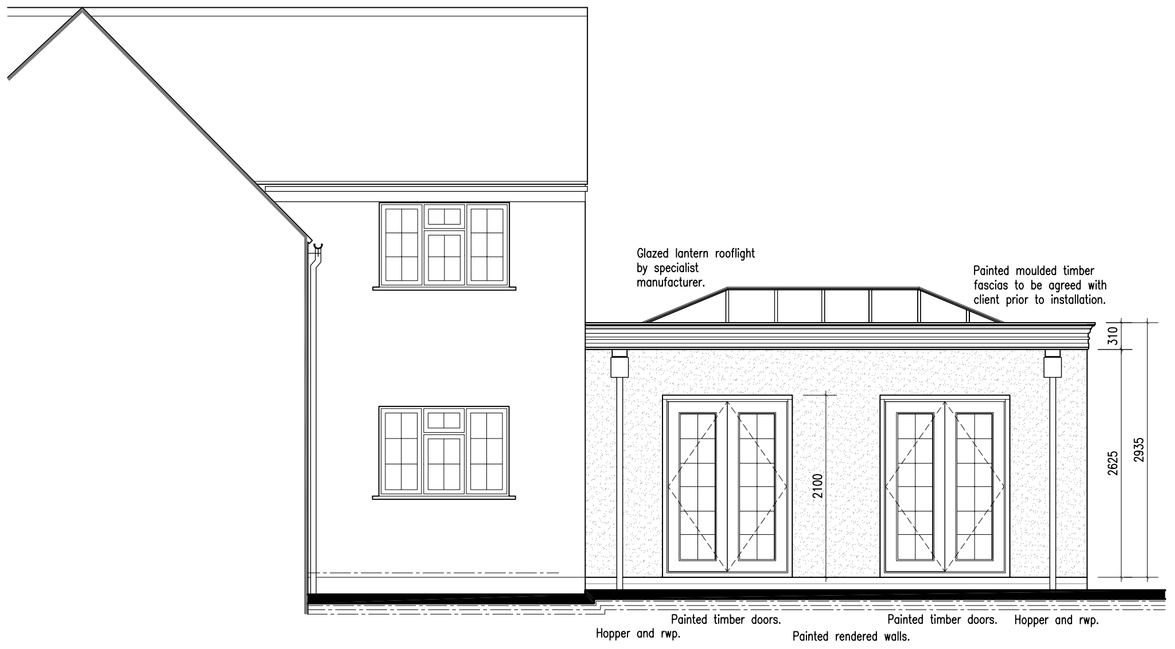
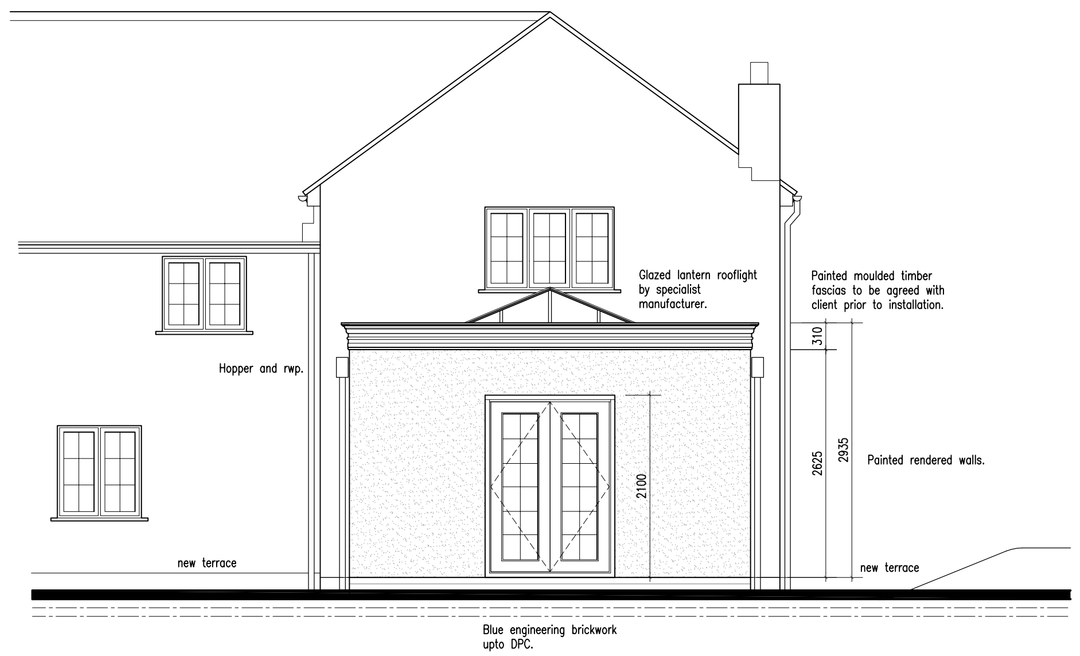
