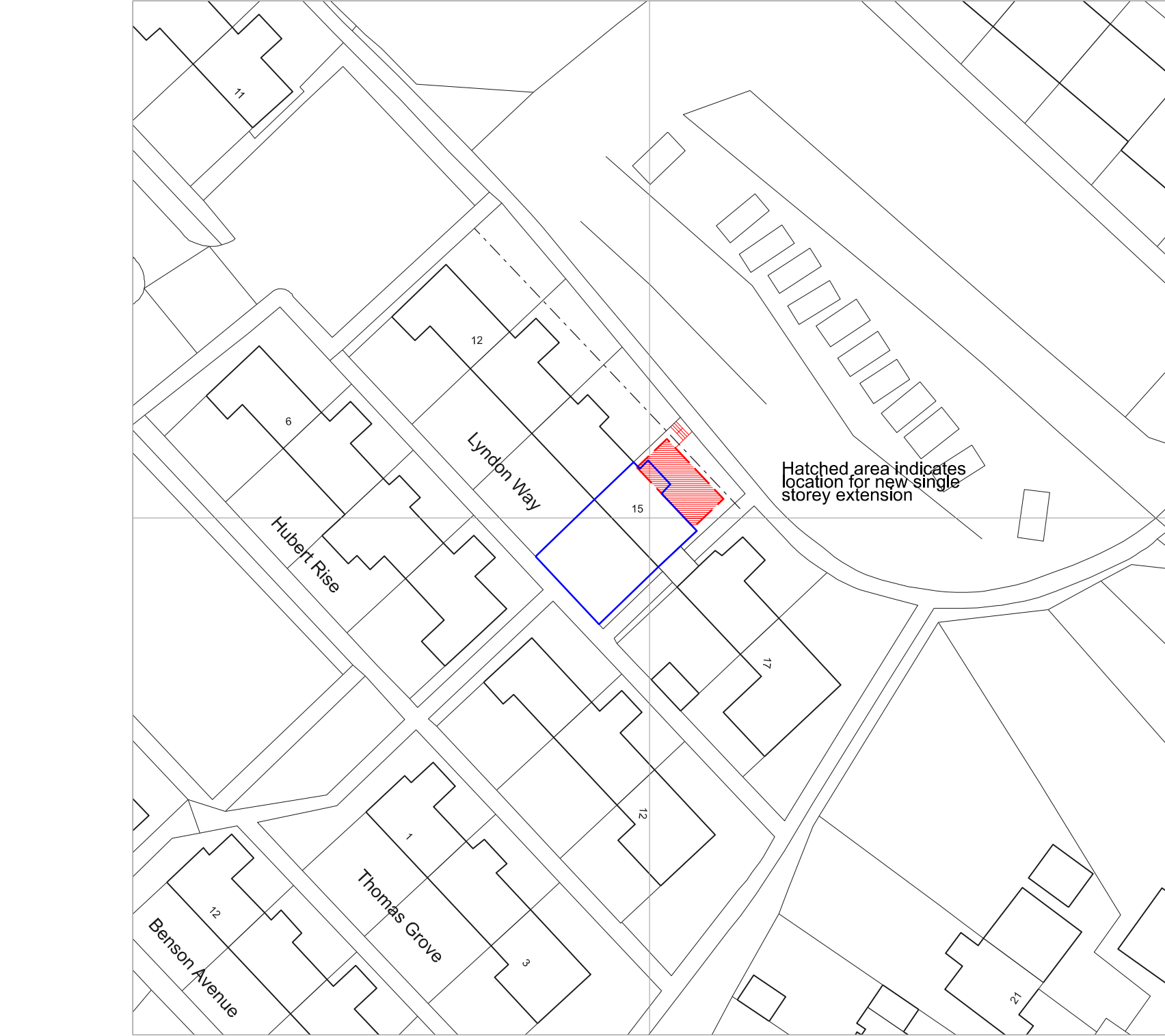
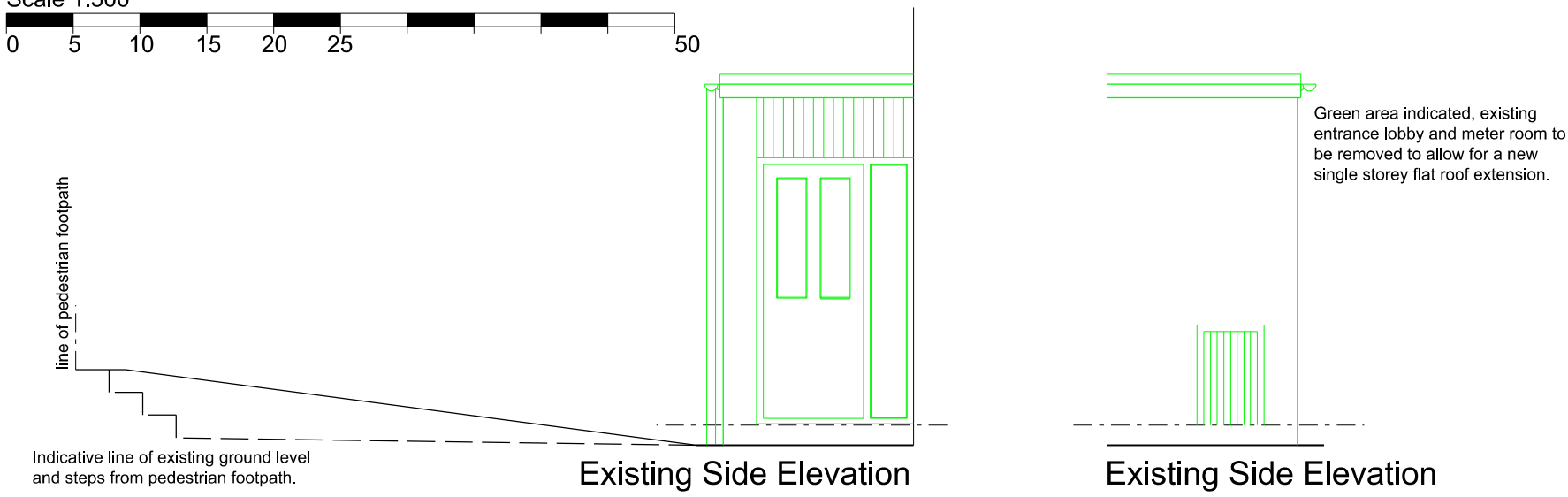


