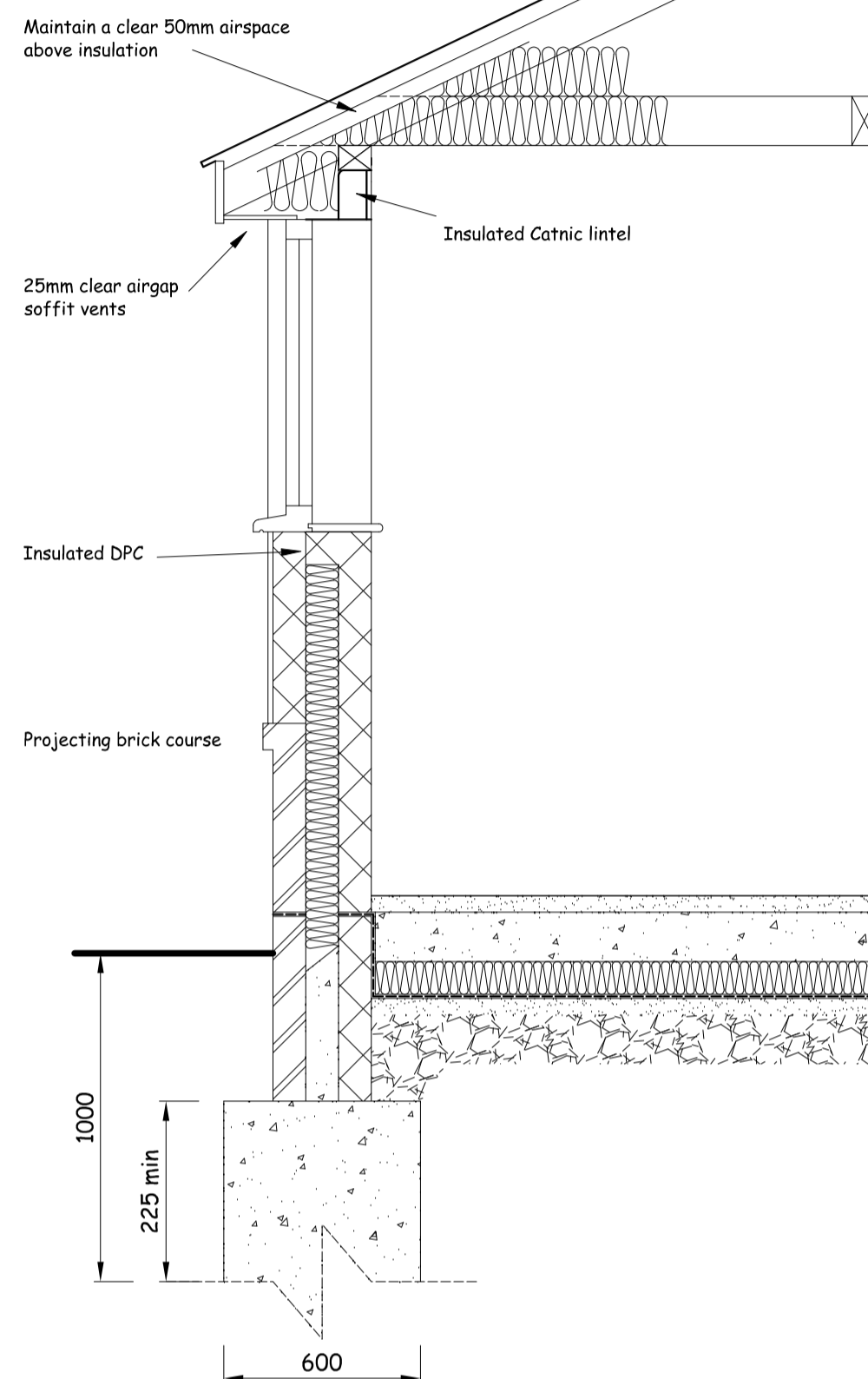
