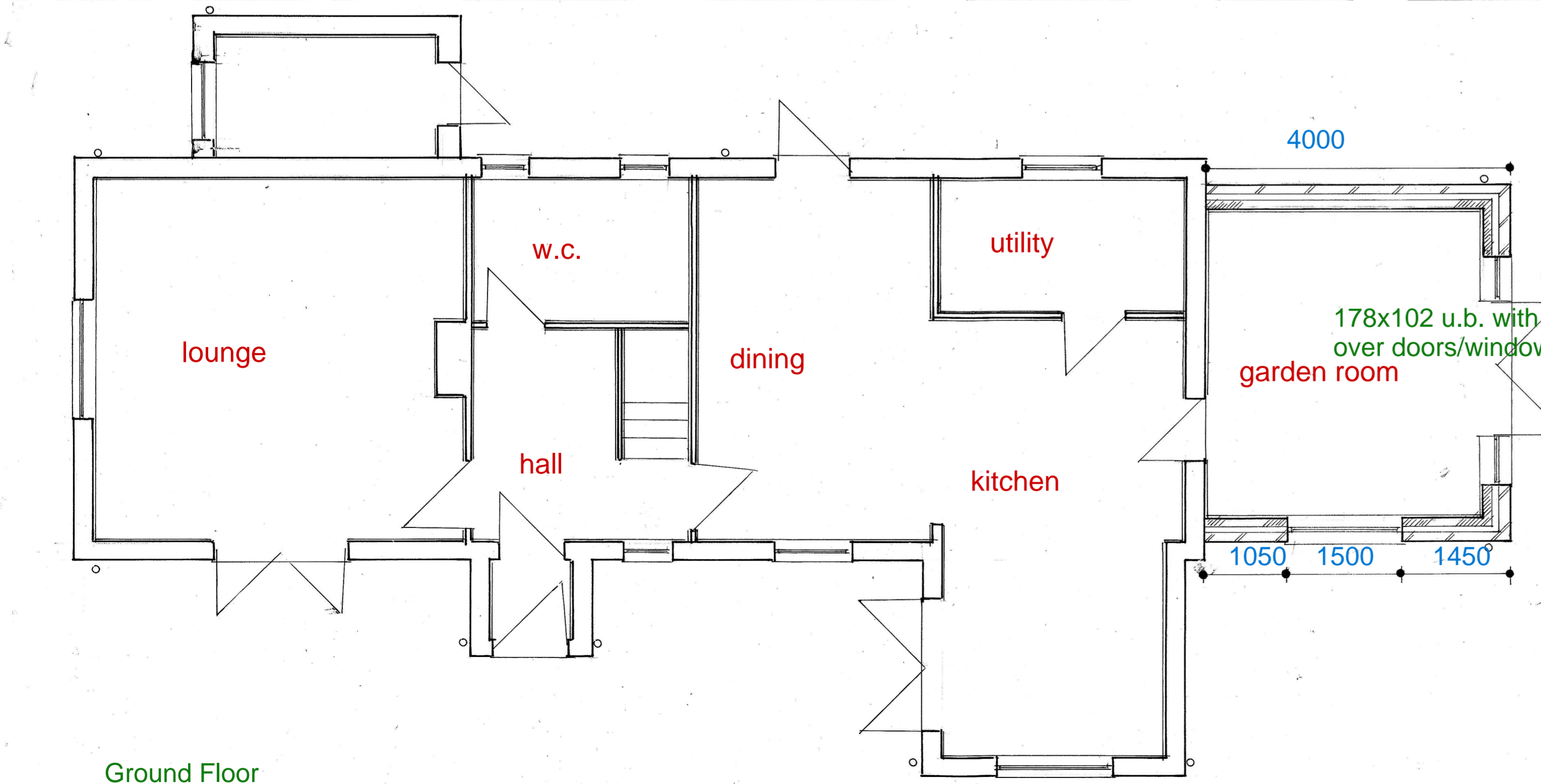


Side Elevation



Side Elevation



Ground Floor

BUILDING SPECIFICATION

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND TO BE TO THE SATISFACTION OF THE INSPECTING AUTHORITY.

