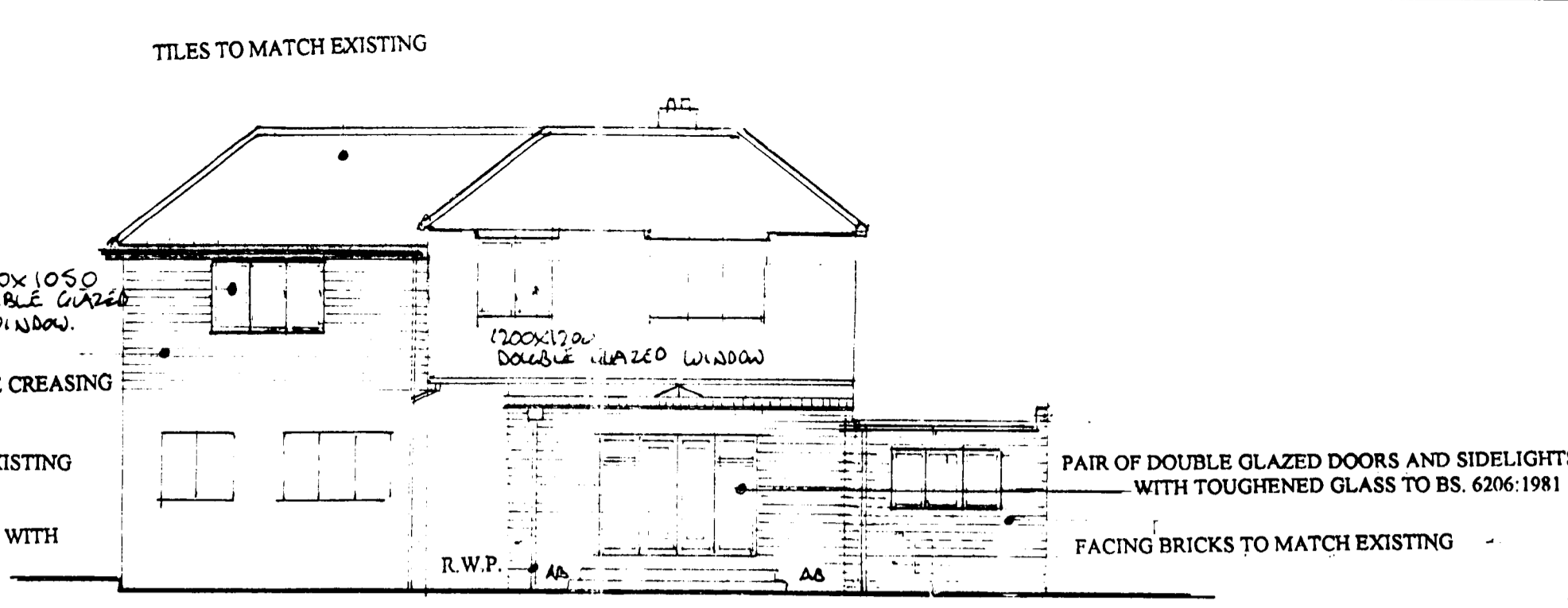
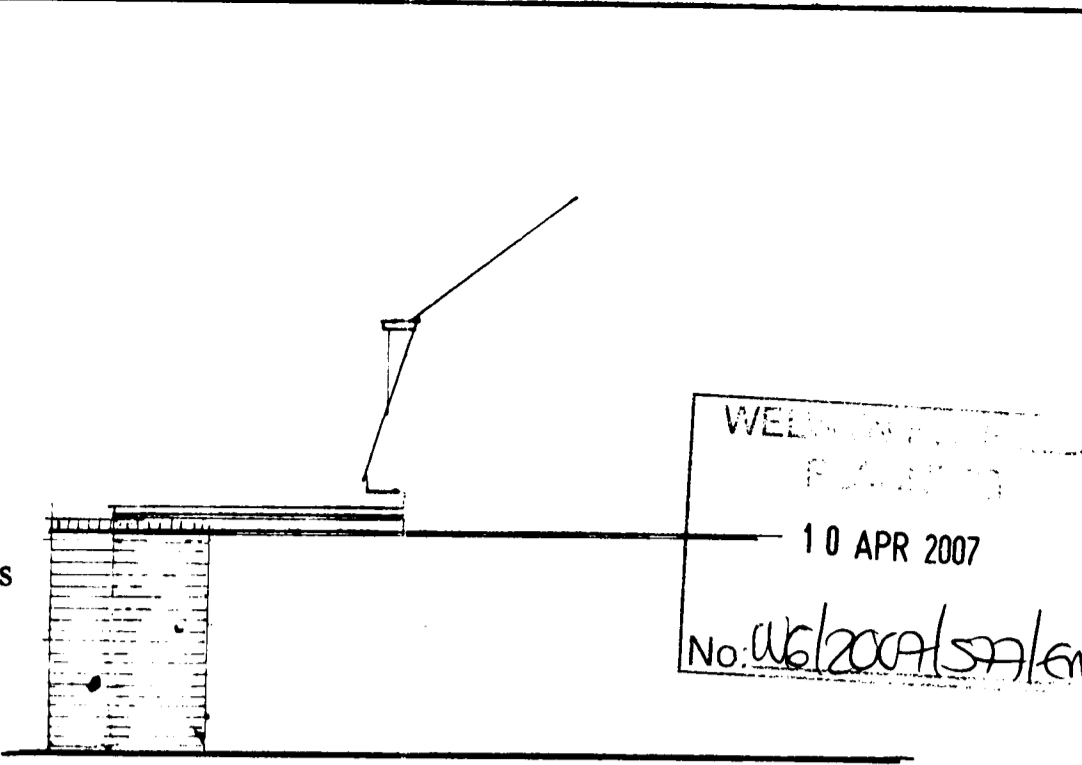


