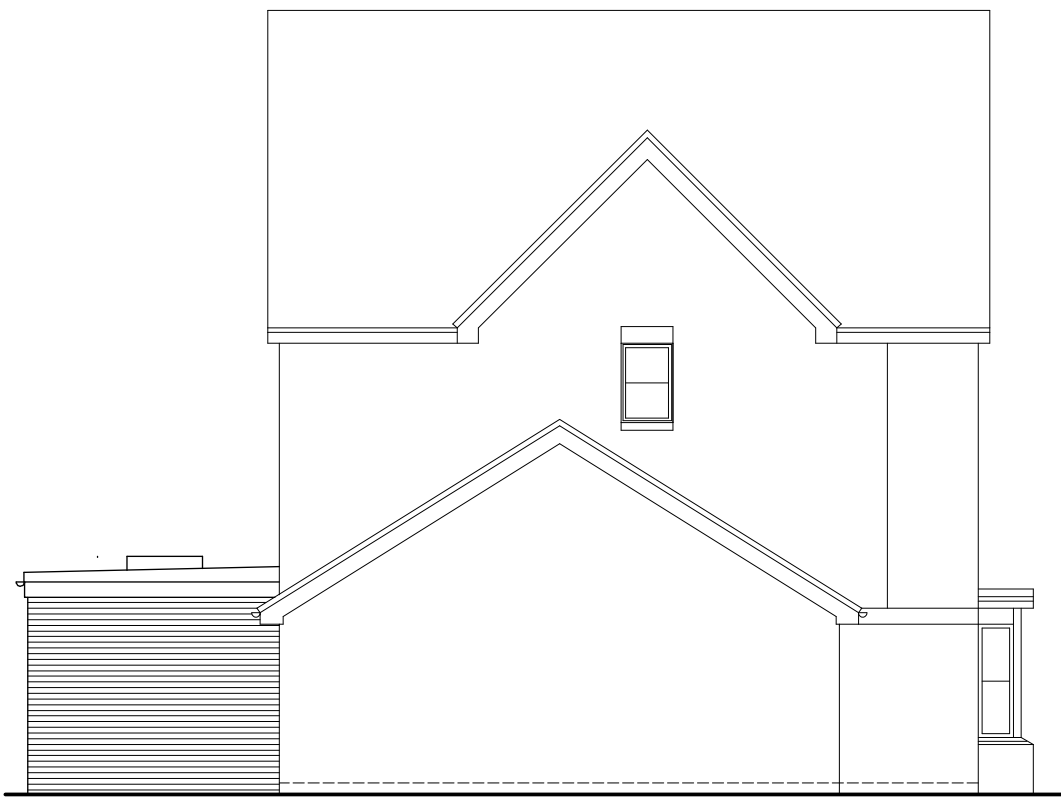




SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

GENERAL SPECIFICATION NOTES:

UNDERGROUND DRAINAGE:
CONTRACTOR TO FULLY INVESTIGATE LOCATION AND DEPTH OF EXTG FW DRAIN AND INCOMING SERVICES PRIOR TO COMMENCEMENT OF EXCAVATIONS.
FOR ARRANGEMENT OF NEW UNDERGROUND DRAINAGE REFER TO GROUND FLOOR PLAN.
UNDERGROUND DRAINAGE GENERALLY TO COMPLY WITH BS 8301:1985.
ALL NEW DRAIN RUNS CONNECTING INTO EXISTING TO BE LAID TO LEVELS AND FALLS TO SUIT EXISTING.
INVERT LEVELS OF NEW MH TO SUIT EXTG DRAIN DEPTHS.
DRAINS PASSING THROUGH NEW WALLS TO BE SPANNED USING PCC LINTOLS OR SLEEVED WITH FLEXIBLE 'ROCKER' JOINTS WITHIN 150mm OF EACH WALL FACE.
DRAINS PASSING UNDER THE BUILDING TO BE SURROUNDED WITH 150mm CONCRETE & OUTSIDE OF BUILDING TO HAVE 150mm PEA SHINGLE SURROUND.
NEW RW/PS TO BE NOM. 63mm DIA UPVC TO MATCH EXISTING, COMPLETE WITH RODDING ACCESS AT GROUND LEVEL.
RW/PS TO DISCHARGE TO SOAKAWAY VIA NOM. 100mm DIA UNDERGROUND DRAINS.
NEW GUTTERS TO BE NOM 110mm HALF-ROUND UPVC TO MATCH EXISTING.
ALL DRAINS TO BE 100mm DIA FLEXIBLE JOINTED UPVC.