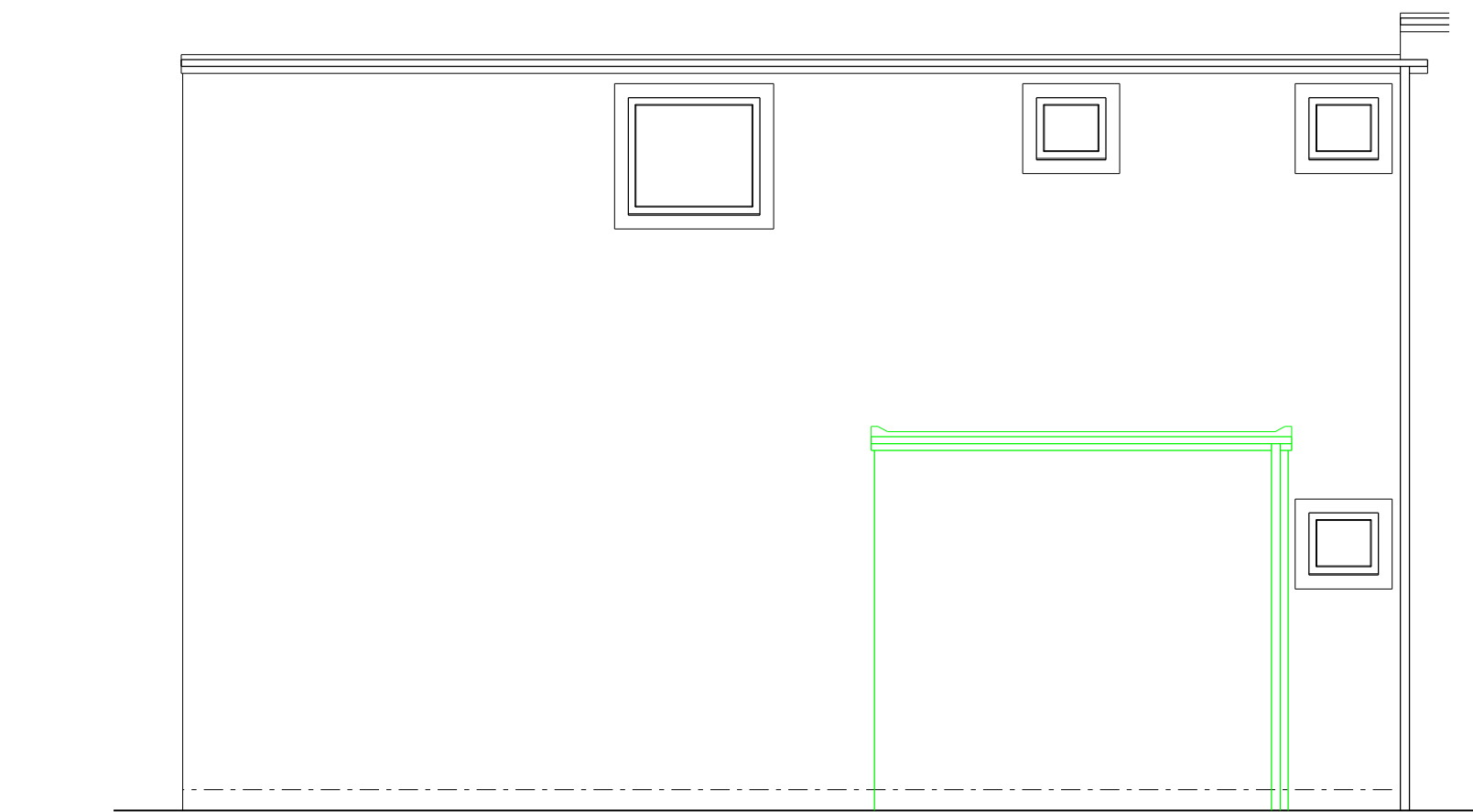


Site Location Plan
