

11 FLASHINGS

Provide all apron, skirting & stepped lead flashings together with soakers in min thickness code 4 lead.

12 ROOM VENTILATION

- a Windows to have min lights opening area of 1/20 room floor area.
- b Background vent to bathrooms 4000mm sq trickle vent in window or air brick.
- c Background vent to other rooms (habitable) 8000mm².
- d Utility rooms require opening window, extract fan 60l/s and 4000mm² background vent.
- e High level extract fans to (kitchen 60 l/s bathroom 15 l/s) with 15 min overrun facility if no opening window present.
- f All door, windows & loft hatches to be draught stripped.
- g Commissioning certificate required as section 5 part 3.

13 PITCHED ROOF (0.16:U'value)

- a Roof as indicated on 50mm x 25mm treated batten on Klobber Permo Forte fully breathable roofing felt.
- b Rafter and ceiling joists as detailed on plan.
- c 100mm x 50mm wall plate strapped down with galv straps 30mm x 5mm screwed to plate & fixed 3 times to wall at 2m c/c also at ceiling level & along verge.
- e Ex 25mm eaves fascia & barge board (if required).
- f Supalux board soffit clanking on bearers at 600mm c/c.
- g 270mm fibre glass quilt laid between joists and over.

16 GLAZING (combined 1.6 'U' value softwood/UPVC frames)

- a Double glazing to all new windows (16mm min air gap) with 'Pilkington K' glass with Argon gas fill.
- b Glazing to doors (& within 300mm) & windows below 800mm & to be either laminated or toughened glass to BS 6206:1981.
- c Doors to have a combined 'U' value of 1.8.

17 FIRE PROTECTION

- a Steelwork to be encased with two layers of 12.7mm plasterboard & skim to give 1/2 hour fire resistance.

18 HEATING

- a If there is an open flued gas appliance (a non balanced flue boiler or gas fire) in an adjacent room to the proposed extension with an extract fan, a flue gas 'spillage' test will be required at completion stage carried out by a 'Gassafe' registered person.
- b Thermostatic radiator valves to be provided in each room

19 ELECTRICAL

- a Energy efficient lighting to comply with 'Domestic Building Services Compliance Guide' 2010 section 12
- b Installation to be in accordance with BS 7671. 18th edition & be undertaken by a person registered with an electrical self certification scheme.

20 FIRE ESCAPE

- a Min clear opening of 450 wide x 750 high required to new gym. Max 1100 mm from floor to opening.

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All dimensions must be checked on site and not scaled from this drawing.

1 DRAINAGE

- a Reinforced concrete lintels provided to 'bridge over' all drains passing through walls.
- b All gullies indicated to be 100mm back inlet type with roddable facility.
- c All drainage works, falls, materials to comply with part H: 2010 building regulations.
- d Rainwater to soakaway 1m³, 5m from building.

2 CONCRETE MIX

- a To foundations and floor slab to be 1:2:4 (cement, sand, aggregate) 21N/mm.

3 FOUNDATIONS

- a Indicated foundations may be amended to suit site conditions & local authority requirements following inspection of excavations prior to placing of concrete.
- b Foundations to be min 1m below adjacent ground level.
- c Strip footing to cavity walls to be 600mm x 225mm

4 FLOOR SLAB (0.22:U'value)

- a Sand cement screed (reinforced) min 65mm thick on vapour barrier on
- b 85mm min 'Celotex' floor insulation plus 25mm upstand insulation on vapour barrier on
- c 100mm concrete slab (max 12m² bays) on
- d 1200g damp proof membrane with 300mm min laps & dressed onto wall dpc on
- e 150mm min thick sand blinded hardcore, well consolidated, clean & sulphate free.
- f All slabs on hardcore filling in excess of 600mm are to be suspended slab design type subject to local authority approval prior to commencement.
- h Existing floor vents to be vented to external wall through 100 dia pipe.

5 EXTERNAL WALLS (0.28:U'value)

- a Hyload dpc to all ground floor walls at slab level (150mm min above ground level) jambs & beneath all cills.
- b Mortar mix brick/block 1:1:6 cement, lime, sand (1:3 cement, sand below dpc).
- c Up to dpc 300mm cavity brick/block two leaves class B engineering brick/ 7N/mm² dense concrete block with 100mm cavity filled with weak mix concrete (1:10) to within 225mm of lowest DPC with splay to edge.
- d Above dpc 300mm cavity wall, 100mm cavity filled with 'Dri therm 32' glass fibre batts.
- e Outer skin -102mm brickwork to match existing/ 100mm dense concrete blocks, joints raked with render finish. Inner skin -100mm (Thermalite Shield) airated 7N blocks. Proprietary insulated cavity closers to be used in reveals. All new windows/doors to be set back 30mm into the cavity to prevent a thermal bridge.
- f 12.7mm plaster board on dabs.

6 CAVITY WALL TIES

- a To be stainless steel fixed at 750mm horizontally, 450mm vertically & 300mm max centres at jambs.

7 INTERNAL WALLS

- a Ground floor 125mm stud partition, floor & head plate (nogging at 600mm c/c) 12mm plaster board & skim. 120mm Celotex between studs.