FOUNDATIONS:
MIN. 600MM WIDE CONCRETE STRIP FOUNDATIONS DEPTHS AS NOTED ON SECTIONS/ ELEVATIONS. FOUNDATIONS GENERALLY TO BE IN ACCORDANCE WITH NHBC PRACTICE NOTE 4.2, 1992 AND ARE TO BE A MINIMUM OF 600MM BELOW ANY TREE ROOTS FOUND OR TO A GREATER DEPTH IF REQUIRED.
(FOUNDATIONS DEEPER THAN 1500MM BELOW FINISHED GROUND LEVEL TO INCORPORATE 50MM 'CLAYBOARD' OR SIMILAR HEAVE PROTECTION BOARD TO INTERNAL FACES AS DIRECTED. IF THE SUB-SOIL IS FOUND TO BE OF A LOW SHRINKAGE CATEGORY, IE SAND, BALLAST, HOGGIN, CHALK, ETC., EXCAVATIONS ARE TO BE STOPPED AT 1M BELOW FINISHED GROUND LEVEL AND BUILDING INSPECTOR CONTACTED FOR SITE INSPECTION- FULL DEPTH EXCAVATION MAY NOT BE REQUIRED. ALL CONCRETE USED IS TO BE SULPHATE-RESISTING UNLESS AGREED OTHERWISE).
ECCENTRIC FOUNDATIONS TO BE 750mm WIDE.
SERVICES PASSING THROUGH FOUNDATIONS TO BE DUCTED AS NECESSARY. FOUNDATIONS ADJACENT DRAIN RUNS TO BE DEEPENED BELOW INVERT LEVEL OF DRAIN.

NEW SUSPENDED GROUND FLOOR CONSTRUCTION:
MIN. 65mm SAND/CEMENT SCREED INCORPORATING ANTI-CRACK REINFORCEMENT MESH ON 1000 GAUGE POLYTHENE SEPARATING LAYER ON 100mm CELOTEX GA4000Z RIGID FLOORING GRADE INSULATION BOARDS ON 1200G POLYTHENE DPM ON AN APPROVED SYSTEM OF PRE-CAST CONCRETE BEAM AND BLOCK FLOORING BY SPECIALIST MANUFACTURER 20MM VERTICAL POLYSTYRENE INSULATION BOARD TO BE INCORPORATED TO PERIMETER OF NEW FLOOR SCREEDS AT JUNCTIONS WITH EXTERNAL WALLS.
TO ACHIEVE A 'U' VALUE NOT EXCEEDING 0.15W/M2K.
ADDITIONAL DPC TO BE INCORPORATED BELOW BEAMS/BLOCKS WHERE FLOOR IS BUILT IN TO SUPPORTING WALLS. POLYTHENE DPM TO BE TURNED UP INTERNAL FACE OF EXTERNAL WALLS AND LAPPED/BONDED WITH DPC TO INNER BLOCKWORK LEAF.
MIN 225mm CLEAR VOID IS TO BE MAINTAINED BELOW THE SUSPENDED FLOOR, FULLY VENTILATED USING PROPRIETARY TELESCOPIC VOID VENTS TO OPPOSING WALLS, SPACED TO PROVIDE MIN 1500sq mm VENTILATION AREA PER METRE RUN OF WALL.
AIRBRICKS TO BE INSTALLED TO INTERMEDIATE WALLS BELOW FLOOR LEVEL TO MAINTAIN CROSS-VENTILATION.
FLOORING MANUFACTURER TO PROVIDE FULL DESIGN DETAILS AND SUPPORTING CALCULATIONS AS NECESSARY PRIOR TO MANUFACTURE AND INSTALLATION.

