



Rear Elevation



Front Elevation



Indicative Rear Visual (nts)

General Specification:

Foundation design;
Min 600 wide mass fill trench foundation. Depth to be agreed with building control. Min 1meter depth and to invert level of any drains.

Ground Floor Slab - 0.18 W/M² K
65mm reinforced screed (min 40mm cover to underfloor heating pipes if being used)
150mm concrete slab, polythene separation layer, 90mm thick Celotex GA400
Damp proof membrane, 50mm sand blinding, 150mm clean compacted hardcore.

External Cavity Wall - 0.18W/M² K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 85mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.15 W/m²K lightweight block, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

Pitched roof with insulation at rafter level 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 400mm centres span to engineer's details. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 150mm Celotex GA4000 between rafters and 25mm TB4000 under.Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanized plasterboard nails. Finish with 5mm skim coat of finishing plaster.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

Smoke Alarm:
Smoke alarms to be mains-operated and conform to BS-5446-1:2000 or BS 5446-2:2003. They should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor. The smoke detection system to be designed and installed in accordance with BS 5839pt6. (Building Regulations Part B1-Paragraph 1.4)
Smoke alarms should be sited so that; they are ceiling mounted and at least 300mm from walls and light fittings(unless there is test evidence to prove that proximity of the light fitting will not adversely affect the efficiency of the detector.) (Building Regulations Part B1-Paragraph 1.15)

Proposed 125mm Stud wall
Non-load bearing 75mm stud framing at 600mm centres and lined each side with 2No. layers 12.5 mm thick plasterboard with taped, filled joints and 3mm plaster skim and insulated with unfaced mineral wool batts or quilt (min. 50mm thick, density 10 kg/m3) in the cavity between bathrooms and bedrooms .(Part ESection 0 and 5)

Ventilation
Intermittent Extract ventilation is to be provided to the rooms listed below directly ducted to the outside air equivalent to following levels;
Shower Room - 15l/s, Kitchen - 30l/s, WC - 6l/s
Intermittent extract fans to be installed as high as possible , less than 400mm below the ceiling. Mechanical ventilation to bathrooms without openable windows to be linked to light operation and have 15 minutes overrun and a 10mm gap under the door for air supply. To ensure good transfer of air throughout the dwelling, there should be an undercut of minimum area 7600mm2 in all internal doors above the floor finish.This is equivalent to an undercut of 10mm for a standard 760mm width door. This should be achieved by making an undercut of 10mm above the floor finish if the floor finish is fitted, or by a 20mm undercut above the floorboards, if the finish has not been fitted. Mechanical ventilation to be ducted in proprietary insulated ducts to outside through walls to proprietary vent.

Plumbing:
32mm dia. pvcu wastes to wash-hand basins, 40mm dia. pvcu wastes to sinks and baths, The above with 75mm depth of seal traps. 110m dia. pvcu wates to WC.'s with 50mm depth of seal traps and rodding point above ffl
32mm wastes exceeding 1.7m in length to be increased to 40mm dia.
40mm wastes exceeding 3.0m in length to be increased to 50mm dia.

Wall Plate:
75mm x 100mm treated s.w. wall plate strapped to masonry at 1200mm centres with 30x5mm galvanized mild steel straps 1000mm long.

Safety Glazing:
All glazing in critical locations, i.e. glazing to or within 300mm of doors less than 1500mm above f.f.l. and to windows less than 800mm above f.f.l. to receive toughened glass to BS6206:1981.

