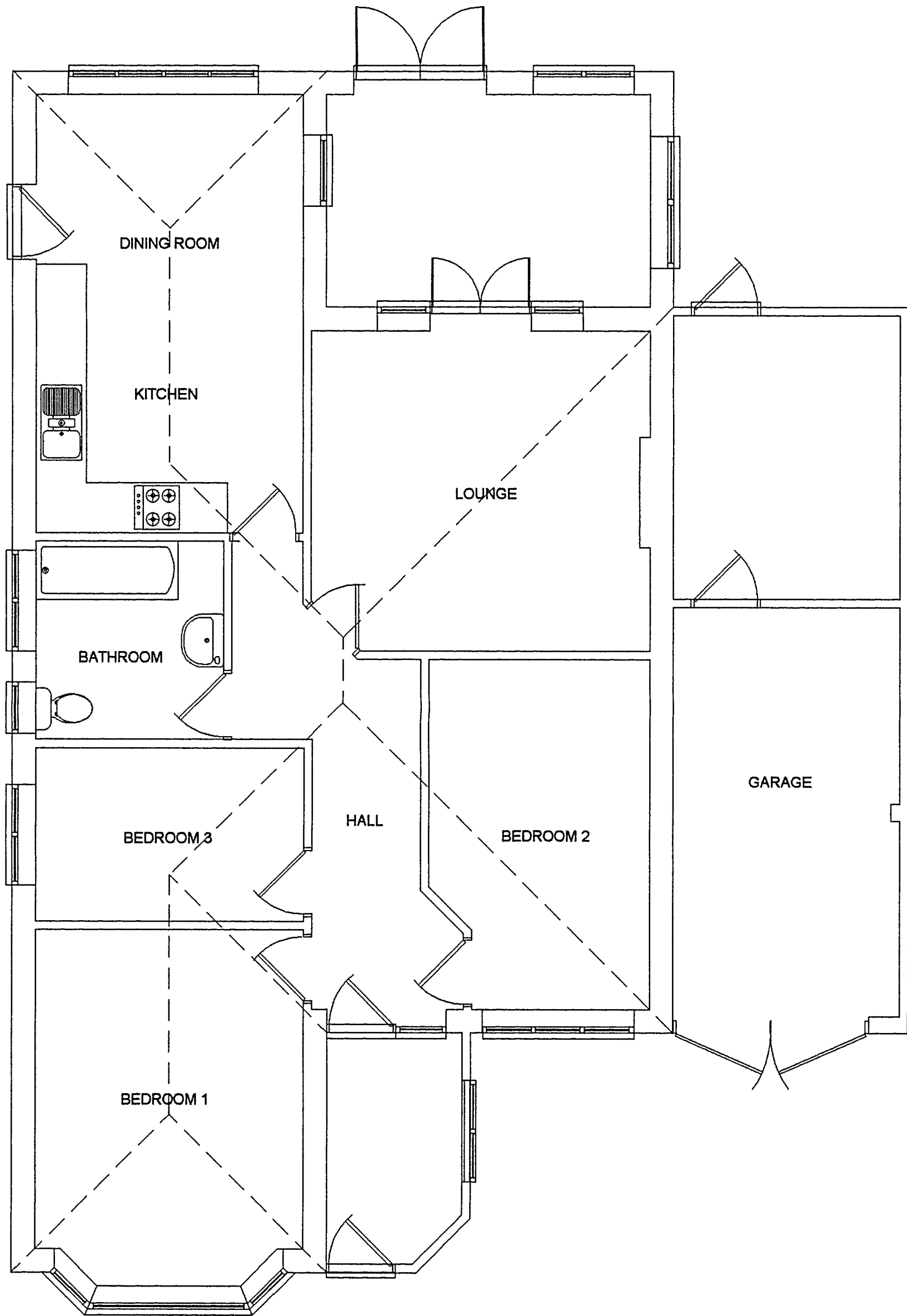




EXISTING GROUND FLOOR PLAN

SPECIFICATION

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 Celotex floor insulation minimum U - Value of 0.22 W/m2k 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 brck to match existing Inner skin to be 100mm Toplite GTI blocks with 45mm CW3045 Celotex cavity insulation, minimum U - Value of 0.30 W/m2k in a minimum 50mm wide and a maximum of 80mm 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

LINTELS
Reinforced concrete or steel to manufacturers specification, 150 mm bearings either side

ROOF Building Regulation A1/A2 and TRADA technology.
Concrete or clay plain tiles to match existing on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm rafters 50 x 150mm ceiling joist, all to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables. Continuous ventilation strip 25mm wide to all soffits

FLAT ROOF A1/A2/B4 and TRADA technology
Flat roof covering 3 layers of mineral felt with 12.5 depth bitumen bedded stone chippings Building Regulation Part B Table 5 Part III or fibreglass by specialist supplier (fibreglass specialist to provide fire rating specification) on 19mm marine ply on 115mm TD3115 Celotex Minimum U - Value 0.19 W/m2k on 200 x 50mm joist C16 table 36 @ 400 c/c on 50 x 100mm wall plates, hold down straps every 2m run

FLASHING Building Regulation C4.
Valley to be code 4 lead stepped and joined to British standard between pitches

STUD WALLS
Internal stud walls to be in 50 x 100mm timber
PLUMBER Hot water and central heating Building Regulations G3/J and L 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 If new replacement boiler is required a Condensing Boiler must be installed
RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 4.5m from buildings All underground drains to be Osma 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 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 and landings Building Regulation B 7 10

PLASTERING
Ceilings to be boarded with 12.5mm plasterboard and skimmed with plaster Internal walls to receive 13mm Carlite plaster 12.5 Fireline plasterboard fire protection to all steel beams

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 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

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

INSULATION SCHEDULE

Ground floors Concrete slab P/A = .46 = 70mm
TB3070 Celotex = 0.22 W/m2K, Celotex Tbreak
TB3000 between screed/concrete and outside walls

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

Timber flat roof 115mm TD3115
Celotex = 0.19 W/m2K

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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