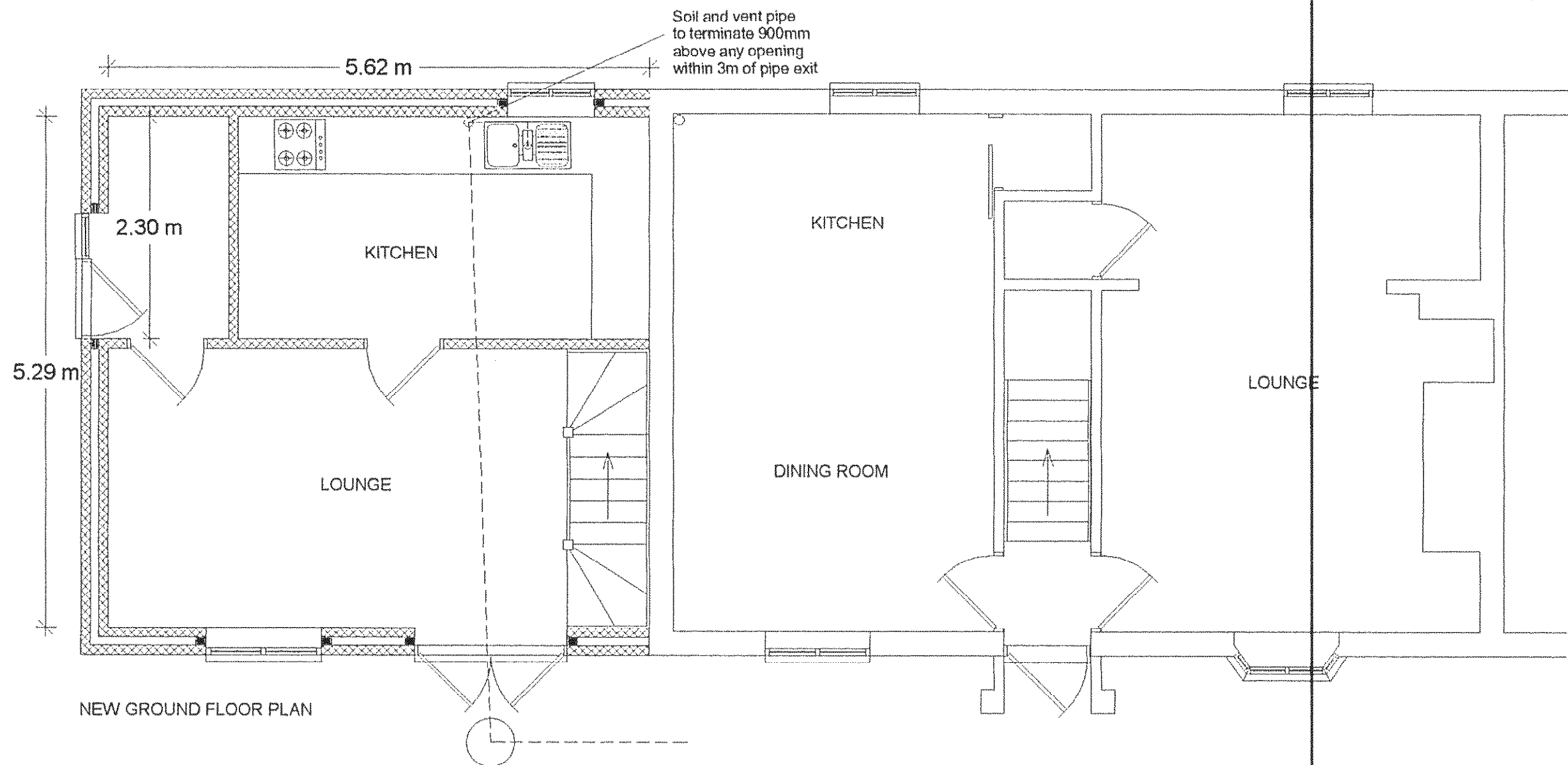
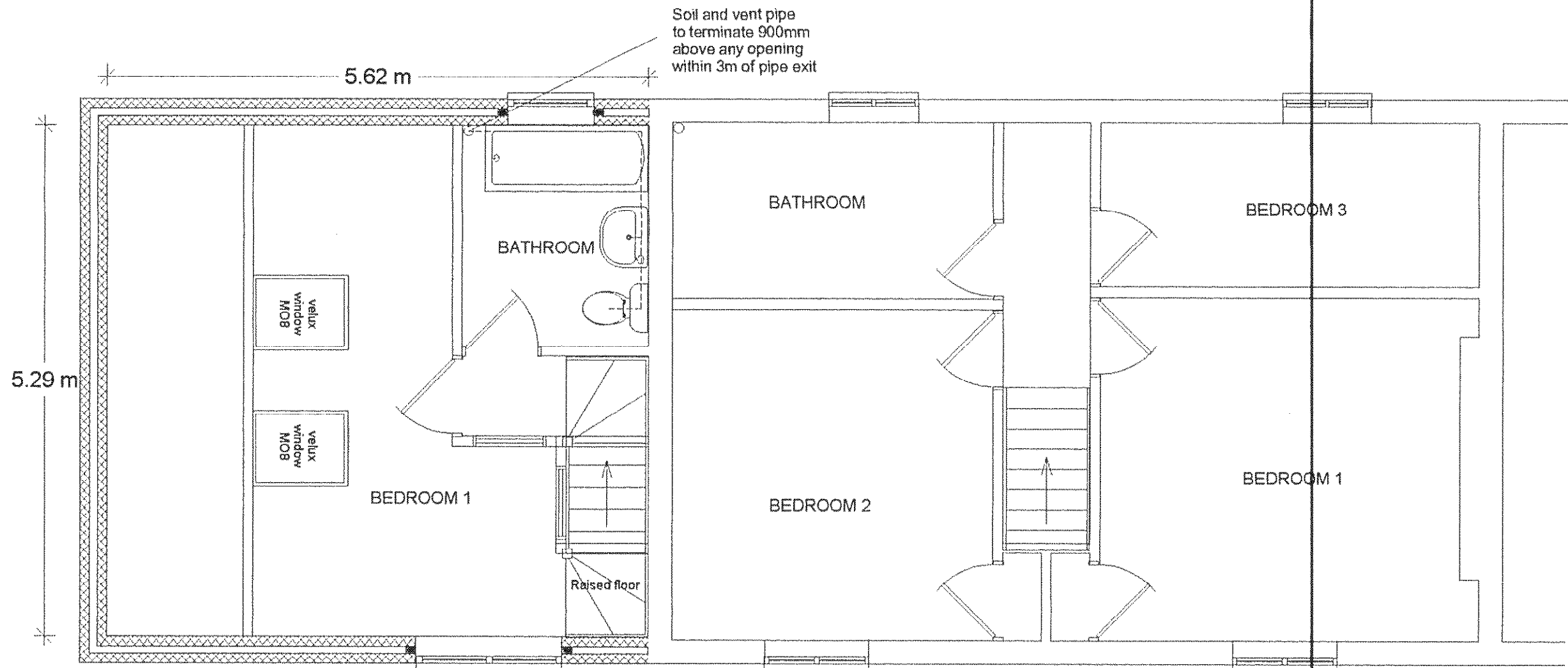




