

EXTERNAL WALLS
ABOVE DPC LEVEL TO COMPRISE OF 102.5mm
BRICK OUTER LEAF TO MATCH
EXISTING (>10N/mm²). 100mm LOAD BEARING
BLOCK (>7.3N/mm²) CELCON OR EQUAL AND
APPROVED STANDARD BLOCK. 100mm CAVITY. 50
mm CELOTEX TUFF-RW3000 RIGID
INSULATION.OVERALL CONSTRUCTION TO
ACHIEVE U VALUE 0.27W/m²K.Point brick work with
weather struck joint.

NEW FLOOR CONSTRUCTION IN THIS AREA TO
CONSIST:-
100mm concrete slab ON 500GAUGE VISQUEEN
SEPARATING LAYER.On 70mm Celotex TUFF GA3000Z
rigid insulation or equal and approved,1200g gas
membrane on 35mm sand blinding on min 150mm
compacted hardcore.

SAFTY GLASS TO ALL
GLAZING TO BE BS6206
BELOW 800mm ADJ TO DOORS

SMOKE ALARMS & HEAT DETECTORS
TO BE INTER LINKED AND MAINS OPERATED (WITH
DC BATTERY BACK-UP),CONFORMING TO BS5446
(COMPONENTS OF AUTOMATIC FIRE ALARM
SYSTEMS FOR
RESIDENTIAL PROPERTIES 1 (SPECIFICATION FOR
SELF CONTAINED SMOKE ALARMS AND POINT
TYPE SMOKE DETECTORS).ALL SMOKE ALARMS
SHOULD BE KITE-MARK
CERTIFIED. POSITION INDICATED ON PLAN.
CEILING MOUNTED LEAST 300mm FROM ANY WALL
OR LIGHT FITTING. SENSOR TO BE BETWEEN 25mm
AND 600mm BELOW THE CEILING. OPTICAL SMOKE
ALARMS SHOULD BE INSTALLED IN CIRCULATION
SPACES SUCH AS
HALLWAYS AND LANDING. IONISATION CHAMBER
BASED SMOKE ALARMS SHOULD BE USED IN
LIVING ROOM / DINNING ROOM, etc. RATE OF RISE
HEAT DETECTOR TO BE
INSTALLED IN KITCHEN WHERE SHOWN AND TO BE
INTER LINKED WITH SMOKE ALARMS.

