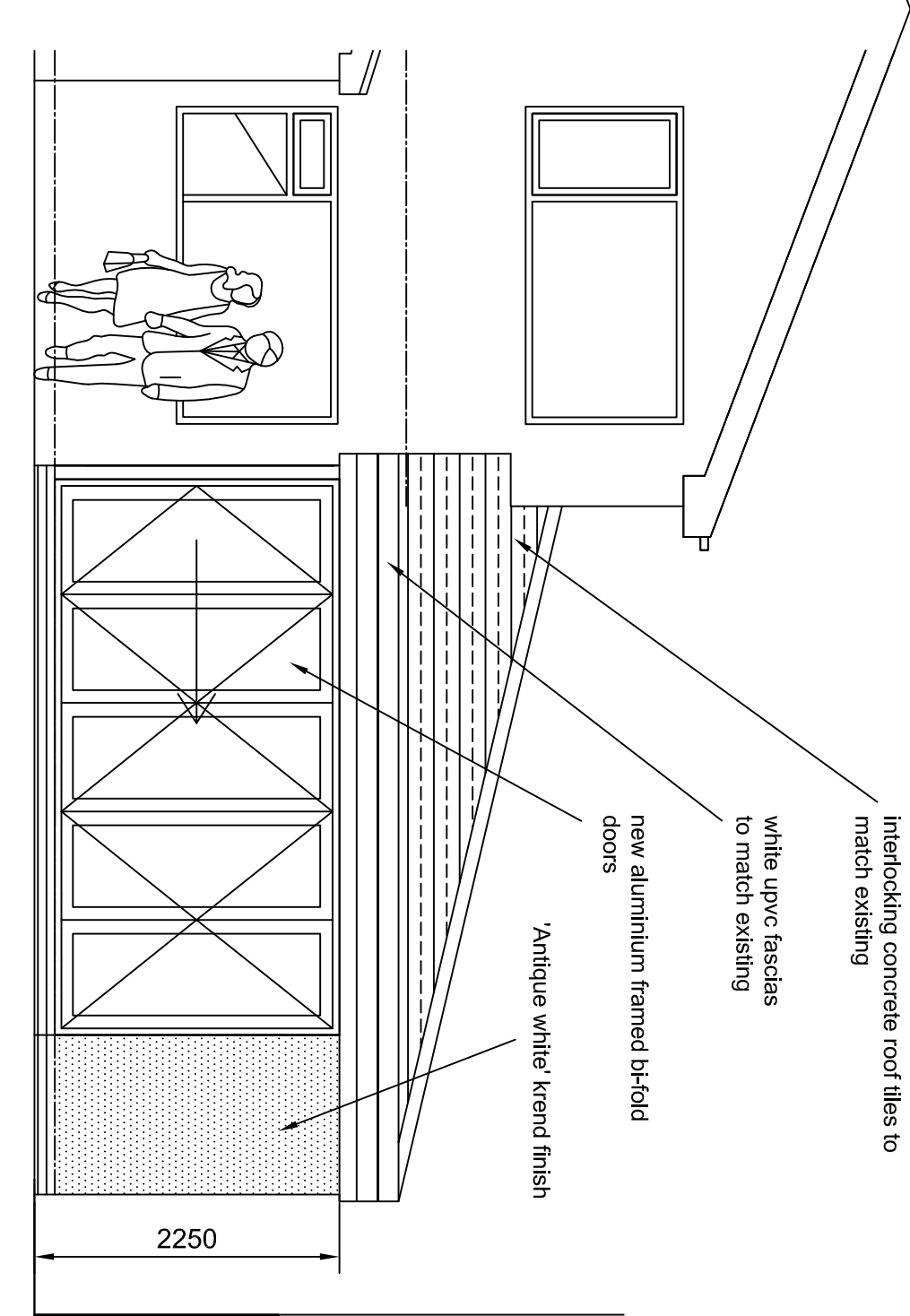
