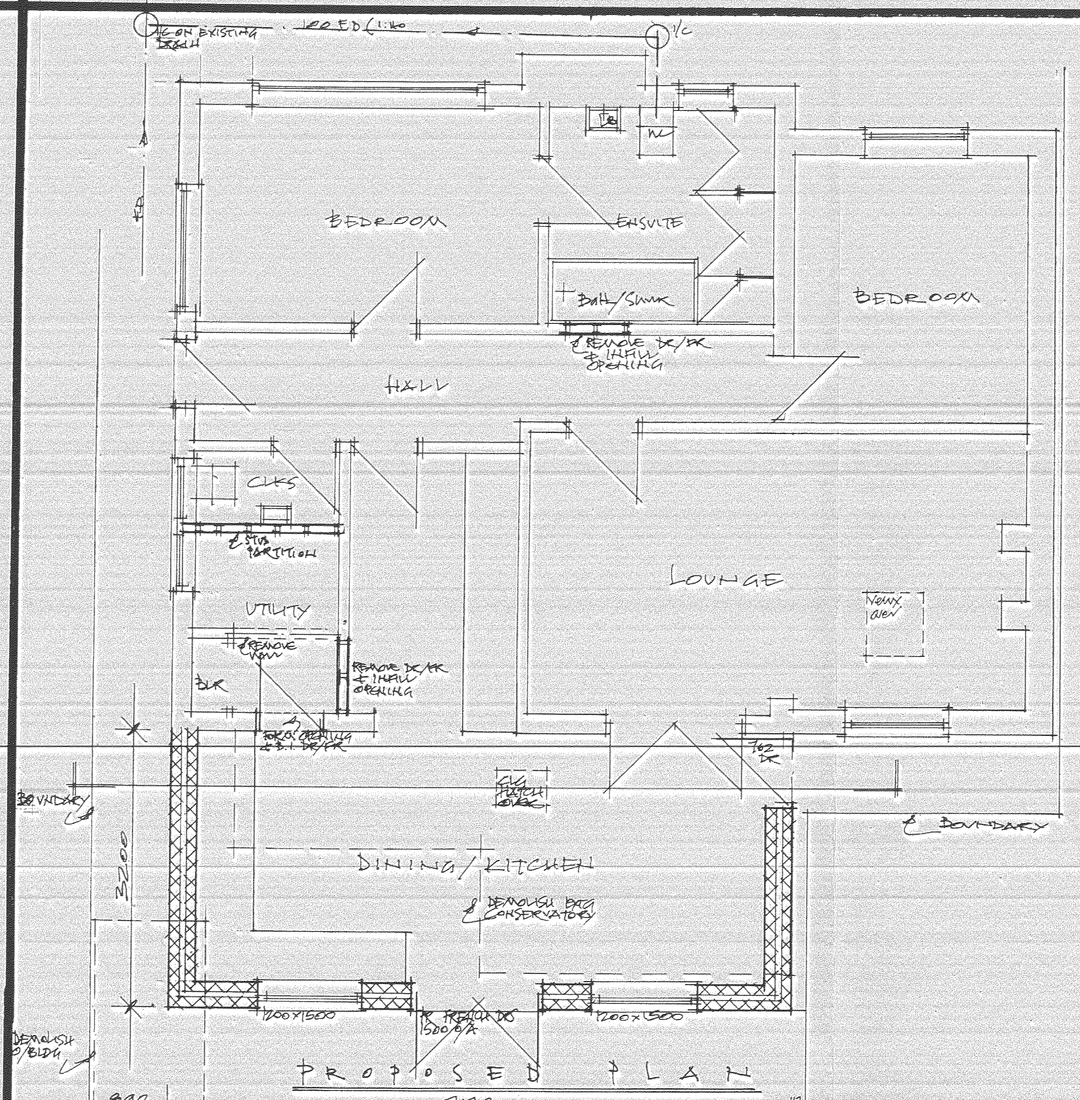
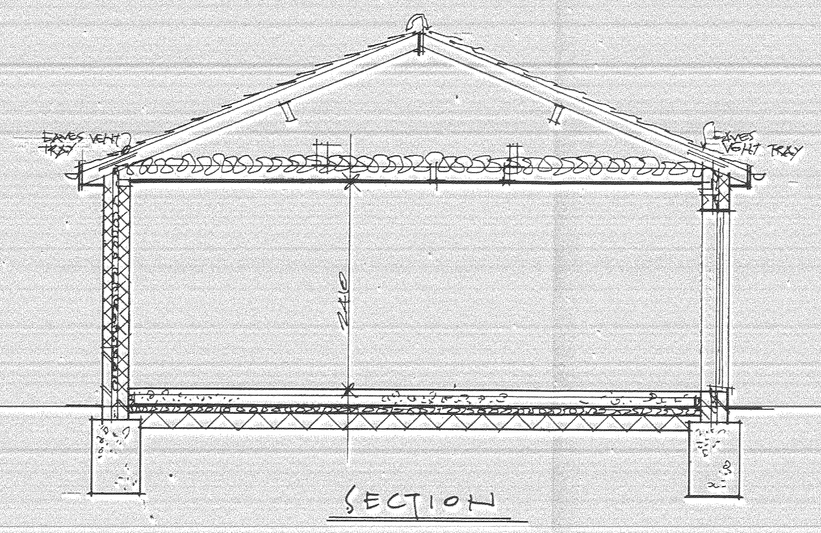
DC PLAN