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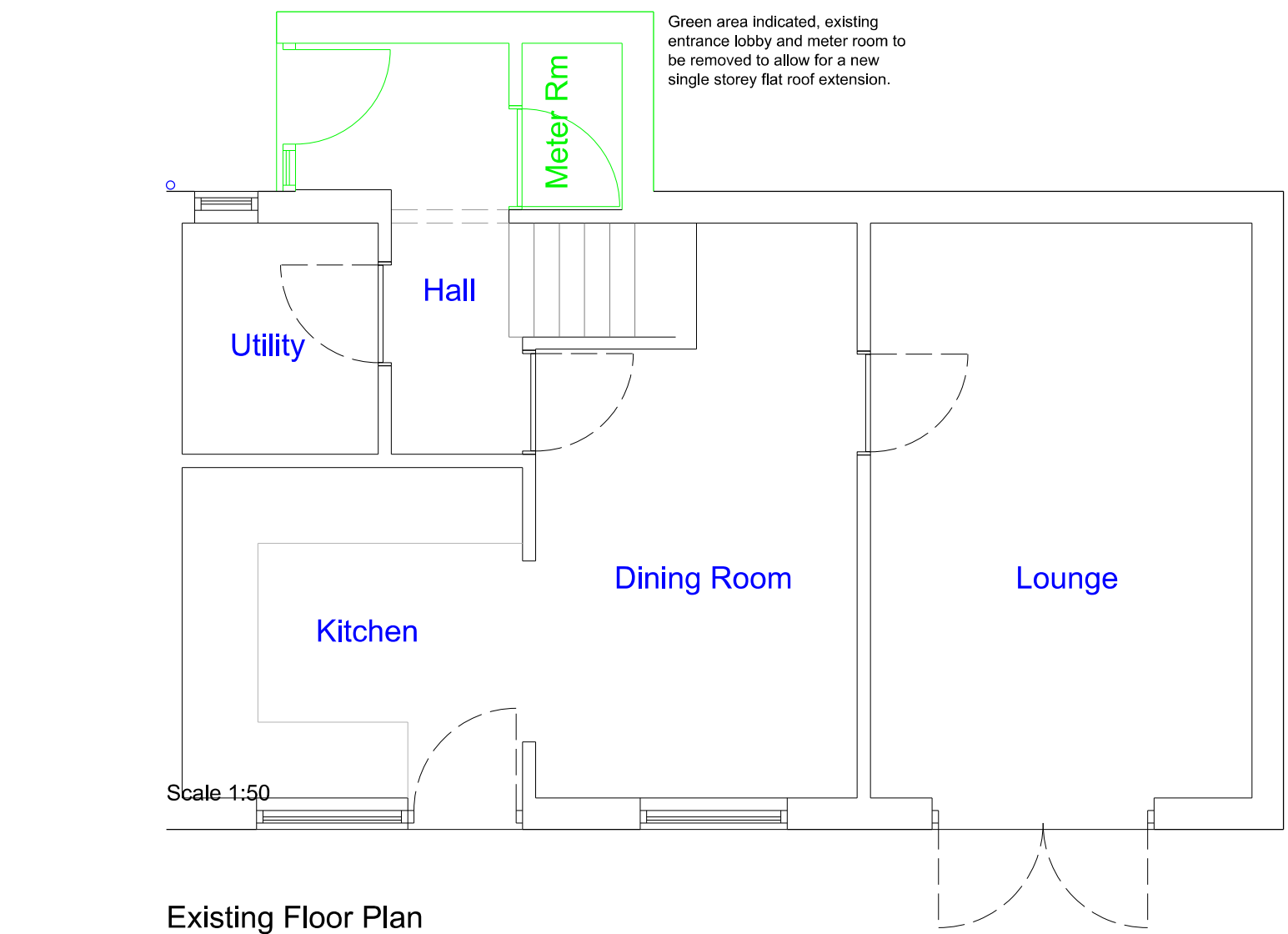