8 CEILINGS & CEILING VAPOUR BARRIER

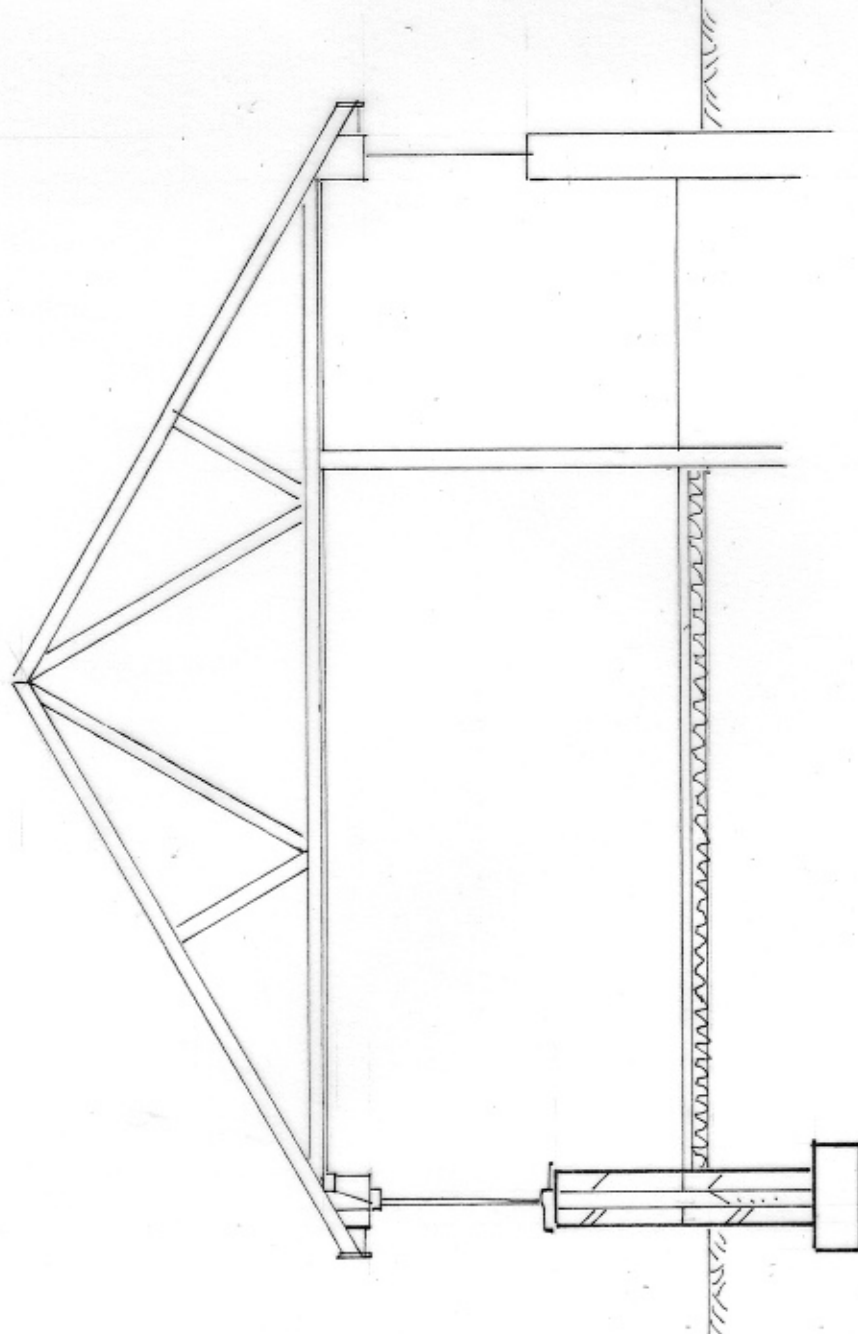
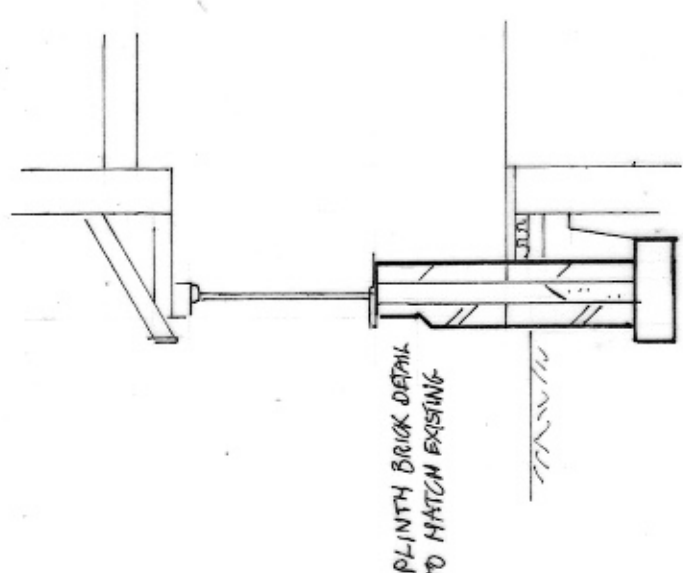
- a 12.7mm plaster board, scrimmed joints, artex/skim finish
- b Vapour barrier to all insulated ceilings.

9 LINTELS (CATNIC)

- a External to openings in cavity walls to be type CG90/100
- b Internal to openings in blockwork (unless otherwise stated) CN5XA.
- c All lintels to have 150mm min bearing.
- d Cavity wall lintels to have the cavity insulated.

10 PLUMBING

- a Waste pipes: 40mm dia to bath & sink, 32mm to basin.
- b Waste pipes taken to S&VP or gullies with 75mm traps.
- c Waste over 1700mm long to basin & over 2000mm to bath or sink to be fitted with anti-siphon traps.
- d All service pipes, ducts, tanks etc to be insulated to comply with part L5 1985 building regs (1990 revision).
- e S&VP & fittings to be 100mm dia UPVC complete with all bosses, connections, balloon grating to top etc. When sited internally vent pipe to boxed floor to ceiling, insulated with glass fibre quilt & whole of installation to comply with part H of the building regs.
- f 100mm half round gutter & 63mm dia downpipe.



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