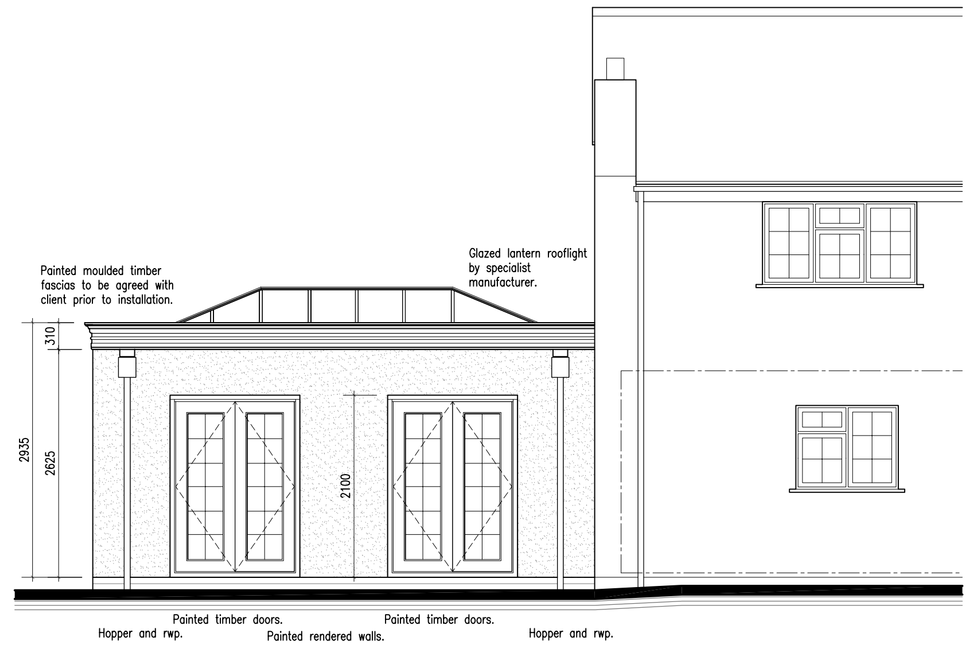


