

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 minimum level of 225mm from DPC Foundations concrete 1 3 6 20 mm Premix 600mm wide x 225mm deep DPC to be 600mm 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 Finish floor level not less than 600mm above ground level

EXTERNAL WALLS Building Regulation A1/A2
Outer skin to be 100mm concrete blocks and clad in Eternit weatherboard 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 80mm wide cavity including insulation Vwall 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

FIRST FLOOR JOIST Building Regulation A1 A2
Joist to be 47 x 200mm C16 Table 6, Double joist under partiton walls, joist connection with steel hangers
Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No joist with noggings

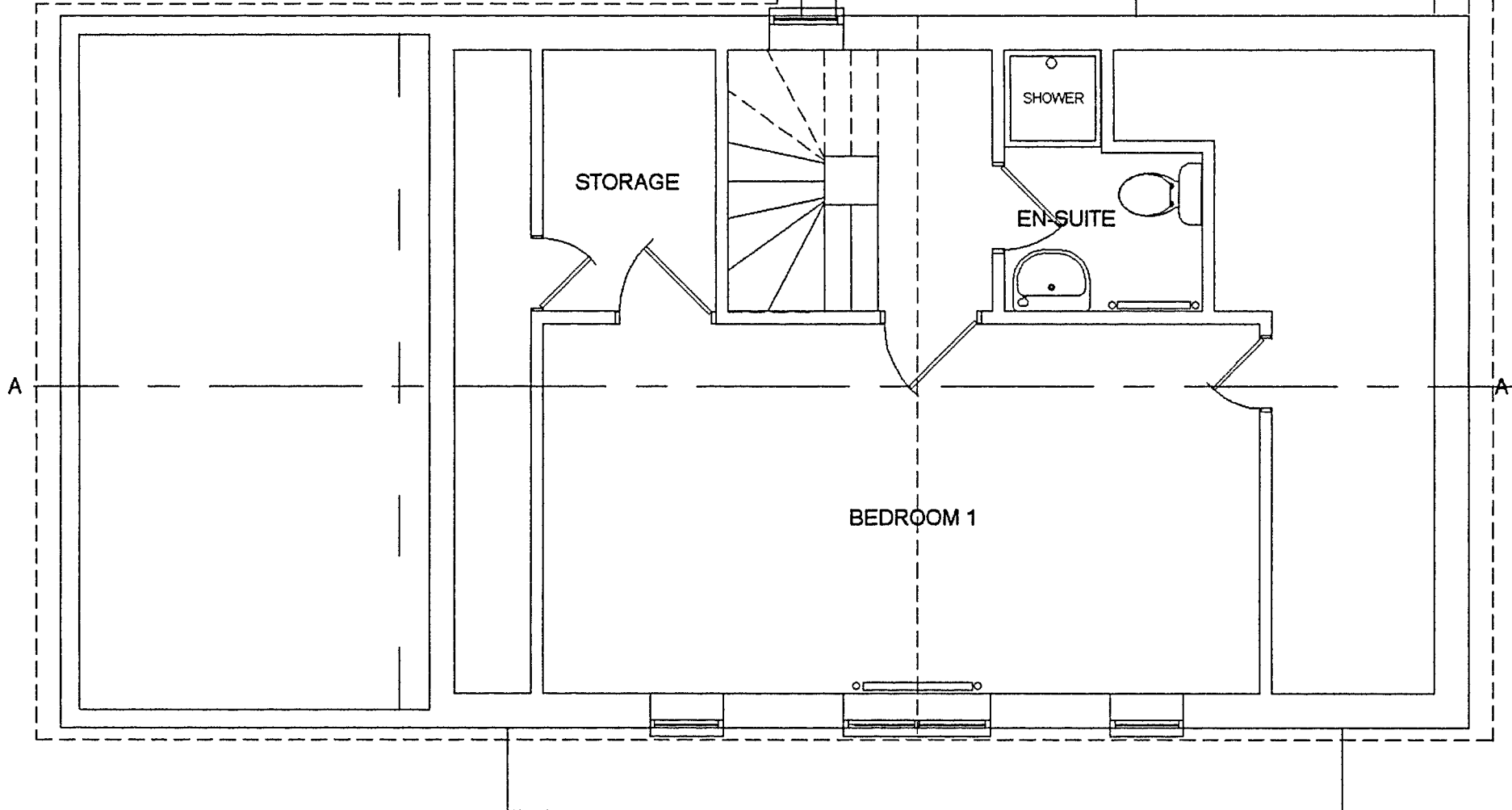
ROOF Building Regulation A1/A2 and TRADA technology
Concrete or clay plain tiles to match existing on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm rafters 50 x 100mm stud work, all to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables 75mm Celotex GA3000 insulation between rafters with 55mm fixed to under side of rafters Continuous ventilation strip 25mm wide to all soffits
Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the rafters, to extend over 3 No joist with noggings

STUD WALLS
External and 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 (Electrcal 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