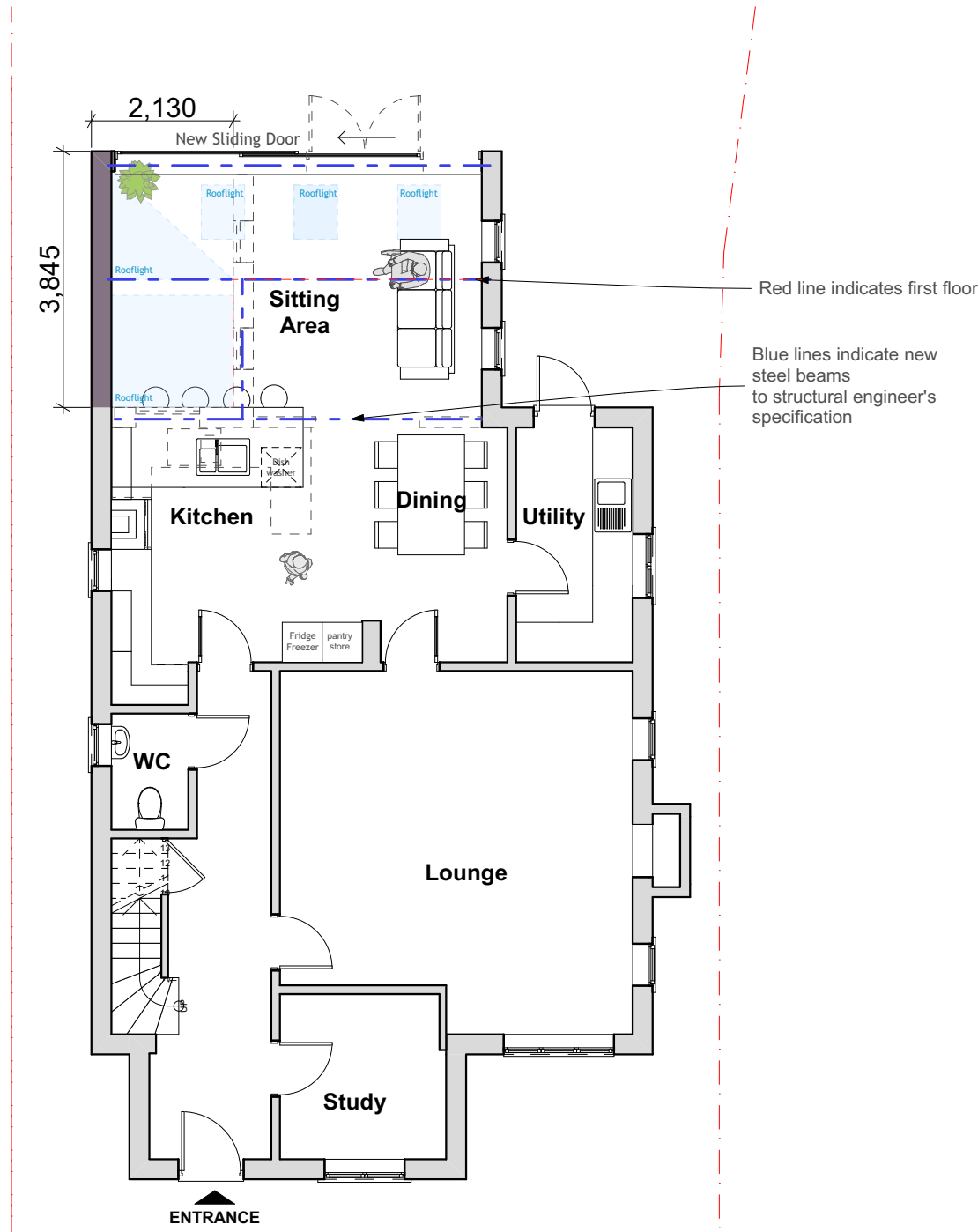
ELECTRICAL INSTALLATION:
All Electrical work to be carried out in accordance with building regulations approved document P (Electrical safety) and must be designed, installed and inspected by a person competent to do so. Electric instalation certificates to be provided to client and building control on completion. Minimum 75% of light fittings are to be energy efficient with a luminous efficacy greater than 40 lumens per circuit watt.

Fire escape window with a min opening size of 450x450mm and 0.33m². Bottom of opening to be now higher than 1100mm above floor level

Existing drainage to be exposed and utilised where possible all new junctions to have access through manhole or rodding point.



Scale Bar 1:100



Ground Floor Plan

WALL LEGEND

	EXISTING WALL
	PROPOSED NEW WALL
	REMOVED WALL



Side Elevation



Side Elevation

Please Note:

- This drawing may be printed and scaled FOR PLANNING PURPOSES.
- All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Perfect Planning.
- The site boundary shown is the best assumed from available data and does NOT represent legal ownership.
- All dimensions in mm unless otherwise stated.

Revisions.



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Single storey rear extension
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Client:
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Drawing Title:

Proposed Floor Plans & Elevations

Drawing by: AL / IG / SA Checked by: AL / IG

Date: 02/02/2023 Scale: 1:100@A2

Drawing Number: 661/002 Revision: 0 / A / B / C / D