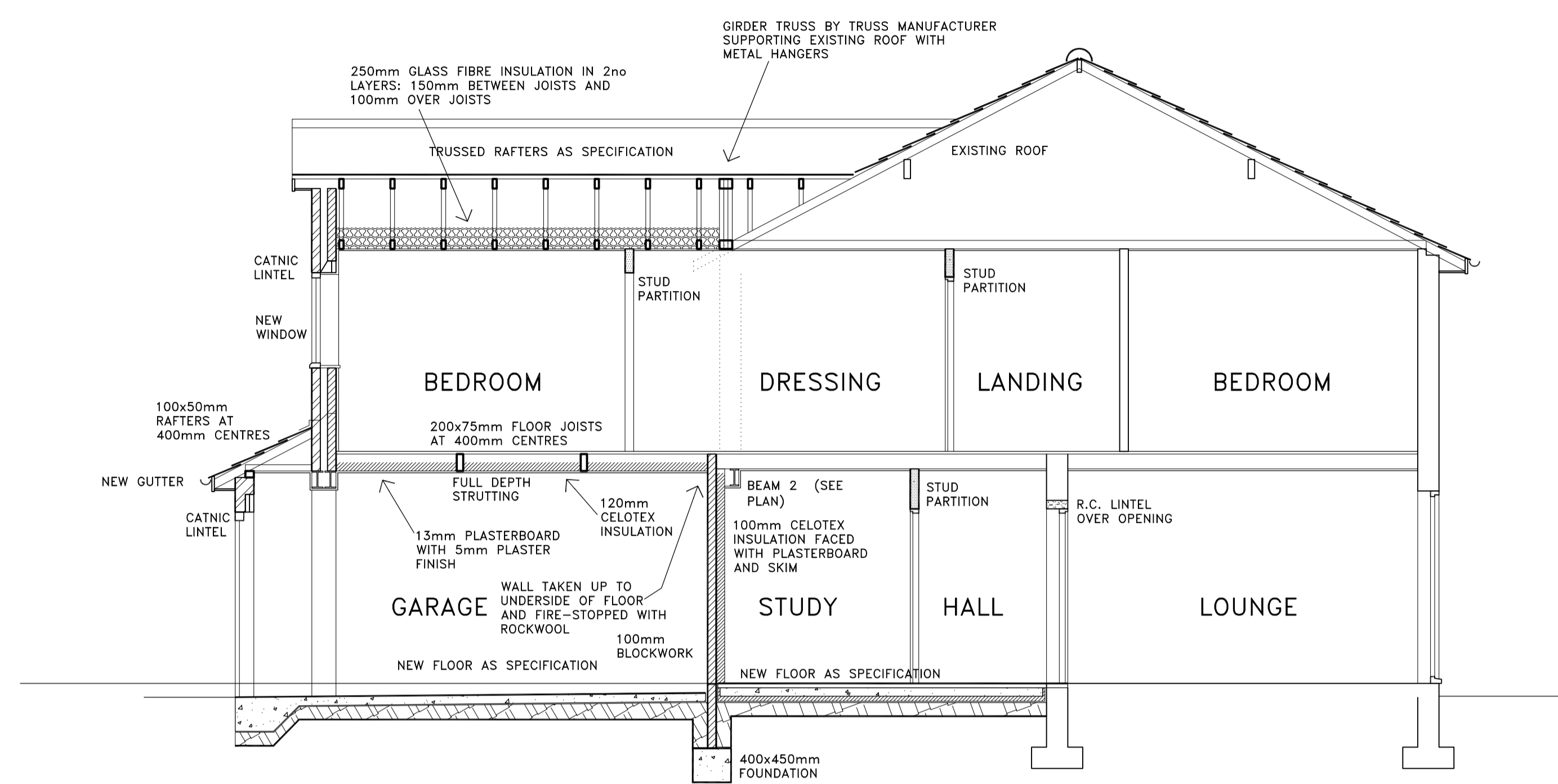
