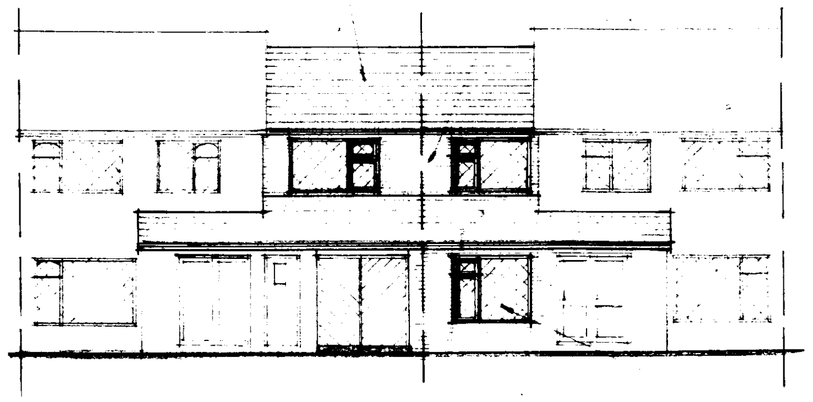
CONTRACTOR TO SAMPLE MATCH ALL EXTERNAL FACING MATERIALS

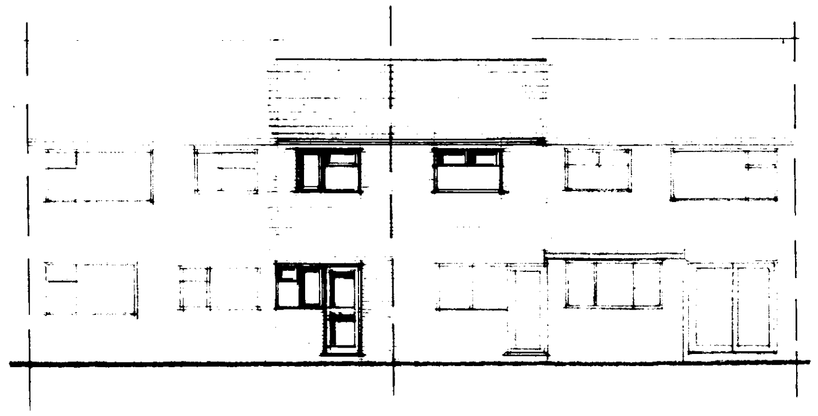
CONC INTERLOCKING PROFILE TILE MATCH EXISTING

BY QUALITY BACKING CONTINUOUS MATCH WITH BRICK (BOUNDING, COURSING ETC.)

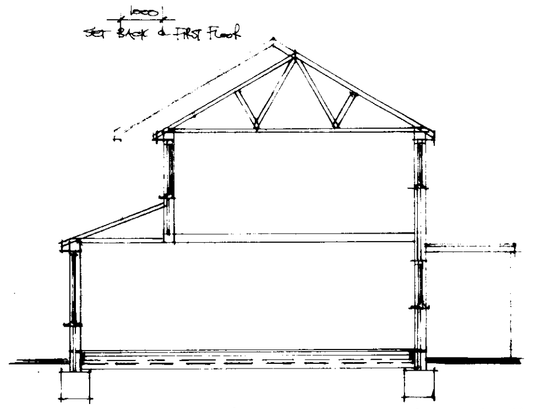


proposed front elevation

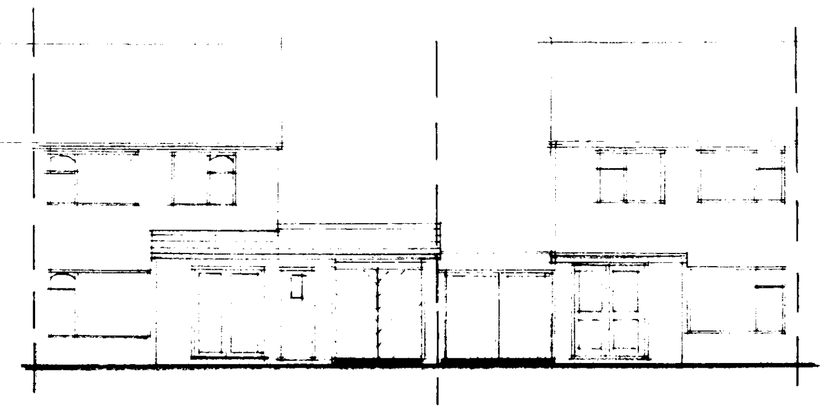
NEW JOINERY WHITE FINISH PVCu MATCH EXISTING



