

FOUNDATIONS.
Concrete strip foundations, min depth 750mm or 1m where subsoil is of a shrinkable nature, (but in all cases in full compliance with Building Inspectors recommendations. 750mm wide to cavity walls, 600mm to internal walls. Foundations to be 250mm thick. Reinforced to soft spots as necessary.

FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations. 50mm Jable insulation with 100mm upstand around edges. 1200 Polythene dpm linked to apc. 100mm site concrete.

D.P.C.
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls. Tray d.p.c. over all IG Lintels with weepholes to outer leaf.
Dpc.s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks.

D.P.M.
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

WALL.
1.5 - INSULATION
Wall construction for compliance with building regulations Part L 1
U value 0.35W/m sq K
102mm Facing brick
75mm cavity with 75mm Jable insulation
Inner leaf of 100mm Standard Celcon or Equivalent
U value insulation blocks with plaster finish
600 stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerogel blocks maximum density 1100kg/m
Movement joints as indicated. Incorporate brick or similar expanded metal to mortar, coarsing 215mm below all windows
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

LINTELS
Install 100 or similar steel lintels to all openings.
Internal void of lintel to be filled with insulating material.
Internal face of steel lintels to be covered with insulation to minimise thermal bridging. Frames must also overlap the insulated cavity closures by 30mm.

FIRST FLOOR.
Timber joists as indicated on drawing all timber S03 graded All joists at max 400mm c-c with ends having min 100mm bearing. Joists parallel to walls, strapped to walls at max 2m c-c with 30x5x1200mm straps and fixed to softwood noggins between joists. Spans over 2m to have Herringbone bracings at mid span in 38x38mm timber or Galvalume h/b. Spans over 4.5m same but at 1/3rd c-c. Double joists beneath all studwork partitions and fix together with 12mm dia coach bolts and washers at 1.5m c-c, and 150mm where partitions are perpendicular to joist span. Note joists to Stair trimmers, infills and ends fixed with M/S hangers.
Floor of 18mm Moisture resistant chipboard t&g with PVA glued joints and ducted for access to all pipework. Provide support noggins beneath all joints.

INSULATION.
150mm fibre glass between roof joists. 150mm fibre glass across joists. Cavity wall insulation 75mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves.

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are on inner room situation.
Egress windows to be provided to all first floor habitable rooms. Windows provided for egress purposes to have min unobstructed area of 0.33sqm and have a clear min height and width of 450mm. The bottom of the window should be not more than 1100mm above the floor. Upper storey escape windows should be at least 800mm above floor as protection against falling.

SERVICE DUCTS.
All service ducts to comply with service providers specifications for installation and to be of appropriate colour size and material deemed fit for the purpose.
Colours generally as follows:
Electricity - Black
Water - Blue
Gas - Yellow
Telecom - Grey
Services in trenches to be marked with identification tape.

SOIL DRAINS.
All drains to be 110mm dia pvc with flexible joints and laid to 1-40 falls in 150 mm pea gravel bed and surrounds. Cap trenches beneath driveway with 1.5:6 concrete. Sleeve all pipes through or under raft/walls with 150mm dia pvc pipes. Bridge with 100x50mm pre stressed conc lintels. Inspection chambers of 0.5M.A type universal to suit manuf actuators instructions and installation details for depth and dia. Lightweight Screw down covers to be fitted to all lightweight chambers. All gulleys to be fitted with fixed metal or plastic grilles or covers.

