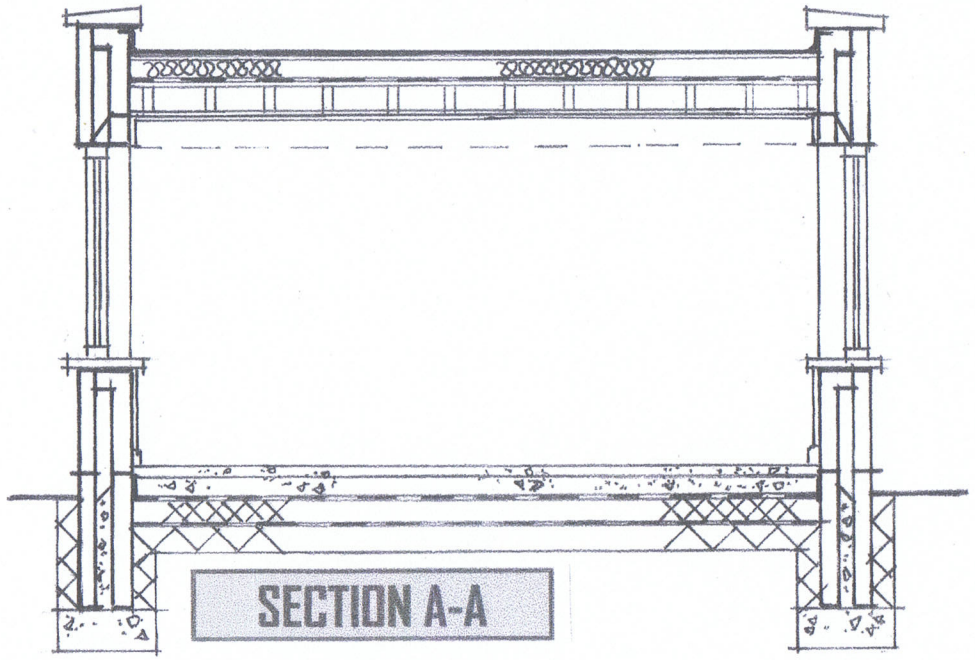


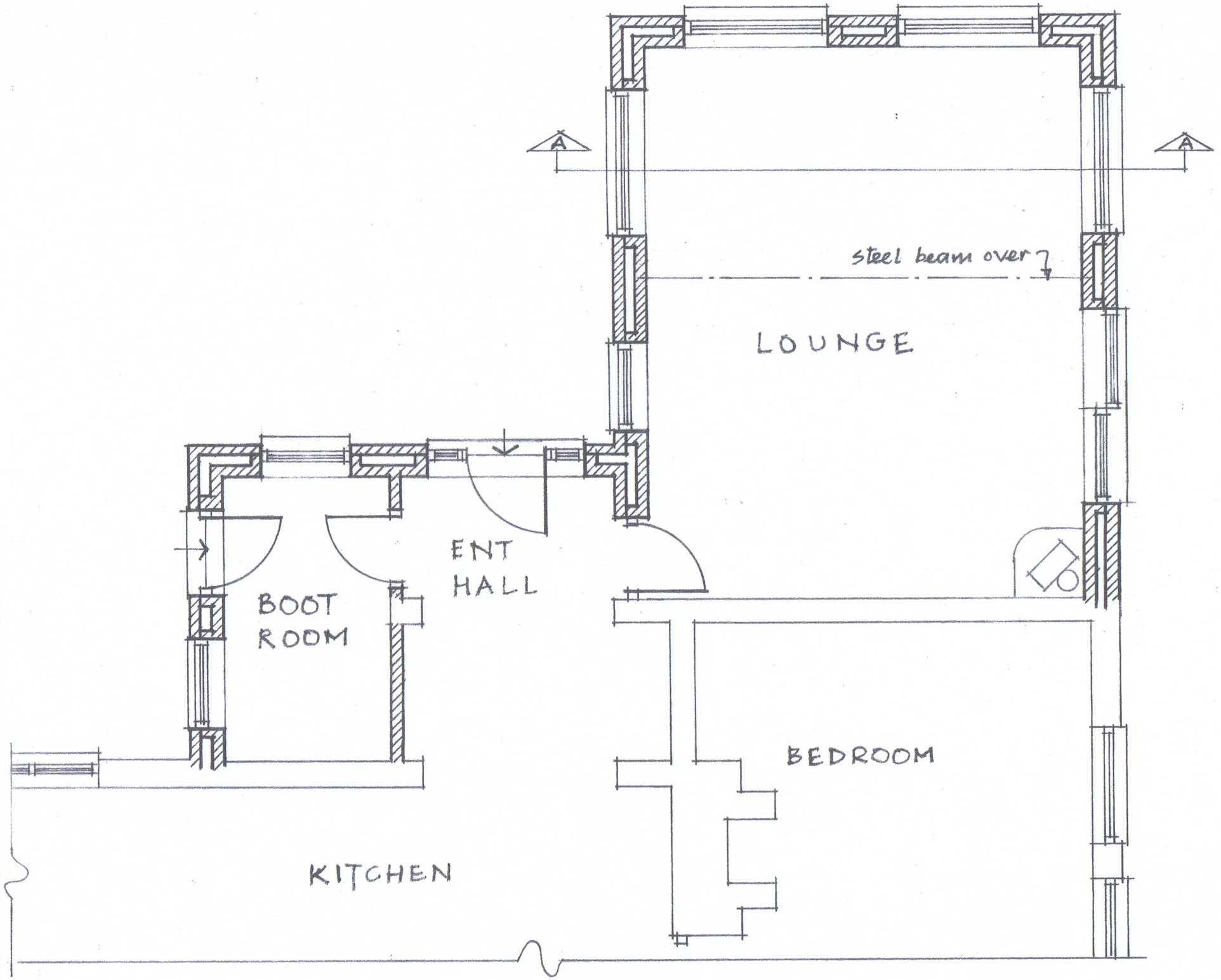


## SPECIFICATION

**FOUNDATIONS: *Note - Existing foundations have been exposed & checked by structural engineer, considered acceptable for proposed loading. If any new foundations/pads required to follow typical specification:** 600x225mm mass concrete strip foundations to all external walls at a minimum depth of 1000mm below ground level & to a sound bearing capacity subsoil, all dependent upon examination of excavations. Foundations to be taken down below the invert level of any drain & lintels provided over where it passes through the walls.

**FLOOR:** 65mm sand/cement screed on 100mm concrete on 1200g polythene d.p.m. 110mm Kingspan 'Kooltherm K103' floor insulation with min 25 mm perimeter upstand on 1200g polythene d.p.m. on 150mm well compacted sand blinded hardcore. **Overall U-value 0.15w/m²k**. Provide mesh reinforcement over drains.

**WALLS:** 328mm o/a cavity walls comprising 15mm polymer render colour to match existing elevations & 102mm face brickwork to other elevations. 100mm medium concrete block (k-value 0.51w/mk). 100mm cavity fitted with Kingspan 'Kooltherm K106' insulation board fixed & fitted in accordance with manufacturer's instructions. Inner leaf of 100mm 'Celcon standard' insulation block (k-value 0.15w/mk) plus 2 coat plaster finish internally - **Overall U-value 0.17w/m²k**. Fill cavity up to ground level with waterproof concrete & provide 'class A' blocks below. Provide stainless steel wall ties with at 900mm c/c horizontally & 450mm vertically staggered respectively & max 225mm at jambs. Install "Thermabate" cavity closers at all window & door openings. Horizontal p.v.c. d.p.c. a minimum of 150mm above ground level. Vertical d.p.c. to door & window reveals. Provide Catnic or IG lintels over door & window openings with integral cavity tray/insulation & minimum 150mm end-bearings.

**FLAT ROOF:** Waterproofing layer - Mechanically fixed single ply non-bituminous membrane. (Optional 18mm plywood deck) 130mm Kingspan "Thermaroof TR26" insulation. Care is required to ensure continuation of insulation wherever possible between the wall and roof for best thermal performance and detailing at junctions to minimise the effects of thermal bridging and the associated risk of condensation or mould growth. Vapour control layer. 