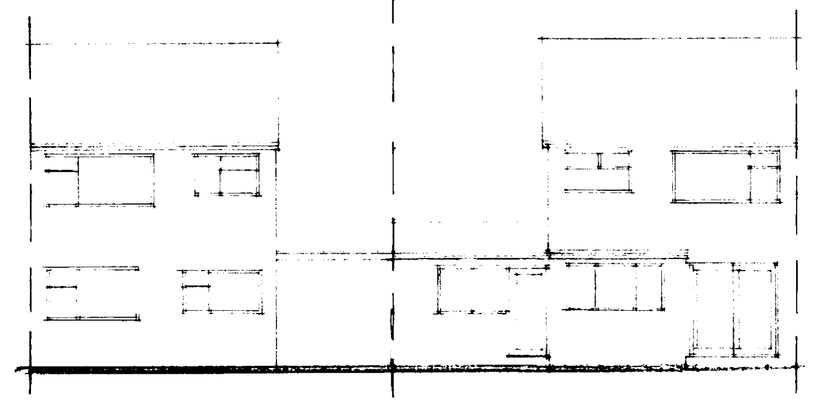
proposed rear



section/side elevation (handed)

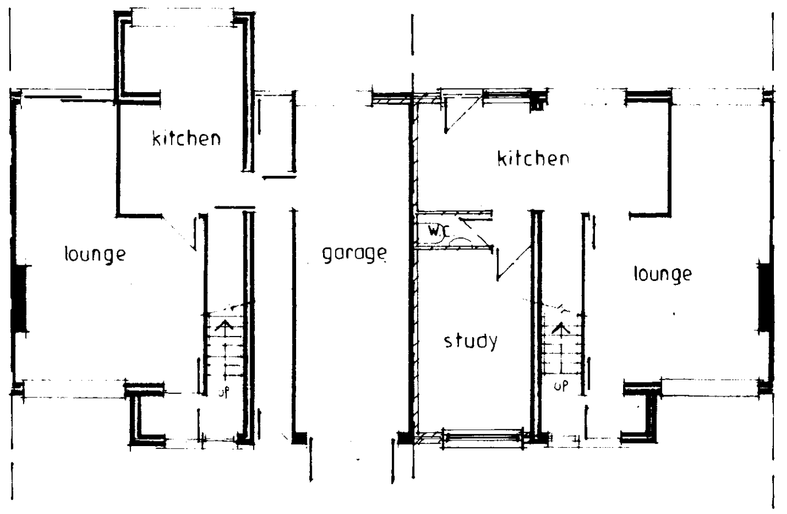


existing front elevation

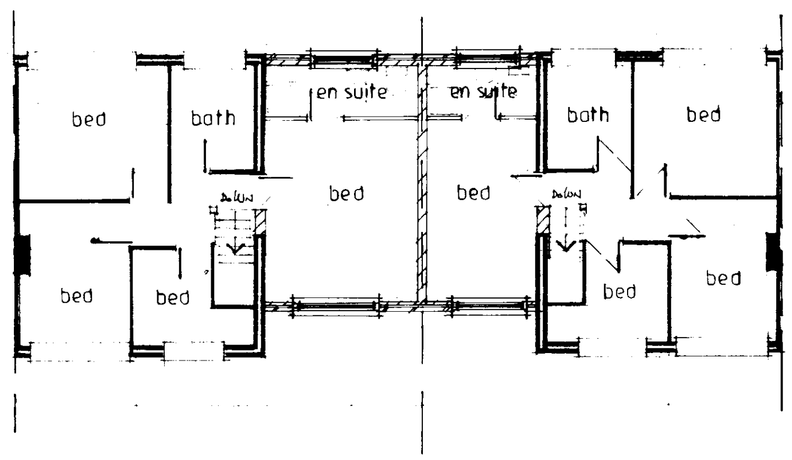


existing rear

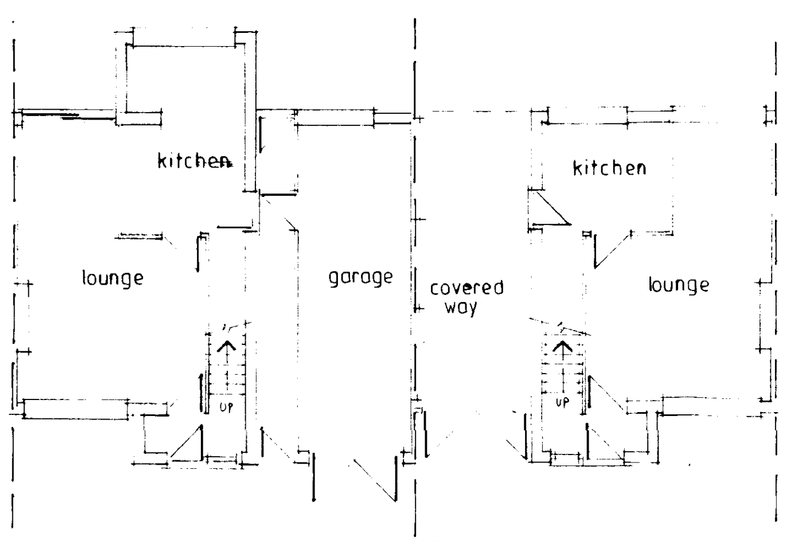
1 : 100



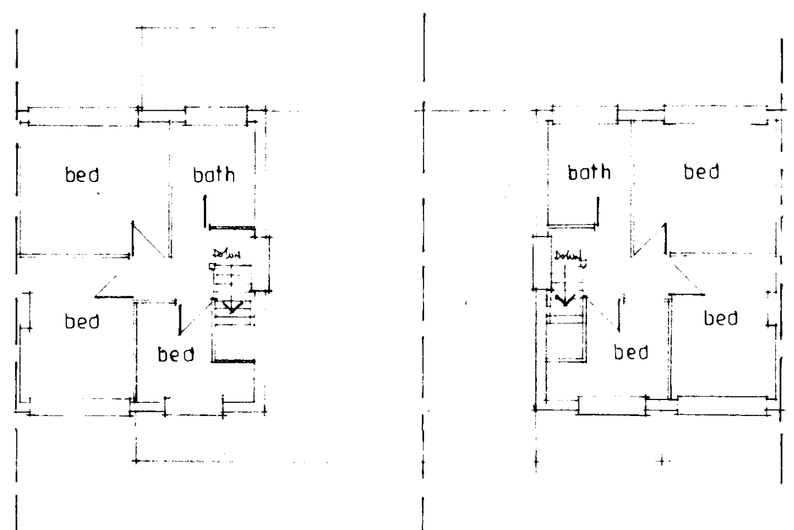
proposed ground floor



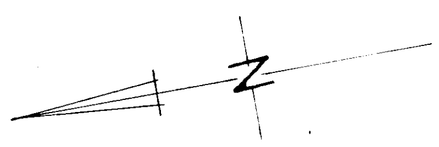
proposed first floor



existing ground floor plan

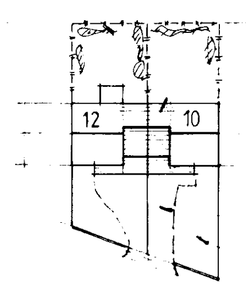


existing first floor plan



EXIST BOUNDARY FENCING MIXED PLANTINGS ETC ALL RETAINED

TWO STOREY EXTENSIONS



EXIST HARDSTANDINGS VEHICULAR CROSSING ETC.

GRASSED AREAS, PLANTINGS ETC ALL RETAINED.