Side Elevation
Scale 1:50



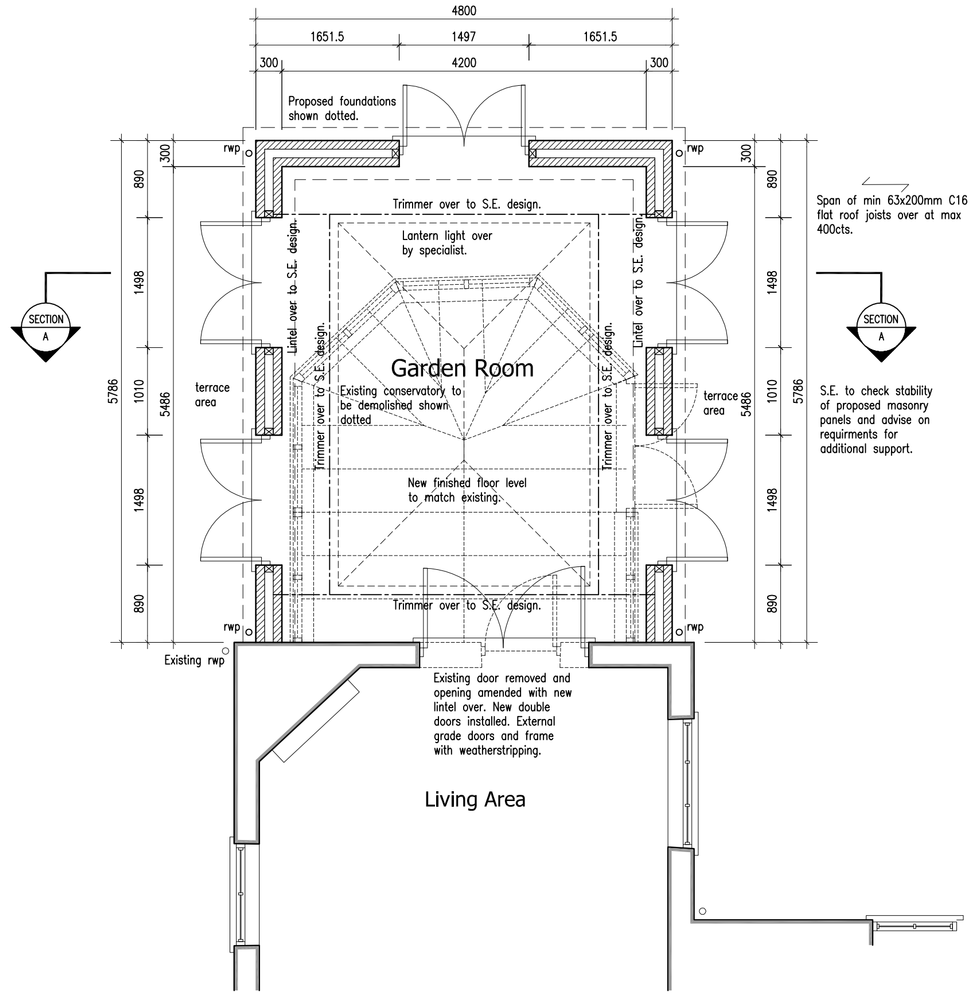
Rear Elevation
Scale 1:50



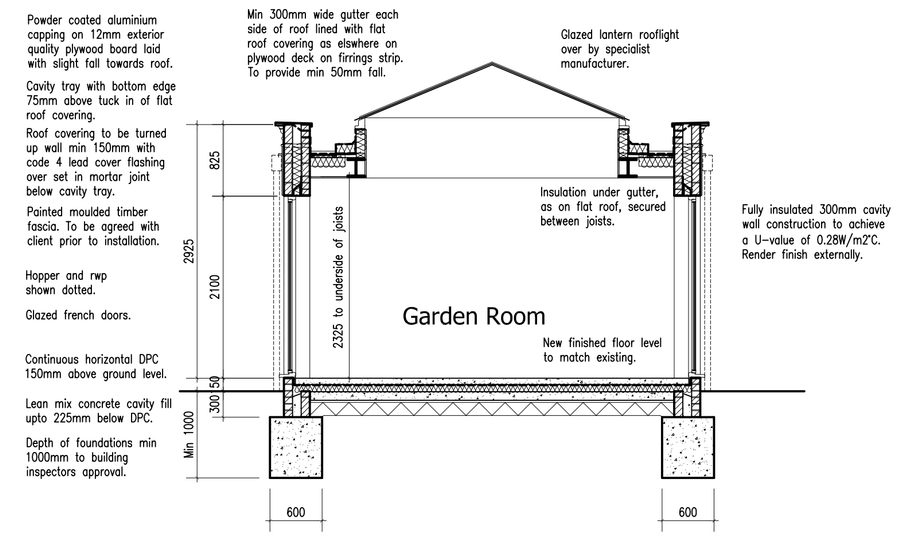
Side Elevation
Scale 1:50

Materials

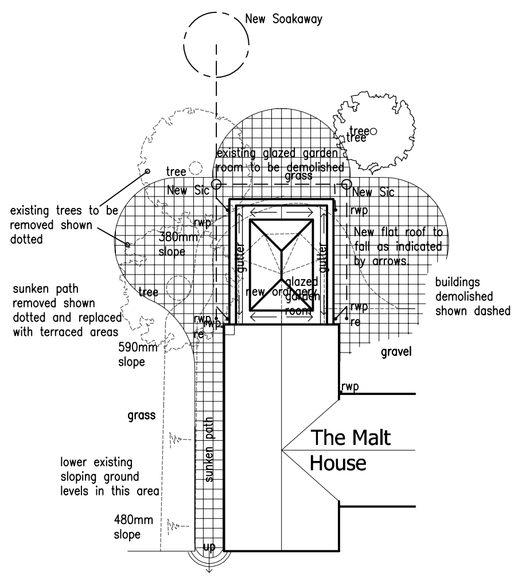
Walls.	Textured render to match existing.
Joinery.	New timber doors.
RW Goods	Black uPVC



Ground Floor Plan
Scale 1:50



Section A-A
Scale 1:50



Site Plan
Scale 1:200



DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 1992 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers a

Sic ◯ Storm chamber

— — — 100dia storm drain

r ◯ Rainwater pipe

re ◯ Rodding Eye

Soakaway to BRE digest 365, min 5m from any adjacent property. Location and sizes of soakaways subject to porosity tests for absorption rates. Design of soakaways to be submitted to and approved by the Local Authority Building Inspector. Percolation tests and design method for soakaways to be in strict accordance with the procedure laid down in the NHBC Standards APPENDIX 5.3 B.

