULATION (BETWEEN AND UNDER RAFTERS)

140mm Celotex XR4000 roof insulation between rafters.
30mm Celotex TB4000 below rafters.
Ensure 50mm air ventilation gap. U Value = 0.15W/m²/k

FLASHINGS

Code 4 lead apron flashings where required.

SMOKE / FIRE PROTECTION AND MEANS OF ESCAPE

Provide dual ionisation chamber smoke detectors to the stair landing and hallway to following positions. 1no. within 7000mm of kitchen and living room. 1 No. within 3000mm of all bedrooms.

Means of escape to the ground floor habitable rooms, openable windows to provide a clear openable area of at least 0.33 m² (450 x 750mm minimum). All inner habitable rooms to comply with Part B, means of escape.

WINDOWS & DOORS

Windows and doors to be double glazed. Insulated glass units to windows & doors should comply with the requirements of BS EN 1279 and be marked showing manufacturers name or trademark, number of the British Standard and Kitemark on the glass or spacer bar of every unit in a position that can be seen after installation. Windows, glazed entrance door and glazed bi-fold door to have max U value of 1.4W/m²K and rooflights 1.4W/m²K calculated using the methods and conversions set out in BR443 and should be based upon the whole unit.

New external doors to have a clear minimum opening width of 775mm (932mm door set). All external doors to achieve a minimum U-value of 1.6W/m²K. All to be confirmed by manufacturer.

New Internal doors at ground level to habitable rooms to have a minimum clear width as follows

Clear Width	Corridors/passageway width
750 or wider	900 (when approached head on)
750	1200 (when approached not head on)
775	1050 (when approached not head on)
800	900 (when approached not head on)

CEILING

Unless stated otherwise, all exposed and semi-exposed timber shall be vacuum pressure impregnated with preservative to BS5268, Pt 5. Ceilings below floors to be 15mm plasterboard below floors and 12.5mm foil-backed type below roofs with either skim coat and emulsion finish

DRAWING NOTE
- This drawing must not be reissued, loaned or copied without the written consent of Durrants.
- All errors, omissions, discrepancies should be reported to Durrants immediately.
- All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
- Any deviation from the drawing to be reported to Durrants immediately.
- **This drawing is only to be used for the purpose identified in the boxes below.**
DO NOT SCALE FROM DRAWING

Rev.	Date	Details	Drawn	Checked
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Issued for: **BUILDING-REGS**

Client/Project:
MRS NEWBERRY
EXTENSION AT WORDSWORTH ROAD
DISS

Drawing Title:
SECTION A-A & NOTES

Drawn:	Checked:	Size:	Scale:	Date:
DG	TM	A1	STATED	FEB-23
Project No.	Drawing No.	Revision:		
304472	40-04	B		

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