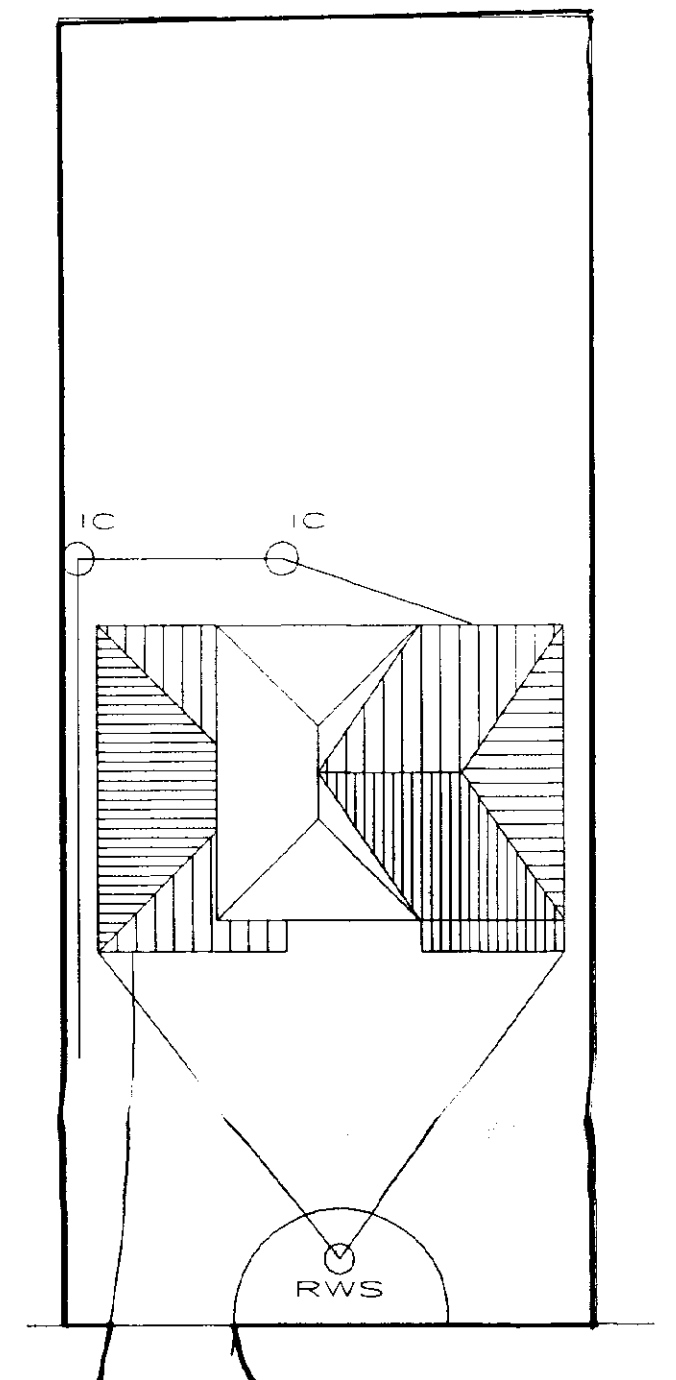
SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps. All wastes routed separately to connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with metal cage covers. Shower trays to be raised 100mm to allow access to trap. Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection. Connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with metal baloon cover and flashing collar as appropriate at roof junction.

HEATING AND HOT WATER.
High efficiency panel radiators to all rooms
all with thermostatically controlled valves. Domestic hot water AND Central heating systems to be separately zoned by motorised valves.