Existing Side Elevation

Existing Side Elevation

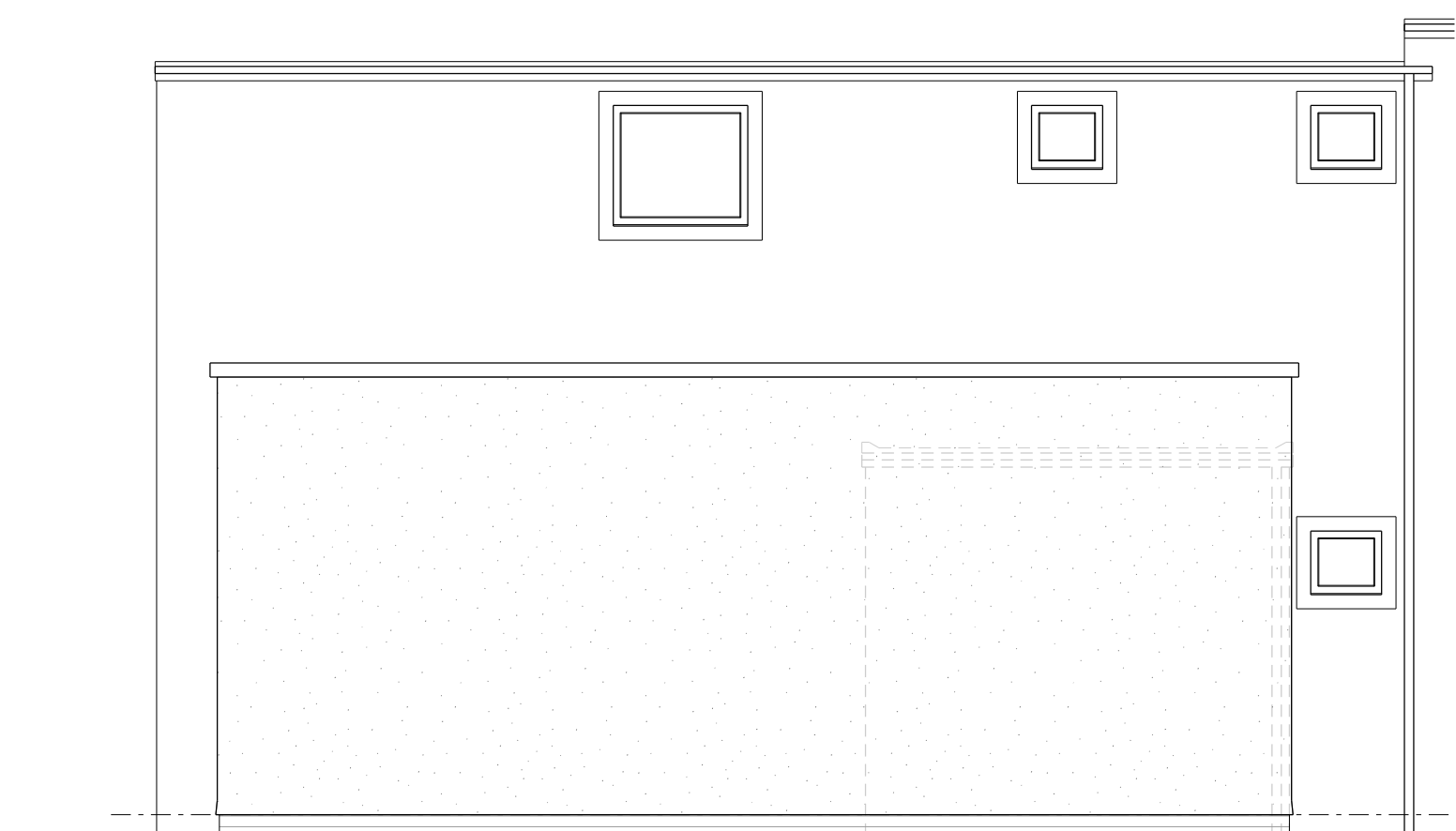


Existing Front Elevation

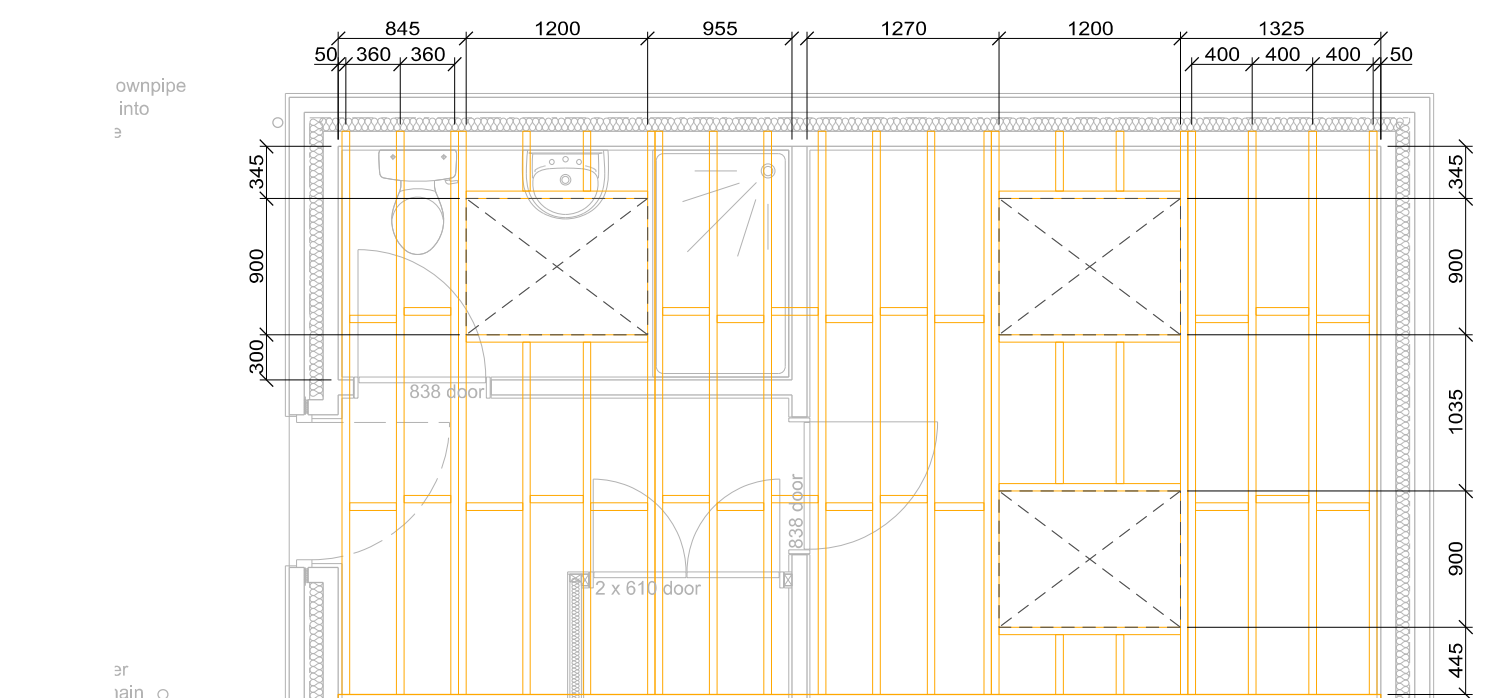


Scale 1:50

Existing Floor Plan

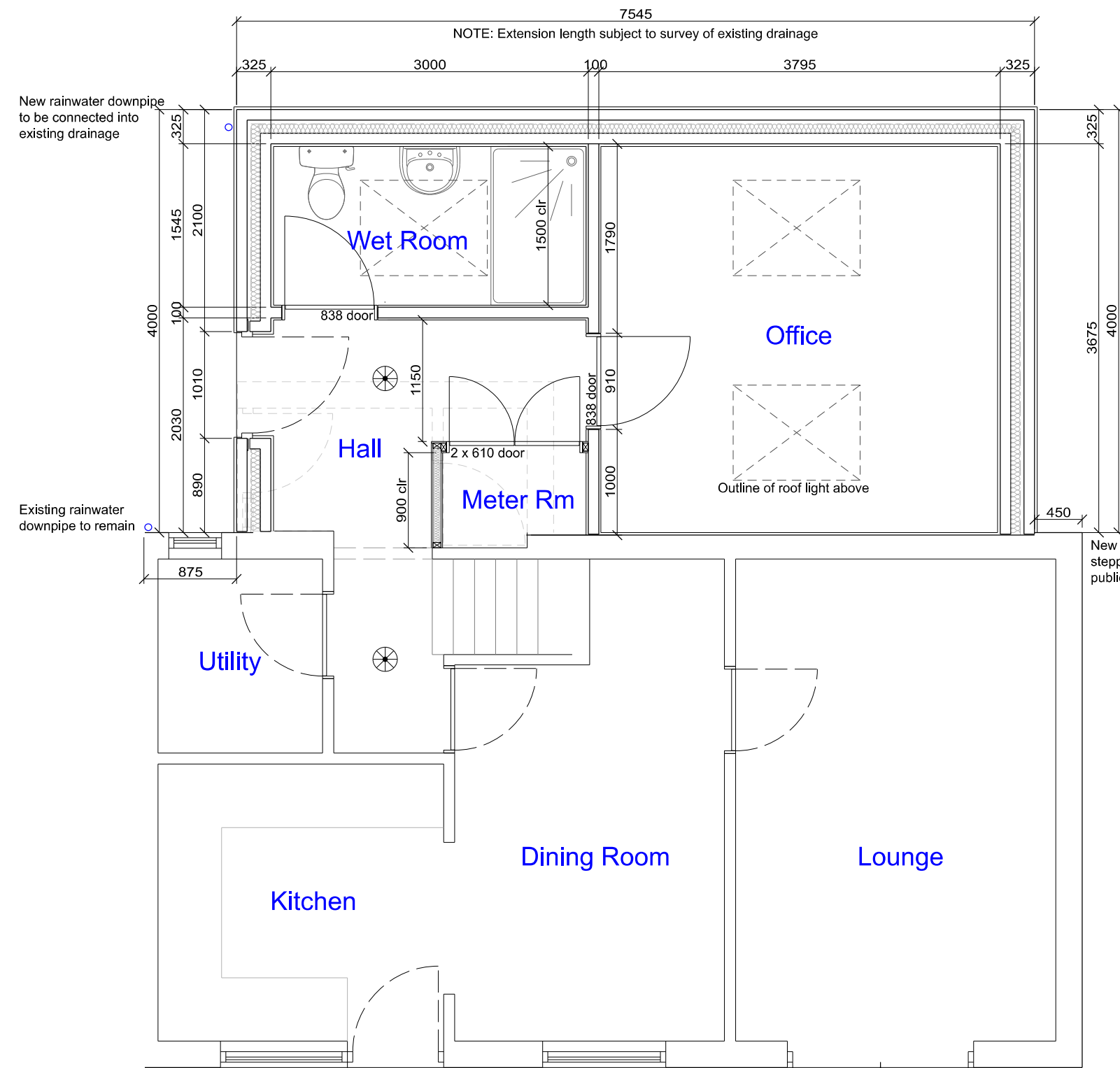


Proposed Front Elevation



Proposed Roof Joist layout

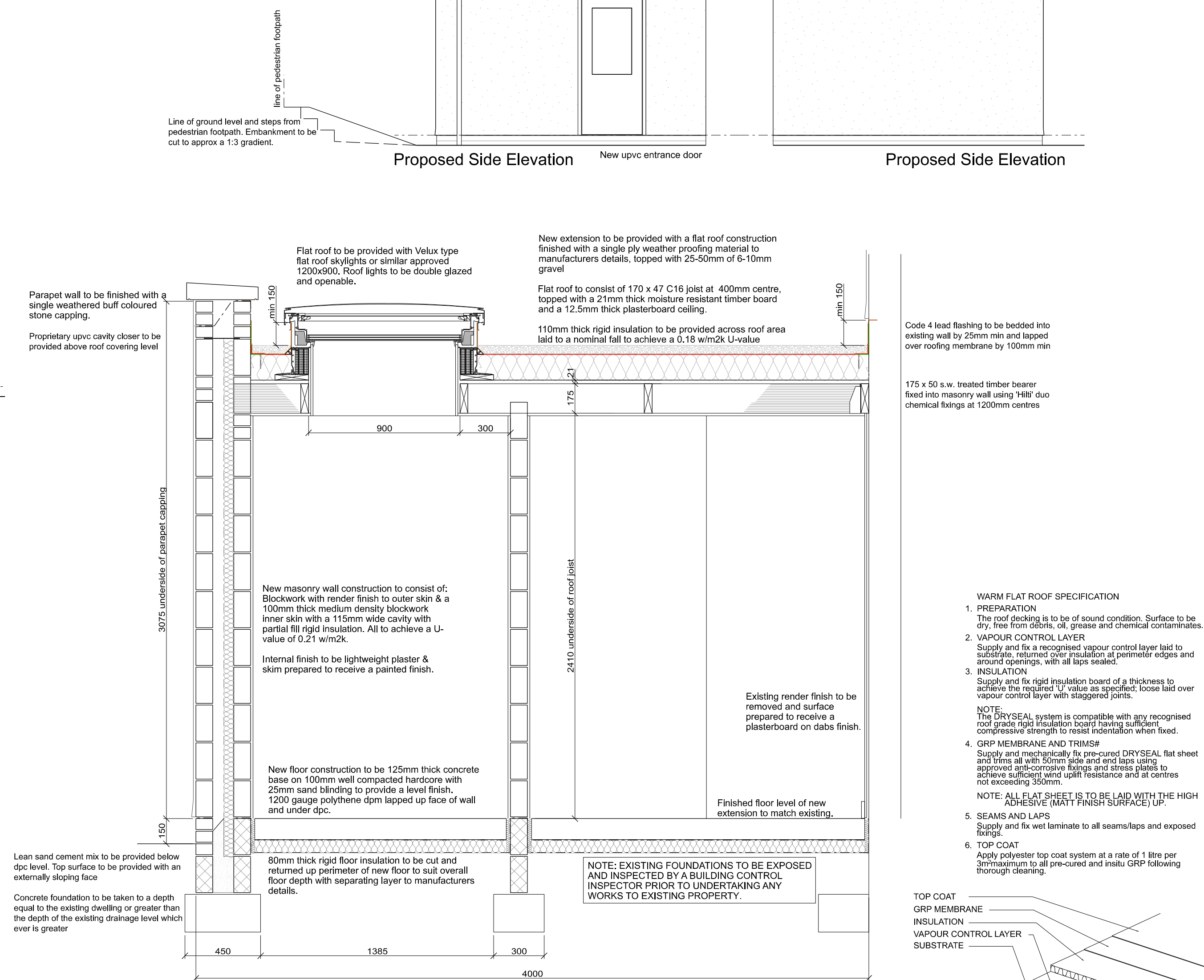
Flat roof to be provided with Velux type flat roof skylights or similar approved 1200x900. Roof lights to be double glazed and operable.



Proposed Floor Plan

NOTE: NEW EXTENSION TO BE FITTED WITH ONE ENERGY EFFICIENT LIGHT FITTING PER FLOOR.
ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES

NOTE: All internal walls are to be non loading.



Proposed Section

SPECIFICATION

1. Foundations

New foundations to taken to a minimum depth to match existing building or down to firm ground as agreed on site with Local Authority Inspector min depth 450mm.