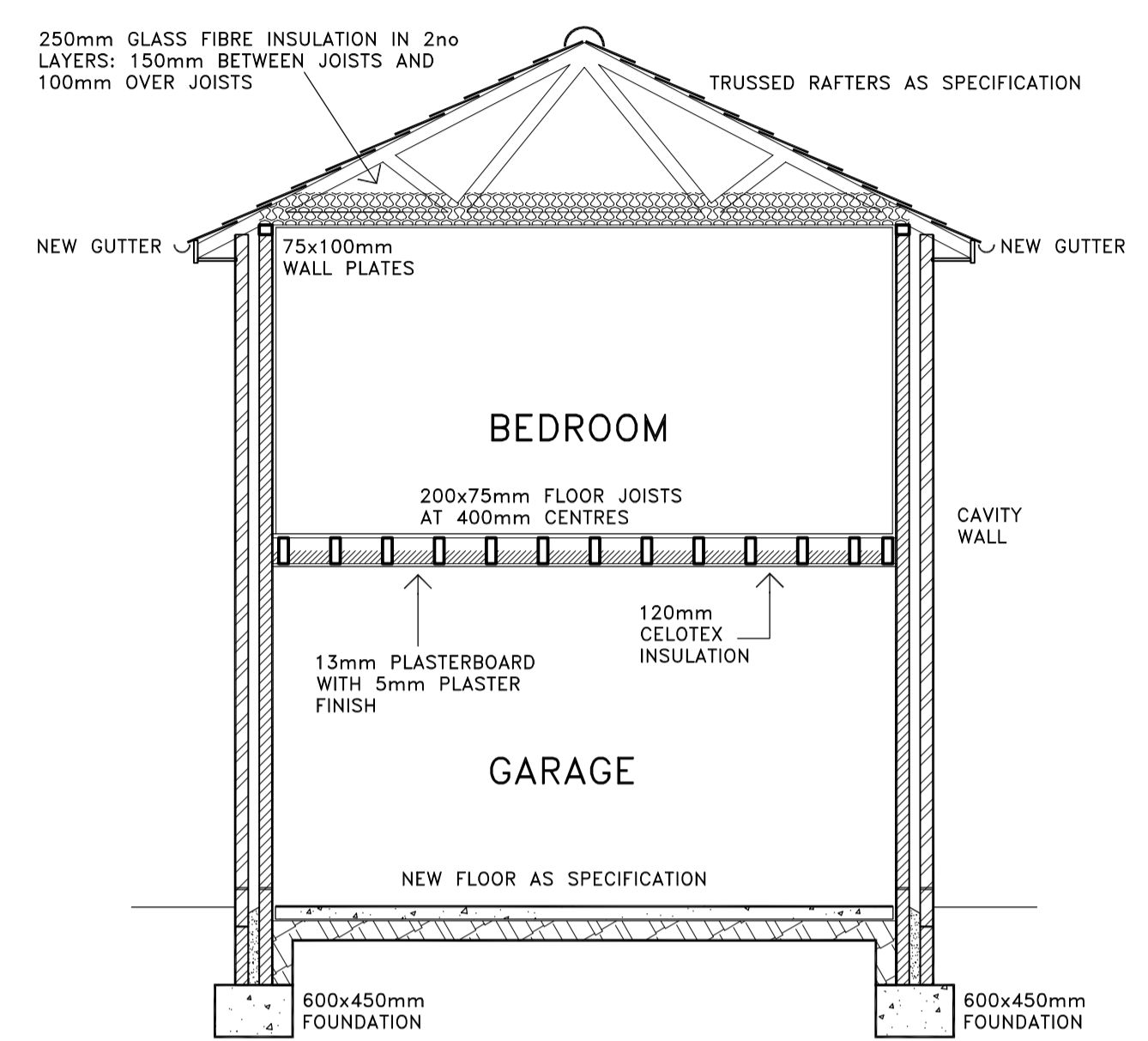


