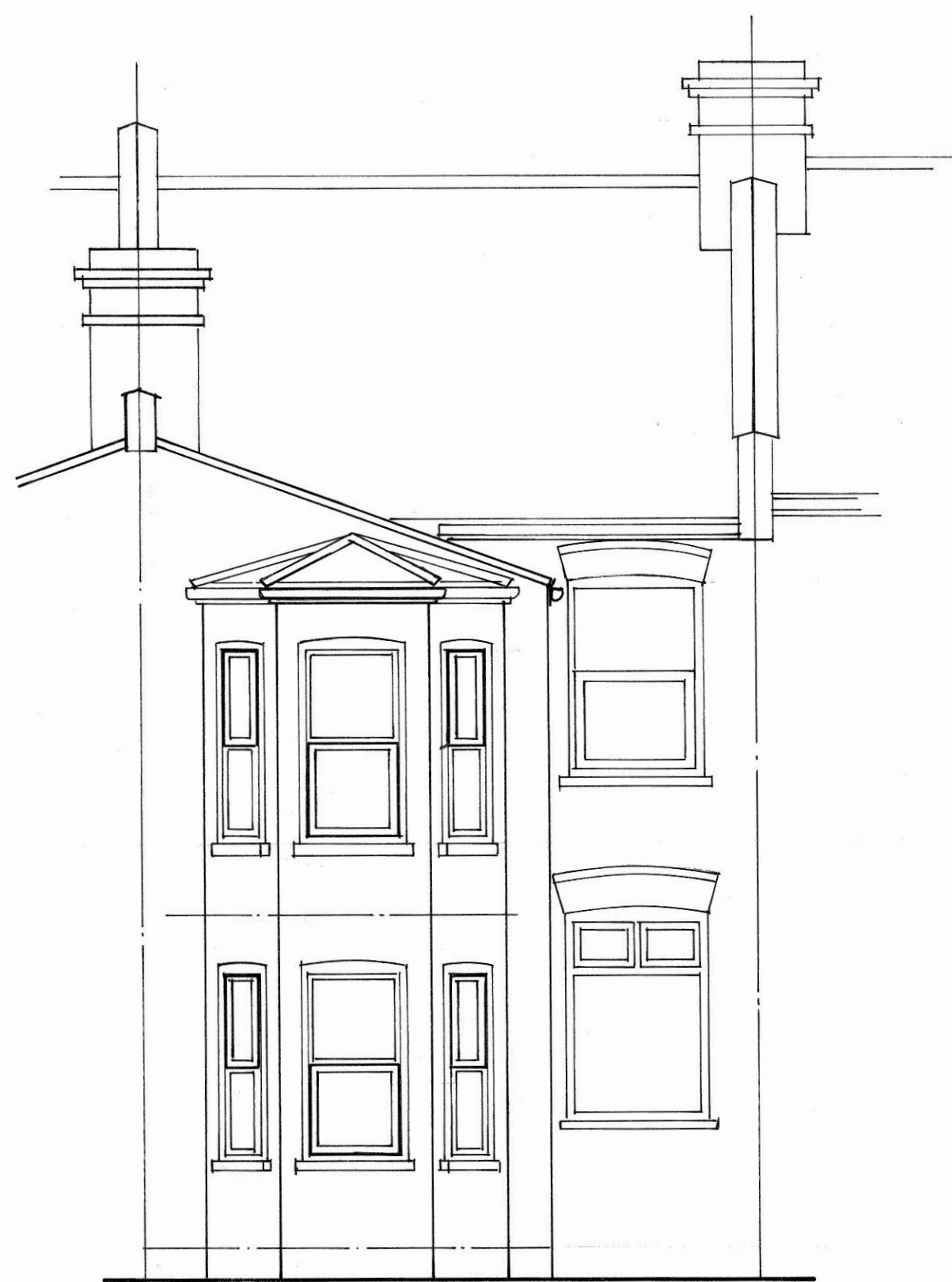