Foundations to be 450mm wide x 200mm deep mass concrete fill.

2. DPC's

New dpc's to comply with B.S.6515 and positioned in all ground floor walls and beneath door and window cills.

Horizontal dpc's are to be a min of 150mm above all ground levels.

Return internal blockwork to cill & jamb of all openings and provide 25mm thick insulated dpc to maintain thermal barrier otherwise provide 'cavity trays' type H cavitycloser vertically at all window and door reveals and below window cills.

Provide tray dpc's over all openings with weep holes at 900mm centres

3. Ground Floor Construction

Ground floor to be of 125mm thick reinforced oversite concrete slab C30/P on vapour check on 60mm thick Kingspan Thermafloor insulation sheets on 12000y visqueen dpm on 25mm thick sand blinding on 100mm thick compacted type 1 hardcore. All to provide a U-value of 0.18 w/m2k

4. External Wall Construction

New Traditional cavity walls are to be constructed of: Overall 325mm thickness
Outer skin: 100mm thick blockwork with render finish to match existing dwelling
110mm wide cavity with 50mm clear air gap & 15mm partial fill Kingspan K108 rigid insulation board held with plastic retaining clips on wall ties.
Inner skin: 100mm thick facing blockwork with plaster finish.
All to provide a U-value of 0.19 w/m2k

Ancon stainless steel wall ties at 450mm vertical centres and 750mm horizontally staggered provided with plastic insulation retaining clips to manufacturers details

5. Lintel

Lintels to be precast concrete or galvanised steel insulated profiled to external cavity walls end bearings > 150mm @ each end. Over all external lintels provide a cavity tray dpc over

7. Flat Roof Construction

Flat roof construction to be constructed of 170 x 47 C24 floor joists at 400mm centres with a 21mm thick external quality plywood deck.

Finished with 110mm rigid insulation Kingspan Thermafloor TF26 laid on a vapour control layer over a plywood deck, apply a single ply weather proofing material to manufacturers details and client approval, topped with 25-50mm of 6-10mm gravel

Ceiling finish to be 12.5mm plasterboard prepared to receive finish to client specification.

All to provide a U value greater than 0.18 w/m2k.

8. Timber Specification

All new timbers built in or exposed to be treated with a wood preservative to the approval of the local authority in accordance with CP 193.