FOUNDATIONS: STRIP FOUNDATIONS TO BE USED AND TO BE A 450MM WIDE X 450MM DEEP UNLESS OTHERWISE SPECIFIED. CONCRETE TO BE 20MPa STRENGTH AND TAPER DOWN TO A MINIMUM AND LOAD BEARING STRATA MINIMUM 1000MM DEEP OR TO THE DEPTH OF ANY ADJACENT DRAINS WHICHEVER IS THE GREATER. STEPS IN FOUNDATIONS TO BE IN ACCORDANCE WITH DIAGRAM 23 APPENDIX A.

RADON PROTECTION: BASIC RADON PROTECTION TO BE PROVIDED VIA THE 1500GAUGE FLOOR DAMP PROOF MEMBRANE LINED WITH A SUITABLE CAVITY TRAP WITH WEEP HOLES AT 100MM CENTRES. ALL SERVICES PENETRATING AND JOINTS TO THE 1500G D.P.M. TO BE SUITABLY TAPED AND SEALED.

GROUND FLOOR: 100MM CONCRETE FLOOR ON 100MM DAMP PROOF MEMBRANE ON 150MM CELOTEX INSULATION 500G D.P.M. ON 25MM SAND BLINDING ON 100MM COMPACTED BRICK/D.P.M. LINED TO D.P.C. OF INTERNAL CAVITY WALL WITH 25MM CELOTEX PERIMETER EDGE INSULATION. EXISTING TIMBER FLOORS TO BE VENTED USING 200 25MM DIAMETER PIPES UNDER NEW CONCRETE FLOOR TO 25X75MM PLASTIC AIRBRICKS AND SLEEVED USING CAVITY LINERS THROUGH EXTERNAL WALLS.

EXTERNAL WALLS: TO BE 300MM THICK CAVITY WALLS COMPRISING OF OUTER SKIN OF 150MM FACING BRICKS TO THE LOCAL AUTHORITY APPROVAL, 50MM CAVITY FILLED WITH 50MM ENTHERM 33 CAVITY BATTIS AND INNER SKIN OF 150MM GELCON SOLAR LIGHTWEIGHT BLOCKS WITH 25MM THERMAL LAMINATE PLASTERBOARD AND SKIN OR ALTERNATIVELY USE XTHERM CAVITY THERM INSULATION BY THE CAVITY WITH 12.5MM PLASTERBOARD AND SKIN WALL TO ACHIEVE A U VALUE NOT GREATER THAN 0.18 W/M2K. BOTH SKINS TIED TOGETHER USING 25MM LONG STAINLESS STEEL VERTICAL TWIST TYPE WALL TIES AT 750MM HORIZONTAL CENTRES AND 400MM VERTICAL CENTRES, MAXIMUM 22MM CENTRES AT REVEALS. BOTH SKINS TO HAVE A SUBATHENE POLYTHENE D.P.C. 50MM MINIMUM ABOVE GROUND LEVEL. A CLEAR CAVITY OF 25MM IS TO BE MAINTAINED BELOW THE LOWEST D.P.C. LEVEL. CAVITY BELOW THIS IS TO BE FILLED WITH A LEAN-ARC CONCRETE IF APPLICABLE. CONCRETE COMMONS OR PROPRIETARY TRENCH BLOCKS ARE TO BE USED BELOW INSULATED CAVITY GIRDERS TO BE USED IN REVEALS.

DOORS AND WINDOWS: UPV.G. DOUBLE GLAZED WINDOWS UNITS TO HAVE A MINIMUM 1400M AIRSPACE WITH A SOFT LOW CONTINGENCY AIRSON GAS FILLED TO ACHIEVE A U VALUE NOT GREATER THAN 1.8 W/M2K. ALL OPENINGS TO HAVE A SUITABLE CANTILEVER ABOVE WITH 150MM MINIMUM END BEARING. ALL LINTELS TO BE FINISHED WITH 12.5MM PLASTERBOARD AND 50MM SKIN PLASTER. ANY GLAZING IN DOORS OR IN WINDOWS ADJACENT TO DOORS AND ANY GLAZING IN WINDOWS WITH A SILL HEIGHT OF LESS THAN 800MM FROM FINISHED FLOOR LEVEL TO BE SAFETY GLASS IN ACCORDANCE WITH BR108 AND STAMPED ACCORDINGLY. ALL BEDROOM WINDOWS TO BE SUITABLE FOR MEANS OF ESCAPE PURPOSES I.E. 450MMX750MM HIGH CLEAR OPENINGS WITH BOTTOM OF THE OPENING BEING BETWEEN 800MM AND 1300MM FROM FINISHED FLOOR LEVEL.