NEW GROUND FLOOR PLAN



NEW FIRST FLOOR PLAN

100mm Osmo drains into soakaways 4.5m from buildings, 1m x 1m in size below drain invert. All underground drains to be Osmo below ground type surrounded with pea shingle.

FOUNDATIONS Building Regulation A1/A2.

229 mm Walls, 2 x 7N solid concrete blocks minimum cover to foundations 1 m or to local authority requirements. Cavities to be filled with lean mix concrete to to a mimum level of 225mm from DPC. Foundations concrete 1 : 3 : 6 20 mm Premix 600mm wide x 225mm deep. DPC to be 150mm above ground level. If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design.

SOLID GROUND FLOORS Building Regulation C4.

75mm sand and cement screed on 100mm concrete 1 : 4 : 2 Pre-mix on 1200 polythene DPM on 70 mm FF3070 Celotex floor insulation minimum U - Value of 0.22 W/m2k With T-Break TB3000 between screed and walls on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core, all voids and excavation to walls filled with hardcore. Provide A142 mesh within the bottom of concrete slab over drainage runs.

EXTERNAL WALLS Building Regulation A1/A2.

Outer skin to be 100mm concrete blocks and plastered to match existing Inner skin to be 100mm Toplite GTI blocks with 45mm CW3045 Celotex cavity insulation, minimum U - Value of 0.3 W/m2k in a minimum 50mm wide and a maximum of 95mm wide cavity including insulation. Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals, insulated to prevent cold bridging. Fire stop to head of cavities.

FIRST FLOOR JOIST Building Regulation A1 A2.

Joist to be 47 x 200mm @ 400mm c/c C16 Table 6 Double joist under partition walls 1 No. 75 x 200mm to support stairs. Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No. joist with noggings.