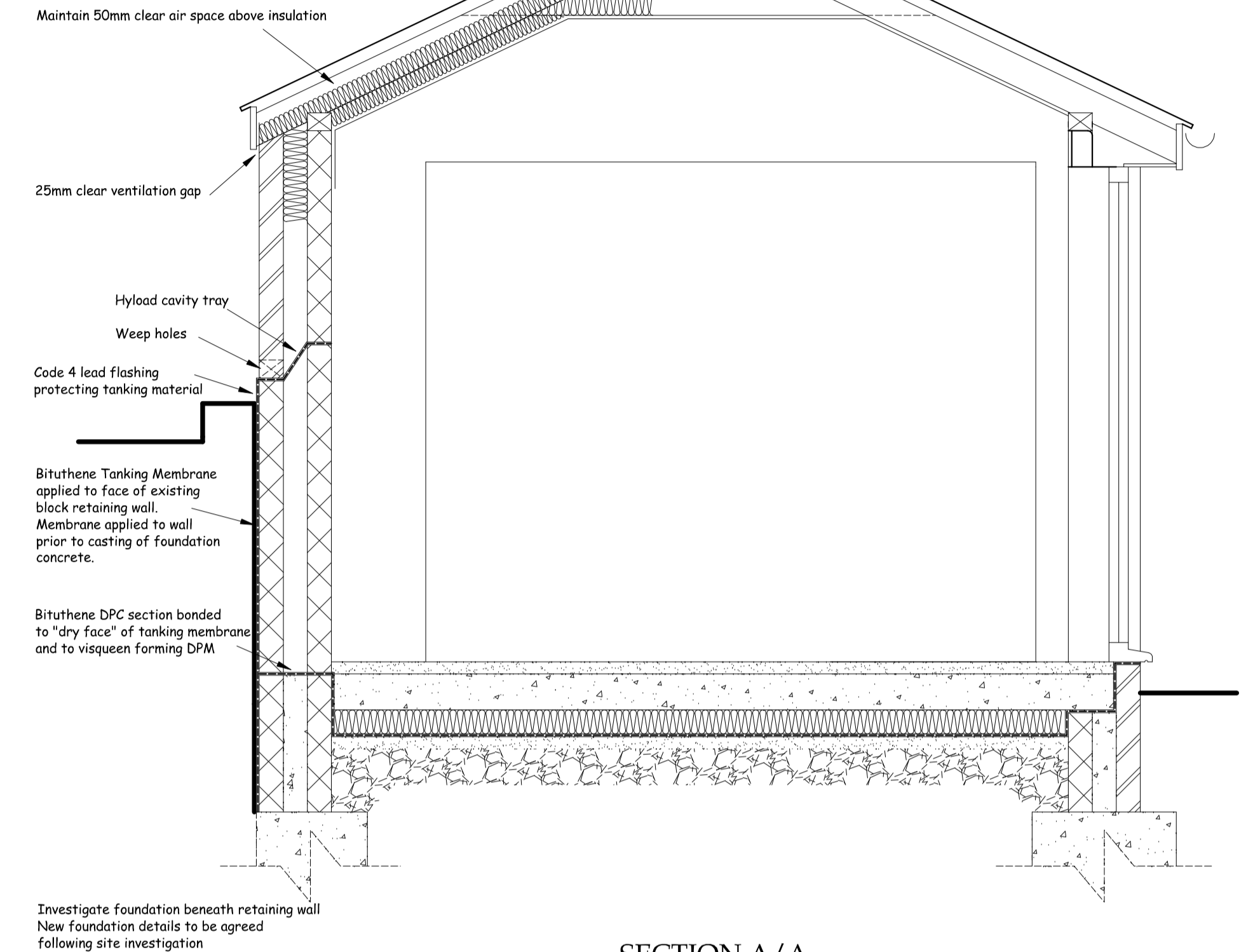


