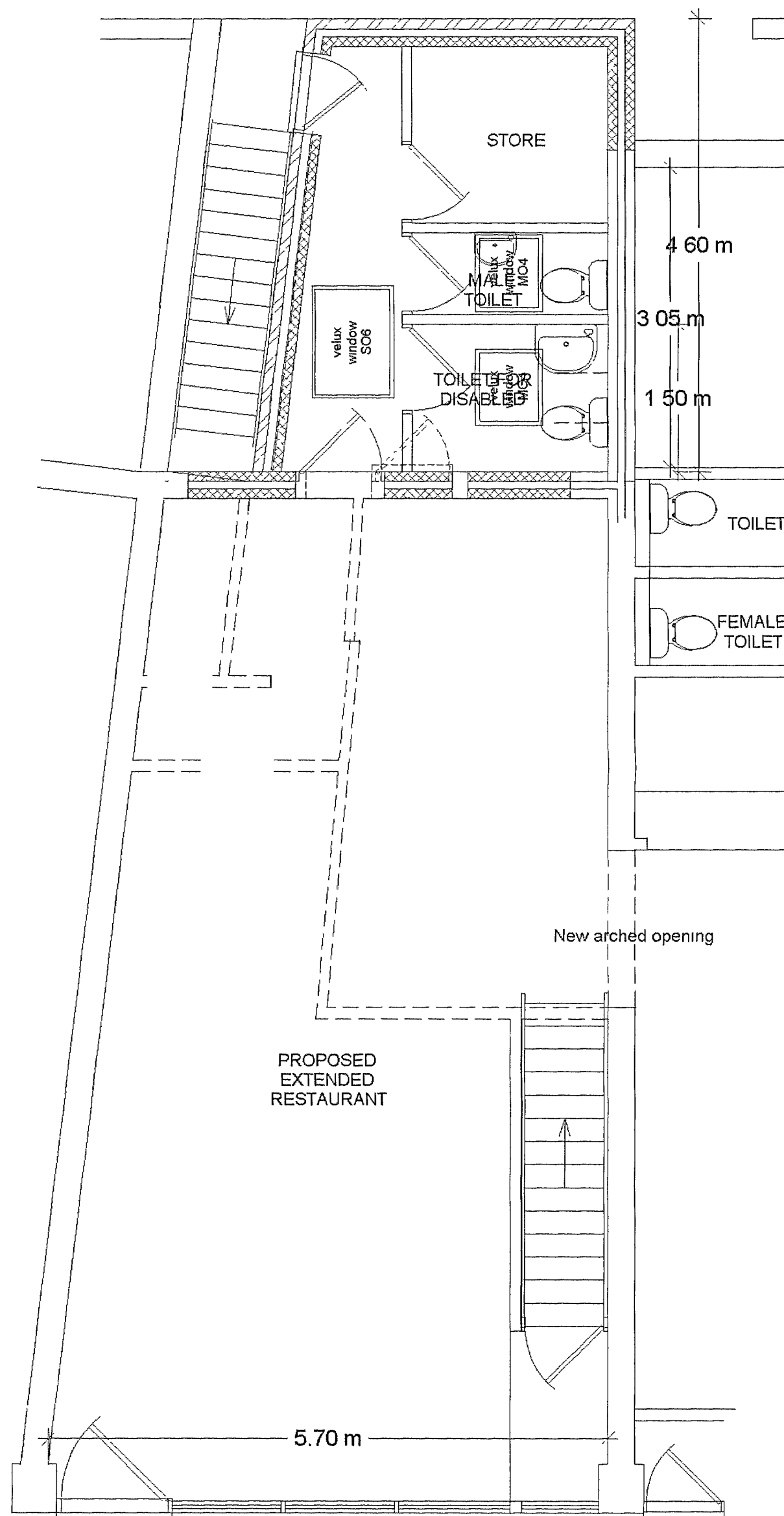
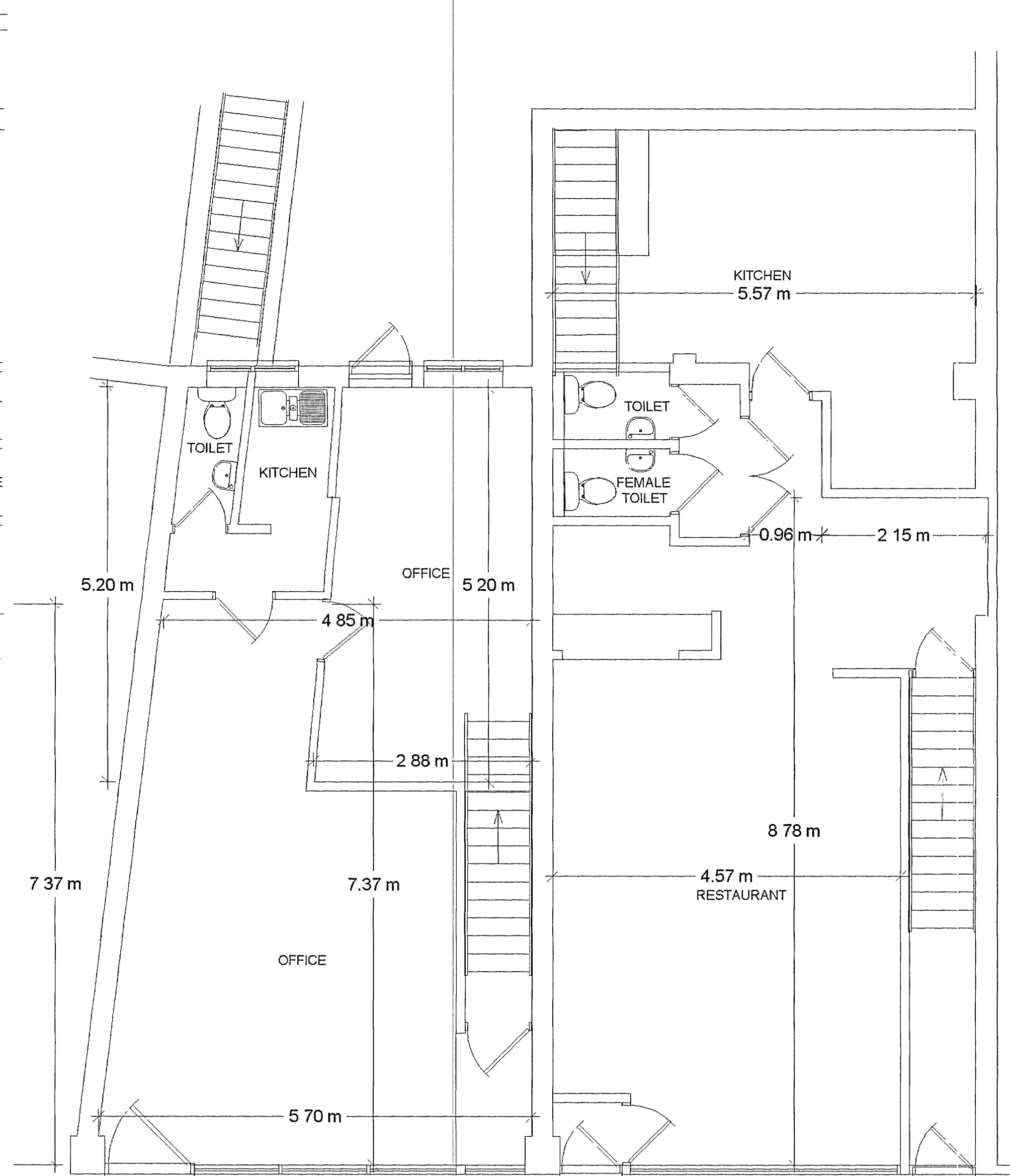




PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

SPECIFICATION

FOUNDATIONS

225 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 ground level Foundations concrete 1 3 6 20 mm Premix 600 wide x 225 mm deep DPC to be 150mm above ground level

SOLID GROUND FLOORS

75mm sand and cement screed on 100mm concrete 1 4 2 Pre-mix on 1200 polythene DPM on 70 mm GA3000Z Celotex floor insulation on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core Provide A142 mesh within the bottom of concrete slab over drainage runs

EXTERNAL WALLS

Outer skin to be brick to match existing Inner skin to be 100mm Toplite GTI blocks with 30mm CW3030Z Celotex cavity insulation, minimum U - Value of 0.35 W/m2k in a minimum 50mm wide and a maximum of 75mm wide cavity Wall ties to be stainless steel type at 900 or 750mm if cavity exceeds 75mm wide 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

Flat roof covering 3 layers of mineral felt with 12.5mm stone chippings bedded in bitumen on 19mm marine ply on 80mm Celotex on 200 x 50mm joist on 50 x 100mm wall plates, hold down straps every 2m run

150mm fibreglass between joist in roof space and 100mm fibreglass laid across joist

FLASHING

To be code 4 lead Cavity tray to be provided between new and existing work

JOINER

External to BS1186 preservation to L/A and NHBC requirements

PLUMBER

100mm Gutter 68mm 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 Central heating, hot and cold water in copper to BS864, to be upgraded as necessary

ELECTRICITY

To comply with NHBC and Local supply authority regulations Fit mechanical extractor to bathrooms and kitchen to vent 30 litre air per second, ducted to external air 2 No. low energy lights to be provided

Smoke alarms, mains linked, to be fitted to ground floor hall and landings interlinked

PLASTERING

Ceilings to be boarded with 9.5mm plasterboard and Artexed Internal walls to receive 13mm Carlite plaster

GLAZING

Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2.0 W/m2k 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

All first floor bedroom windows 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 cill not less than 600mm not more than 1100mm

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

Sound insulation to first floor to be mineral wool a minimum 100mm thick minimum density 10kg /m3 laid between joist

Sound test to be carried out prior to final inspection To show compliance with Part E of the Building Regulations

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

No	Change	Date	Int

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Scale 1:50
Date 20th August 2008

Drawn by
Drawing 3 / 5 Ground Floor

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