18mm plywood deck laid at 1:50 fall on diminishing firring pieces with a minimum thickness of 25mm. Firrings fixed to 63 x 145mm flat roof joists @ 400mm c/c (**Note** joists to be spaced @ 300mm c/c over longer span) Strength Class C24 to BS 5268-7.2. (supported at mid span with steel beam on padstones in accordance with engineer's details). Underdraw joists with 12.5mm foil backed plasterboard and skim to form ceiling. Provide 50mm x 50mm SW noggins to ceiling perimeter and to edges of plasterboard. **Overall U-value 0.15w/m²k**

**DRAINAGE:** The surface water drains are to be extended as necessary to pick up the new down pipe. S.W.drains are often not traceable until excavated. Drains to connect to new soakaways or existing drain if available

**VENTILATION & GLAZING:** Windows/Doors to be upvc double glazed sealed units with 16mm air gap. Low 'E' glass (Pilkington K). Glazing to be in accordance with App. Doc N1. And BS.8000 part 7 i.e. safety/toughened glass in 'critical locations' & marked as such. Ground floor windows: should be made to a design to meet the security requirements of British Standards publication PAS 24:2012. *Study room to have openable window casement area suitable for 'means of escape' in case of fire. Provide opening casements for 'rapid' ventilation. 'Background' ventilation by 'night vents' in window head (min 8000sq. mm).

**ELECTRICAL SERVICES:** All electrical work required to meet the requirements of Part "P" (Electrical Safety) must be designed, installed, inspected & tested by a person competent to do so. Prior to completion, an appropriate BS7671 electrical installation certificate to be issued.

**GENERAL:** Energy efficient light fittings installed. * Note - existing woodburner, flue & hearth to be reinstalled in accordance with HETAS requirements. This drawing is prepared for Building Regulations consent only. Any discrepancies to be reported before work commences. All work to be carried out in accordance with the relevant British Standards, Codes of Practice, Building Regulations Approved Documents, in good workmanlike manner & to the satisfaction of the Building Control Authority.

**Proposed Replacement Single Storey Rear Extension**

**The Close Manor Road Wick Bristol BS30 5RG**

# PROPOSED FLOOR PLAN (PART) SECTION A-A & NOTES

| Scales: 1:50 | Date: Oct 23 | Drg No 4.1 |
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