PROPOSED FLOOR PLAN

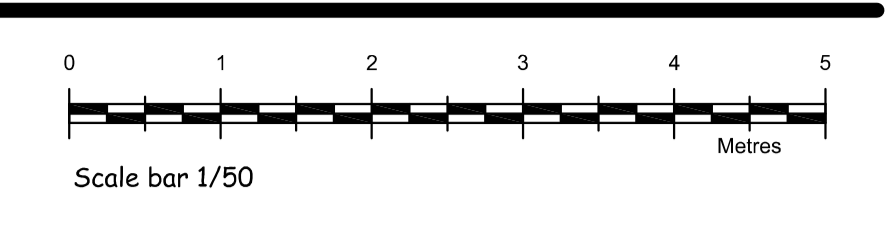


NB. Foundations shown are provisional subject to ground conditions encountered

SECTION B/B



SECTION A/A



Foundations

Subject to ground conditions encountered, but provisionally 600 x 225 mm C25P strip foundation at a minimum depth of 1.00 m, reinforced with a layer of B503 mesh. Two skins of 100mm th 7a/mm2 concrete brickwork/blockwork in cavity wall. Weak mix concrete cavity fill below ground level. 2000 gauge visqueen DPC. Facing bricks taken down at least two courses below ground level. Superstructure cavity insulation taken down to top of concrete cavity fill to ensure overlap with floor insulation.

Ground Floor Construction

50mm th sand/cement floor screed on 150mm th C25P concrete slab on 1200 gauge Visqueen DPM on 100mm th polyurethane insulation on sand blinding on minimum 150mm th sulphate free hardcore. 25mm th polyurethane insulation fixed vertically around the perimeter of the floor slab. Floor slab to achieve a U value of 0.22W/ M2 degree C.

Tanking

Extension to be built up against existing block retaining wall. Extension wall to be waterproofed at this abutment with a Bituthene "tanking" membrane applied to retaining wall. wall to be primed prior to installation of membrane and the membrane installed to manufactures instructions. Membrane to be applied to face of retaining wall after excavation of trenches and prior to pouring of foundation concrete. DPM beneath floor slab to be bonded to tanking membrane on retaining wall with a bituthene DPC/cavity tray section crossing cavity wall and bonded to the "dry" side of the tanking membrane.

External Walls

External wall to match existing wall comprising pebble dashed upper wall section over a projecting brick course over a facing brick plinth. Wall to be 300 mm th cavity wall, upper section comprising 100mm th external skin of dense concrete blockwork (7N/mm2) with 2 coat cement render with pebble dash finish to match existing, 100mm overall width cavity formed with 4 no stainless steel wall ties perM2, minimum length 225mm conforming to the requirements of DD140 part 2 type 1 (masonry - heavy duty), 45mm Kingspan TW50 cavity insulation fixed against inner skin with retaining clips, 100mm th inner skin of Aglite Ultima 7.3N/mm2 blockwork achieving a U Value of 0.28 W/M sq degree C. Lower section of wall to be as above but with facing brick outer skin. Wall ties around window and door openings to be spaced 150mm horizontally away from jambs of openings and in every block course vertically. Insulated DPC around all openings and insulated Catnic lintels above openings. New walls fully bonded to existing - brickwork bonded to existing by cutting out pockets in existing and toothing in new, blockwork tied to existing with Blue-bird or similar stainless steel ties.

Services

Extend existing domestic hot water and central heating system to provide for all new domestic hot water requirements and to provide radiators in all rooms. The calculated heat output of each radiator shall be such as to maintain an internal temperature of 23 degree C when the external temperature is -3.0 degree C. Zone heating control to be provided by thermostatic radiator valves to each radiator. Electrical work- The design, installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671:2001. Prior to the issue of a Completion Certificate under the provisions of the Building Regulations the Local Authority must be provided with either- 1) A copy of an Electrical Installation Certificate, issued under the "Competent Persons Scheme" or alternately, 2) A copy of an Electrical Installation Certificate issued in accordance with BS 7671:2001, by a suitably qualified and competent person. Provide mechanical extractor fan in utility area (15 litres/sec.) Waste pipes to comprise 40 +32 mm diameter UPVC wastes with 76 mm deep seal traps, 100mm half round UPVC gutters with 63mm diameter rain water pipes. All external waste and rain water pipes to discharge over trapped drainage gullies.