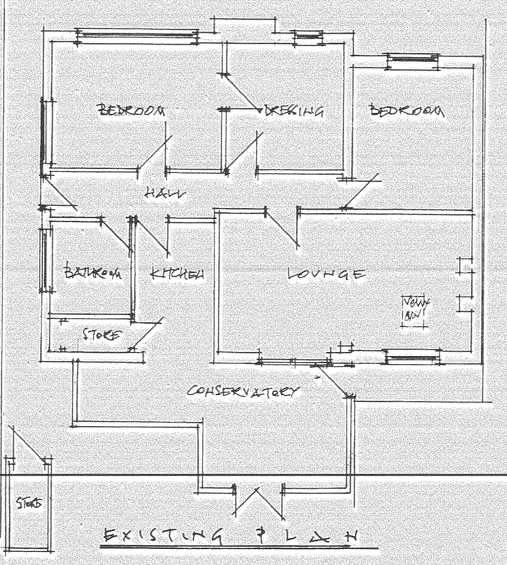



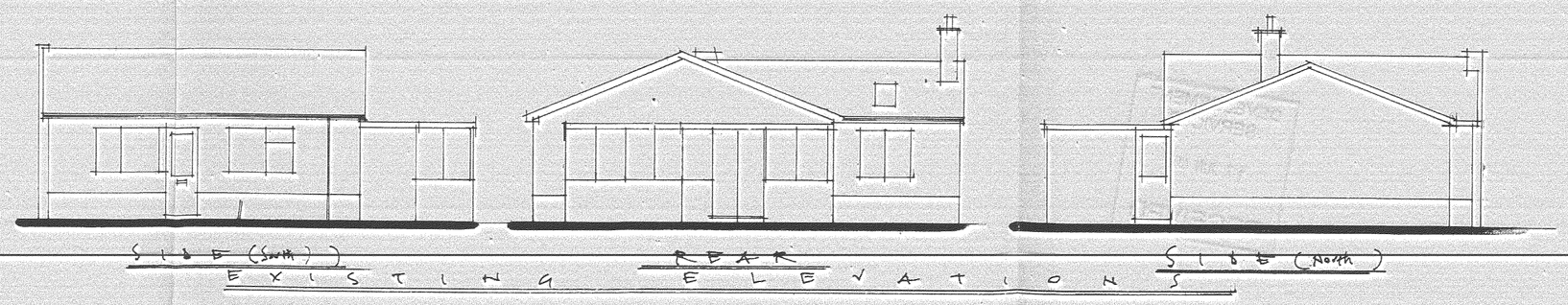

**RAINWATER DISPOSAL;** UPVC gutters to match existing and connected to existing .
**VENTILATION;** *Cloaks/ensuite:* Mechanical ventilation to provide extract rate of 15 litres/sec. with 15 min. overrun connected to light switch.
*Utility:*Mechanical ventilation to provide extract rate of 30 litres per second.
**FIRE PROTECTION**; Install mains operated smoke alarms all in accordance with BS5446 Pt.1 . Entrance hall to be fitted with optical detector. Kitchen to have heat detector. Alarms to be linked together.
**HEATING INSTALLATION;**To be extended and adapted to suit new layout and to clients requirements. New radiators to be fitted with thermostatic radiator valves to limit the output of the heating system. Include for all necessary removals and alterations as necessary to achieve new layout.
**ALTERATIONS TO EXISTING;** 1) Take down existing conservatory and demolish external store. 2) Remove existing barge board and cut back roof covering as necessary to allow for extension. 3) Allow for forming new openings and infilling existing openings as indicated to achieve new layout. Include for temporary support work, internal wall lintols over new openings and all making good of finishes. 4) Remove existing bathroom fittings and alter services as necessary.