PURGE/BACKGROUND VENTILATION: WINDOWS IN HABITABLE ROOMS TO HAVE AN EFFECTIVE OPENING AREA OF NOT LESS THAN 1/20TH THE FLOOR AREA OF THAT ROOM FOR A WINDOW THAT OPENS 30 DEGREES OR MORE AND NOT LESS THAN 1/20TH THE FLOOR AREA OF THAT ROOM FOR A WINDOW THAT OPENS 30 DEGREES OR LESS. OPENING WINDOWS TO BE PROVIDED ELSEWHERE: TRUCKLE VENTS TO BE FITTED TO WINDOW HEADS ROOMS MINIMUM IN HABITABLE ROOMS AND 400MMx400MM MINIMUM ELSEWHERE WHERE TRUCKLE VENTS AND MECHANICAL EXTRACT FANS ARE FITTED IN THE SAME ROOM, THEY SHOULD BE 300MM MINIMUM APART, ALLOW FOR A 50MM AIR GAP TO BE MAINTAINED BELOW ALL INTERNAL DOORS ABOVE THE FLOOR FINISH TO ALLOW CROSS VENTILATION.

ROOFING: ROOF: CLAY NEW COUNTY INTERLOCKING PANTILES TO MATCH EXISTING MINIMUM PITCH 22.5 DEGREES ON 300MMx1250MM TILES BATTENS ON 175MM SUPRO FELY ON 150MMx100MM 24 TRIMMER RAFTERS AT 400MM CENTRES DOUBLED UP AROUND G004 DOUBLE GLAZED VELUX CONSERVATION ROOFLIGHTS FIXED TO 200X75MM TIMBER WALL PLATE STRAPPED TO BRICKWORK AT 500MM CENTRES WITH 300X300MM GALVANISED WELP STEEL STRAPS AND FIXED TO 200X100MM RISER BOARD WITH 150X100X182 UB RIDGE BEAM ON 2 COURSE BLUE BRICK PADSTONES. CODE 4 150MM HIGH LEAD FLASHING AT WALL ABUTMENT 150MM CELOTEX GARDEN INSULATION BETWEEN RAFTERS 30MM CELOTEX TO UNDERSIDE OF RAFTERS JOINTS TAPED WITH ALUMINIUM TAPE 12.5MM PLASTERBOARD AND SKIN TO CEILING.