EXISTING FIRST FLOOR PLAN

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 protetion to all stees beams

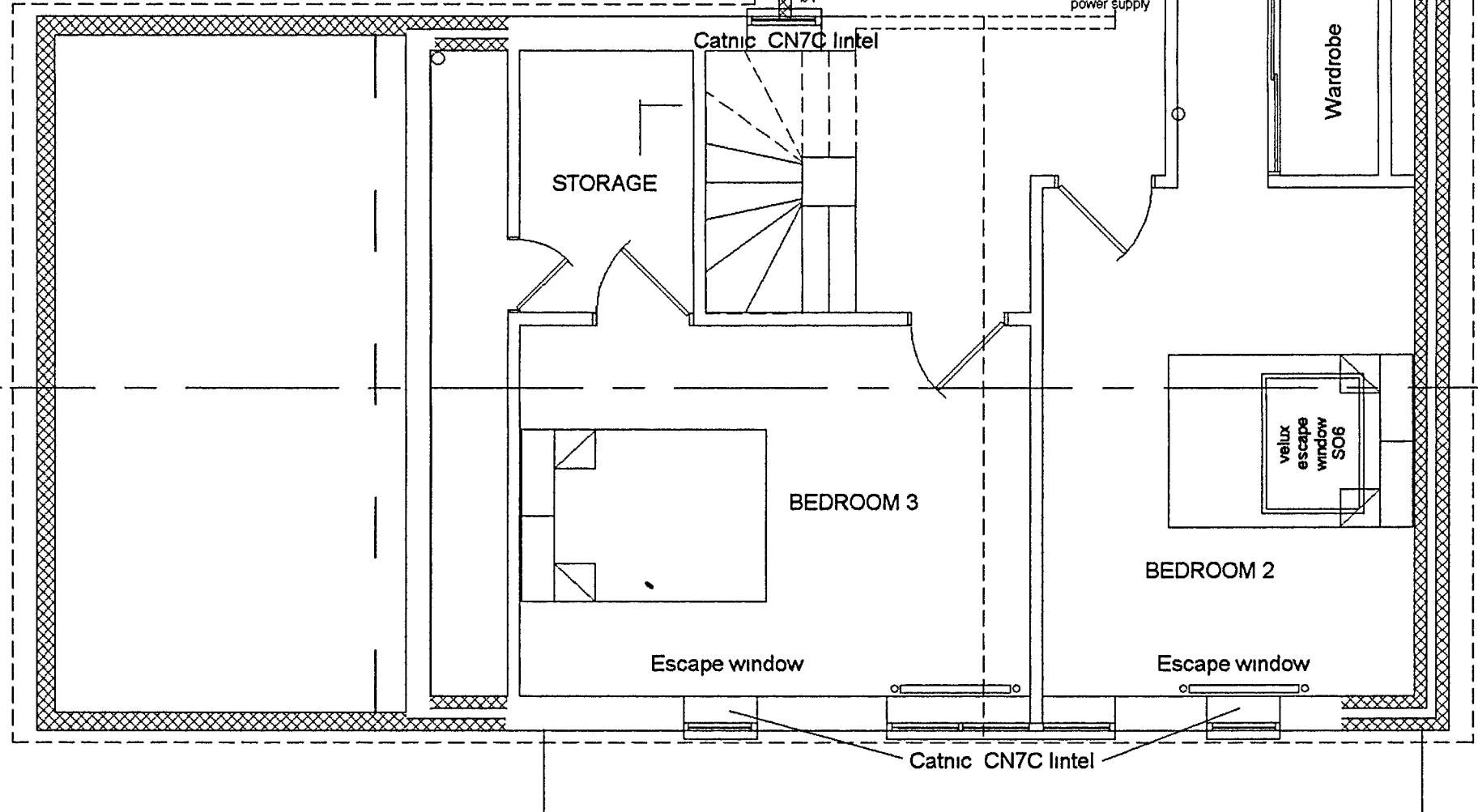
GLAZING Building Regulations F1 Table 11 1 Ventation, N1 Glazing
Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2 U-Value. New windows ventilation not less than 1/20 of room floor area and fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, 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 approvd 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 Provide test certificate for Local Authority

DISABILITY SPECIFICATION Building Regulation Part M
Ramp to front door to have non-slip surface and not nse more than 1 in 20, to a landing 1200mm long, clear of any door swng, 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 WVC's on ground floor to be 750mm minimum clear opening from open door to stops

ALL PREVIOUS PLANNING CONDITIONS
(Application No M/67/04/) MUST APPLY

Staircase, angle of pitch not more than 42deg, maximum nse 220 mm and minimum going of 220 mm
Headroom 2m from pitch line vertically
Balustrade 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



NEW FIRST FLOOR PLAN

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

All work to comply with Building Regulations, Brtsh 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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BKM PLANS
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Title
Mr & Mrs Bernhart
106 Ancton Way
Elmer Sands

Scale	1 50
Date	24th September 2007
Drawn by	
Drawing 3 / 4	

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