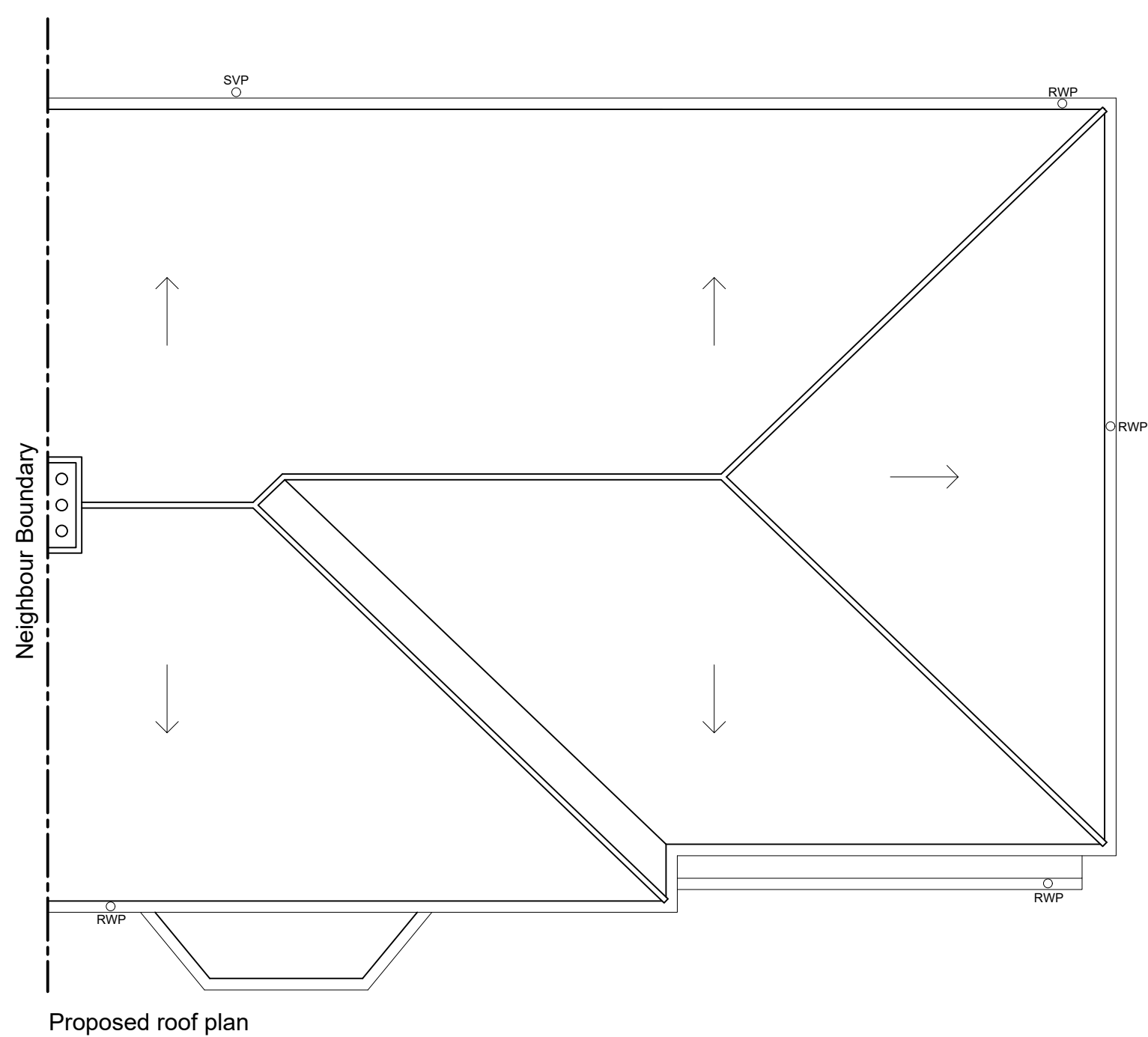