9. Lateral Restraint

Where flat roof joist run parallel to walls provide galvanised M.S. restraint straps @ 1200mm ctrs and bent down walls twice screwed and taken across 3 no. joist, use timber blocking in all instances.

Wall plate to be 75x100mm s.w. treated items strapped to walls @ 1800 ctrs use 1050x30x5mm galv. straps

10. Rainwater Goods

Rainwater from flat roof to comply with roof manufactures recommendations, outlet to be via a hopper type outlet with 65mm square rainwater pipes to discharge into a back inlet gully and connected to existing mains drainage.

12. Room Ventilation

All windows/doors to have lockable handle ventilators to provide min 8000m3 background ventilation.

13. Mechanical Ventilation

Mechanical ventilation to be provided to:-
Shower to have extract at a rate of 15 litres per second, working off the light switch with a 15 minute overrun. Internal door to be under cut by 10mm.

14. Electric Fittings

All electrical fittings to be provided within a zone of 450mm and 1200mm above finished floor level to comply with part M.

Electrical installation, design & inspection to be undertaken by a competent qualified person with the appropriate tested certificate being passed to Building Control.

15. Plumbing

110mm single soil & vent pipe vented through roof void to external air via tile vent
110mm dia supersleeve underground drain pipe
100mm outlet from toilet
40mm outlet and waste pipe from bath to connect to stack
32mm dia. outlet & waste pipe from wash hand basins
All fittings to have 75mm deep seal traps

16. Smoke Detectors

Smoke Detector

Heat Detector

Provide self contained smoke alarms (to BS 5839 pt. 1 1986) in positions shown on plan. Smoke alarms are to be permanently wired to a separate fused circuit on the distribution board (clearly marked). The wire installation to conform to the I.E.E. Regs 16

20. CDM 2015 Regulation

In order to comply with current regulation setout by the Health & Safety Executive (HSE). The appointed Contractor will also be known as the Principal Contractor and responsible for undertaking the development in accordance with the CDM 2015 guidelines.

WARM FLAT ROOF SPECIFICATION

1. PREPARATION

The roof decking is to be of sound condition. Surface to be dry, free from efflores, oil, grease and chemical contaminants.

2. VAPOUR CONTROL LAYER

Supply and fix a recognised vapour control layer laid to substrate, returned over insulation at perimeter edges and around openings, with all laps sealed.

3. INSULATION

Supply and fix rigid insulation board of a thickness to achieve the required U-value as specified, loose laid over vapour control layer with staggered joints.

NOTE: The DRYSEAL system is compatible with any recognised roof grade rigid insulation board having sufficient compressive strength to resist indentation when fixed.

4. GRP MEMBRANE AND TRIMS

Supply and mechanically fix pre-cured DRYSEAL flat sheet and trims all with 50mm side and end laps using approved self-curing fixings and stress plates to achieve sufficient wind uplift resistance and at centres not exceeding 350mm.

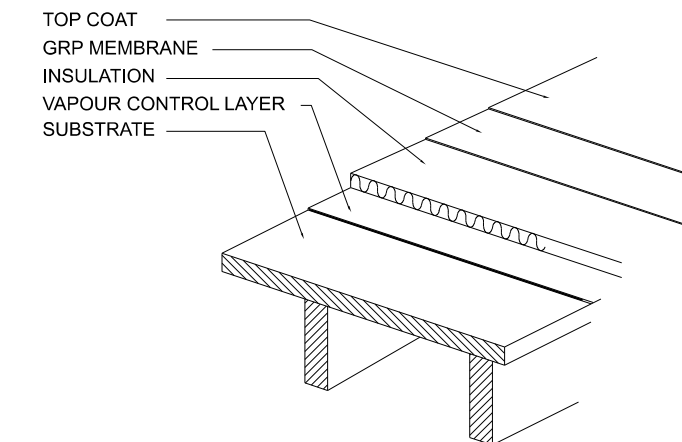
NOTE: ALL FLAT SHEET IS TO BE LAID WITH THE HIGH ADHESIVE (MATT FINISH SURFACE) UP.

5. SEAMS AND LAPS

Supply and fix wet laminate to all seams/laps and exposed fixings.

6. TOP COAT

Apply polyester top coat system at a rate of 1 litre per 3m² maximum to all pre-cured and insitu GRP following through cleaning.



Drawing Title

Proposed Extension to 15 Lyndon Way
Highcross, Rogerstone. NP10 9GZ
For Helen Satherley

Scale

1:50 @ A1

Number

DR-01

Purpose of Issue

For Approval

Revision

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