Sanitation, Hot Water Safety and Water Efficiency

Plumbing Installation Cold Water Supply - A wholesome cold water supply, for the purpose of drinking, must be provided to any sink in an area where food is prepared. Hot Water Supply - Heated wholesome water to be provided to sinks in food preparation areas. Hot water systems must be designed, constructed and installed to resist the effects of temperature and pressure in both normal use and in the event of any malfunctions that can be reasonably anticipated. Hot water storage vessels must incorporate precautions to prevent the water stored exceeding 100 degrees C.

Internal Finishes

9.5 mm th foil- backed plasterboard and skim to horizontal ceilings. 12.5mm insulation backed plasterboards and skim finish to sloping ceiling. Internal block walls to be finished with 2 coats of Gypsol plaster. Superior floor finishes to clients choice on 50 mm th sand/cement floor screed. All internal joinery e.g. skirtings, architraves, door types, ironmongery etc to match existing.

Steelwork

All steelwork to be as details provided by Structural Engineer. All steelwork to be factory primed and where applicable to be encased in 2 layers of 12.5mm plasterboard and skim to provide ½ hour fire protection.

Conservatory

To comprise translucent polycarbonate sheet roof and to be designed and installed by specialist contractor.

Roof Construction

Natural slates to match existing with matching ridge tiles on 38 x 25mm treated laths on Tyvec or equal breathable felt. 100 x 75 mm wallplates bedded in mortar and strapped down at maximum 2.0m centres. Steel ridge beam where shown to be as Structural Engineers details supplied separately including 100 x 75 mm pole plates bolted to top flange with M12 bolts at 900mm centres. Rafter to be 125 x 50 mm SC3 grade treated timbers at 400mm centres. Rafters to be doubled up and nailed together where trimming out for velux windows. Ceiling joists/collars to be 100 x 50 mm SC3 fixed to rafters with M12 bolts and spiked toothplate connectors. Valley lay boards to be 32mm th. Incorporate 100 x 50 mm roggins between rafters either side of valleys to support lath ends. Fix galvanized restraint straps to last three rafters running parallel with gable walls, straps to be fixed over three rafters, built into block work and turned down cavity, straps to be at maximum 2m centres. Fix treated softwood fascia boards and WBP plywood soffits to match existing. Incorporate Glidevale or similar soffit vents equal to a continuous 25mm clear air gap. Incorporate 300 mm thick fibreglass roof insulation above the flat ceiling areas comprising a 150mm thick layer laid between the ceiling joists and a 150mm thick layer laid perpendicular above the joists achieving a U value of 0.16 W/M2 degree C. To sloping ceiling areas incorporate 75mm th urethane insulation between rafters and underdraw with 12.5mm th plasterboards backed with 60mm th urethane insulation achieving a U Value of 0.18W/M2 degree C. Maintain a clear 50mm air gap above insulation. Provide Code 4 lead valley on WBP plywood gutter lining and Code 4 apron flashing at abutments with Code 3 soakers.

Drainage

Excavate to investigate existing drainage. New drainage to comprise 100 mm Superleve pipework laid on pea gravel bed at 1 in 60 falls and back filled with selected excavated material. Drains running beneath floor to be exposed and encased in concrete. 100 x 63 mm PCC lintels to be built over drains in foundation walls where drains pass through. All RWPs and waste pipes to discharge over trapped gullies.

Windows

UPVC windows, double glazed with argon filled sealed units incorporating "K" glass with 20mm "warm edge technology" perimeter spacers. Windows to be fully draught proofed and sealed around with silicone mastic internally and externally to achieve a U value of 1.6W/M sq degree C. Windows to incorporate trickle vents equal to 8000 mm sq and have opening casements no less than 1/20th of floor area. Glazing to doors and windows in critical locations to be in accordance with BS EN 12150.

Nigel Forrester MCIQB
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CLIENT
Mr and Mrs A Knight

PROJECT
Proposed single storey extension to enlarge living room and a conservatory at 47 Leek Road Buxton SK17 6UE

DRAWING NUMBER 11/343/03
Proposed Floor Plan and Section Details

SCALES 1/50, & 1/20 @ A1