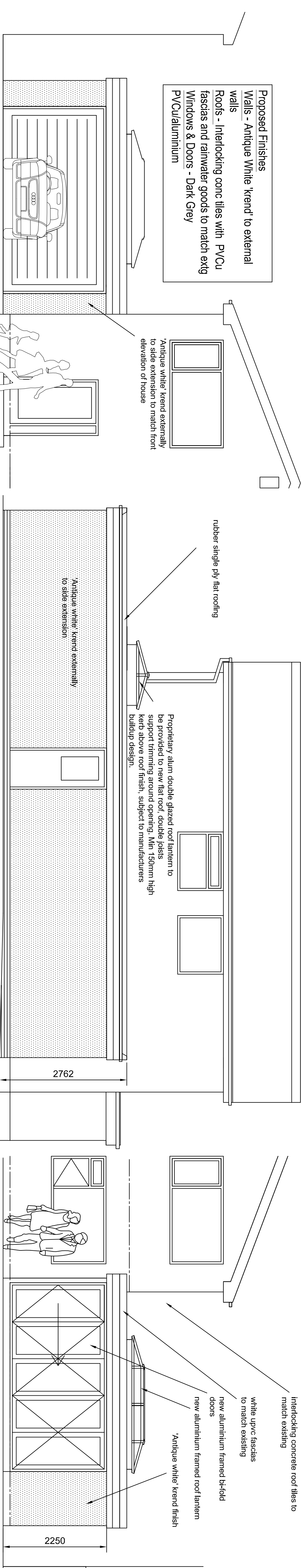


SPECIFICATION NOTES

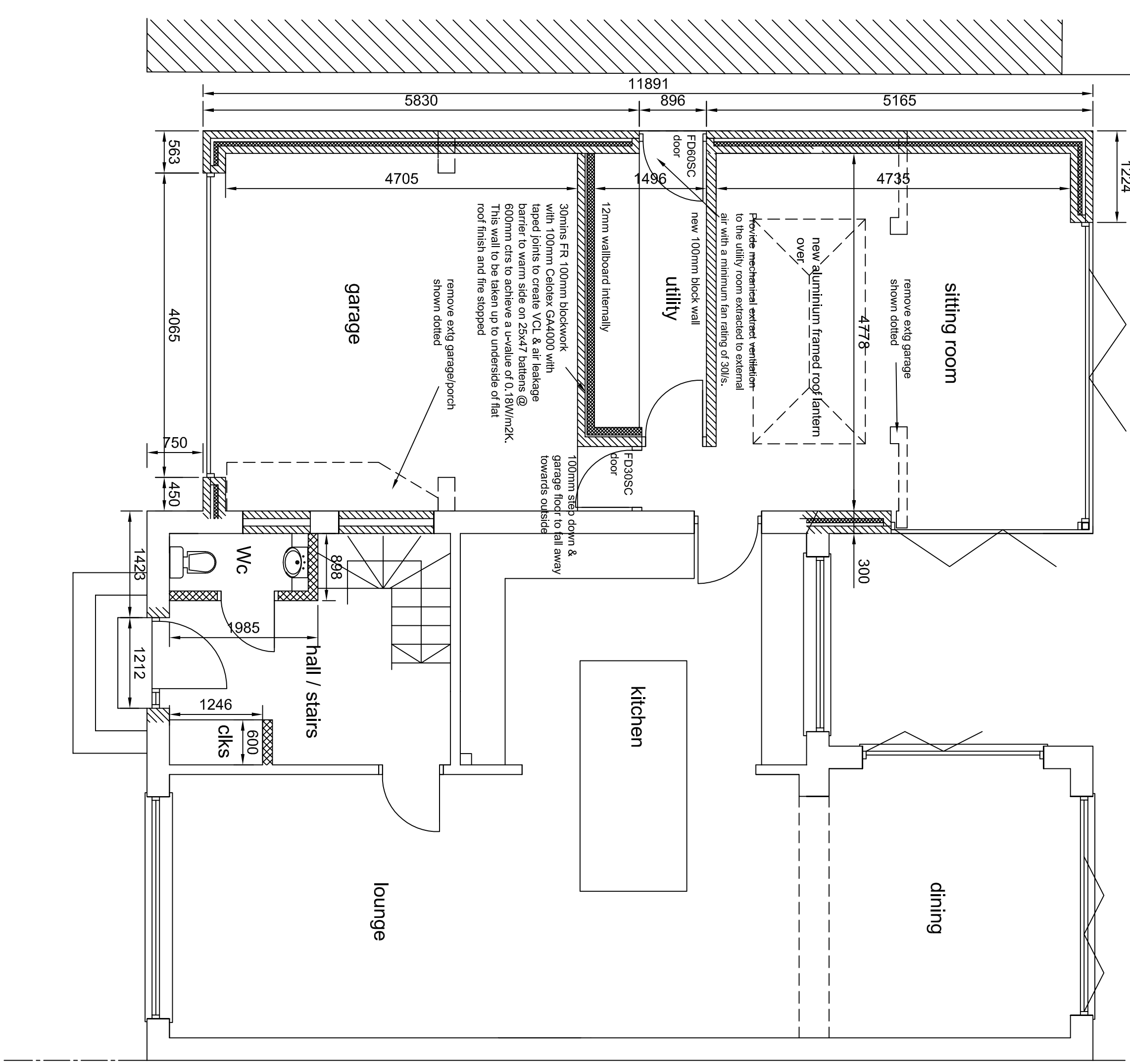
FOUNDATIONS:
New strip foundations to be 600x150mm thick taken down min 750mm below ground level
FLOOR TO NEW HABITABLE PART OF EXTENSION:
to comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 100mm or 150mm Celotex GA4000 insulation board with 25mm PIR perimeter upstand as standard on 125mm insitu RC concrete slab on visqueen zedex 2000 gauge gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore in layers not exceeding150mm.
To achieve max u value of 0.18W/m²·K.
EXTERNAL WALLS:
Cavity wall construction: Antique white krend externally on 100mm blockwork with 100mm cavity containing 90mm rigid board insulation Thermadass Cavity Wall 21 or similar.. 10mm residual cavity to be kept clear of mortar droppings. 100mm thick blockwork (7N/mm2 strength. 1400G/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 thermadate cavity closers, stainless steel wall ties with insulation retaining clips at max. 750mm centres horiz and 450mm staggered centres vertically, flycad or similar dpc, cavity trays to all interruptions of cavity. New walls connected to existing walls with stainless steel movement connectors, lotted to existing and built into new walls.
ABUTMENT:
insert type X remedial cavity trays where new roofs abut existing walls and allow for weepholes at approx 900mm centres.
DPCs
flycad or similar approved to new masonry walls at floor level and 150mm min. above ground level.
BI-FOLD 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/roofight and door fittings to an extension/existing dwelling should comply with the following requirements of L1B Table1: Window/roofight 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 exg 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 exg 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 120mm 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 exg), 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 BS882, 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 or 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.