1 : 500

site plan

Site Preparation
Remove turf, topsoil, trees, rubbish, spoil off redundant drains and disconnect services as necessary. Keep services in use undisturbed throughout. Excavate foundation trench to minimum depth of 1.0m down to firm bearing soil, to primarily virgin, undisturbed natural ground. Excavate for floor slab to required depth, ensuring that all contaminants are removed to a depth sufficient to prevent future damage. Protect against the effects of frost as specified on drawing. All works to remain exposed for inspection/approval by the Local Authority Building Surveyor.

Foundations
Mass concrete (GRADE ST1 BS 5328 PT.1) trench fill foundations with 7.0 n/mm² concrete block work to ground level. Minimum 3 courses engineering brickwork, to BS 3921 Class B, above ground level to Bituminous felt strip DPC continuous with external, minimum 150mm above ground level. Cavities below ground level to be filled with weak mix concrete (1:10) to within 225mm of D.P.C. Drains passing through foundations to be adequately bridged over with RC lintels maintaining 50mm clearance around pipes, openings sealed either side with rigid sheet material.

Ground - Supported Floor
75mm sand-cement screed to receive clients final cover on 100mm thick oversite Grade ST 2 concrete (thicken to 300mm for foundation bed to rest L/S internal walls) on 1200g Polythene DPM on full cover insulation slab with continuous vertical edge (as specified on drawing) on 1200g Polythene DPM continuous with DPC on 150mm sand blinded, clean, inert, consolidated hardcore bed. Provide through ventilation to abutting suspended floor with Φ100mm UPVC pipes bedded in new floor and terminating at skirbicks as specified on drawing. Drains beneath floor slab to be encased in 150mm concrete.

Suspended Floor
22mm T & G chipb boarding on joists at 600mm c/c maximum. Insulation, lateral restraint, etc as specified on plan drawing.

Continuous Rodding Diagram to BS 8301
Φ100mm UPVC, flexible joints, 150mm granular bed surround, minimum 300mm selected fill, to fall 1:40. Provide access for cleansing at junctions and changes in direction as specified on drawing. New stack to have minimum 250mm radius at foot, branch discharge pipes minimum 450mm above drain invert level. Manholes/inspection chambers as plan drawing.

General
All drains, foundation and floor works to DPC level to remain exposed for inspection and approval by the Local Authority.

Structure Above D.P.C
Walls (Achieving 'U' Value of 0.30 W/m²K)
240mm exterior cavity wall, outer leaf 102mm Brick or Block as specified on drawing, inner leaf 100mm blockwork (K = 0.17 w/mk, compressive strength 4.0 n/mm² or as specified on drawing, 'Celcon Standard' or suitable alternative). 90mm cavity with stainless steel wall ties – minimum 5No./m² - 900mm maximum horizontal, 450mm maximum vertical spacings – at reveals to each block. 90mm thick insulation batts (K = 0.036 w/mk, 'Drithqum' or suitable alternative) inserted during construction. Cavity closed at all openings with horizontal and vertical DPC and patent integral insulated lintels and closers. Limiting air leakage; insulant continuous at all junctions. 150mm end bearings to all lintels unless otherwise stated. New walls toothed and block bonded to existing and finished internally with 13mm Gypsum plaster and skim.

Pitched Roof
Tiled cover as specified on drawing on 25mm x 38mm treated swd battens, on one layer low resistant sisalex felt unless otherwise stated to BS 747, bedded verge, ridge tiles to suit laid generally to manufacturers standards. 50mm x 100mm SC3 wall plate anchored to walls with 30mm x 2.5mm x 1200mm galvanised steel vertical restrain straps at 2000mm, maximum horizontal spacings at eaves level. Provide lateral restraint to gables with 30mm x 5mm galvanised steel straps mechanically fixed to first 3 No. rafters (top chord) and built into fabric at 2000mm c/c (including highest and lowest points of connection) along eaves. Insulation and structural linelers as specified on drawing. 25mm thick swd fascia and barge boards, 100mm UPVC half round gutter and fittings with Φ63mm downpipe. 12.5mm foil backed plasterboard ceiling supported at all edges to facilitate use as vapour barrier, clout nailed to joists. 5mm gypsum skim. Ventilation, permeable vapour barrier etc as plan drawing.

