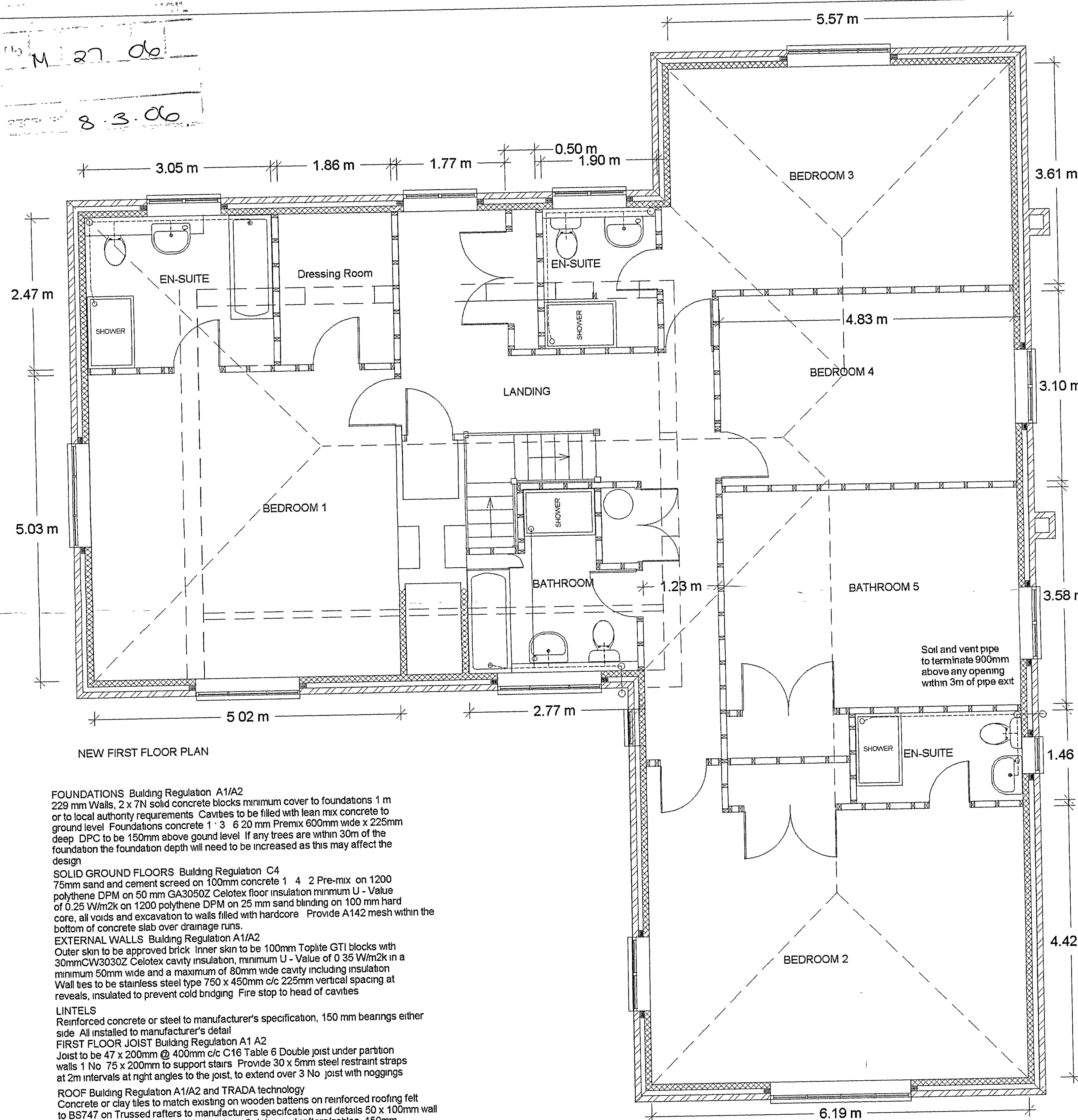




NEW FIRST FLOOR PLAN

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 ground level. 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 50 mm GA3050Z Celotex floor insulation minimum U - Value of 0.25 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.

