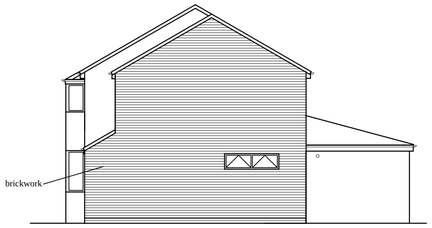
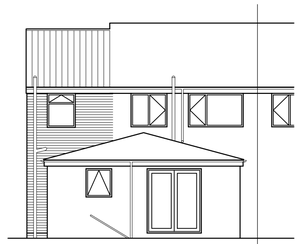


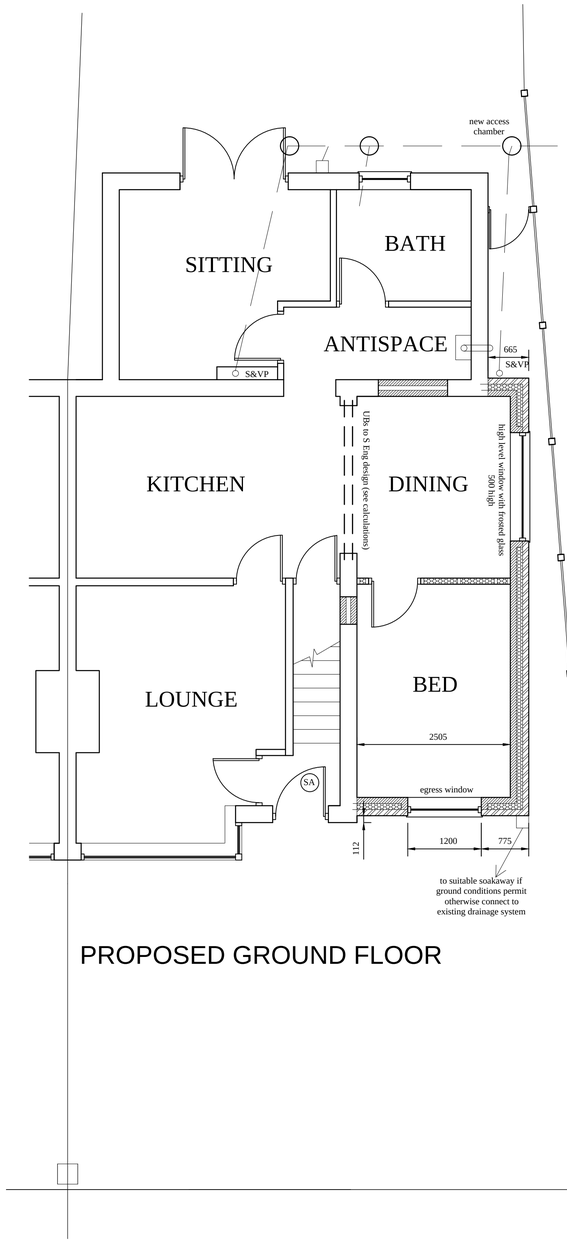
PROPOSED FRONT ELEVATION



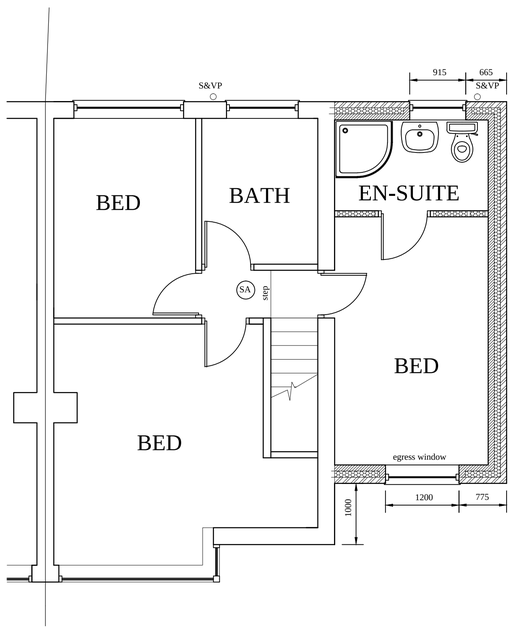
PROPOSED SIDE ELEVATION



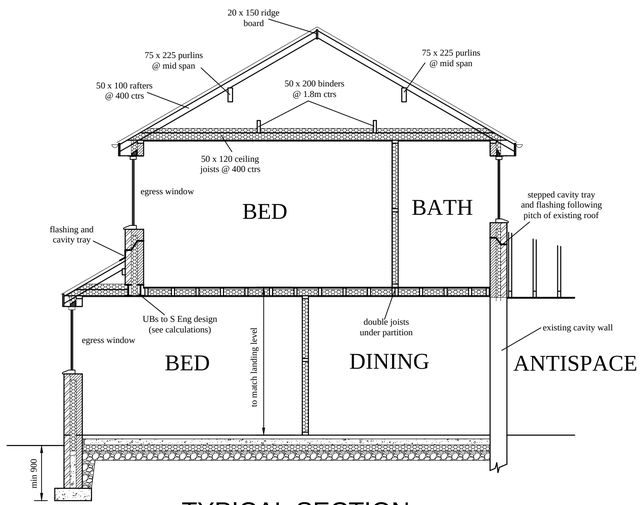
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