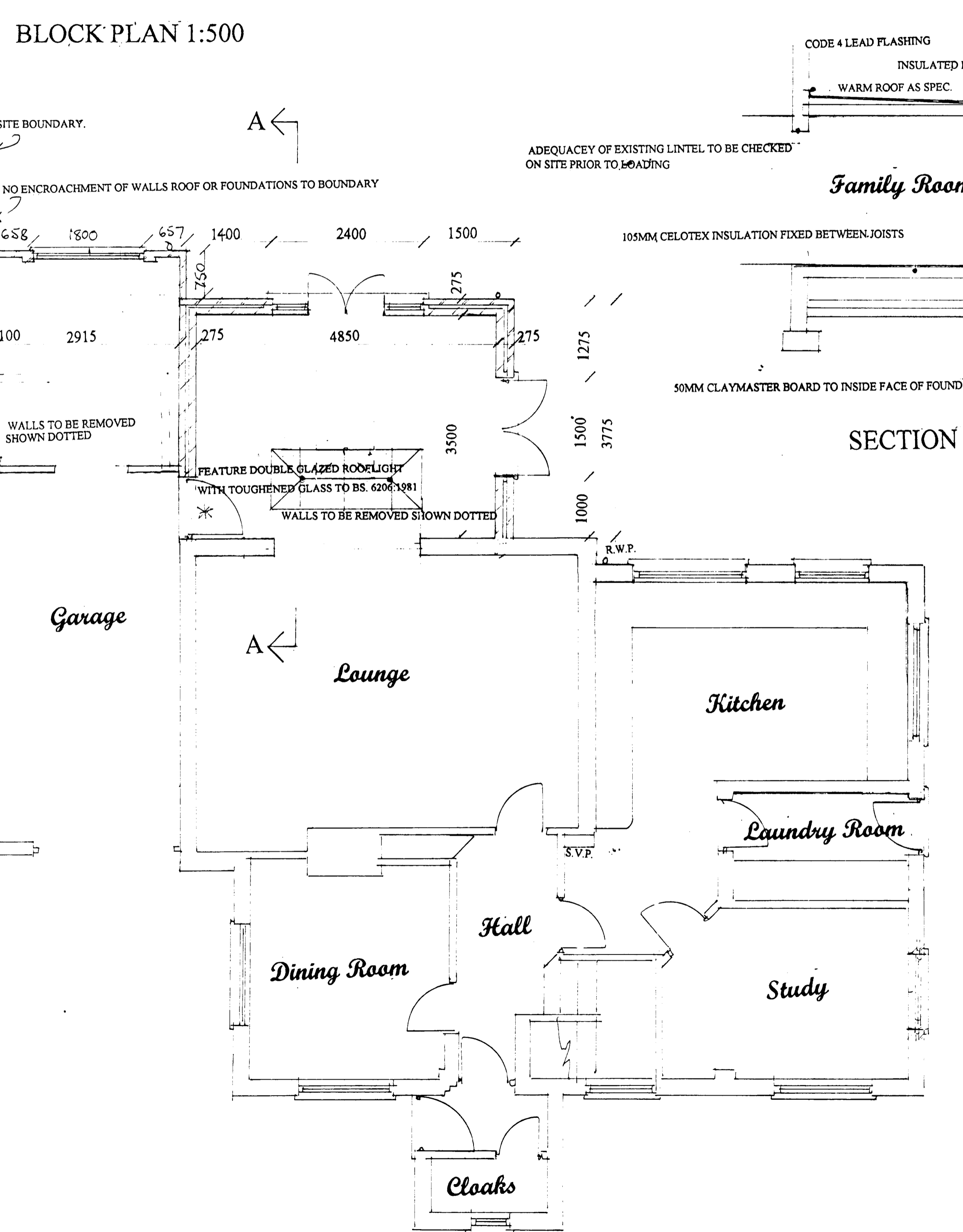
SIDE ELEVATION



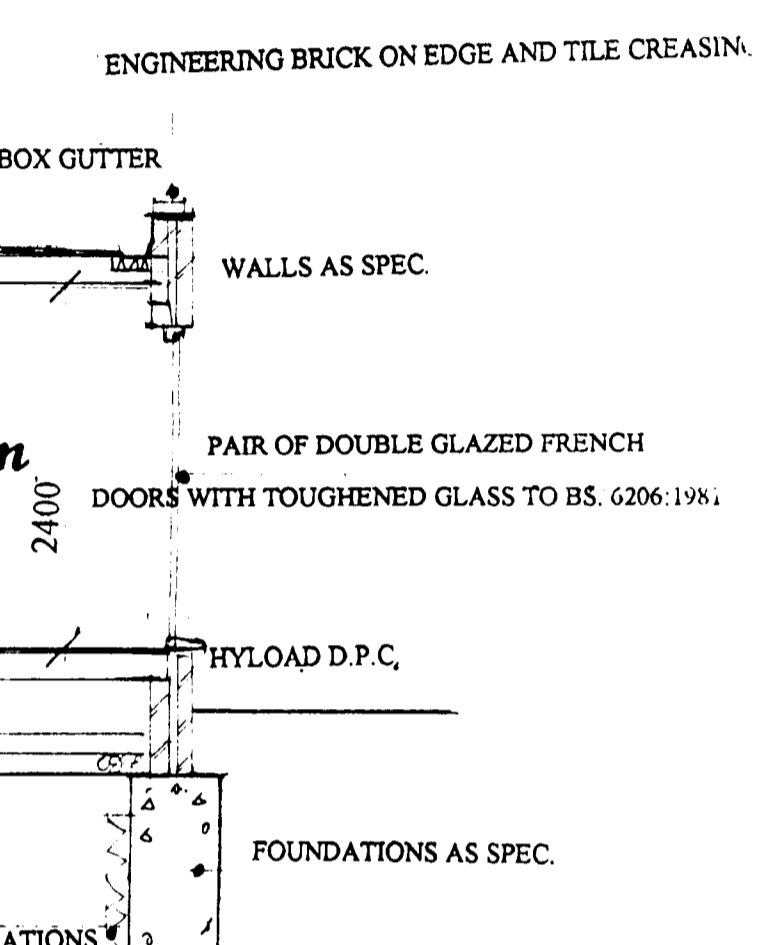
REAR ELEVATION



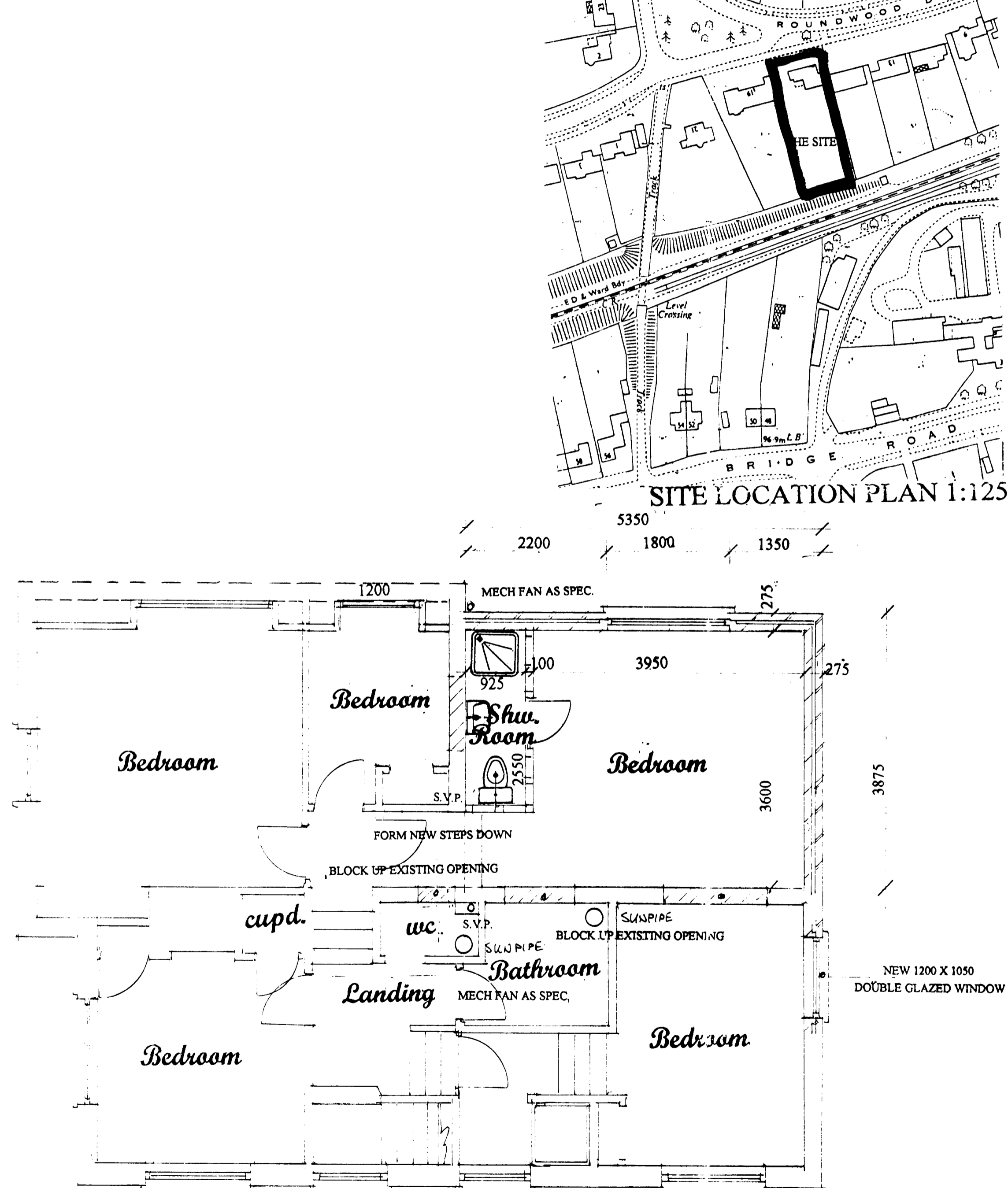