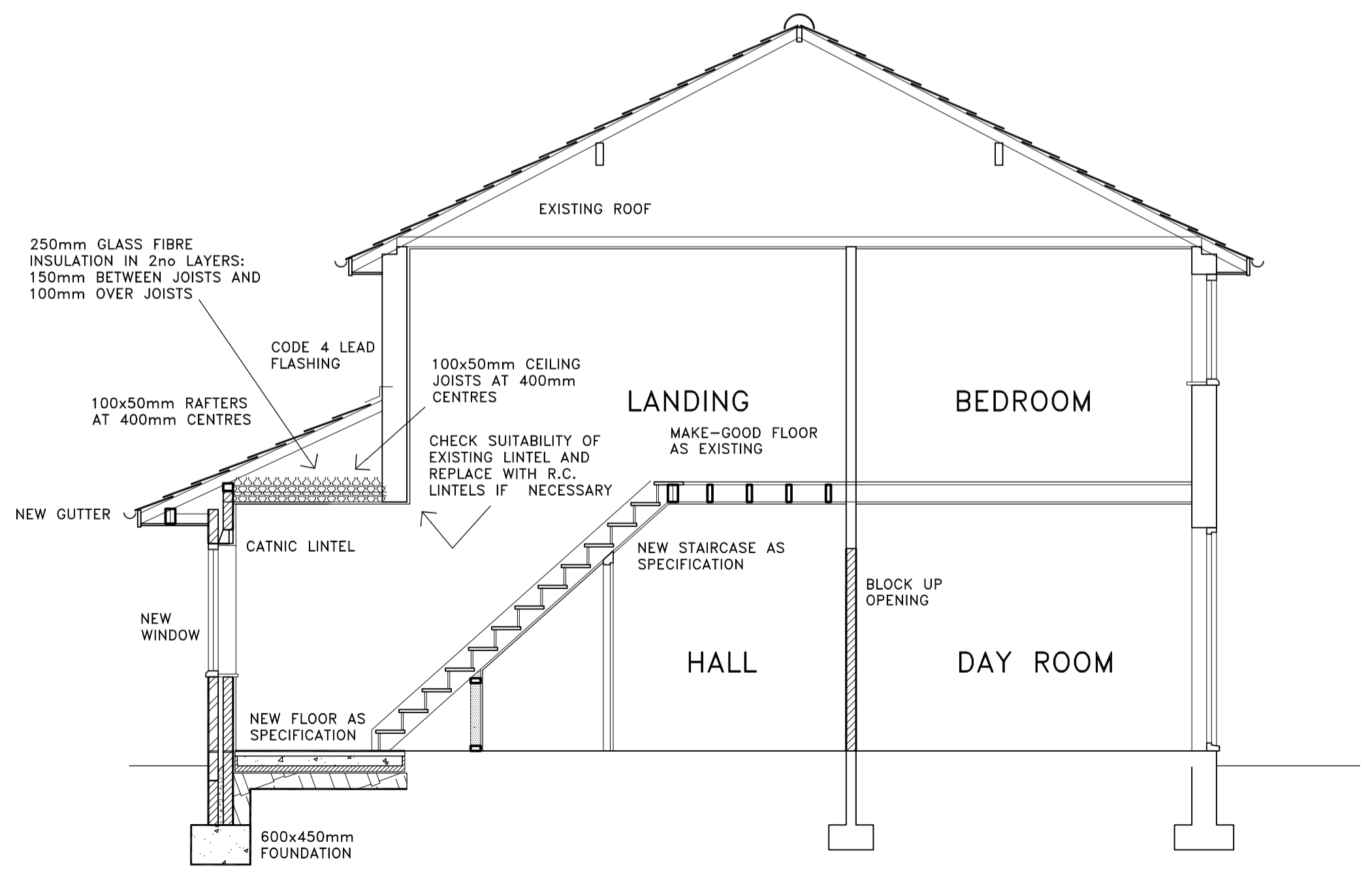
A1



SECTION B-B



SECTION C-C



SECTION A-A

**SPECIFICATION**

**FOUNDATIONS:**  
Concrete strip foundations, size as shown, depth 1m - or down to load bearing sub-soil and below invert of any adjacent drains - to the satisfaction of the Building Inspector. Note - final design of foundations subject to site investigation by builder.

**CAVITY WALLS:**  
100 mm brickwork, 85mm cavity, with 85mm Dritherm insulation, 100mm Blockwork inner leaf. Astos d.p.c. minimum 150mm above ground level. Class 'B' engineering brickwork below d.p.c. to outer leaf down to 2 courses below ground level. Cavity filled to 150mm below d.p.c. with lean-mix concrete. Catnic Insulated Cavity Closers to all vertical and horizontal external reveals. Stainless steel wall ties to be spaced 750mm horizontally, 450mm vertically in staggered formation. New walls 50% bonded to existing. (Alternative construction: 75mm cavity and Dritherm with inner leaf of Celcon or Thermalite.)

**GROUND FLOOR:**  
50mm sand/cement screed on 100mm concrete on 60mm Celotex (or similar) on 1200g polythene d.p.m. (continuous with d.p.c.) on 150mm sand-blended clean hardcore.

**GARAGE FLOOR:**  
100mm trowel finished concrete slab on 1200g polythene d.p.m. (continuous with d.p.c.) on 150mm sand-blended hardcore.

**FIRST FLOOR:**  
18mm tongue & groove boarding on chamber joists - see section for timber sizes. Provide full depth strutting at mid span. 100mm Rockwool in floor void between habitable rooms for sound insulation.

**PITCHED ROOF:**  
Concrete interlocking tiles on 38x25mm lath on Tyvek vapour permeable tile underlay (draped between rafters with 10mm gap below battens to allow vapour dispersal) on timber rafters (See section for all roof timber sizes and spacings).