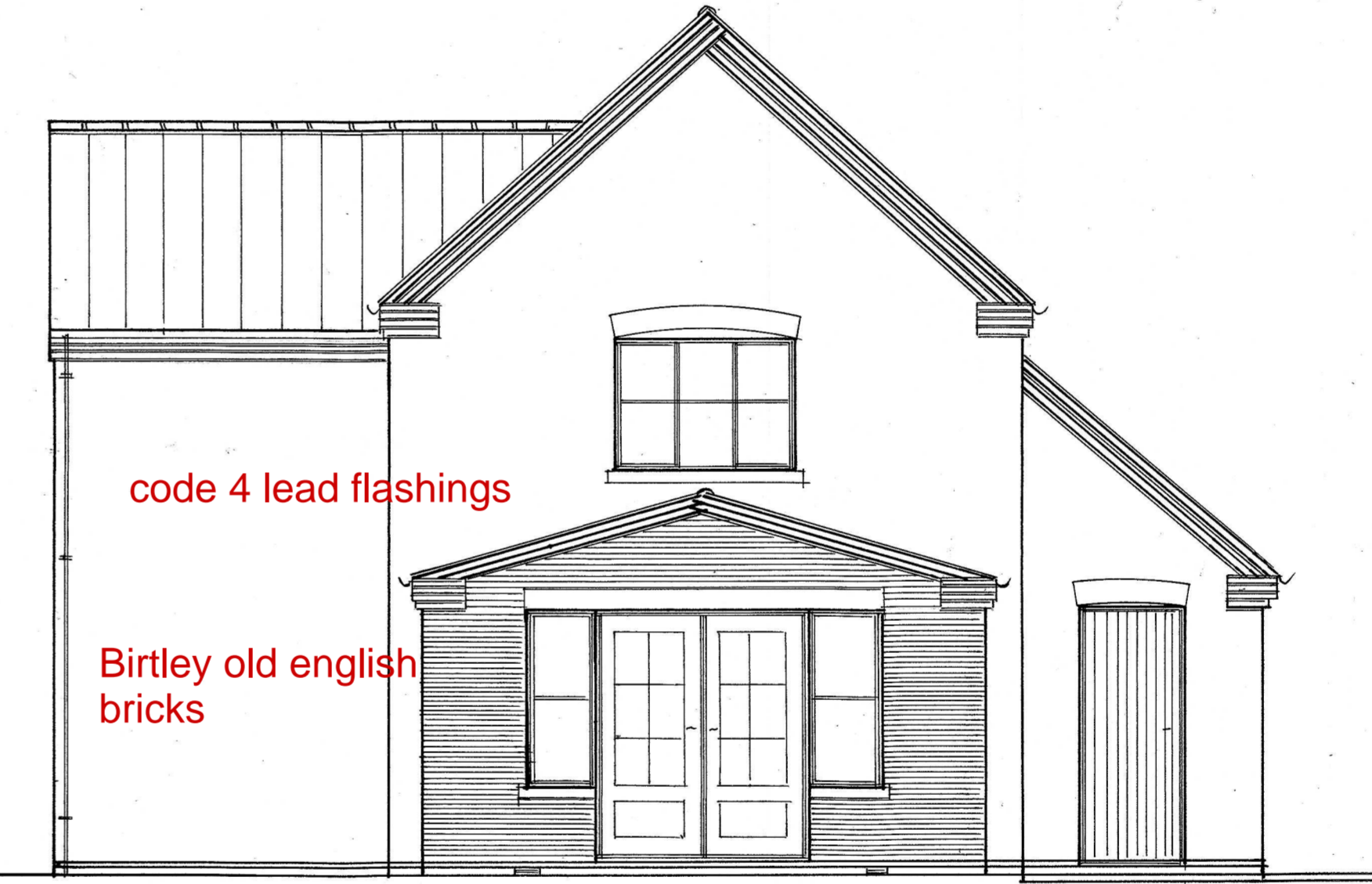
RINNERS: ALL WALLS TO BE FINISHED USING 12.5MM PLASTERBOARD ON BASE WITH A 5MM SKIN FINISH. GELCONS TO BE UNDERLINED USING 12.5MM THICK PLASTERBOARD AND 50MM SKIN FINISH.

HEATING: THE EXISTING BOILER SYSTEM IS TO BE ASSESSED AND ITS ADEQUACY CHECKED TO ALLOW THE ADDITION OF NEW RADIATORS TO THE EXTENSION. RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES WITH A SUITABLE THERMOSTATIC CONTROL TO THE GROUND FLOOR. ALL WORK TO BE CARRIED OUT BY A REGISTERED GAS SAFE PERSON AND CERTIFIED ON COMPLETION. ALL PIPEWORK OUTSIDE THE BUILDING FABRIC INSULATION LAYERS TO BE WRAPPED IN AN INSULATION MATERIAL HAVING A THERMAL CONDUCTIVITY AT 40 DEGREES NOT EXCEEDING 0.035 W/M2K. THICKNESS TO BE EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE.