TYPICAL SECTION

1:100 0 1 2 3 4 5 6 7 8 9 10

1:50 0 1 2 3 4 5 6 7 8 9 10

SPECIFICATION

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
All work to comply with the Construction, Design and Management Regulations 2015.
If you are working for a domestic client you the builder will be the `Principal Contractor` and must carry out the clients duties, as well as the duties of contractor.
In practice, this involves managing the work to ensure Health & Safety at all times.
You will be responsible for:-
a) Preparing a plan
b) Organising the work
c) Working together with others to ensure health and safety
HSE construction phase template has been issued to the client for you the builder to complete. It must be kept available on site for inspection

GENERAL
All elements of structure to be protected to ½ hr standard. Steel beams to have single layer of 15mm Gyproc fireline board screwed to timber noggins.
Catnic lintels or other approved are to be provided to all door and window openings. Lintels to be checked with manufacturer for suitability to take loading over span required. All lintels in external walls to be insulated and dpc's with preformed stop end cavity trays to be provided above all lintels.
Walls are to be tied to all floor and roof joists at max 2m centres with galvanised m.s. straps.
Provide adequate flashings and cavity trays at roof abutments.
New windows and doors to be double glazed(Low-E soft coat, n=0.05) with 20mm argon filled gap between panes (u-value 1.4W/m2C) Window and door set energy rating to be Band B or better. Insulated plasterboard to be used in all reveals.
Windows to be purpose made UPVC by agreed Manufacturer to agreed specification and fitted into brickwork openings using proprietary straps to suit window frames. Heads to windows over 1200mm to be provided with head fixings into steel lintels using self-tapping screws. Mastic seal window and door frames externally.
The following to be safety glass to BS6206: -
a) Any glazing within 800mm of floor level
b) Any glazing in doors within 1500mm of floor level
c) Any glazing in side panels within 1500mm of floor level
Any hot water pipes shall be insulated with a material not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe
All electric switches, sockets and lighting positions to be agreed with client prior to commencement of work
All radiator positions and specifications to be agreed with client prior to commencement of work

FIRE SAFETY AND MEANS OF ESCAPE
Smoke alarms to BS 5446 to be provided to each storey. They should be mains operated and interlinked. The supply shall comprise of an independent circuit from the distribution board.
All new bedrooms shall be provided with an emergency egress window. The window shall have an unobstructed openable area at least 0.33m2 and minimum 450mm high and 450mm wide. The bottom of the opening shall be not more than 1100mm above the floor.

ELECTRICAL INSTALLATION
All electric work required to meet the requirements of Part P (Electrical Safety) should be either
a) Installed by an electrician who is registered with a Part P Self-Certification Scheme or
b) Installed/supervised by an electrician qualified to at least City and Guilds 2391 (18th edition)
In both cases a completion certificate to BS 7671 must be forwarded to the Local Authority within 30 days of installation.

All construction materials to be used in accordance with manufacturer's recommendations and appropriate British Standards or Agreement Certificates

These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval they do so at their own risk.
Dimensions given on foundations are only indicative for normal soil conditions. Should it be necessary to provide raft foundation or other construction the builder shall contact the surveyor as soon as possible. All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.
The terms Builder or Contractor shall mean the person responsible for the construction. Deviations from the approved drawings can be made but only with the consent of the client and Building Control Officer.
The contractor is to check the boundaries of the site and is not to build on land not owned by the client without obtaining the neighbours consent.
No trial holes have been taken on site and the builder must acquaint himself with the ground conditions of both the site and adjoining areas.
All dimensions given whether figured or scaled are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.
The contractor must furnish the Local Authority with all statutory notices for inspections and must liase with the statutory undertakers and comply with their requirements.

FOUNDATIONS
Strip footings shall be constructed of 25 N/mm concrete (sulphate resistant if necessary) with a min thickness of 200mm and a min width of 600mm. Foundations shall be founded on suitable sub-strata to the satisfaction of the BCO and below invert level of any drains within 1m of the building. Foundations with increased loading to be exposed for inspection by the BCO, to determine load-bearing capacity and underpinned if required.

WALLS
Cavity walls shall be 102mm outer leaf of approved facing brick, 10mm cavity, 90mm Celotex thermaclass 21 insulation, 100mm Celcon Standard block inner leaf with 9.5mm plasterboard on dabs to give a U-value of 0.18W/m2. Movement joints to be provided in accordance with block and brick manufacturers recommendations. The cavity is to be concrete filled up to 225mm below dpc. Wall ties are to be stainless steel to BS EN845-1 and DD140-2 spaced at 750mm horizontally, 450mm vertically and 225mm vertically at reveals. Partition walls are to be 100 x 50mm s.w. studs @ 400mm centres with horizontal noggins @ 1/3 height, including head and sole plates secured to the structure with gyproc wallboard 10 and skim finish. Infill sound insulation to studs with 100 rockwool. Plate bathroom and kitchen walls (if studs) with Duplex wallboard. Hyload dpc's to be 150mm min above ground level to coincide with top of slab level and laid on mortar bed above and below, and to all cavity closures. Tooth and bond new brickwork to existing, and maintain clear cavity where new joins existing, All cavity closures to have Kingspan Kooltherm cavity closures installed.