SIDE ELEVATION



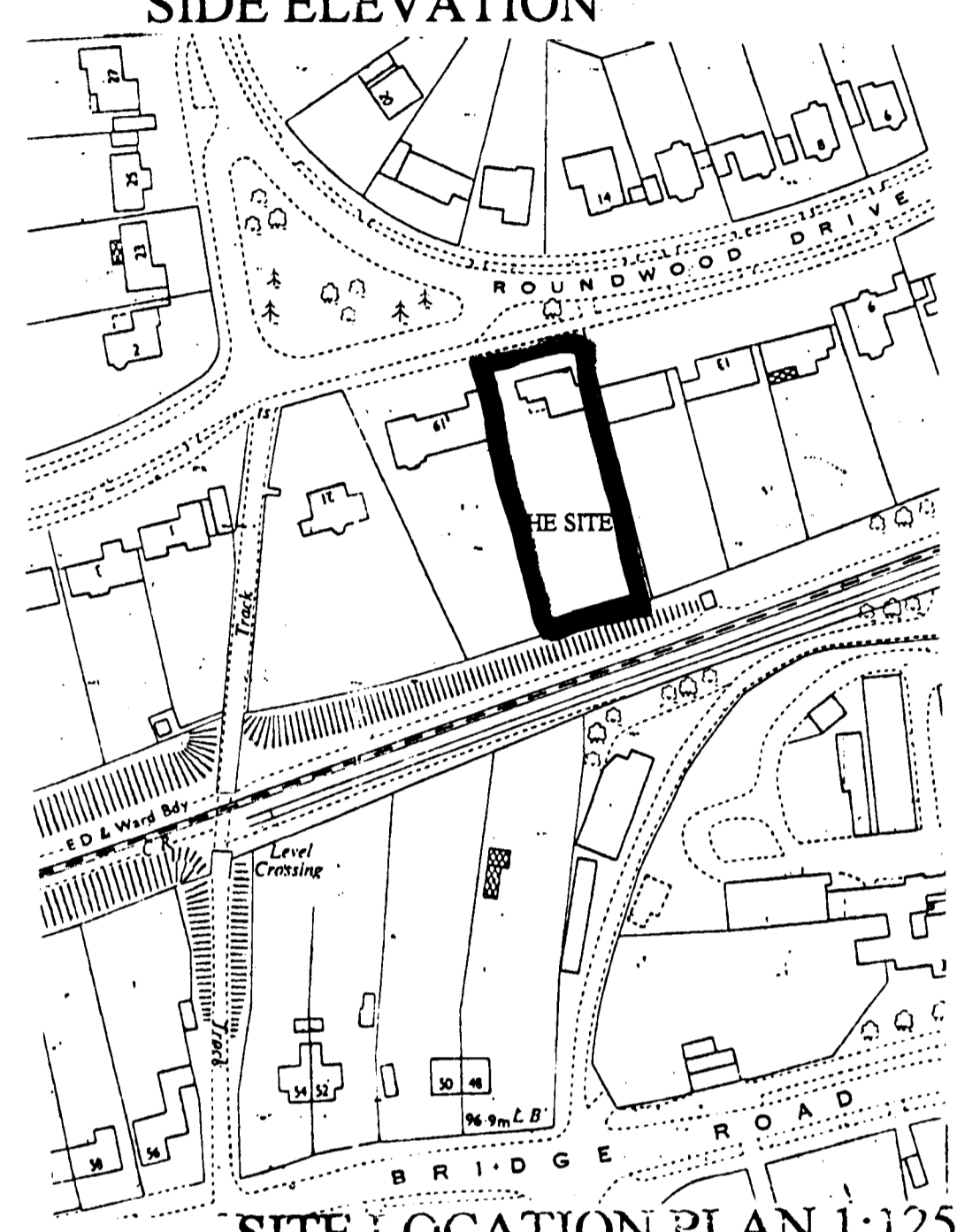
GROUND FLOOR PLAN



SECTION A-A



FIRST FLOOR PLAN



SITE LOCATION PLAN 1:1250

SPECIFICATION

FLAT ROOF
12.5mm of stone chippage bedded in bitumen compound, 3 layers of bitumen felt to B.S. 741 Part 2 15/10 top layer to be high performance felt laid and built up in accordance with CP 144 Part 3 1970 200mm x 50mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.2w/m² k in accordance with part 1.