proposed front elevation

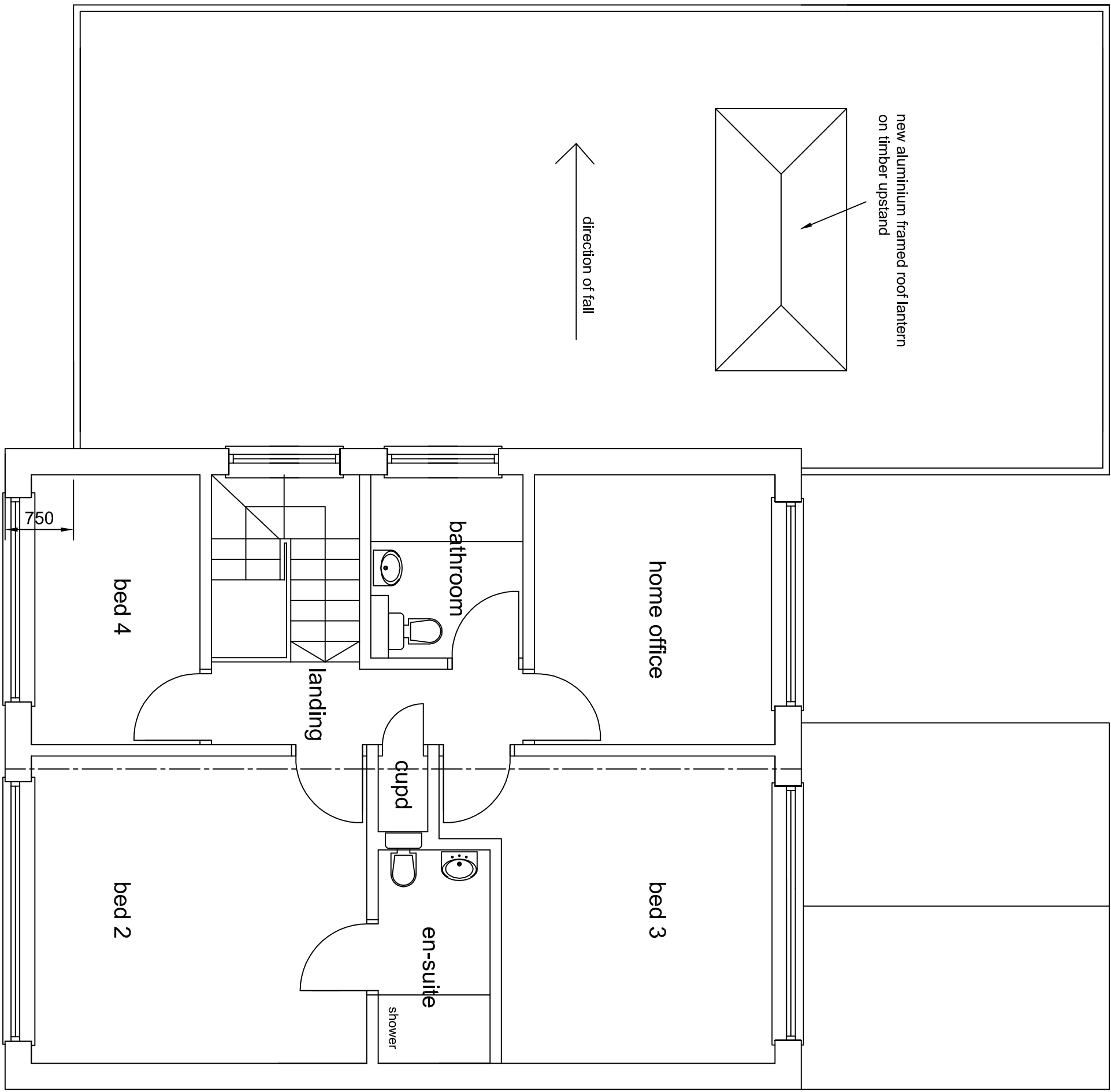
proposed side elevation

proposed rear elevation

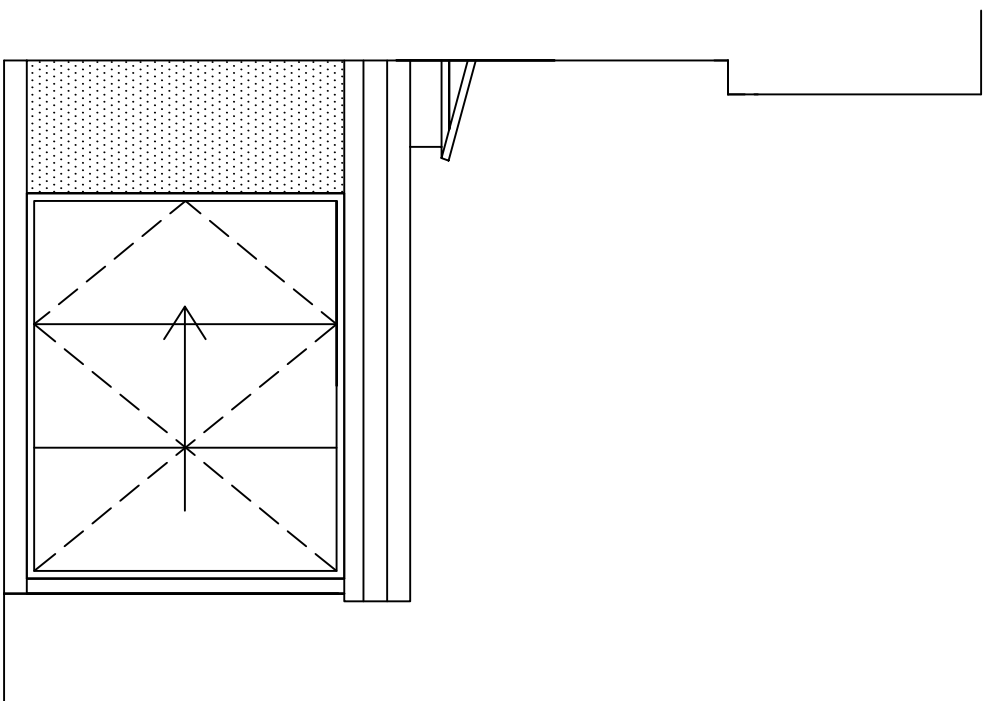


proposed ground floor plan
proposed area 54.9sm

proposed first floor plan



Structural calculations as required to be submitted and approved before commencement



prop side elevation

Proposed Finishes
Walls - Antique White 'krend' to external walls
Roots - Interlocking conc tiles with PVCu fascias and rainwater goods to match exg
Windows & Doors - Dark Grey PVCu/aluminium

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.

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 ofexcavation.
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. R/WPs into new trapped gullies and connected into exg drainage

NEW SIDE/REAR SINGLE STOREY FLAT ROOF:
new roof to comprise: Firestone rubber roofing laid to manufacturers recommendations on 12mm WBP ply decking on firings to fall on WS200 east-joint system @ 400ctrs (support condition SC1) with 72x 47 chords (max span 5.175m), with 150mm PIR rigid insulation laid between with vapour barrier agreed on site with BCO and 12.5mm plasterboard fixed to underside to achieve u value of 0.15w/m²·K
Roof timbers supported on 100x50mm wall plates bedded on wall tops and strapped down to structure with 1200x60mm galv ms straps at 2m max centres,provide eaves ventilation equivalent to a continuous 10mm gap by patent means incorporating insect screen and equivalent to 5mm vent gap to ridge.
Roof lantern 1200x600 fixed to manufacturers instructions (trimmed with double joists with proprietary roof flashing.

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 SideRear 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		C	