FLOOR SLAB
150mm thick layer of mechanically compact hardcore; 25mm sand blinding; 1200g visqueen DPM, lapped with dpc to walls on 110mm Celotex XR4000 floor board or similar insulation with 25mm thick vertical layer of insulation board to the external perimeter of the floor; 100mm thick 25N/mm concrete slab with 25mm asphalt or 65mm reinforced screed. Provide 500g visqueen as a VCL (vapour control layer) above floor insulation.

SUSPENDED FLOORS
Timber floors shall be 25mm t&g flooring grade chipboard on 50 x 120 mm s.w. joists @ 400mm centres with 100mm mineral wool between joists 12.5mm soundshield or 15mm wallboard plasterboard and skim to ceilings. Provide 38mm thick solid strutting at mid span.

PITCHED ROOF
Concrete interlocking tiles to match existing on 50x25mm battens on layer of Tyvek Supro roof tile underlay drapped between the 50 x 100 mm rafters @ 400 mm centres. Provide 75 x 225 mm purlins @ mid span. 12mm plasterboard and skim to ceilings, 100mm Crown Wool insulation laid between 50 x 120 mm ceiling joists and 90mm Celotex GA4000 across the ceiling joists to give u-value of 0.15W/m2C . Provide 50 x 200 ceiling binders @ 1.8m ctrs Provide visqueen vapour barrier to BS 5250 immediately under plasterboard ceiling. Wallplates to be 50 x 100mm sw and to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv., ms anchor straps.

LIGHTING
Internal lighting shall incorporate a fixed light fitting that only takes lamps having a luminous efficiency greater than 75 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps. Min 1 fitting to be provided and additionally 3 for every 4 fittings or 1 per 25m2 of floor area whichever is greater

HEATING AND HOT WATER
The heating system shall be extended and controlled by the provision of either a room thermostat or thermostatic radiator valves, all in accordance with Approved Document L, Conservation of Fuel and Power.
If a new boiler is required it shall be installed and certified by a gas safe registered contractor and the room shall be provided with a carbon monoxide alarm

VENTILATION
Habitable rooms shall have ventilated openings of at least 1/20 of the floor area. In addition it shall be provided with a controllable trickle ventilator not less than 8000 mm2. Kitchens shall have mechanical extract ventilation not less than 60 litres/sec and controllable trickle ventilator not less than 8000 mm2. Bathrooms to have mechanical ventilation capable of extracting 15 litres/sec and controllable trickle ventilator not less than 4000 mm2. In kitchens, and bathrooms not containing operable windows the fan should have a 15 min overrun controlled by the light switch.
Doors to kitchen and bathroom to be undercut by 10mm above fitted finished floor or 20mm above non-fitted floor.
Mechanical ventilation air flow rates shall be calculated in accordance with a procedure approved by the Secretary of State and a notice of the results given to the local authority within 5 days of the testing
Where existing or proposed gas appliances are located in a dwelling the builder must ensure that a gas spillage test to BS5540 is carried out if he is installing any mechanical ventilation. Where a fan causes an appliance to spill the extract rate should be reduced to prevent any spillage.
The following measures are to be taken to limit infiltration: -
a) Fitting draught-stripping in the frames of operable elements of windows, doors and roof lights
b) Sealing around any loft hatches
c) Ensuring boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or voids.

DRAINS
Foul and surface water drains shall be 100mm UPVC (or other approved) with flexible joints, laid to a min fall of 1 in 40 on 100mm granular bed. Separate drainage system to be maintained unless it can be shown on site to be a combined system. Inspection chambers up to 0.6m deep to be 190mm diameter. Inspection chambers up to 1.2m deep to be 450mm diameter. Inspection chambers over 1.2m to be 450mm diameter and fitted with access restrictor to 350mm. Any drains under the building shall be encased in 150mm concrete. A reinforced concrete lintel shall protect any drains passing through walls over. All sanitary ware is to be UPVC, 100mm diameter S&VP with vent outlet 900mm above the highest window opening light. 38mm diameter waste pipes to washbasins, 50mm diameter to all other appliances. 75mm deep seal traps. All ground floor wastes are to discharge into back inlet gullies below grating level. Rainwater goods are to be UPVC, deep flow gutters, 75mm diameter drops.

SOAKAWAYS
Any soakaways are to be designed and installed in accordance with BRE Digest 365. If ground is suitable then a percolation test is to be submitted to determine size and design of soakaway

Design Services
2 The Oaks, Sutton, St.Helens, Merseyside WA9 4XW
(01744)816583 or 07973 208 638

Project
12 EASONWOOD ROAD
Title
Proposed Plans & Elevations

Drg No 25/027

Scale 1:50 & 1:100