**FOUNDATIONS;** 550mm x 850mm trenchfill concrete min. 1M deep below finished ground level or to suit ground conditions and Building Inspectors requirements. Foundations adjacent to or where passing over drains to be taken below invert level of drain.
**GROUND FLOOR SLAB;** Floor finish, 38mm screed, 100mm concrete slab, 500g polythene DPM , 80mm Celotex insulation ( Closed-cell material) , 1200g polythene DPM and 150mm (Min.) sand blinded quarrywaste. Insulation turned up edge of concrete slab at perimeter. Floor to achieve 'u' value 0.22 W/m². Polythene DPM to be continuous with horizontal DPC.
**EXTERNAL WALLS;** Cavity wall construction with engineering bricks below ground up to two course blue brick DPC and facing bricks / rendered finish on concrete blockwork to external skin above DPC to match existing. 100mm cavity with stainless steel ties at 750mm horiz. and 450mm vert. c/cs, Cavity ties within a distance of 225mm of openings to be spaced not more than 300mm apart vertically. Dritherm Full Fill insulation (Or similar) insulation to give 'u' value of 0.28., 100mm insulating block internal skin *(Celcon Solar or Thermalite Shield 3N)* and 2 coat lightweight plaster finish/dry lining. All cavities to be closed with thermabate *(Or sim.)* cavity closers incorporating DPM. Provide Catnic (*Or sim*) insulated steel lintols over all openings. Ensure cavity insulation is continuous with roof insulation at eaves level. New walls tied to existing with stainless steel wall starters.
**EXTERNAL DOORS/WINDOWS;** To match existing, UPVc construction double glazed with 16mm air gap and a 'soft' low-E coating to give average 'u' value of 1.60W/m² Or WER band C. All windows to be fitted with trickle vents 8000m². All openings in structure to be fitted with draught excluders. All joints between windows/doors and blockwork to be sealed in accordance with Approved Document L of the Building Regulations Paragraphs 1.30, 31 and 32. Window/door frames to project a minimum of 30mm beyond cavity. Any glazing to doors and windows within 300mm of doors to comply with BS6206 in toughened or laminated glass and in accordance with approved doc. N.
**PLUMBING INSTALLATION;** Extend/adapt wastes and hot and cold supplies to suit new layout . New plumbing to comply with BS12056 Traps to be 75mm deep seal, antivac. Wastes to comply with Approved document H (2002 edition) of the Building Regulations

**ELECTRICAL INSTALLATION;** Electrical installation to comply with the requirements of Approved Doc. P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so, and that prior to completion of the work, an appropriate BS7671 Electrical Installation Certificate will be issued to the Council for the work by such a person. Provide minimum of 75% of new light fittings to comply with section L1 of the Building Regulations. Lamps to have luminous efficacy greater than 40 lumens per circuit-watt.
**DRAINAGE;** Any drains passing beneath proposal to be encased in 150mm concrete. 100mm diam. New foul /storm drains to be in plastic drains laid to 1:40 fall. New foul drain to be connected to existing provide inspection chambers at junction with existing and at change of direction.
**ROOF CONSTRUCTION;** Roof tiles to match existing on treated softwood battens and untearable breathable felt. At eaves provide 100mm x 75mm softwood wall plate strapped to walls at 2.00 metre c/cs. Roof construction to comprise 50mm x 225mm softwood ridge, 38mm x 125mm C16 softwood rafters at 400mm c/cs., 44mm x 120mm C16 softwood ceiling joists at 400mm c/cs. and 75mm x 225mm C16 softwood ceiling beams at 2200mm c/cs. Face underside of ceilings with 12.5mm plasterboard and skim and incorporate 270mm insulation in roof spaces in two layers with 100mm bottom layer laid between ceiling joists and 170mm upper layer laid over ceiling joists. Roof insulation to be continuous with cavity wall insulation. Incorporate eaves vents to ensure 50mm ventilated space is maintained in roof space. Provide 30 mm x 5 mm galvanised steel lateral restraint straps at max. 2m c/cs along ceiling level where ceiling joists are parallel to wall and along verge of gables. Straps to be spread across three rafters/ceiling joists. Bargeboard/Fascia and eaves boarding all to match existing and incorporating continuous eaves vent with ventilated gap equal to 25mm wide continuous gap along perimeter. Form horizontal/stepped code 4 lead flashings at junctions of roof with walls. No length of lead to exceed 1500mm long. All lead to be fixed in accordance with lead association recommendations.
**INTERNAL PARTITION;**100mm x 50mm softwood studding at 400mm vert. and 750mm horiz. c/cs faced both sides with 15mm plasterboard and skim both sides and infilled with 25mm unfaced mineral batts min. density 10 kg/m².




**EXTENSION TO REAR OF BUNGALOW TO FORM EXTENDED KITCHEN/DINING.**
**at**
**39, JACQUELINE ROAD, MARKFIELD,**
**for**
**B. HADDON**

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|---|---|
| SCALE | 1:50 & 1:100 |
| DRAWN | May 2011 |


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| DRAWING NO. | 11/2493/01A |
|---|---|
| REVISIONS | |
| A JUNE 2011 | REQ. MAIN BOARD to Floors |