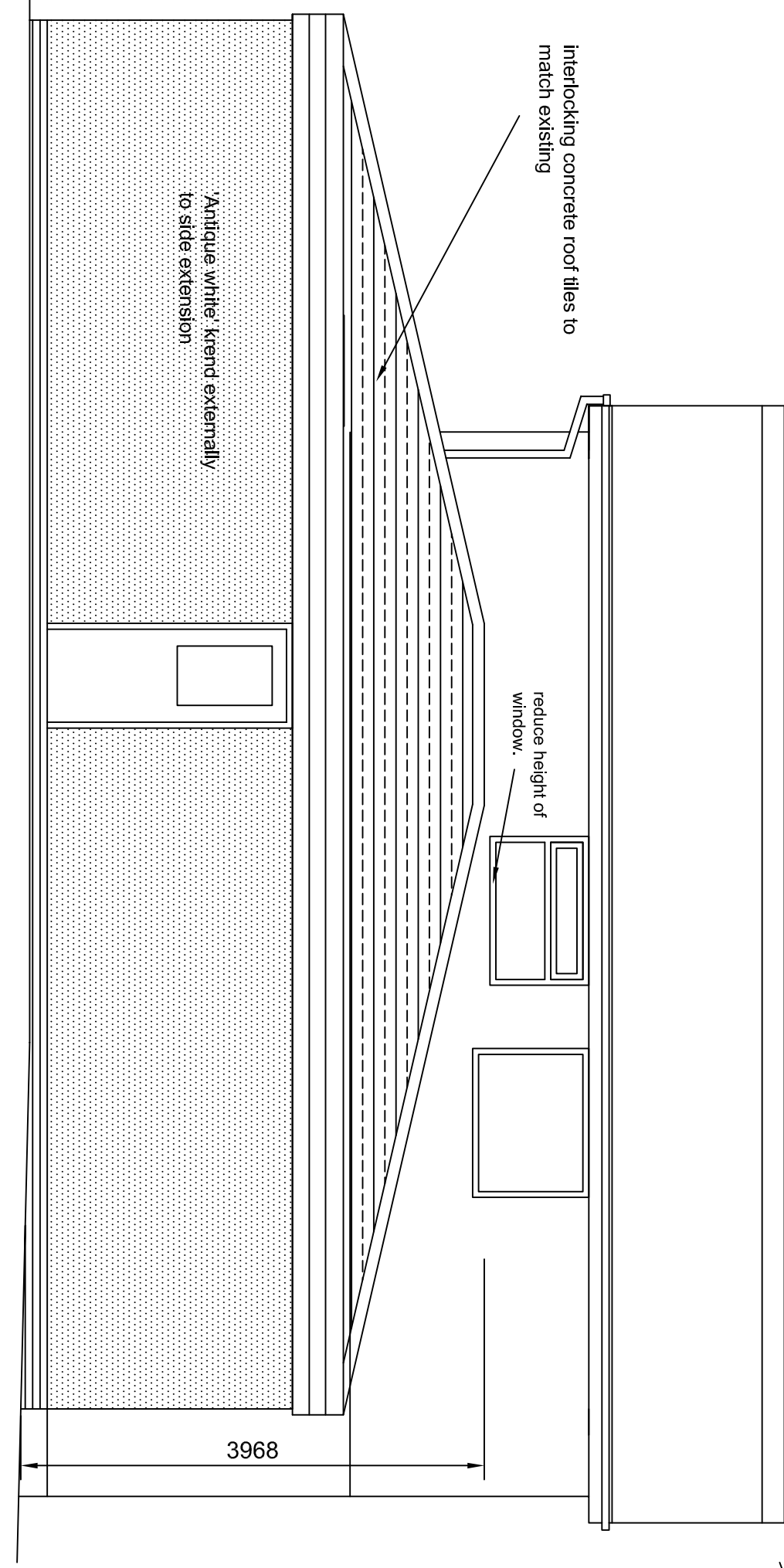