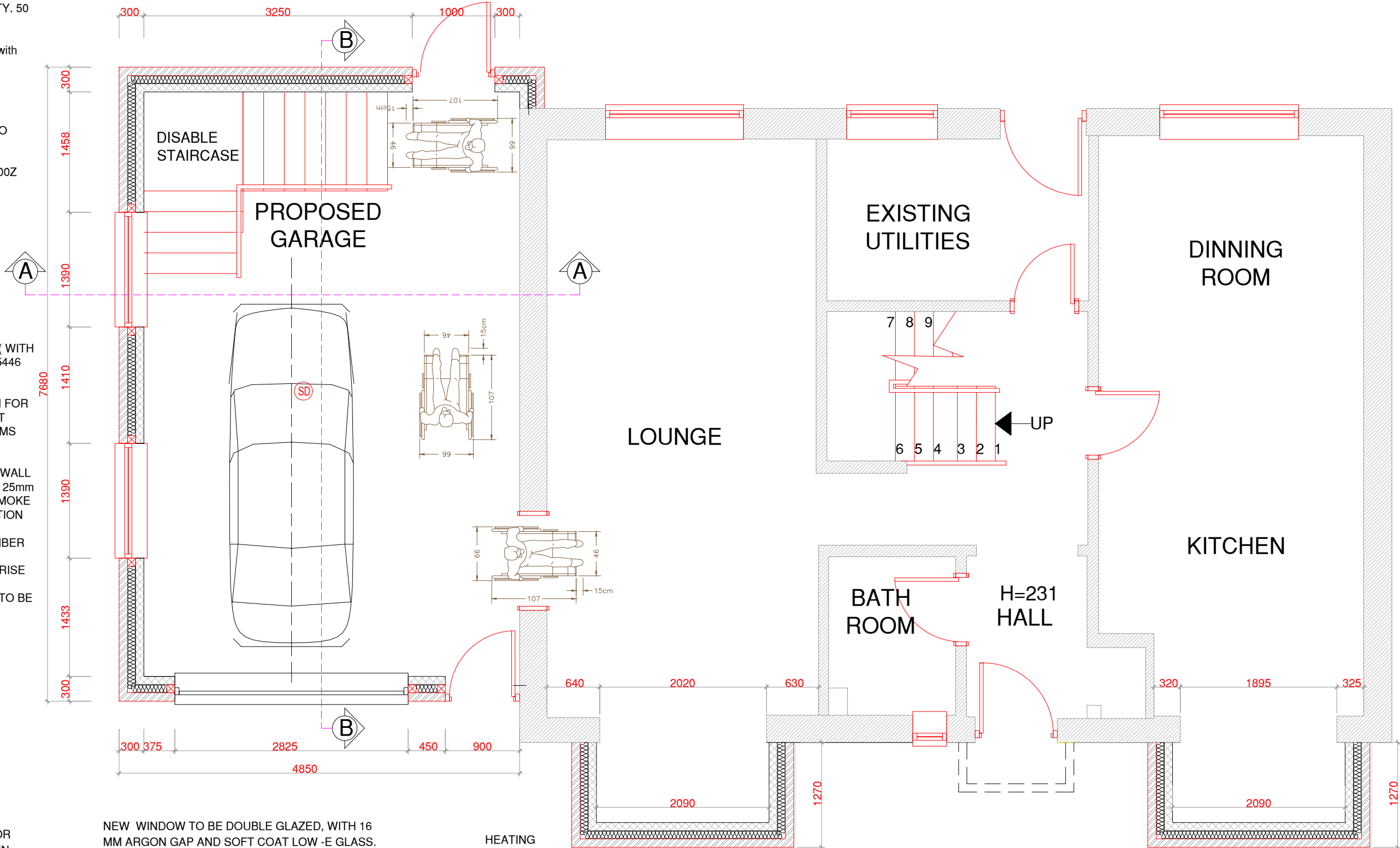
PART P QUALIFIED
ELECTRICIANS COMPLETION
CERTIFICATE
TO BE PROVIDED BEFORE
COMPLETION
OF CONSTRUCTION.

ABOVE GROUND DRAINAGE

ALL NEW ABOVE GROUND DRAINAGE AND
PLUMBING TO COMPLY WITH BS.5572:1978 FOR
SANITARY PIPEWORK. ALL DRAINAGE TO BE IN
ACCORDANCE WITH PART H OF THE BUILDING
REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI
VAC BOTTLE TRAPS AND RODDING EYES TO BE
PROVIDED AT CHANGES OF DIRECTION.

SIZE OF WASTES PIPES AND MAX LENGTH OF
BRANCH CONNECTIONS (IF MAX LENGTH IS
EXCEEDED THEN ANTI VACUUM TRAPS TO BE
USED)

WASH BASIN - 1.7M FOR 32MM PIPE 4M FOR 40MM
PIPE



NEW WINDOW TO BE DOUBLE GLAZED, WITH 16
MM ARGON GAP AND SOFT COAT LOW-E GLASS.
WINDOW ENERGY RATING TO BE BAND C OR
BETTER AND TO ACHIEVE U-VALUE OF 1.8 W/M²K.

NEW CAVITY WALL CONSTRUCTION TO BE TIED
INTO EXISTING, USING CATNICK STRONGHOLD
CAVITY WALL CONNECTORS.VERTICAL INSULATED
DPC TO BE INSERTED INTO VERTICAL CHASE CUT
INTO EXISTING BRICK WORK WITH POLYSULPHIDE.

HEATING

EXTEND ALL HEATING AND HOT WATER SERVICES
FROM EXISTING AND PROVIDE NEW TVRS TO
RADIATORS. HEATING SYSTEM TO BE DESIGNED,
INSTALLED, TESTED AND FULLY CERTIFIED BY A
GAS SAFE REGISTERED SPECIALIST. ALL WORK TO
BE IN ACCORDANCE WITH THE LOCAL WATER
AUTHORITIES BYE LAWS, THE GAS SAFETY
(INSTALLATION AND USE) REGULATIONS 1998 AND
IEE REGULATIONS.