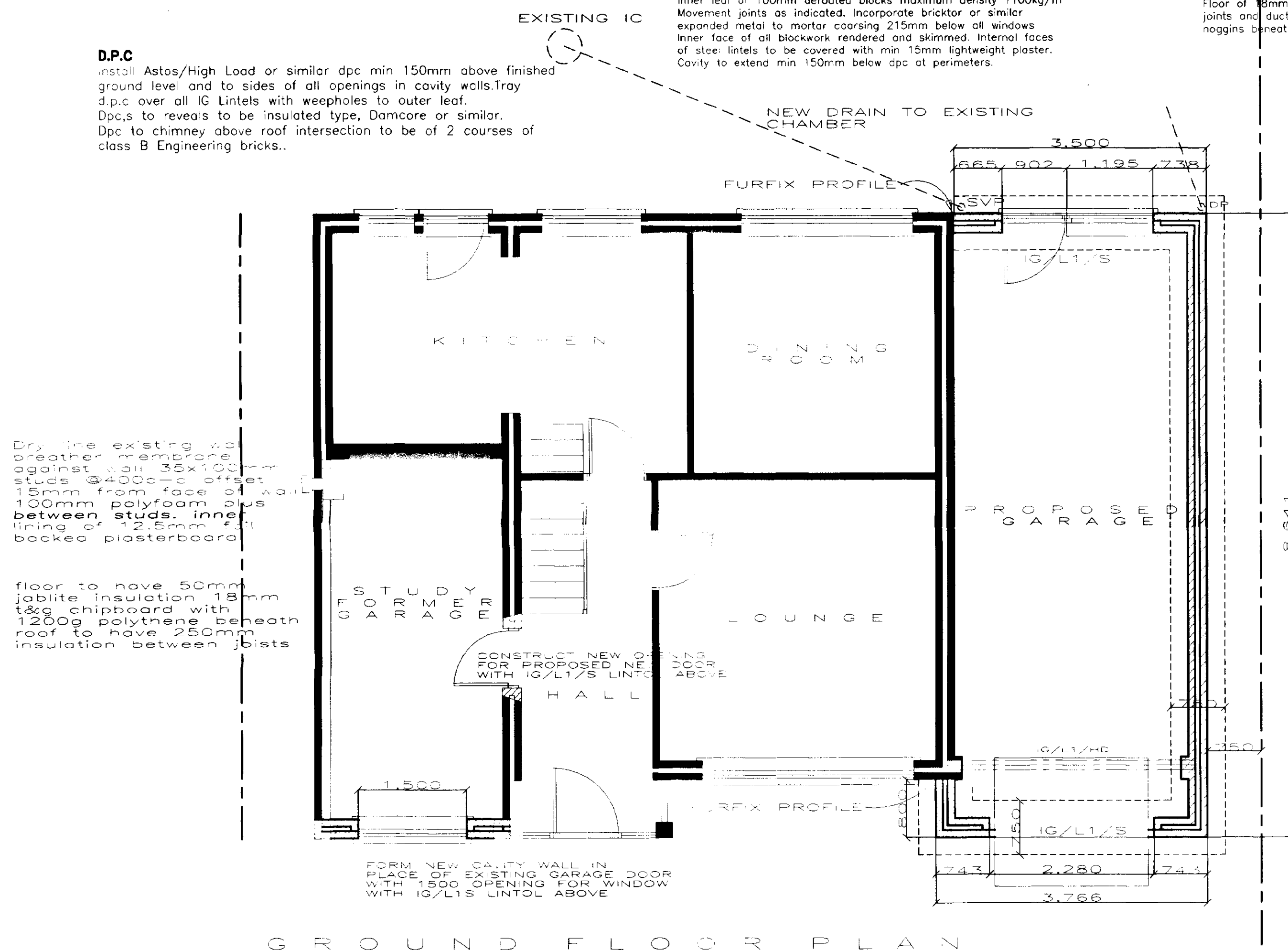
STORM DRAINS.
400mm dia specified for soil drains to 1m cube rubble filled soakaways min 5m from any buildings or road, or in any areas of unstable land not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s) so that the overall soakage capacity is exceeded. The outfall drainage system must be designed following a percolation test. Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc. Driveways footpaths and means of access for disabled to be free draining to soft vegetation/gravel filled french drain or in special circumstances to storm sewer.