**ROOF TRUSSES:**  
Standard timber roof trusses as made by Minera Roof Trusses Ltd.) to be installed and braced in accordance with manufacturer's instructions and to B.S.5268. Manufacturer's calculations to be provided for checking by the Local Authority.

**LATERAL RESTRAINT:**  
Wall plate & first floor joists tied to external walls with 30x6mm galv m.s. straps at 2000mm centres. S/eo end rafters tied similarly to gable wall.

**STUD PARTITIONS:**  
75x50mm timber studs, sills heads and noggins faced both sides with 13mm plasterboard & skim, built off double joists where parallel to partition. Voids to be filled with Rockwool.

**GLAZING:**  
Glazed doors, and any windows within 300mm of doors or with sill height lower than 800mm, to be fitted with toughened or laminated glass to BS6206:1981. (Does not apply to panes with width less than 250mm).

**STAIRCASES:**  
Goings (approx) 235mm Risers (approx) 210mm (max pitch 42 deg.) Minimum headroom 2000mm. Handrail heights 900mm. Guarding to have vertical balusters with no voids that would allow the passage of a 100mm sphere.

**VENTILATION:**  
Windows to habitable rooms to have opening vents not less than 5% floor area of room plus 8000mm<sup>2</sup> controllable trickle ventilation. Kitchen and bathrooms to have 4000mm<sup>2</sup> controllable trickle ventilation.

**MECHANICAL VENTILATION:**  
Mechanical ventilation ducted to outside air to be provided to give the following extraction rate:  
Kitchen - 60l/s intermittent or 30l/s cooker hood.  
Bathrooms - 15l/s intermittent.  
Utility - 30l/s intermittent.  
W.C. - 6l/s with overrun.

**PLUMBING:**  
New appliances to be fitted with deepseal traps with the following waste sizes: basins 32mm; baths 40mm; showers 40mm. New SVP's to terminate min 900mm above any opening window within 3m and to be fitted with bird mesh.

**DRAINAGE:**  
New drains to be 100mm flexible jointed Superleave laid to fall 1 in 40 surrounded and bedded in pea-gravel. Any drains that pass below new building to be protected by concrete lintels through foundation walls (and, if within 300mm of floor slab, surrounded by 150mm of concrete). All connections to be to the satisfaction of the Building Inspector. Manhole to be built in 215mm class B engineering brickwork off 150mm concrete base.

**1st STOREY WINDOWS:**  
New windows to habitable rooms at first floor to have opening units with a clear area of min 0.33m<sup>2</sup> and a minimum width/height of 450mm. Bottom of opening to be between 800-1100mm above finished floor level.

**SMOKE ALARMS:**  
Provide mains operated, self contained smoke detectors to BS 5446 p1 at ground & first floor levels. Max 3m from bedrooms and 7m from kitchen. Units to be interconnected and wired to current IEE regulations.

**FIRE DOOR:**  
Fire door to be half-hour fire-resisting in fire-check frame with 25mm rebates and fitted with self-closer. Min 100mm step up from garage.

**FIRE PROTECTION:**  
Steel beam to be encased in 2no. layers of 13mm plasterboard with staggered joints, and 5mm plaster.

**LIGHTING:**  
New internal light fittings to at least 1 location to be of a type that can only be fitted with lamps that have a luminous efficacy > 40 lumens/circuit-watt. External lighting to automatically extinguish when not needed or have luminous efficacy as above.

**SPECIFICATION**

**BOILER:**  
Boiler to have minimum SEDBUK value of 78%.

**WINDOWS/EXT DOORS:**  
New windows/ext doors double glazed with low-E glass (16mm min gap or 12mm Argon filled gap). Outside edge of frames to be sealed with mastic. Draught seals to be fitted to all openings.

**SOAKAWAYS:**  
Soakaways to be formed from square or rectangular pits filled with rubble, located min 5m from buildings. Siting and size to be determined by percolation test and agreed with the Building Inspector.

**ROBUST CONSTRUCTION:**  
Ensure continuity of insulation at all openings, perimeters and at junctions of roofs, wall, and floors.

**SERVICES:**  
Plumbing heating and electrical installations to be carried out as instructed by client by suitably qualified installers to all current standards & regulations. All electrical work required to meet the requirements of Part P (electrical safety) of the Building Regulations 2000 (as amended) must be designed, installed, inspected and tested by a suitably competent person.

**EXISTING STRUCTURE:**  
Any items of existing structure that are affected by the alterations (including foundations) to be exposed at the request of the Building Inspector to determine the suitability to take additional loads. Work to site dimensions only and report as soon as possible any discrepancies which require amendments.

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