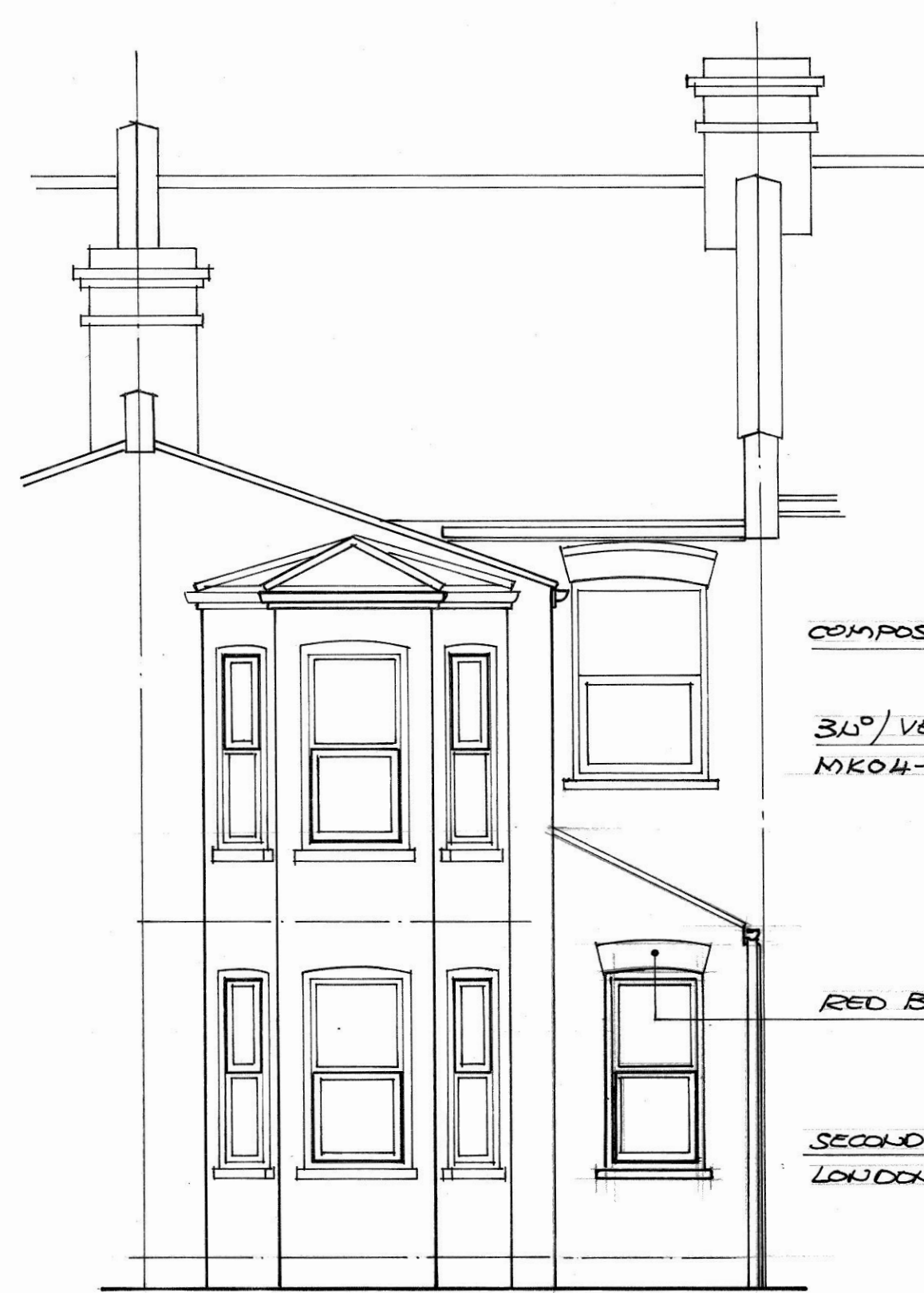