VENTILATION
ALL HABITABLE ROOMS TO HAVE ONE TWENTIETH FLOOR AREA VENTILATION BY MEANS OF AN OPENING WINDOW OR DOOR TO EXTERNAL AIR, NIGHT OR TRICKLE VENTS OF 8000SQMM TO BE PROVIDED. KITCHEN, UTILITY ROOM, BATHROOM OR SHOWER ROOMS WITH WINDOWS TO HAVE 4000SQMM NIGHT OR TRICKLE VENTS.

THE HEATING AND HOT WATER SYSTEM TO BE EXTENDED IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE 2013. ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED TO ENSURE THEY ARE OPERATING AT MAXIMUM EFFICIENCY AND THAT ALL CONTROLS WORK AS INTENDED. THE PERSON WHO CARRIES OUT THE COMMISSIONING MUST PROVIDE A CERTIFICATE CONFIRMING THAT IT HAS BEEN CARRIED OUT PROPERLY TO THE CLIENT. IF BOILER IS BEING REPLACED IT NEEDS TO BE A CONDENSING BOILER WITH A 92% ENERGY EFFICIENCY RATING INSTALLED BY GAS SAFE REGISTERED INSTALLER.
CONDENSATE OUTLET TO BE TAKEN TO FOUL WATER DRAINAGE SYSTEM ONCE LOCATION AGREED ON SITE.

ELECTRICAL SYSTEM:
ANY NEW ELECTRICAL INSTALLATIONS TO COMPLY WITH THE ELECTRICITY AT WORK REGULATIONS 1989 (AS AMENDED), BS 7671:2008 AND THE ELECTRICAL SAFETY, QUALITY AND CONTINUITY REGULATIONS 2002.
NEW INSTALLATIONS SHOULD BE INSPECTED AND TESTED DURING AND ON COMPLETION OF THE INSTALLATION BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME. WHO SHOULD PROVIDE A DECLARATION THAT COMPLIANCE WITH THE BUILDING REGULATIONS HAS BEEN ACHIEVED.
ALL IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT P.

LIGHTING
ALL NEW INTERNAL LIGHT FITTINGS SHOULD HAVE LAMPS WITH A MINIMUM LUMINOUS EFFICACY OF 75 LIGHT SOURCE LUMENS PER CIRCUIT-WATT.

EXTERNAL WALLS:
CAVITY WALL CONSTRUCTION TO COMPRISE:
103MM FACING BRICKWORK TO MATCH EXTG & TO LA APPROVAL. 100MM CAVITY PARTIALLY FILLED WITH 90MM CELOTEX THERMACLASS 21 INSULATION. 100MM CELCON SOLOR BLOCK INNER LEAF FINISHED INTERNALLY WITH 13MM PLASTER. TO ACHIEVE MAX 'U' VALUE OF 0.18W/M2K.
CAVITY WALL TIES TO BE MIN. 225MM (275MM IF 150mm CAVITY) LONG AUSTENITIC STAINLESS STEEL CAVITY WALL 'SAFETY' TIES OR SIMILAR INSTALLED AT MAX. 750MM HORIZONTAL CENTRES/ 450MM VERTICAL CENTRES (STAGGERED). WALL TIE CENTRES TO BE INCREASED TO 225MM VERTICALLY WITHIN 225MM OF OPENINGS/RETURNS/MOVEMENT JOINTS. MINIMUM TIE EMBEDMENT 50MM INTO EACH LEAF. OPENINGS TO EXTERNAL WALLS TO BE SPANNED USING 'CATNIC' OR SIMILAR PROPRIETARY INSULATED GALV MS LINTOLS WITH MIN. 150MM END BEARINGS.
CAVITY WALLS BELOW GROUND LEVEL TO BE IN CLASS 3 COMMON BRICKWORK OR FOUNDATION BLOCKWORK (UP TO MIN. 2 COURSES BELOW FINISHED GROUND LEVEL TO EXTERNAL LEAVES). CAVITIES BELOW GROUND LEVEL TO BE BACKFILLED WITH LEAN MIX CONCRETE TO WITHIN 225MM OF INTERNAL DPC.
NEW WALLS TO BE TIED TO EXISTING USING PROPRIETARY SS WALL STARTER PLATES BOLTED TO EXISTING WALL WITH TIES TO EACH NEW LEAF AT MAX. 225MM VERTICAL CENTRES. JOINT BETWEEN NEW/EXTG EXTERNAL WALLS TO INCORPORATE COMPRESSIBLE FILLER STRIP WITH SEALANT EXTERNALLY.
'THERMABATE' OR SIMILAR PROPRIETARY INSULATED CAVITY CLOSERS TO PERIMETER OF ALL EXTERNAL WALL OPENINGS.