David Broker Design Services
to
Concept 2000 Design
&
Development
Ltd

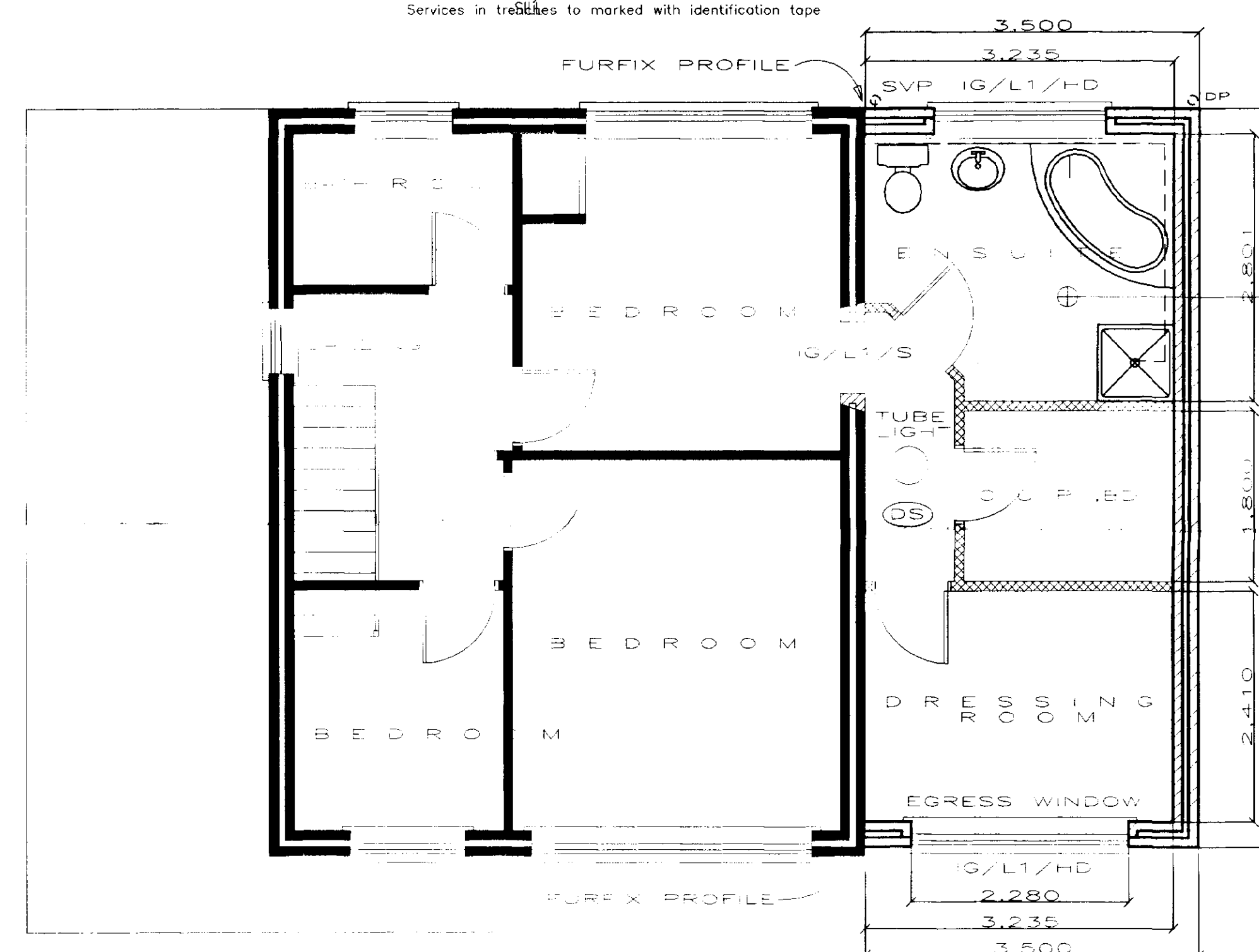
CLIENT MR M P GREGORY



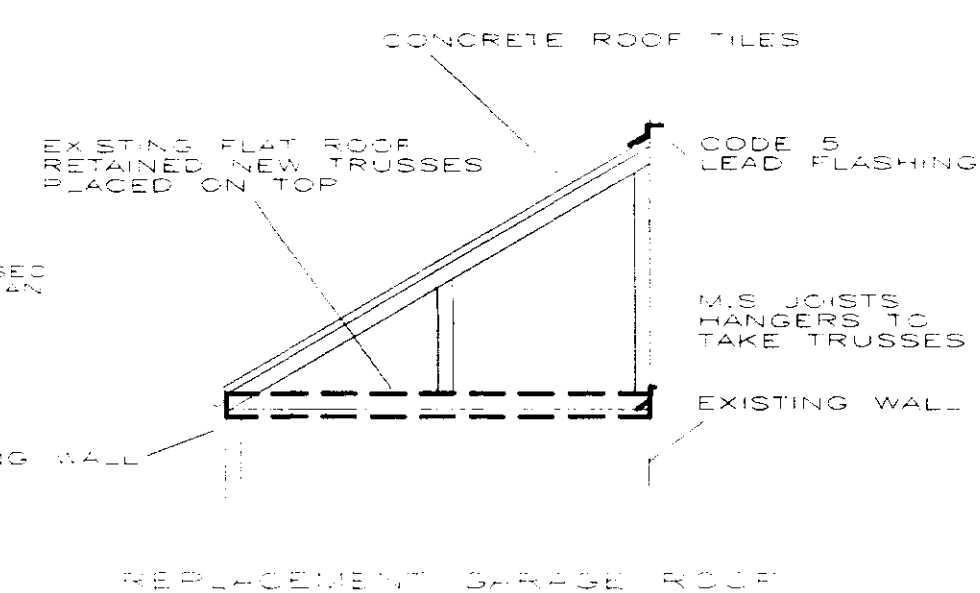
BLOCK PLAN 1=200



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DETERMINED PLAN

DRAWING/FILE No 714-A-GREGORY-1
CLIENT MR M P GREGORY
PROJECT PROPOSED EXTENSION TO EXISTING DWELLING

SCALE	1=50	1=100
DATE	08/07/2002	
DRAWN	MDB	
Issued		
Revisions		

ARCHITECTURAL TECHNICIANS

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