PROPOSED GROUND FLOOR PLAN

STUD PARTITION

TO COMPRISE 100X 50MM STUD
PARTITION CORE, WITH STUDS AT
400MM CENTRES AND
NOGGINs AT 600MM CENTRES, CLAD
TO ROOM FACES WITH 12.5MM
PLASTERBOARD & SKIM WITH 50MM
SOUND DEADENING INSULATION
BATTS TO VOID.

LINTELS

LINTELS TO BE PROVIDED OVER ALL OPENINGS
TO BE CATNICK OR
SIMILAR APPROVED MANUFACTURER.ALL STEEL
LINTELS TO BE INSULATED AND TO HAVE STOP
ENDS LINTELS TO HAVE 150mm MIN END BEARING
ONTO MORTAR BEDDING WITH CONTINUOUS
CAVITY TRAY.

New Floor:
LATERAL RESTRAINT STRAPS ARE TO BE
PROVIDED
PERPENDICULAR TO FLOOR JOIST AND ROOF
MEMBERS TO PROVIDED LATERAL RESTRAINT.
STRAPS TO BE OVER AT LEAST THREE
JOIST/RAFTERS WITH NOGGINsS BETWEEN AND
AT NO MORE THAN 2M SPACINGS.

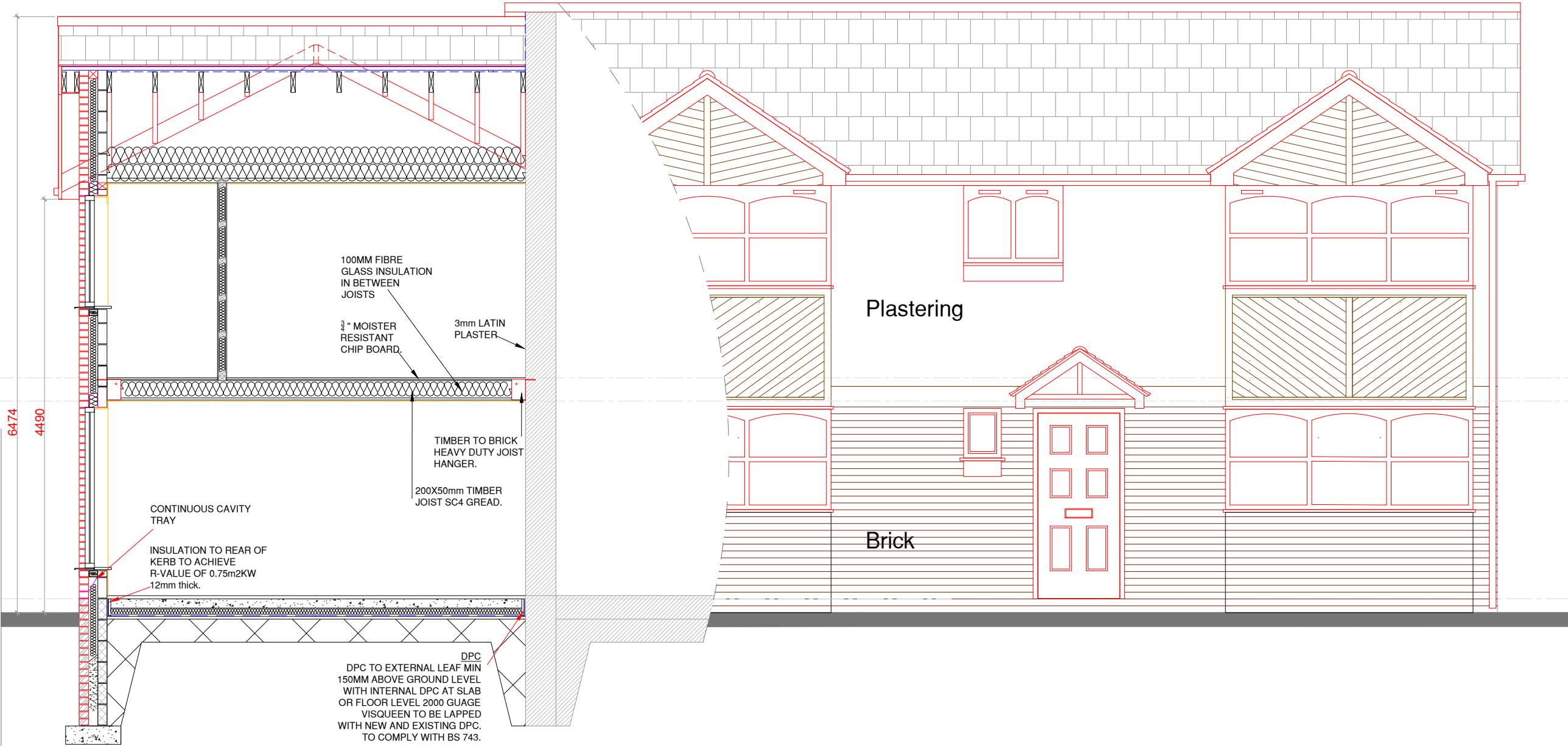
TIMBER TO BRICK HEAVY DUTY JOIST HANGER.