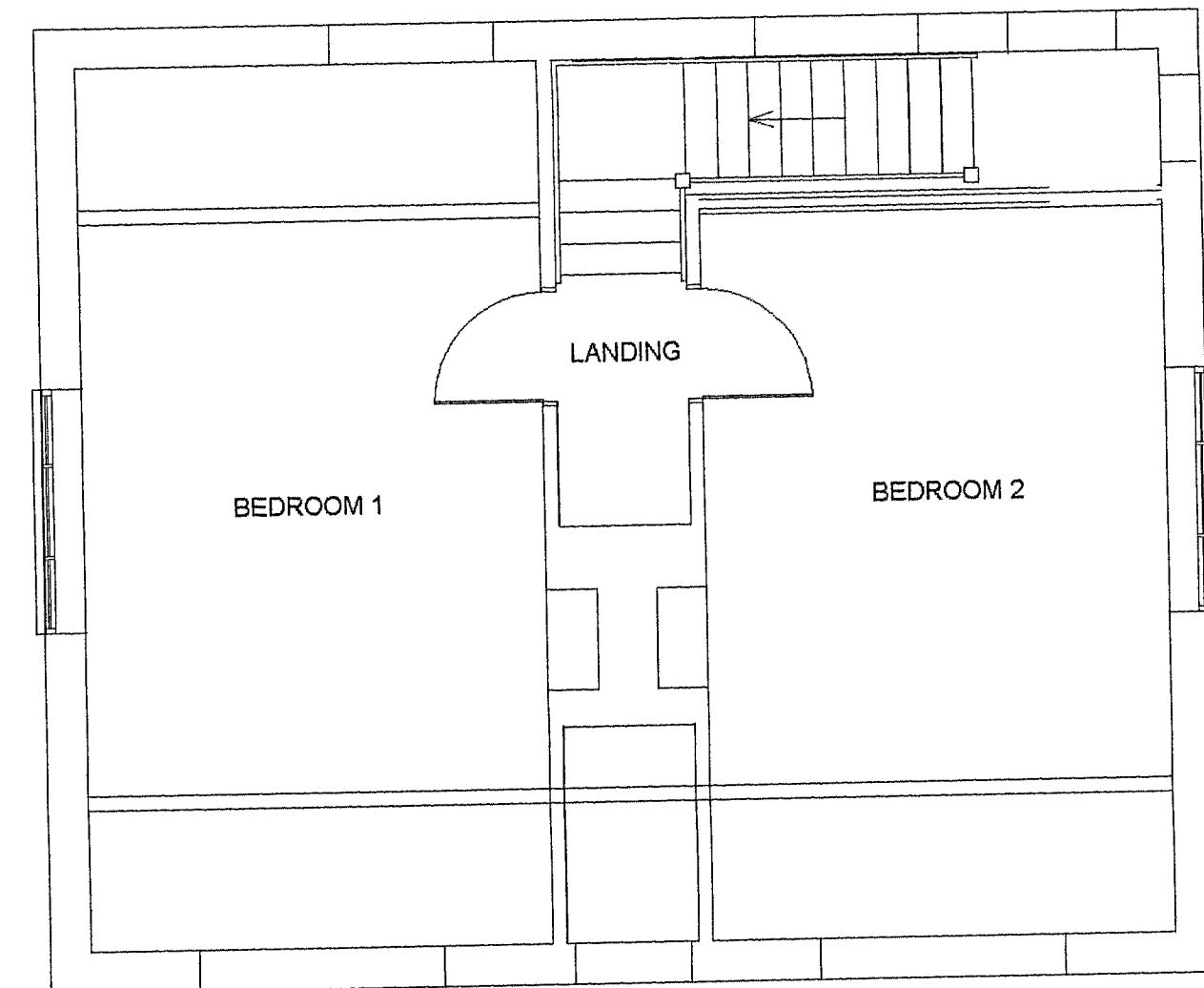
EXTERNAL WALLS Building Regulation A1/A2
Outer skin to be approved brick. Inner skin to be 100mm Toplite GTI blocks with 30mm CV3030Z Celotex cavity insulation, minimum U - Value of 0.35 W/m²k in a minimum 50mm wide and a maximum of 80mm wide cavity including insulation. Wall ties to be stainless steel 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 manufacturer's specification, 150 mm bearings either side. All installed to manufacturer's detail.

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 Trussed rafters to manufacturer's specification and details 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.

Building Regulations Part L SAPs rating will be forwarded to District Council as soon as received.



EXISTING FIRST FLOOR PLAN

Triple rafters both sides of dormer. 2 No 100 x 50mm timber posts to corners of dormer. 80mm GA3080z Celotex to sides of dormer. Constructed in 100 x 50mm C16 timber rafters, ceiling joist and stud work cheeks.

FLASHING Building Regulation C4
To be code 4 lead. Cavity tray to be provided between garage roof and joining wall.

JOINER
External to BS1186 preservation to L/A and NHBC requirements.

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. RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 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 to Local Authority 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. 2 No low energy lights will be installed.

PLASTERING
Ceilings to be boarded with 12.5mm plasterboard and skimmed with plaster. Internal walls to receive 13mm Carlite plaster. 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 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/m³, 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.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2 11
All first floor bedroom windows and 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).

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 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 WCs on ground floor to be 750mm minimum clear opening from open door to stops.

The chimney to be built in non combustible material not less than 100mm thick and to terminate not less than 600mm from top of ridge excluding chimney pot, all lined with 200 x 200mm rebated clay flue liners to BS1181. Fireplace recess to be not less than 200mm thick non combustible material. Hearth to project minimum 500mm from front of jamb and extend minimum 150mm each side of opening and not less than 125mm thick.

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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Drawing 3 / 3 Conversion of Chalet bungalow to 5 bedroom house			
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