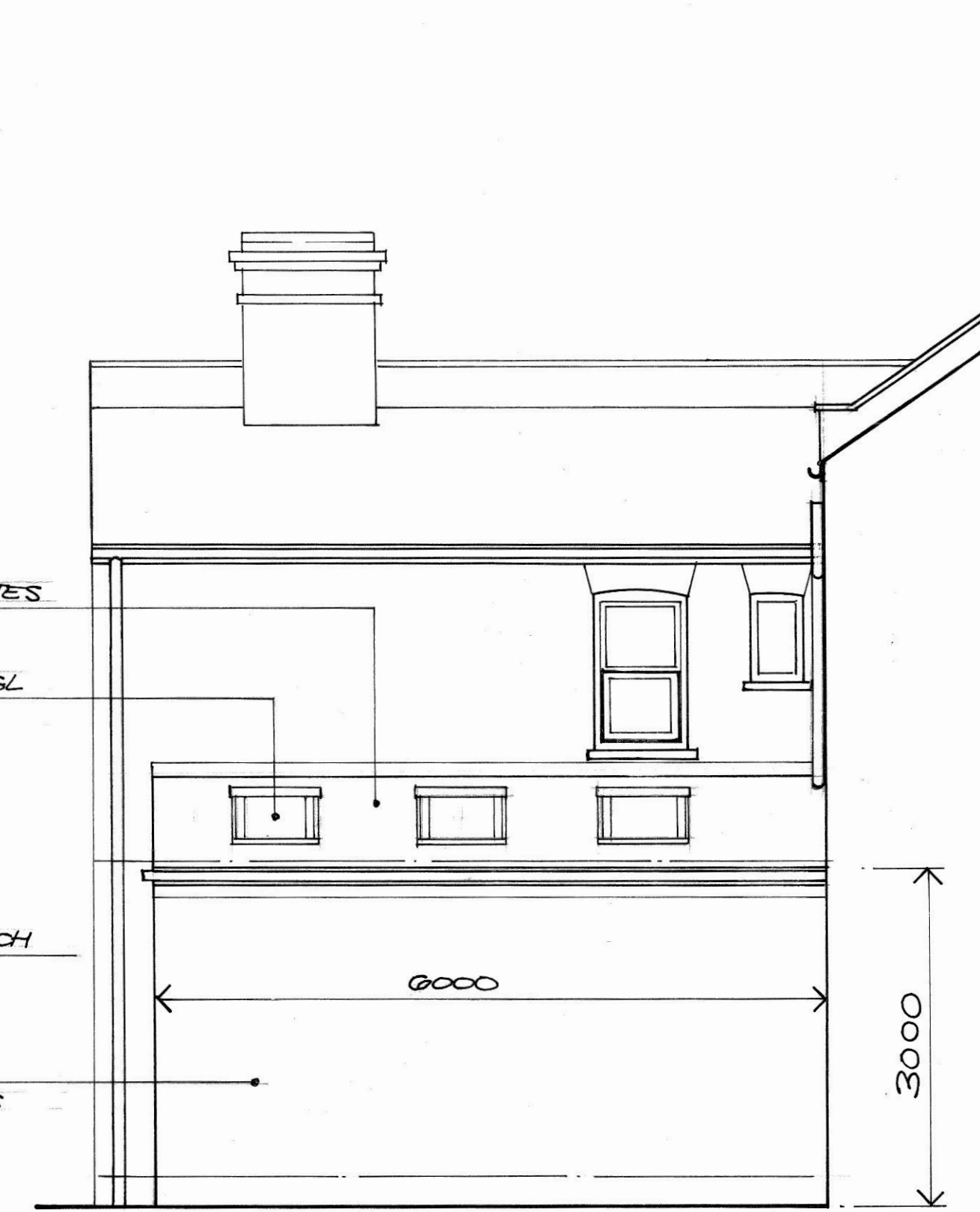
existing rear elevation



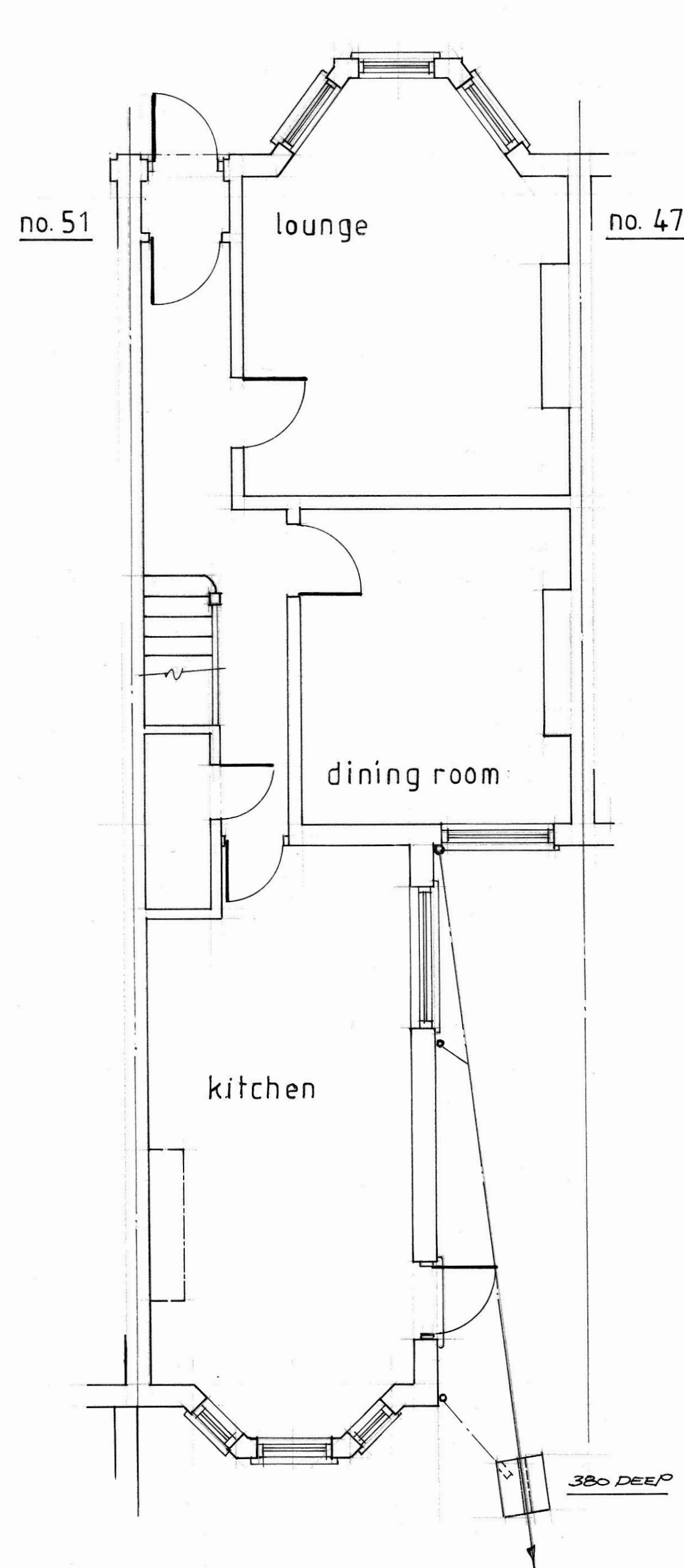
existing side elevation to no. 47



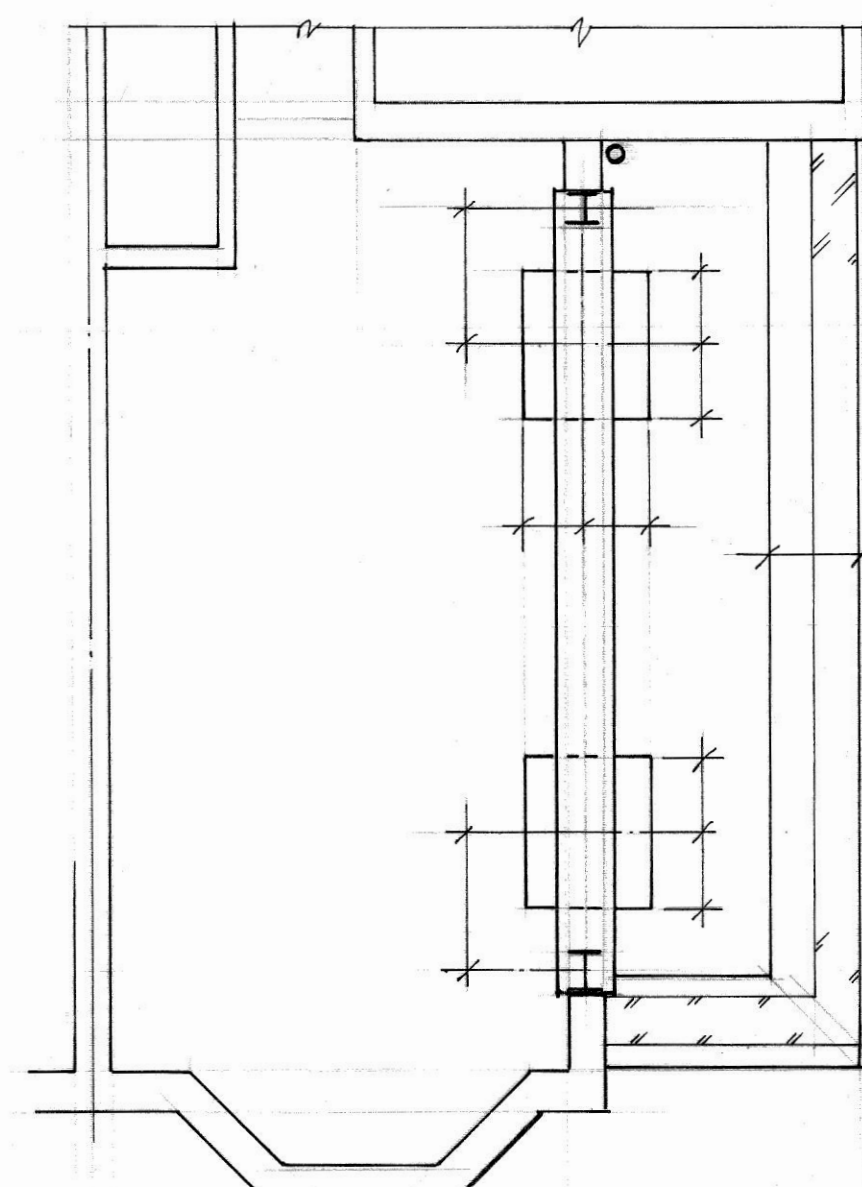
proposed rear elevation



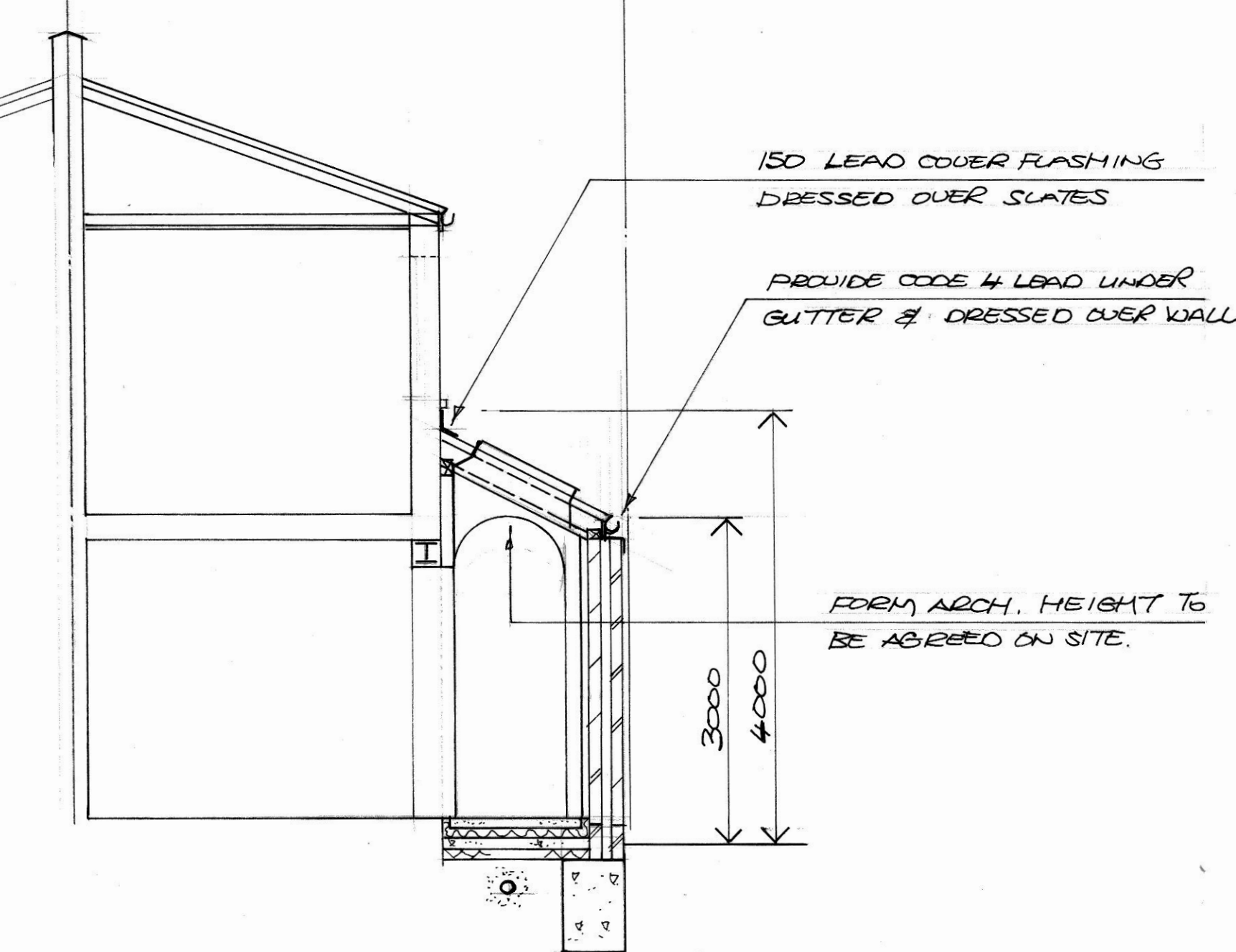
proposed side elevation to no. 47



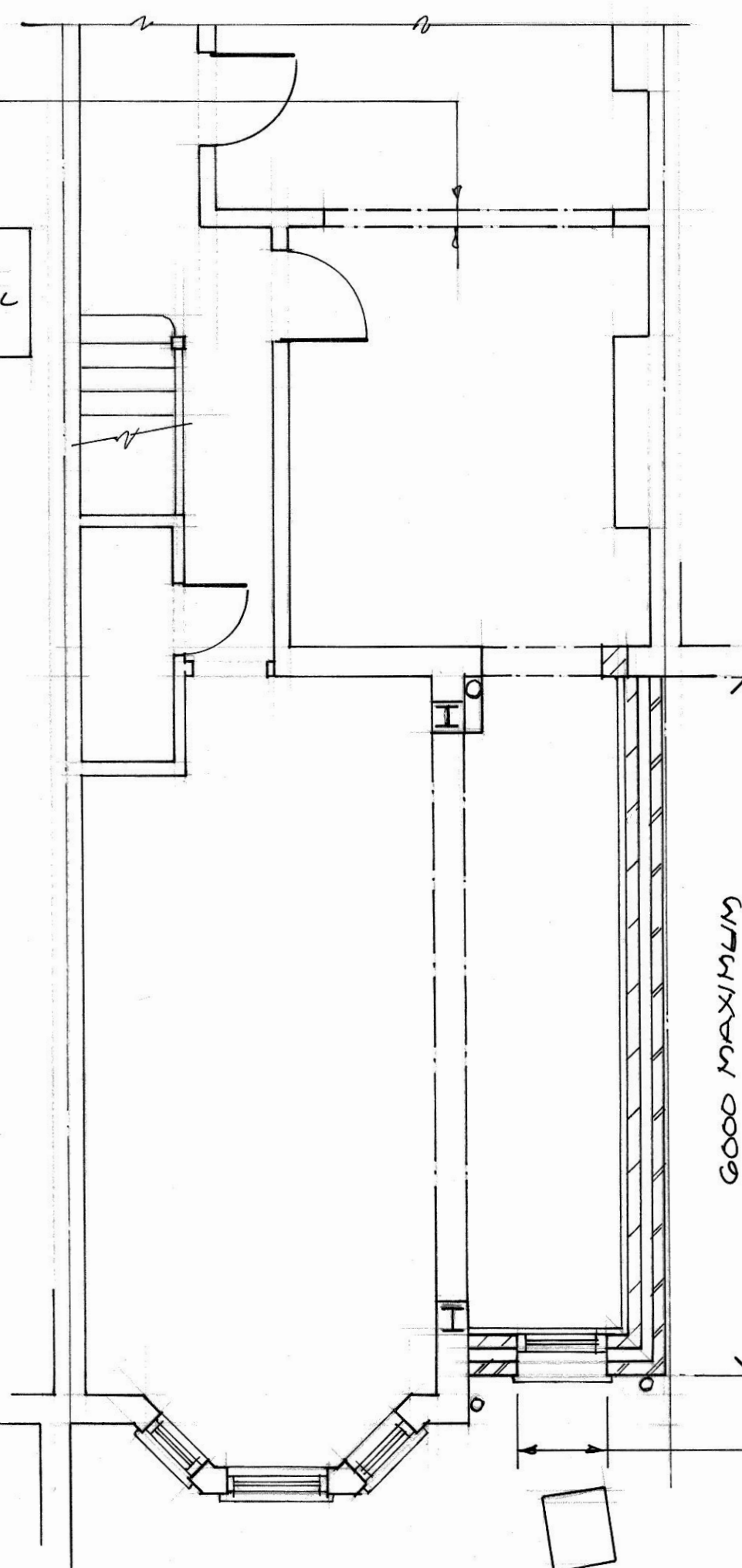
existing ground floor plan



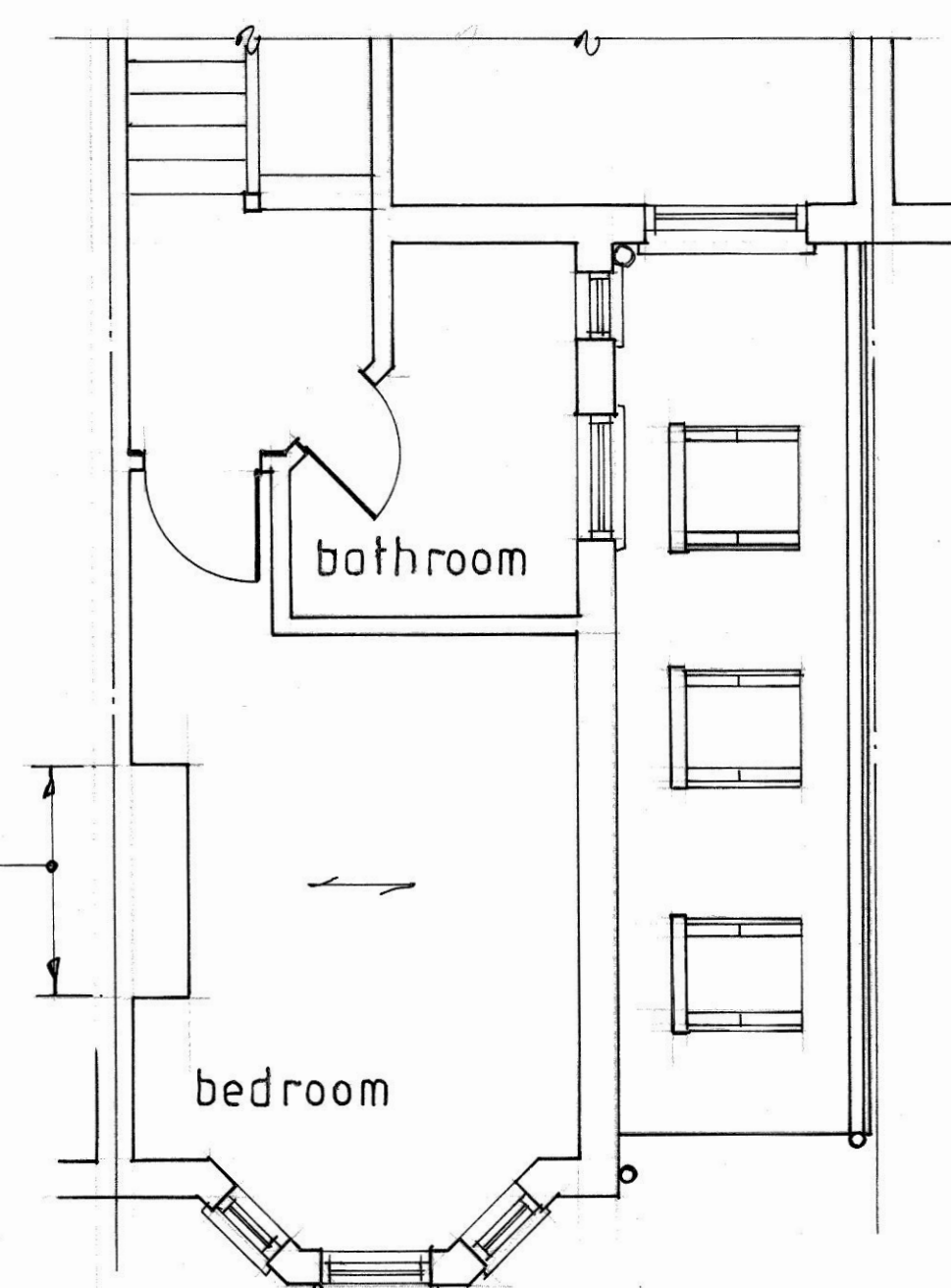
foundation/drain plan



section



proposed ground floor plan



first floor and roof plan

SPECIFICATION

Written consent must be obtained before reproducing this drawing in part or whole. No dimensions are to be scaled by builder and all are to be