COLD ROOF
19mm plywood decking fixed to 1.40 tall 38 x 38mm counter battens @ 400mm c/c. 200mm rigid insulation (200mm polyisocyanurate boards - 10.5mm plasterboard and 20mm 25mm insulation) to part 1.

WARM ROOF
105mm Celotex TD 3105 combined insulation and decking fixed to 1.40 tall 12.5mm plasterboard and 12.5mm insulation. Vertical space to all reveals. Hyvoid horizontal d.p.c. min. 150mm above ground level and 100mm min. above 20mm mineral wool insulation. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with noggins @ 1000mm R.W.P.

WALLS
Walls to be constructed in accordance with BS 5628: Part 1 1988 as 100mm external leaf and 100mm internal leaf. 100mm calcium silicate block inner leaf with 12mm plaster. U-value to wall to be less than 0.2w/m² k in accordance with part 1. Thermobrick cavity closers to openings.
Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Ties in new walls and masonry cavities. Vertical space to all reveals. Hyvoid horizontal d.p.c. min. 150mm above ground level and 100mm min. above 20mm mineral wool insulation. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with noggins @ 1000mm R.W.P.

FOUNDATIONS AND SLAB
450mm wide 1:3:6 mass concrete foundations min. 200mm below ground level and 600mm min. below any tree root activity and to level of adjacent drains. Foundations to comply with N.H.C. Practice Note 4 2.75m x 2.0m reinforced across on 3 coats of synthetic fibre continuous with d.p.c. on 125mm concrete on 60mm high density Celotex G43002 floor insulation on 100mm polythene membrane on sand bedding on 150mm well consolidated hardcore. U-value of slab to be less than 0.2w/m² k.

DRAINAGE
Erase any existing drains under new building and areas in 150mm concrete. New drains to be 110mm dia. U-pvc. Clean drain to min. 1.40 falls bedded and surrounded in 100mm dia. shingle. Provide 75mm dia. gully over any drain passing through walls or foundations and 75mm capping to drains with less than 800mm cover. New manholes to be 450mm dia. polypropylene Omega Inspector chambers or gully with building to have boxed and sealed covers. Sockways where used when s.w. not available to be min. 500mm from any building designed in accordance with BS 6222: 1995.
All drainage to be carried out to B.S. 8307: 1985.

DRAINAGE ABOVE GROUND
110mm dia. U-pvc. soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard 110mm dia. U-pvc. soil pipe to w/c's 75mm deep seal trap 40mm dia. U-pvc. waste to sink, bath, basin and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 12058: 2000.

FIRE PROTECTION
Beams indicated in two layers of 12.5mm gypsum plasterboard to break joint fixed with a timber cradle with 7mm gypsum plaster skim. 100mm half fire self closing fire door with 25mm door stops and 100mm non-combustible threshold to garage. Smoke alarm to be provided to hall and landings mains powered. Mainframe conforming to B.S. 5446: 1997.

SUB FLOOR VENTILATION
Any air brick covered by new work ducted by 110mm dia. Pipe under new floor to new 75 x 215mm air brick.

DORMER CHECKS
Fan frame pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 5mm sheathing plywood on 100 x 50mm studwork. Double glazing 16mm toughened insulating glass units (IGU) 500g polythene vapour barrier 12.5mm plasterboard and 100mm Code 4 lead flashing and 100mm insulation to roof.

PINEPLACES AND FLIES
125mm thick superimpregnated beam to extend 150mm to side and 500mm in front of frame. Provide long joints for freights 200mm dia. Cleat fix frame to B.S. 1181. All timber trimmed min. 200mm away from wall and 50mm away from ceiling to free Code 4 lead back gutter, horizontal d.p.c. flashing and closers to junction of roof and wall. Provide 100mm x 100mm x 100mm gas fired balanced flue terminate to be fitted min. 300mm from any opening and fitted with durable wind proofing to have boxed and sealed covers to the consumer unit stating the location of the fireplace. The flue category, the flue and the hearth must be accommodated to the flue and the installation date. Appliances tested in accordance with approved documents and the hearth must 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 both the client and building control officer. Proper instructions to the consumer should be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.