SPECIFICATION NOTES

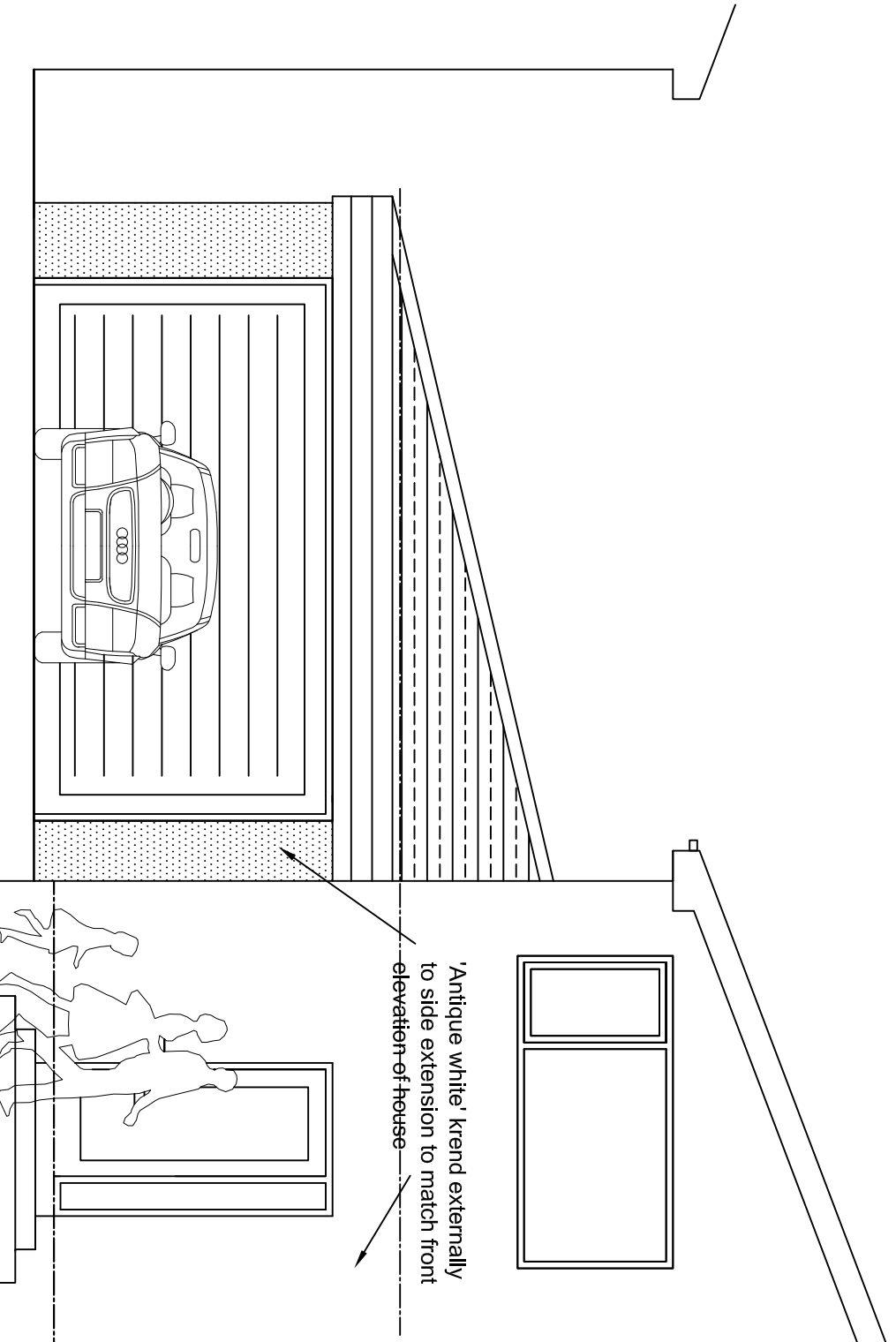
- FOUNDATIONS:**
New strip foundations to be 600x150mm thick taken down min 750mm below ground level
- FLOOR TO NEW EXTENSION:**
to comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 75mm kingspan thermalflor TF70 insulation board on 125mm insitu RC concrete slab on visqueen zelex 2000 gauge gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore in layers not exceeding 150mm. To achieve max u value of 0.22W/m²-K.
- EXTERNAL WALLS:**
Cavity wall construction: Antique white krend externally on 100mm blockwork with 100mm cavity containing 90mm rigid board insulation Thermadecss Cavity Wall 21 or similar. 10mm residual cavity to be kept clear of mortar droppings. 100mm thick blockwork (7N/m² strength, 1400kg/m³ density, 0.51W/mK thermal conductivity); blockwork to have plaster finish internally all to achieve u value of 0.18w/m²-K
- All cavities to be closed at top of walls with rockwool rockclose and around openings with insulated thermabate cavity closers. stainless steel wall ties with insulation retaining clips at max. 750mm centres horitz and 450mm staggered centres vertically. In/lead or similar dpc. cavity trays to all interruptions of cavity. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.
- ABUTMENT:**
Insert type X remedial cavity trays where new roofs abut existing walls and allow for weephotes at approx 900mm centres.
- DPCs**
Hy/lead or similar approved to new masonry walls at floor level and 150mm min. above ground level.
- BHOLD DOORS/WINDOWS/ROOFLIGHTS:**
New external powder coated aluminium bi-fold doors to be double glazed. (to band 2 or better). New doors/windows to comply with requirements of Parts K and L1b of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206. The energy performance of new/replacement window/rooflight and door fittings to an extension/existing dwelling should comply with the following requirements of L1B Table 1: Window/rooflight fittings should achieve either a whole unit U-value (not a centre pane U-value) of 1.4W/m²K OR a WER (Window Energy Rating) Band B.
- SPACE AND WATER HEATING:**
Existing radiator system to be adapted as necessary to provide heating to new extension from the extg house.
- All pipework to be insulated, heating to be thermostatically controlled. Heating system to comply with part L1b of the building regulations.
- ELECTRICAL WORK:**
Modify extg electrical installation into new extension including new low wattage light fittings, power sockets, and where specifically requested television outlets, telephone outlets, and security system as required. All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level. All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.
- HEATING APPLIANCES:**
Any work to heating appliances to be carried out by a registered Gas Safe engineer.
- VENTILATION:**
Windows to be min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.
- CONSERVATION OF FUEL AND POWER:**
Alterations to be designed in accordance with the 2010 edition of building regulations approved document L1B
- ABOVE GROUND DRAINAGE:**
- All traps to have min. 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.
- Provide new UPVC gutters (to match extg) mounted level and discharging to new rainwater pipe's, connected directly into surface water trapped gullies.
- BELOW GROUND DRAINAGE:**
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be clay pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS682, and generally laid to falls of 1:80. Drains passing under building to be encased all around with 100mm concrete if within 300mm of u/s of slab. For drains that pass through walls provide openings in wall with r.c. inlets to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.
- Protection of public sewer at rear to be in accordance with App Doc H4.