EXTERNAL WALLS
BUILT-UP OFF FOUNDATIONS, 102.5mm THICK
BRICK OUTER LEAF TO MATCH
EXISTING(>10N/mm²).
100mm CAVITY FILLED WITH LEAN MIX CONCRETE
TO 225mm BELOW DPC LEVEL AND 100mm LOAD
BEARING CONCRETE BLOCK INNER LEAF
(>7.3N/mm²) CELCON OR EQUAL AND APPROVED
STANDARD BLOCK.
INSERT HYLOAD PITCH POLYMER DPC, MINIMUM
150mm ABOVE GROUND LEVEL TO BOTH LEAVES,
DRESS INTO EXISTING DPC & NEW DPM 2000
GAUGE.

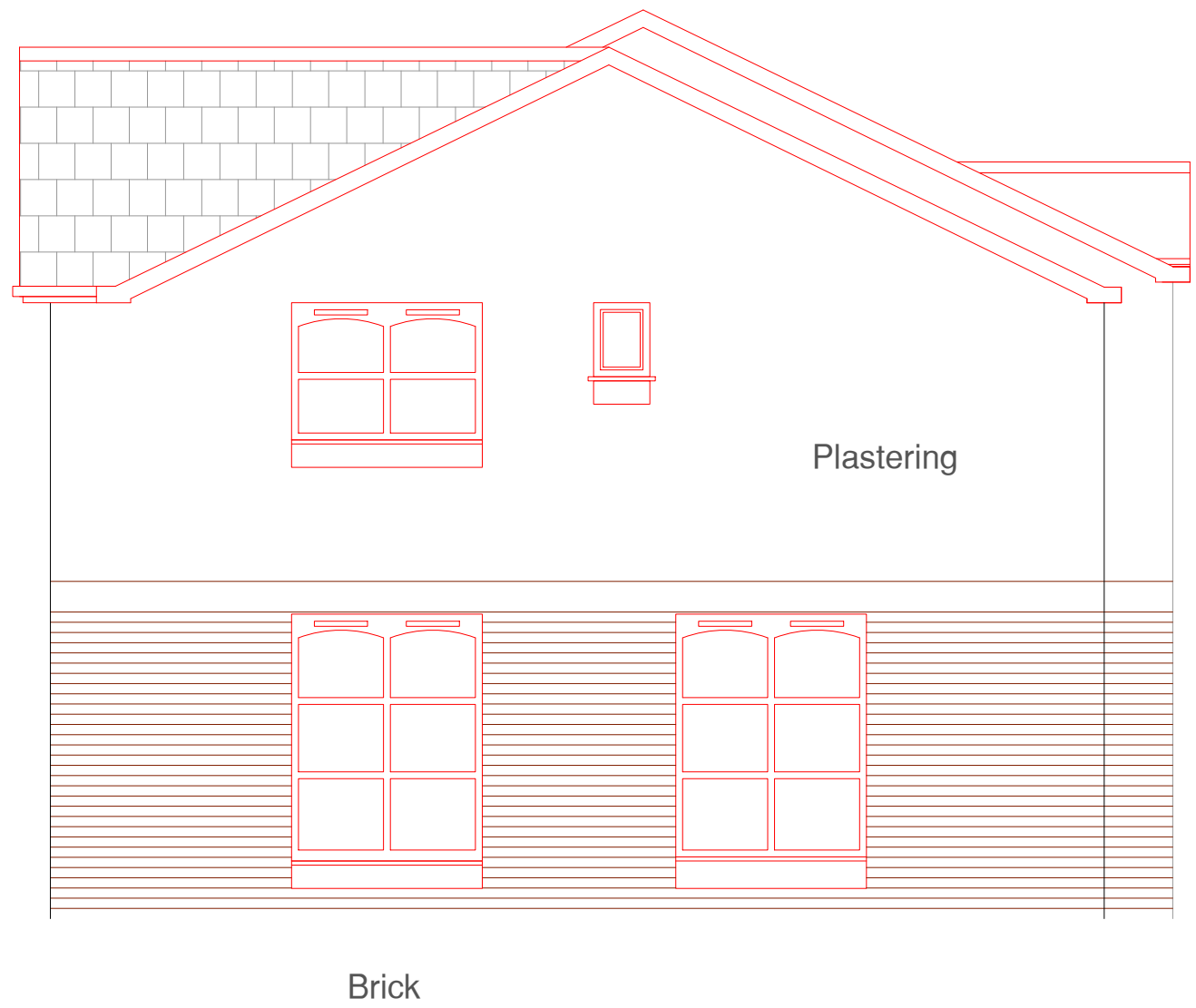
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ABOVE DPC LEVEL TO COMPRISE OF 102.5mm
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(>10N/mm²). 100mm LOAD BEARING BLOCK
(>7.3N/mm²) CELCON OR EQUAL AND APPROVED
STANDARD BLOCK. 100mm CAVITY. 50 mm
CELOTEX TUFF-RW3000 RIGID
INSULATION.OVERALL CONSTRUCTION TO
ACHIEVE U VALUE 0.27W/m²K.Point brick work with
weather struck joint.

DPC
DPC TO EXTERNAL LEAF MIN 150MM ABOVE
GROUND LEVEL WITH INTERNAL DPC AT SLAB OR
FLOOR LEVEL 2000 GUAGE VISQUEEN TO BE
LAPPED WITH NEW AND EXISTING DPC. TO
COMPLY WITH BS 743.