All extg drainage outfalls to be located and assessed for possible re-use

SPECIFICATION:

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls. 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS6515:1984 to internal and external leaf. 75mm sand/cement screed on 300mu. dpm on Celotex GA4000 insulation board - max. U-value 0.22W/m²°C (or no worse than 0.25W/m²°C for replacement or repair) on Visqueen 300mu d.p.m. lapped into horizontal d.p.c. on 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector.

WALLS
Externally all rendered 300mm cavity construction comprising textured coating to match existing on min 20mm thickness cement lime sand render to BS EN 98:2002 applied in two coats to 100mm keyed concrete blockwork outerskin, 100mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance). DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS-EN 845-1 at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 13mm two coat plaster system - all to achieve maximum 'U' value of 0.28W/m²°C (or no worse than 0.35W/m²°C for replacement or repair). (Make allowance for movement joints as per manufacturers details)

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Double glazed timber doors, style as indicated or reused window frames to receive 16mm argon filled air gap and a low-E coating to limner pane. All to achieve max U value 1.6W/m²C. Where opening lights open more than 30 degrees or are sash windows, the opening lights are to be at least 1/20th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees, the opening lights are to be at least 1/10th of the room floor area to all habitable rooms. All new windows to be fitted with trickle vents set min 1700mm above floor level. Provide draught seals to all windows, doors and rooflights. Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the cill height 800-1100mm above FFL. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum ½ hr. fire resistance or Intumescent paint coating to manufacturers specification

FLAT ROOF
2 layers built up roofing felt system by specialist on 115mm Celotex Tempchek TD3115 insulation board secured to flat roof joist as specified. 12.5mm plasterboard and skim coat ceiling all to form warm deck construction and to achieve a min "U" value of 0.2W/m²°C (or no worse than 0.25W/m²°C for replacement or repair). Provide firring strips laid to fall at min 1 in 80 to suit. Ensure min 150mm upstand at perimeter, all in accordance with manufacturers handbook.
OR
13mm mineral chippings on 3 layer bitumen felt roofing laid on 25mm roof decking with firring strips to fall. Felt dressed over fillet and upstand. Aluminium trim to roof perimeter. Flat roof joists as specified at 450mm centres with 9.5mm foil backed plasterboard and skim coat to form ceiling. 150mm quilt insulation. All to give a maximum 'U' value of 0.2W/m² °C (or no worse than 0.25W/m²°C for replacement or repair) 25mm air gap at fascia to provide permanent ventilation.

DRAINAGE
New storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete inducding granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes.
All above ground drainage to comply with BS 5572.

BACKGROUND VENTILATION
Background ventilation to be min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls). All internal doors are to have a 10mm undercut.
Ensure all new or replacement windows incorporate trickle vents at min 1700mm above floor level.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
FOR EXTENSIONS AND ALTERATIONS:
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load.
The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than the greater of : one per 25m2 of dwelling floor area or part thereof; OR one per 4 fixed light fittings.
Efficient light fittings are those that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

External lighting system to include;
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

This drawing is to be read in conjunction with;
09.2452.01 Existing Details Sheet 1 of 2
09.2452.02 Existing Details Sheet 2 of 2

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.



DAVID GRANGER
Architectural Design Limited

Project
Proposed Extension & Alterations
The Malt House
Main Street
Congerstone

Drawing Title
Production Drawing
Sheet 1 of 1

Client
Mr & Mrs P Leeson

Drawing No.
09.2452.05

Date	Scale
May 2011	As Shown
Drawn by	Checked by
dc	SF

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0 1m 2m 3m 4m 5m
Scale Bar 1-50

0 1m 2m 3m 4m 5m
Scale Bar 1-200

PRODUCTION DRAWING
THE MALT HOUSE ~ MAIN STREET ~ CONGERSTONE