

2

400 ridge
500 eaves

stack removed
5.500 ridge
5.100 eaves

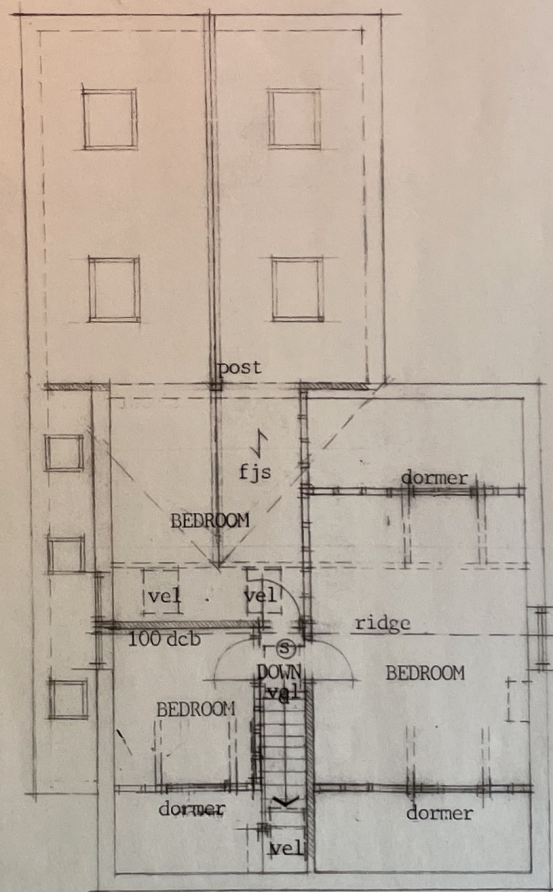
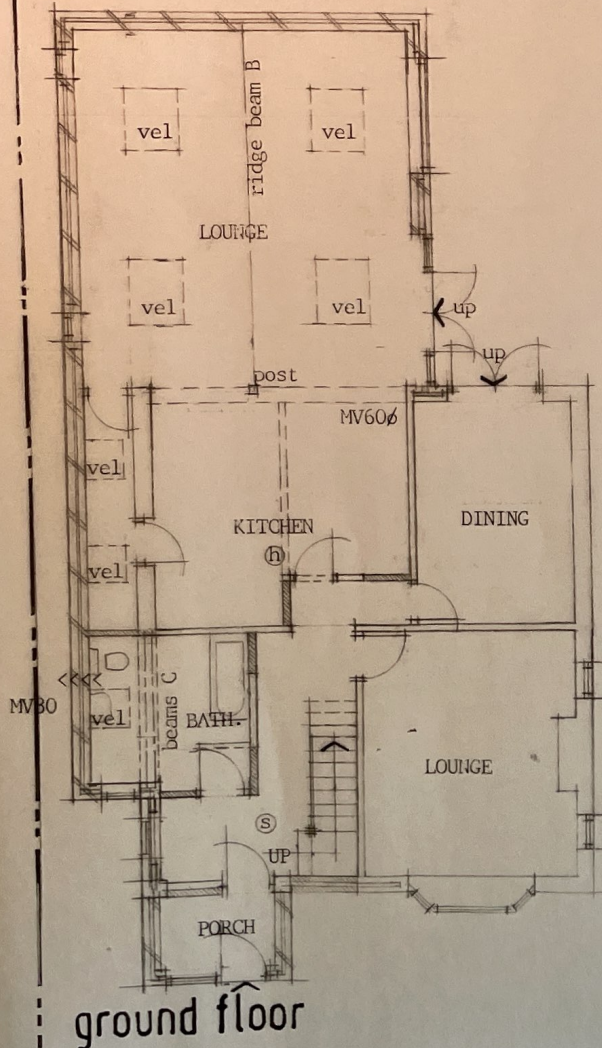
ridge

5.500
o/all ht.

2.600 eaves

front

rear

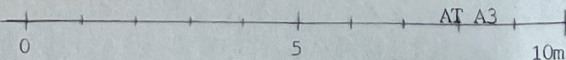


ground floor

first floor

1 : 100

AT A3



DWGS. REF: 16.06.22

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE WORKS COMMENCE AND ANY DISCREPANCIES REPORTED TO THE DESIGN PRACTICE. ALL WORKS TO BE CARRIED OUT TO BUILDING REGULATIONS 15 JUNE 2022 BRITISH AND EU STANDARDS AND CPS

GENERAL SPECIFICATION:

PITCHED ROOFS: u = 0.16wm2K
matching slating at C.37° pitch on 25x50 tanalised battens on tyvec vent sarking on 220x50 C16 rafters at 600ctrs with 165mm FR4165 celotex slab insulation between rafters min 50mm vent gap above any insulation 12.7mr gyproc 10 and skim to all soffits cross ventilation to roof void areas maintained with fascia and ridge vents system to = 10mm continuous venting
EXTERNAL WALLS: u = 0.18wm2K
100mm k rendered blockwork 100mm cavity with CT100 PIR cavitytherm 100mm light block inner leaf plastered stainless steel double drip twist ties at 600 horizontal and 450 vertical centres TDI type insulated dpcs to reveals IG lintels to suit load and span for openings new matching all and upvc doors + windows 28mm double glazed argon units to u = 1.10 doors, adjacent windows and glazing less than 800mm from floor level in toughened glass to BS:6200 - 6206

INTERNAL WALLS + PARTITIONS:

100mm dense concrete block - plastered partitions from 75x50 stud framing with 100 rockwool fill and 12.7mm gyproc 10 + skim
SUSPENDED FLOORS:
any existing suspended timber floors to be checked for thorough ventilation new solid floors to have 100mm dia. vent ducts at 1.5mtr ctrs to external vents

SOLID GROUND FLOORS: u = 0.22wm2K
125mm GEN2 concrete on 1200g dpm over and below 85mm kingspanTF85 (25mm perimeter trim) on sand blinded machine compacted crusher in 150mm layers

FOUNDATIONS:
650mm wide x trench fill GEN1 concrete strip minimum 800mm below ground level or design foundations if required

DRAINAGE:
matching s/water and foul drains to existing adjacent systems - drainage investigated and layout agreed with Building Inspector

VENTILATION:
10Knm sq.trickle head vents to windows opening sashes minimum 1/20th relevant room floor area

MV15/30/60 = mech.extract in litres/sec.

RESTRAINT:
32 x 5ms cranked wallplate holddown and roof/wall/floor restraint straps at 1.5m ctrs

FIRE PROTECTION:
provide interlinked wireless smoke detectors to ground floor hall and within three mtrs of bedrooms - hardwired battery backup type ES = escape sash 450mm x 750mm min. cill to be 800 - 1100mm from floor level

ELECTRICAL WORKS:
carried out to BS:7671.2018(18th.ed) and be installed and tested by a competent person (qualified to min. City & Guilds 2391/2012) test certificate required to Local Authority

PROPOSED REAR AND SIDE EXTENSIONS

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