checked on site. All work is to comply with the current building regulations and be to the approval on site with the District Surveyor or Approved Inspector.

CHANGES TO SPECIFICATION:
Changes can be made to any part of the specification with agreement on site with the District Surveyor or Approved Inspector.

1) FOUNDATIONS
To be trench fill, 600 wide and 1000 minimum depth below ground level formed in a 1:2:4 mix incorporating sulphate resisting cement. Where any drains pass through the foundation provide a solid bridge using 150 x 100 RC inside placed side by side. Prior to casting the final depth of the foundation should be agreed on site with the District Surveyor or Approved Inspector taking into account trees or drains within close proximity.

2) GROUND FLOOR (Ground Bearing) (0.22)
65 sand cement screed (reinforced) on 1000 gauge polythene VCL over Celotex GA4000 (thk.) on rough tamped concrete slab with a thin sand bedding cast on 1200 gauge polythene DPM lapping with new and existing DPC all on 100 min. well compacted hardcore blinded with soft sand. Form an insulated upstand around the perimeter of the floor using Celotex TB4000 (20thk.) Where new floor abuts an existing suspended floor cast in a 75 diameter duct to link existing air bricks to new.

3) GROUND FLOOR (Suspended) (0.22)
Provide 22 T & G boards across joists as shown on sections with solid timber noggings. Joists to be spiked into 100 x 75 wall plate on BS747 DPC on honey combed sleeper walls (minimum 1 brick course to provide 150 minimum between underside of joists and over slab) on 100 ovesite slab cast on 100 min. well compacted hardcore. Ventilate sub-floor using air bricks having a ventilation area equivalent to 1500sq mm per metre run of wall. Insulate between joists using Celotex GA4000 (thk.) supporting on suitable clips or battens.

4) EXTERNAL WALLS (0.28)
External leaf - Either facing brick or 20 sand cement render in 2 coats to BS 5262 on 100 block (K value of 0.15 or lower) (Eg. Celcon Standard or Topblock Toplex Standard). Cavity - 85 fully filled with 85 2ndthm 32" and closed with proprietary insulated cavers. Internal leaf - 100 block (K value 0.15 or lower) + 12.5 plasterboard on date. Provide a DPC to BS 747 positioned 150 min. above ground level and lapping 100 with existing. Provide stainless steel ties at 900c/c horizontally and 450c/c vertically. Where new walls abut existing use stainless steel profiles with mastic sealant down joints. Note if a 75 cavity is used with Celotex CW4000 (45thk.) fixed to face of inner skin the internal finish can be 13 lightweight plaster in two coats to BS 5492.