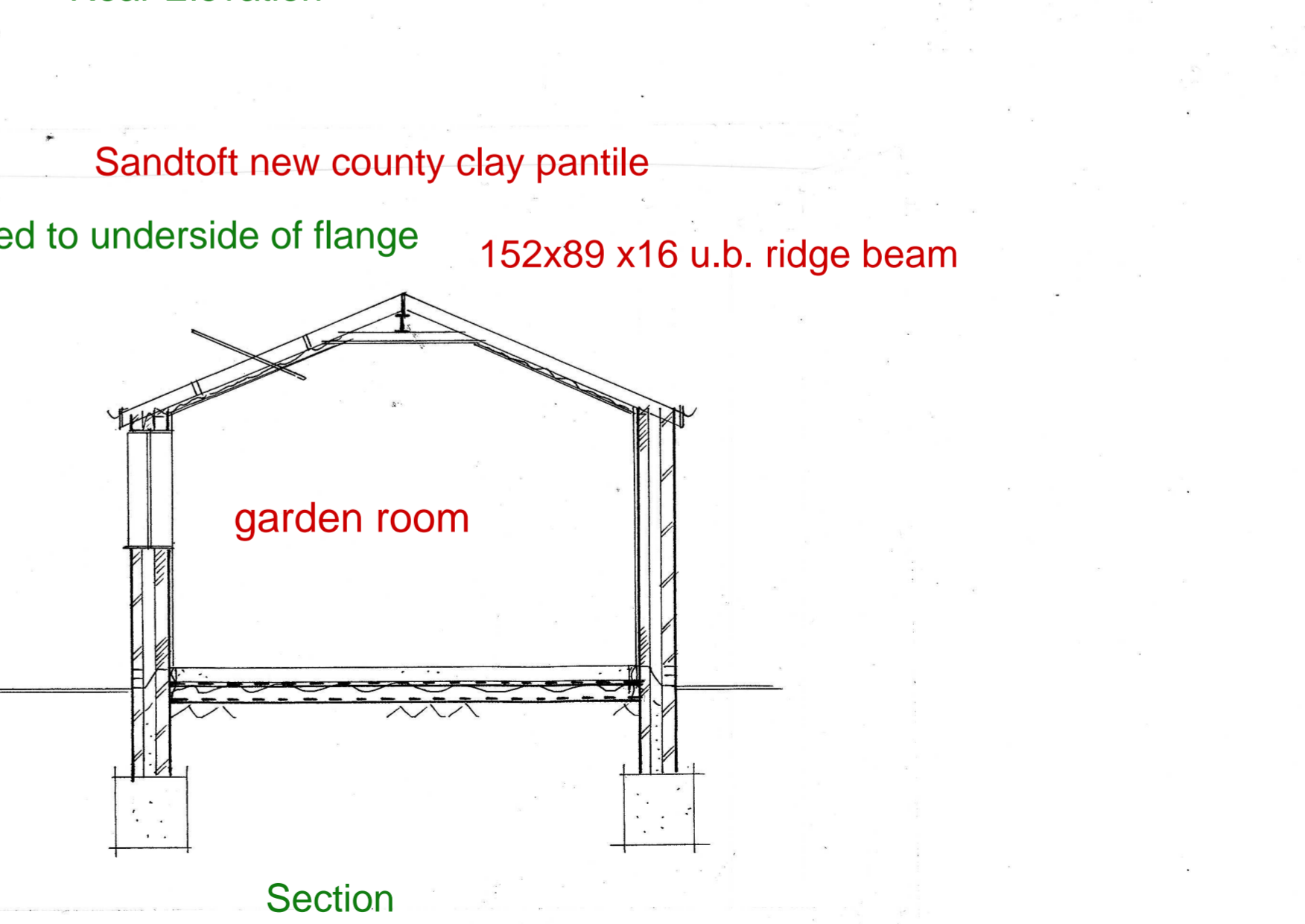
LIGHTING: ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO 75% OF ALL FIXED LIGHTING FITTINGS. THIS SHOULD BE ACHIEVED BY FIXED LIGHTING THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER GROSS WATT. EXTERNAL LAMP CAPACITY NOT TO EXCEED 150 WATTS PER LIGHT FITTING AND TO AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

ELECTRICAL: ALL ELECTRICAL WORKS TO COMPLY WITH THE CURRENT ADDITION OF THE INSTITUTE OF ELECTRICAL ENGINEERS REGULATIONS AND COMPLETE WITH SUITABLE EARTH BONDING TO ALL PIPES AND FITTINGS. ALL ELECTRICAL CABLES TO BE SUITABLY SUCCESSED IN A PLASTER CHASE TO WALLS AND COVERED IN A SUITABLE CONDUIT. ON COMPLETION OF THE WORK A SUITABLE PART P CERTIFICATE SHOULD BE ISSUED TO THE BUILDING OWNER AND INSPECTING AUTHORITY.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.



Rear Elevation



Section

A	Date	Revisions

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Client
MR AND MRS OWEN

Job Title

Drawing Title
PROPOSED PLANS AT DOVER BECK HOUSE GONALSTON LANE EPPERSTONE

Scale
1:50

Date
Drawn by

Drg No.
2