WINDOWS/EXTERNAL DOORS
WINDOWS/EXTERNAL DOORS TO BE UPVC/ ALUMINUM FRAMES COMPLETE WITH SEALED DOUBLE GLAZED UNITS IN A STYLE TO MATCH EXISTING INCORPORATING LOW-E GLASS (EMISSIVITY=0.05) AND 16mm AIR GAP TO ACHIEVE A 'U' VALUE NOT EXCEEDING 1.3W/M2K. WINDOWS/DOORS TO EXTENSION TO PROVIDE MIN 1/20TH FLOOR AREA NATURAL VENTILATION TO HABITABLE ROOMS AND TO INCORPORATE ADJUSTABLE HEAD VENTILATORS TO PROVIDE MIN. 4,000MM2 BACKGROUND VENTILATION TO SHOWER ROOM AND KITCHEN.

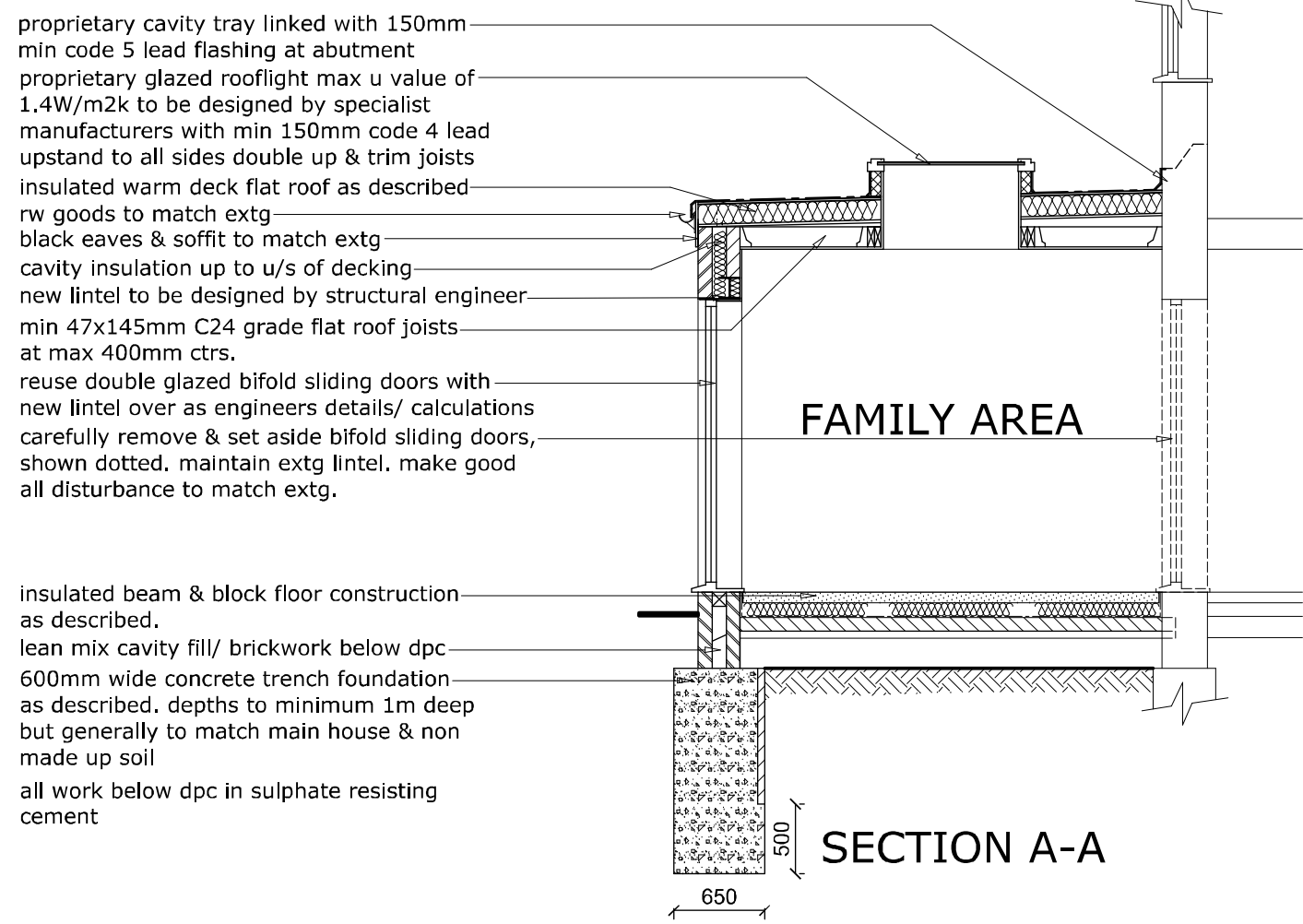
GLAZING
GLAZING IN CRITICAL LOCATIONS I.E. DOORS/SIDE PANELS AND LOW LEVEL WINDOWS WITHIN 800MM OF FFL SHALL BE IN SAFETY GLASS IN ACCORDANCE WITH THE REQUIREMENT OF APPROVED DOCUMENT K OF THE BUILDING REGULATIONS.