5) INTERNAL STUD WALLS
100 x 50 studs @ 400 c/c with top and bottom plates and noggings all infilled with 100 mineral fibre insulation (10kg/m3). Walls to be lined both sides using 12.5 plasterboard + plaster skim.

6) NEW ROOF (Mono Pitch) (0.18)
Slates or tiles as shown on elevations fixed to tanalised battens over breather felt over x 50 rafters at 400c/c infilled with Celotex XR4000 (thk.) Underline rafters using Celotex PL4000 (57.5thk.).

7) NEW ROOF (Warm Deck - Flat) (0.18)
3 layers of high performance roofing felt to BS 747 (first layer to be type 3G) bonded to CP144 onto Celotex TD4000 (126thk.) fixed to manufacturers instructions onto firings cut to a 1:40 fall on x 50 joists. Note Celotex is to be placed with the plywood uppermost. Top surface of all timbers supporting edges of Celotex board are to have a twin mastic bead applied. Ceilings to be formed using 12.5 plasterboard.

8) NEW ROOF (Cold Deck - Flat) (0.18)
12.5 mineral chippings, bitumen bedded on three layers of high performance roofing felt to BS 747 (first layer to be type 3G) bonded to CP144 on 19 WBP plywood over 50 x 50 cross battens at 400c/c fixed across firings cut to a 1:40 fall on x 50 joists at 400c/c. Infill between joists using Celotex XR4000 (150thk.) and underline with Celotex PL4000 (57.5thk.). All fascias to be set 25 clear of face of wall using preformed soft vent incorporating an insect screen.

9) GENERAL ROOF NOTES
Where new roof abuts existing walls provide 150min. code 4 lead upstand flashings and Code 4 lead cover flashings/roakers. All new walls rafters/roof joists are to be spiked into 100 x 50 wall plates tied to face of wall using galvanised mild steel straps at 1200c/c. At existing wall positions provide 150 x 50 wall plates secured to wall using M16 4.6 bolts at 600c/c.

10) NEW WINDOWS
To provide a 'U' Value of 1.4w/m2 K (16 gap with low-E glass). Windows to habitable rooms are to have a ventilation opening equivalent to 1/20th the floor area of the room and be fitted with an 8,000 mm2 trickle vent. Any window serving a bathroom is to be fitted with a 4,000 mm2 trickle vent. Any Soil and Vent pipe within 3000 of an opening window is to be extended so as to terminate 900 above that opening and be fitted with a wire cage. Where French Doors and/or side lights are shown the glazing is to be toughened glass to BS 8206.

11) STRUCTURAL STEEL BEAMS
To be as indicated in the beam schedule. All beams are to be painted with an intumescent paint to comply with BS 476 part 21 and be applied to the manufacturers instructions so as to provide one hour fire protection. Where timber beams and joists are to be supported they are to be taken into the web of the beam and provided with solid timber noggings within the flanges.

12) STRUCTURAL TIMBERS
All timber is to be C16 grade unless shown otherwise. Where timber beams support other timber beams use metal joist hangers. Multiple timber beams or ritch beams are to be bolted together using M16 4.6 bolts @ 800 c/c.

13) WASTE PLUMBING
All to be to BS 5572. 100mm diameter soil & vent stacks and stub stacks as directed. 100mm diameter WC branches with 50mm deep 'P' traps. All other traps to be 75 deep accessible and cleanable. Waste sizes as follows:-
Basins and bidets : 32mm diameter (40mm for runs over 1700)
Baths, showers and sinks : 40mm diameter (50mm for runs over 3000)
Where runs exceed 4000 provide anti-siphon traps or a vent connected to the waste within 300mm of trap rising continuously either to external air or back to stack above highest floor level.

14) MECHANICAL VENTILATION
Where an operable window is installed in any room containing sanitary fittings provide an intermittently operated mechanical extractor capable of removing air at a rate of 15 litres per second. Where no window is fitted the extractor is to be wired to the lighting circuit and have a 15 minute overrun. In kitchens provide an intermittently operated mechanical extractor capable of removing air at a rate of 30 litres per second if incorporated within a cooker hood or 60 litres per second if sited elsewhere.

15) GENERAL NOTES
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. That person is to send the local authority, or the Approved Inspector, a self-certification certificate within 30 days of the electrical works' completion. The client must also receive a copy of the certificate and a BS7671 Electrical Installation Certificate. Any person carrying out gas installations to be registered with the Gas Safe Register.

revision	date	description

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client
MR. & MRS. GUISE

project
SINGLE STOREY, GROUND FLOOR SIDE
EXTENSION AND INTERNAL
ALTERATIONS.

drawing title
PLANS, ELEVATIONS AND DETAILS
OF EXISTING AND PROPOSED

date	scale	drawn
MAY 2022	1:50 @ B1	J.A.

drawing number	revision
2022 - 13	