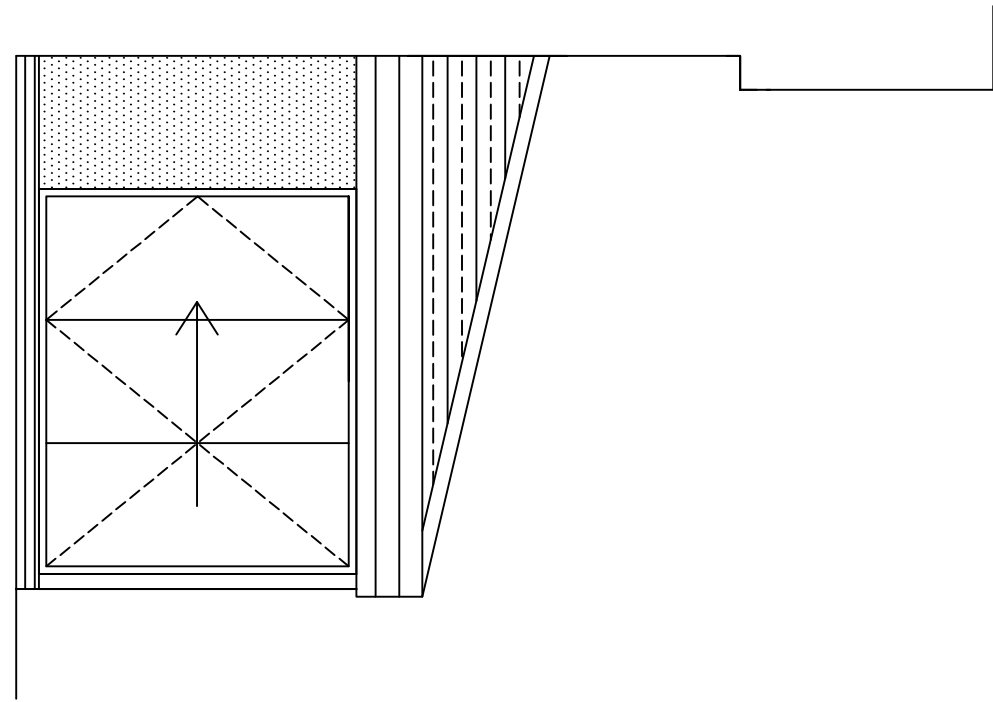
proposed rear elevation



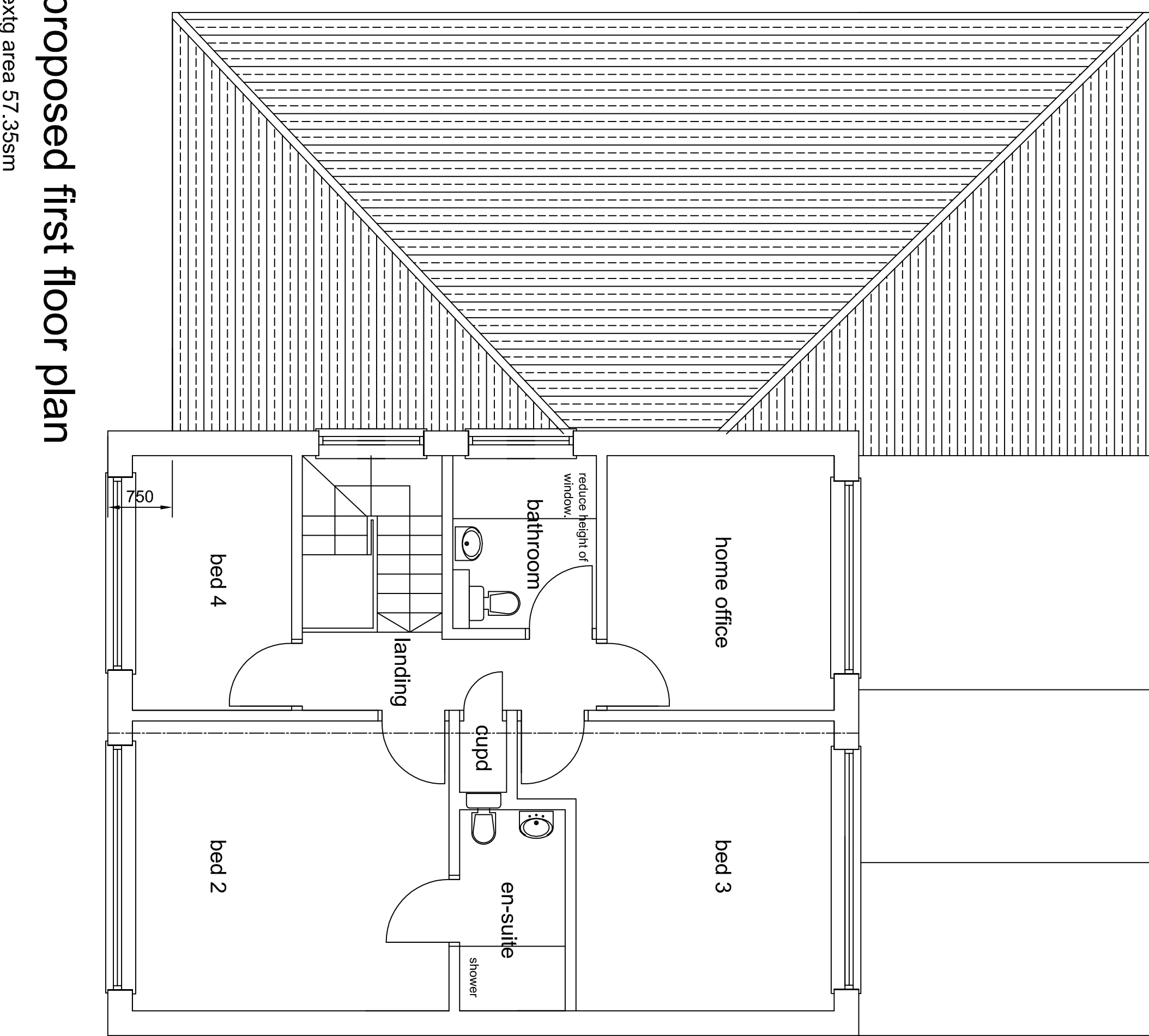
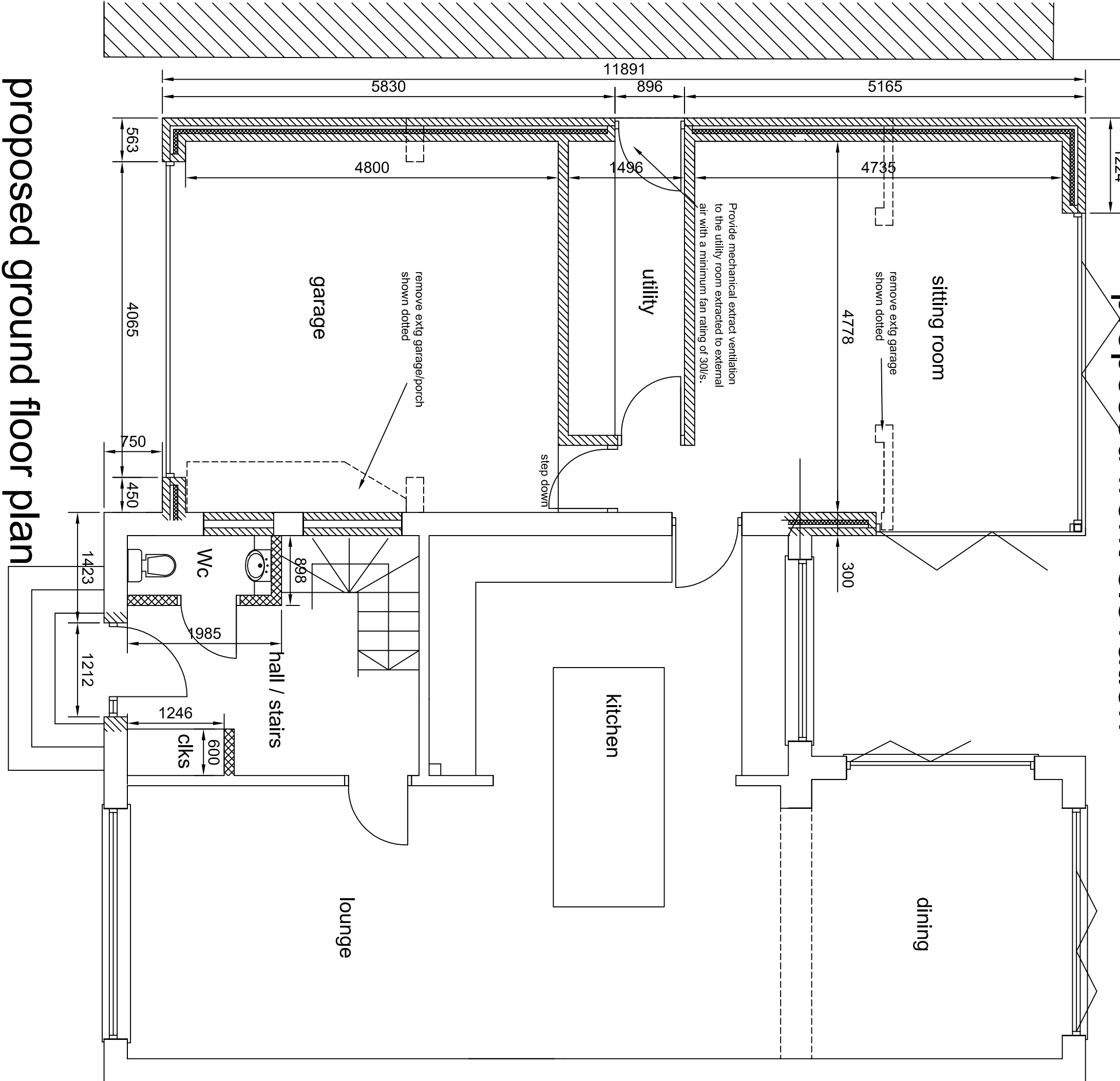
proposed side elevation



proposed front elevation



prop side elevation



proposed first floor plan
extg area 57.35sm

Structural calculations as required to be submitted and approved before commencement

proposed area 126.31sm

Note: It is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing.

Full drainage system on site is to be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains. RWP's into new trapped gullys and connected into extg drainage

Construction Details

Continuity of insulation and limiting air leakage to be in accordance with DEFRA Robust Building Details.

All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be cored drilled to minimise damage to insulation and hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows boards and frames.

Proposed Finishes

Walls - Antique White krend to external walls

Roofs - Interlocking conc tiles with PVCu fascias and rainwater goods to match extg

Windows & Doors - Dark Grey PVCu/aluminium

Mechanical ventilation system to be of an energy efficient type in compliance with Table 3.

* rooms with no windows or opening lights - fans to have 15min overrun fitted/ Windowless rooms - fans to operate off main light switch.

* Replacement air to be provided to rooms with fans by 10mm undercut under door.Extract fans giving air flow of 6l/s to WC & 15l/s to bathroom.

PROJECT			
Proposed Single Storey Site Extension and alterations			
DRAWING			
Proposed Plans, Elevation & Section			
SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Aug 2021		
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2136/JM/02		A	