Internal Partitions Wall **Non Load Bearing**
100mm blockwork, 13mm plaster each side and skim, minimum mass 120 kg/m². Foundation, lateral restraint etc as specified on drawing. 70mm R.C. Plank lintels to openings with minimum 150mm end bearings unless otherwise stated.

Stud Partitions Non Load Bearing (1/2hr fire protection)
Minimum 75mm (x 50mm) SC3 studs @ 400mm horizontal c/c, cross braced off 75mm x 100mm sole plate on Bituminous felt DPC. 15 mm plasterboard each side, 7mm Gypsum skim, minimum mass 10kg/m². 25mm thick absorbent material, minimum density 10kg/m³, 'Rockall' or suitable alternative inserted during construction.

Drainage Above Ground
Φ110mm UPVC SVP & WC Branch (maximum 6000mm long) with boxed branch connections for Φ40mm UPVC seperate wastes to sanitary fittings. 75mm deep seal traps – maximum 3000mm long. Provide access for rodding at junctions and changes in directions. Rainwater downpipes to discharge into suitable drainage system as specified on drawing.

Glazing
Soft Low E double glazed sealed units as specified on drawing (or schedule) with minimum 20mm air gap, draught sealed 'U' value 1.8 W/m²K. Incorporating controllable background trickle vents, 9000mm² to kitchen, utility room, bathroom and other sanitary accommodation (8000mm² to other habitable rooms). Rapid ventilation openings minimum 1/20th appropriate floor areas.
All glazing in critical locations to satisfy requirement N1 i.e toughened/laminated safety glass to BS 6206 Class C covering areas:
Doors/side panels up to 1500mm from FFL. Windows up to 800mm from FFL.

Services, Manifolds etc.
Service connections to exist. supply systems. Hot water, space heating via steel panel radiators with independent thermostatic and shut off isolation valves from exist. (vented) G/F C/H systems. Exist. boiler not effected by works. Unless otherwise stated see plan drawing.
A commissioning notice for fixed building services (Hot water, Heating) is to be deposited with the local authority on completion of works.
Operating & maintenance instructions are to be left with the owner/occupier.
Design details and building techniques have been specified in accordance with guidance given in 'Limiting Thermal Bridging & Air Leakage, Robust Construction details for Dwellings & similar buildings 2002'. A suitable report may be required at completion to confirm that work has been carried out in accordance with these details.

Electrical Works
Energy efficient lighting – lamps with luminous efficacy greater than 40 lumens per circuit Watt. Fluorescent tubes but not tungsten with bayonet caps or Edison screw base.
Provide mechanical extraction ducted with Φ100mm pipe work direct to the outside air:
Kitchen - 60L/s rapid action (30L/s in hob).
Utility – 30L/s rapid action.
Bath – 15L/s intermittent operation, 15L/s synchronized with light – 15 minutes overrun where there is no window.
All Mains operation smoke detectors, integral sounders, secondary power supply (batteries), fitted to horizontal level surfaces, minimum 300mm from walls and doors and for ease of maintenance, in accordance with BS 5446 and IEE regulations.
All electrical works required to meet the requirements of Part P, Building Regulations (Electrical Safety), to be designed, installed, inspected and tested by person(s) competent to do so. Prior to completion the council is to be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installations certificate – issued by person(s) competent to do so.

General
Materials and Workmanship to conform to BS 8000 Parts 1-15.
The Owner/Contractor is to confirm boundaries and dimensions prior to commencement and is to determine whether the development falls within the scope of the 'Party Wall Act' 1996 and serve notice as appropriate.
All structural steelwork to be encased in 19 mm 'Fireline' or suitable alternative, bound with Φ1.6mm Galvanized wire at 100mm pitch. 7mm Gypsum plaster and skim (to give full half hour Fire Protection). Provide ventilation to rooms, roof voids, etc as specified on drawing. Service connections to existing supply systems, hot and cold supply, heating, etc as specified on drawings.

This drawing and specification has been prepared primarily to obtain Local Authority Approvals and does not constitute the basis of any form of Contract. Further consideration to details may be necessary before or during construction works.

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FEBRUARY 2008