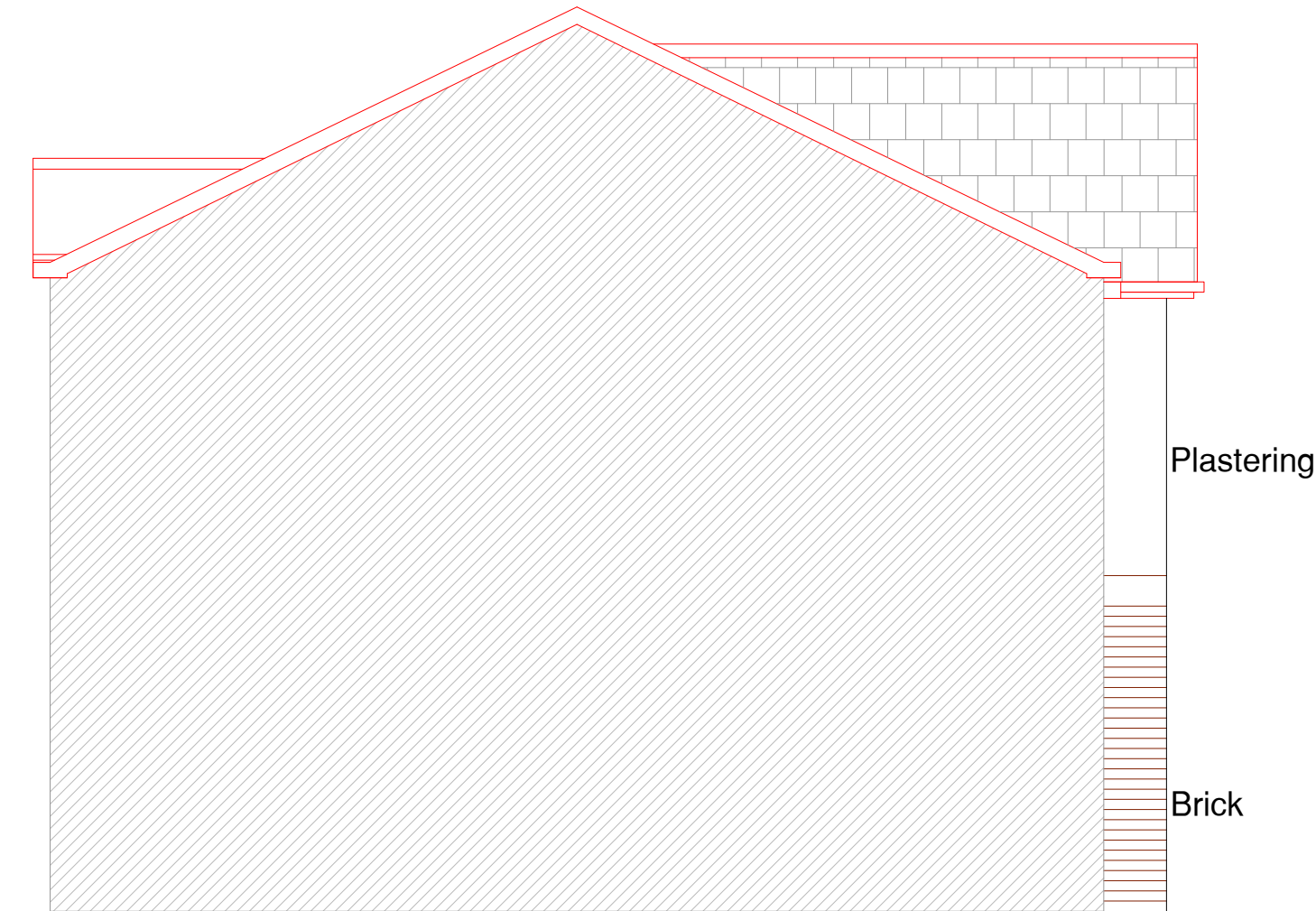
Roof tiles to match existing and fixed in accordance with manufactures recommendations.all on treated SW battens on type 1F
breathable sarking felt with dry ridge and cloaked verge system ridge board to be 200mm x 75mm,50x150mm traditional rafters
at 400mm max.centres to BS5268:Part 3 1985(including all bracing etc).AFSII timber to be 'vac-vac' treated,100 x 75mm
treated SW wall plates strapped to wall with galvanized MS straps at 2000mm max.centres.Eaves and soffits to be u.pvc.Truss
to be braced as indicated on manufactures details.Roof space to be ventilated to equivalent of 10mm continuous gap,200mm
mineral fiber quilt laid between ceiling members with 150mm mineral fiber quilt laid over ceiling members (total insulation
~350mm)and dress down into eaves with proprietary insulation restraint to provide 50mm min.continuous ventilation gap
between rafters,12.5mm foil backed plasterboard and skim finished to all ceilings. 15mm plasterboard & skim finished to
underside of all trusses.
all to achieve a 'U' value of 0.16 W/m sq.K.



PROPOSED SECTION A:A



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Notes:

NOTES

REV:	DESCRIPTION:	BY:	DATE:
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DRAWN: **REUBEN** CHECKED: **checked** DATE: **FEB 2021** REVISION: **A**

PROJECT NAME: **TWO STORY SIDE EXTENSION**

DRAWING TITLE: **PROPOSED DETAILED PLAN
AND SECTION**

SCALE: **1:50** SHEET SIZE: **A1** SHEET NO.: **03**

PROJECT NO: **2020/24** STATUS: **BUILDING REGS**

DRAWING NO: **A1/03**