SMOKE DETECTORS
MAINS WIRED SMOKE DETECTORS TO BE PROVIDED WIRED BACK TO A SEPARATE CIRCUIT BREAKER AT THE FUSE BOARD. ALL TO CURRENT I.E.E REGULATIONS DETECTORS TO BE LOCATED IN HALL AND LANDINGS WITHIN 3.0M OF BEDROOM DOORS AND 7.0M OF LIVING ROOM DOORS. KEEP AWAY FROM HEATERS, RADIATORS AND LIGHT FITTINGS. SOUNDERS TO BE LINKED TOGETHER FOR MAXIMUM EFFECT

STEEL BEAMS
ALL NEW STRUCTURAL STEEL BEAMS TO EITHER BE ENCASED USING 2 LAYERS 12.5MM PLASTERBOARD OR PAINTED WITH 2 LAYERS INTUMESCENT PAINT TO ACHIEVE MIN 1/2 HOUR FIRE RESISTANCE.

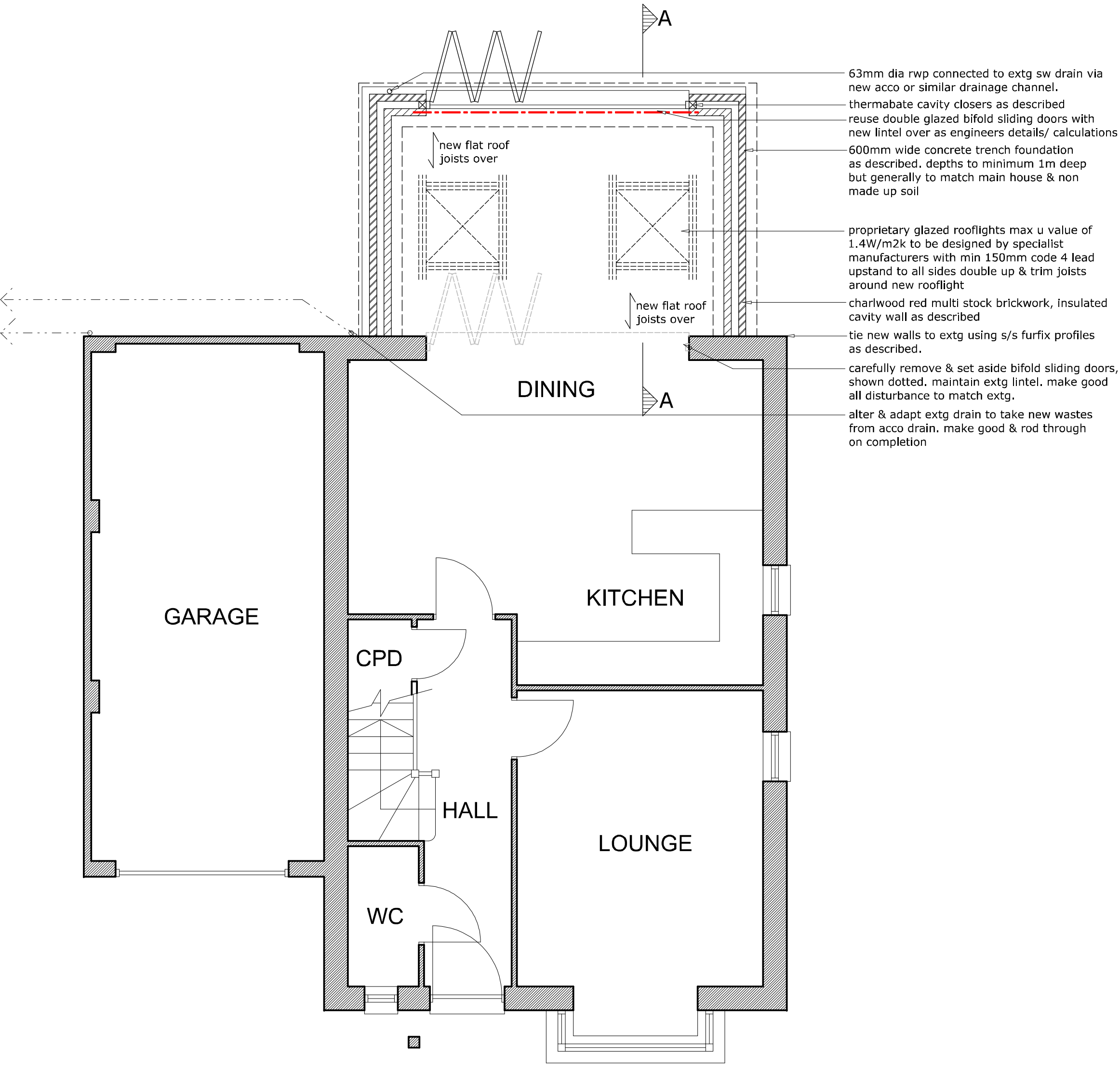
LATERAL RESTRAINT