WINDOWS AND VENTILATION
All new double glazed windows and patio doors to have min. 16mm argon filled air gap providing a u-value less than 1.8 w/m² k. All new glazing in critical areas to be toughened glass to B.S. 6206: 1981 in accordance with part 1. Windows to provide 1% openings to habitable rooms. Min. 10.000m² ventilated heads to patio doors and 800mm² trickle vents in all habitable rooms. All new double glazed windows and doors should be provided with draught seals to prevent infiltration of air.
Internal door accommodation verified by extractor fans ducted to external air. Fan wired to light switch and to run 20 minutes after light switched off. Bathroom/shower rooms to have mechanical extract fan to clear 15 litres per second. Kitchen to have cooker hood extract fan to clear 30 litres per second. New laundry rooms to have a mech. Extract fan to clear min. 30 litres per second. Provide high efficacy lighting to new rooms. Luminous efficacy of 40 lumens per circuit watt shall be provided in all habitable rooms. All new double glazed windows and doors should be provided with draught seals to prevent infiltration of air.

PITCHED ROOF AND CEILING
Ties and pitch to match existing on 38 x 25mm pressure impregnated battens on h/vac vapour permeable membrane. Structure as shown on section 150mm fibreglass insulation between joists with 100mm over 500g polythene vapour barrier 12.5mm plasterboard and skim. Corrugated pvc ventilator in any exposed insulated ceiling. 25mm continuous vent strip to soffits and eaves ventilated in accordance with B.S. 5292: 1988. Provide high level roof vents @ 1200mm c/c.

UPPER FLOORS
20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 38mm x 38mm noggings strutting 12.5mm plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over garage shall be lined with 20mm plasterboard with staggered joints with 250mm fibreglass insulation between joists with a skimmed ceiling to provide a 1/2 hour fire protection.

LINTELS
Cement CG to openings up to 1800mm CH4 to water openings. Min. 150mm and bearings.

INTERNAL STUD PARTITIONS
100 x 50mm s.w. stud framing built off 100 x 75mm sole plate. Studwork spaced @ 450mm c/c horizontally and 800mm vertically and 100mm polythene insulation with 15mm plasterboard with a density of 10kg/m³ and skim both sides. First floor joists doubled up and bolted together under stud partitions.

STAIRS
200mm rise and 225mm going. 25mm nosings. Total rise of min. min width 800mm. Min. 200mm headroom vertically above pitch line. Handrail to be 900mm high above pitch line and on landings. Landings to be 1900mm. Prior to ordering materials, the contractor shall check the finished floor construction before up floor joists where indicated to trim stairwell opening.

ELECTRICAL
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that the appropriate electrical installation certificate has been issued for the work, and has been signed by a person competent to do so.

GENERAL
All work to be carried out in accordance with the Building Regulations 2000 and current B.S. Codes of Practice.
Adequacy of existing walls, lintels and foundations to be checked on site prior to loading.
All dimensions must be checked on site and not scaled from the drawing. Any discrepancy in dimensions must be notified before proceeding. No responsibility will be accepted for alterations carried out without notification. Materials and workmanship are to be to the satisfaction of the client matching existing where possible.
Where applicable consent from the adjoining owner should be sought under the provisions of the party wall etc. act 1996.
All new electrical fittings, radiator positions etc are to be agreed on site with client. The builder is to remove all debris as it accumulates and on completion leave the site tidy to the clients satisfaction.

JOB TITLE
17 ROUNDWOOD DRIVE
WELWYN GARDEN CITY
HERTFORDSHIRE

DRAWING TITLE
PROPOSED FIRST FLOOR AND
SINGLE STOREY REAR EXTENSION

CLIENT
MR & MRS S. GODDEN

SCALE
1:50 1:100 1:500 1:1250

DATE
APRIL 2007

DRG. No.
02

AMENDMENTS

A
B
C

Neil Anderson
Planning and Building Design Services

1a WOODLAND WAY
OAKLANDS
WELWYN
HERTS. AL6 0RZ
TEL/FAX: (01438) 717854