ROOF Building Regulation A1/A2 and TRADA technology.

Concrete or clay tiles to match existing on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm C16 rafters (table 28) 50 x 120mm C16 ceiling joist, (table 8) 75 x 220mm C16 purlins (table 34) 63 x 200mm c16 binder, (table 10) or to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables. 150mm fibreglass laid between joist with 100mm laid across joist. Continuous ventilation strip 25mm wide to all soffits.

FLASHING Building Regulation C4.

To be code 4 lead. Cavity tray to be provided between extension roof and joining wall.

STUD WALLS

External and internal stud walls to be in 50 x 100mm C16 timber

Staircase, angle of pitch not more than 42deg, maximum rise 220 mm and minimum going of 220 mm. Headroom 2m from pitch line vertically. Baiustrade from pitch line minimum 900 mm vertically, and 1000mm horizontally, gaps not more than 100 mm between spindles. All tapering treads to have the same taper. The width of taper treads to be the same width on the centre line as the going on the straight treads, minimum going at any part of the tread not less than 50mm.

PLUMBER Hot water and central heating Building Regulations G3/J and L. Including Parts L1A and L1B April 2006.

The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified CORGI gas engineer. Central Heating and Hot and Cold water in copper to BS864. Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property.

RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osmo drains into soakaways 5m from buildings.

All underground drains to be Osmo below ground type surrounded with pea shingle.

All traps from sinks,baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath,shower and sink waste pipe to be 40 mm dia, basin waste to be 32 mm dia, access plugs where necessary, 110 mm pipe soil and vent pipe. Building Regulation H1

ELECTRICITY, Building Regulation Part P (Electrical Safety)

To comply BS 7671 (I.E.E. Wiring Regulations 16th Edition). Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec. adjacent to hob and 60 litres/sec. elsewhere in kitchens, 30 litres/sec. utility rooms, 15 litres/sec. for bathrooms.All Switches and sokets to be positioned between 450mm and 1200mm above floor level. Certificate to comply with BS7671 to be issued after completion of the work.

Smoke alarms, mains operated and interconnected, to be fitted to ground floor hall, landings, kitchen and lounge. Heat detector fitted in kitchen. Building Regulation B.

PLASTERING

Ceilings to be boarded with 12mm plasterboard and skimmed with plaster. Internal walls to be dry- lined with 12mm plasterboard. External walls to be plastered to match existing.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.

Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2.U-Value. New windows ventilation not less than 1/20 of room floor area and total are of windows, doors and rooflights not more 25% of total floor area. Fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2. All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass. All to BS6206 and supplied by FENSA approved installer.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.

All habitable rooms to incorporate opening sash for means of escape not less than .33 m2, width of opening not less than 450mm, window height from floor to sill not less than 800mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.

Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity. Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m2 Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist. Provide test certificate for Local Authority.

DISABILITY SPECIFICATION Building Regulation Part M

Ramp to front door to have non-slip surface and not rise more than 1 in 20, to a landing 1200mm long, clear of any door swing, ramp width 1200mm, entrance door threshold to be flat, flush with floors and entrance platform Light switch and socket outlets be be not lower than 450mm or higher than 1200mm. WC to be sited not less than 500mm from side walls from centre line of pan, clear of washbasin and not less than 750mm from entrance door and pan, door to open out. Doors to habitable rooms and WC's on ground floor to be 750mm minimum clear opening from open door to stops.

INSULATION SCHEDULE

Ground floors Concrete slab P/A = .56 = 90mm FF300 Celotex = 0.20 W/m2K, Celotex Tbreak TB3000 between screed/concrete and outside walls.

Cavity walls 90mm brick outside skin 100mm Toplight GTI inside skin 45mm CW3045 Celotex = 0.3 W/m2K.

Windows to achieve 'U' value of 1.8 W/m2K.

Pitched roof ceilings 75mm GA3075 Celotex between rafters plus 55mm GA3055 Celotex underside of rafter = 0.2 W/m2K, leaving minimum 50mm gap between insulation and underside of tile battens and felt.

Roof space insulation 150mm fibreglass laid between joist and 100mm over joist. 25mm continuous ventilation or equivalent to all soffits continued into roof space.

Ceiling level to achieve 'U' value of 0.16 W/m2K.

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Do not scale from drawings (excepting Local Authorities) All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations.Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

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Title: Site adjacent to Fernbank Cottages
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Date: 2nd July 2009

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Drawing 2 / 3

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