RAFTERS SUPPORTED ON 100X50MM TREATED SW WALL PLATES SECURED TO SUPPORTING WALLS MS STRAPS AT MAX 2000MM CENTRES. FLOOR/ CEILING JOISTS PARELLEL TO EXTERNAL WALL TO BE STRAPPED TO WALLS AT 2M CTRS WITH MS STRAPS FIXED BACK ACROSS 3 NO JOISTS WITH SOLID BLOCKING BETWEEN.

NEW WARM FLAT ROOF CONSTRUCTION TO COMPRISE OF:
SOLAR REFLECTIVE CHIPPINGS HOT BONDED TO 3 LAYER HIGH PERFORMANCE BUILT-UP FELT ROOFING SYSTEM TO BS 747 ON 150MM 'CELOTEX GA4000', ON 19mm WBP PLY DECKING OR SIMILAR ROOFING GRADE INSULATION BOARD WITH BUILT IN VAPOUR BARRIER LAID TO NOM. 1 IN 40 FALLS ON MIN 50MM DEEP TREATED SW FIRRINGS ON C24 GRADE FLAT ROOF JOISTS AT 400MM CTRS. 1 LAYER 12.5MM PLASTERBOARD TO U/S JOISTS FINISHED TO CLIENTS REQUIREMENTS. ALL TO ACHIEVE 'U' VALUE NOT EXCEEDING 0.15W/M2

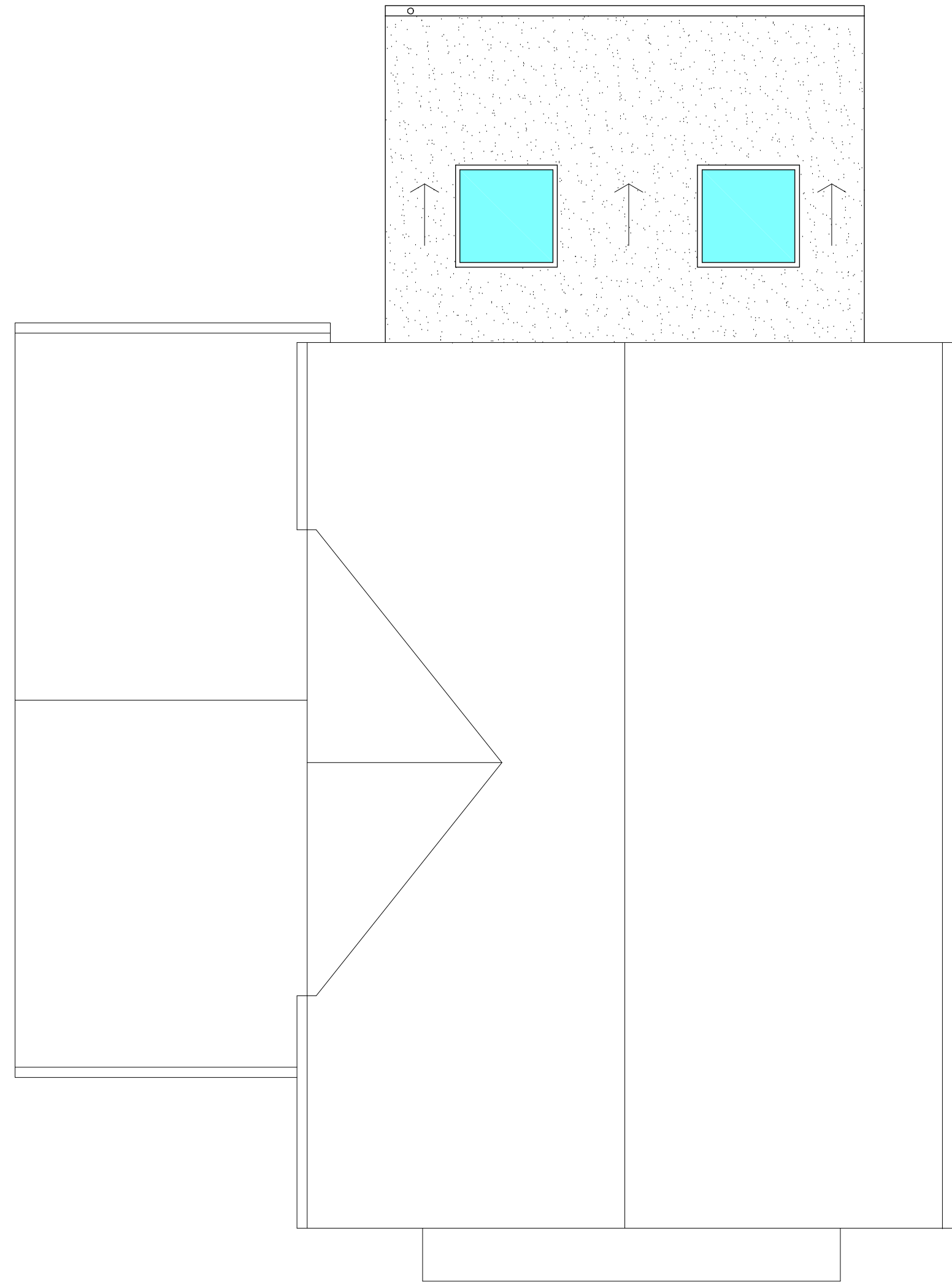


FAMILY AREA

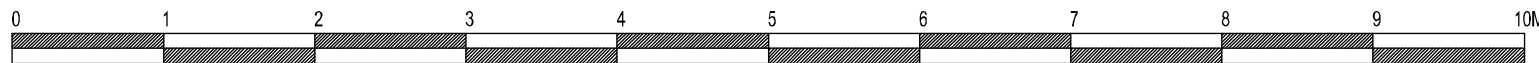
SECTION A-A



GROUND FLOOR PLAN



ROOF PLAN



THIS DRAWING IS ON AN A1 SHEET

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