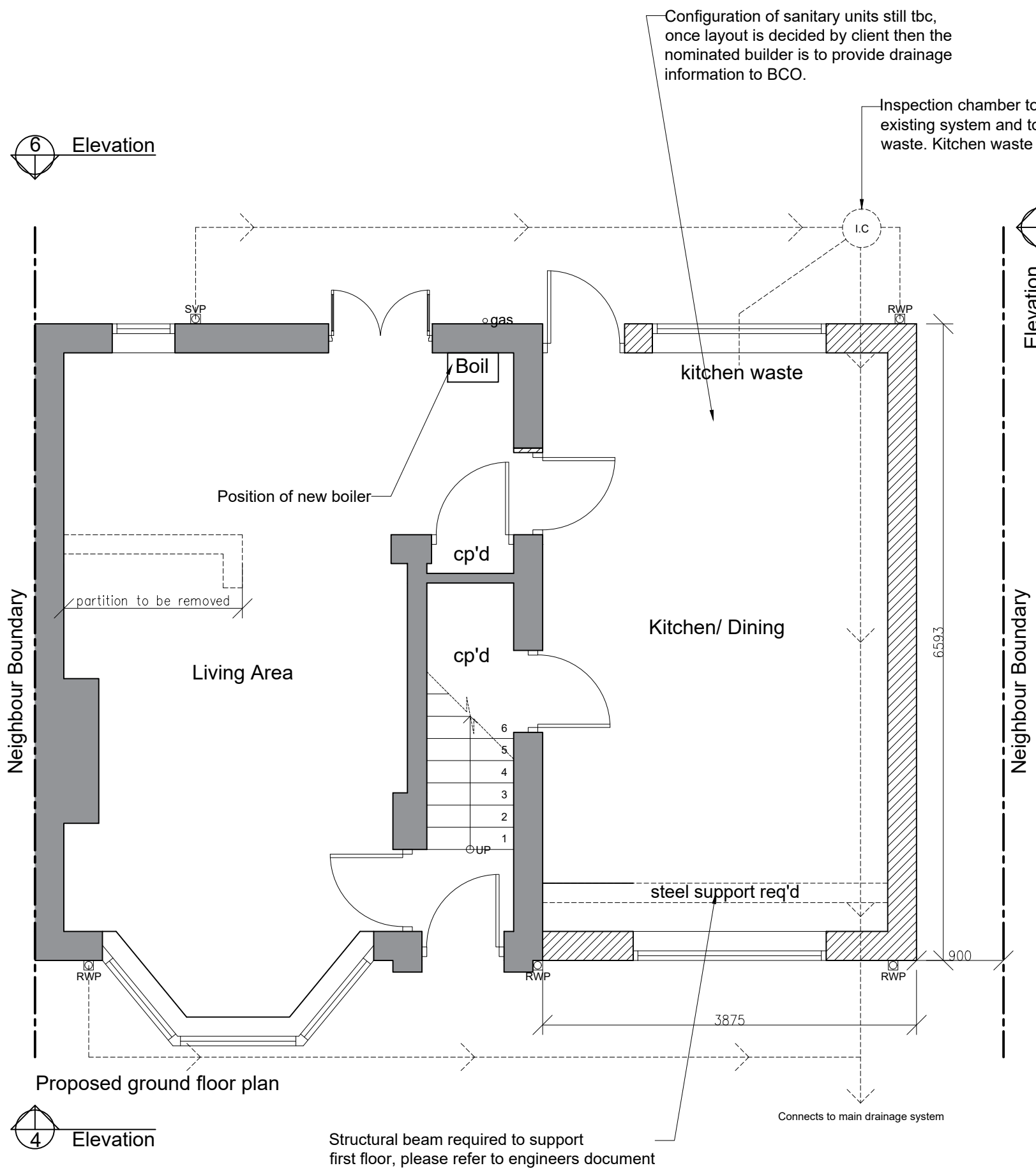
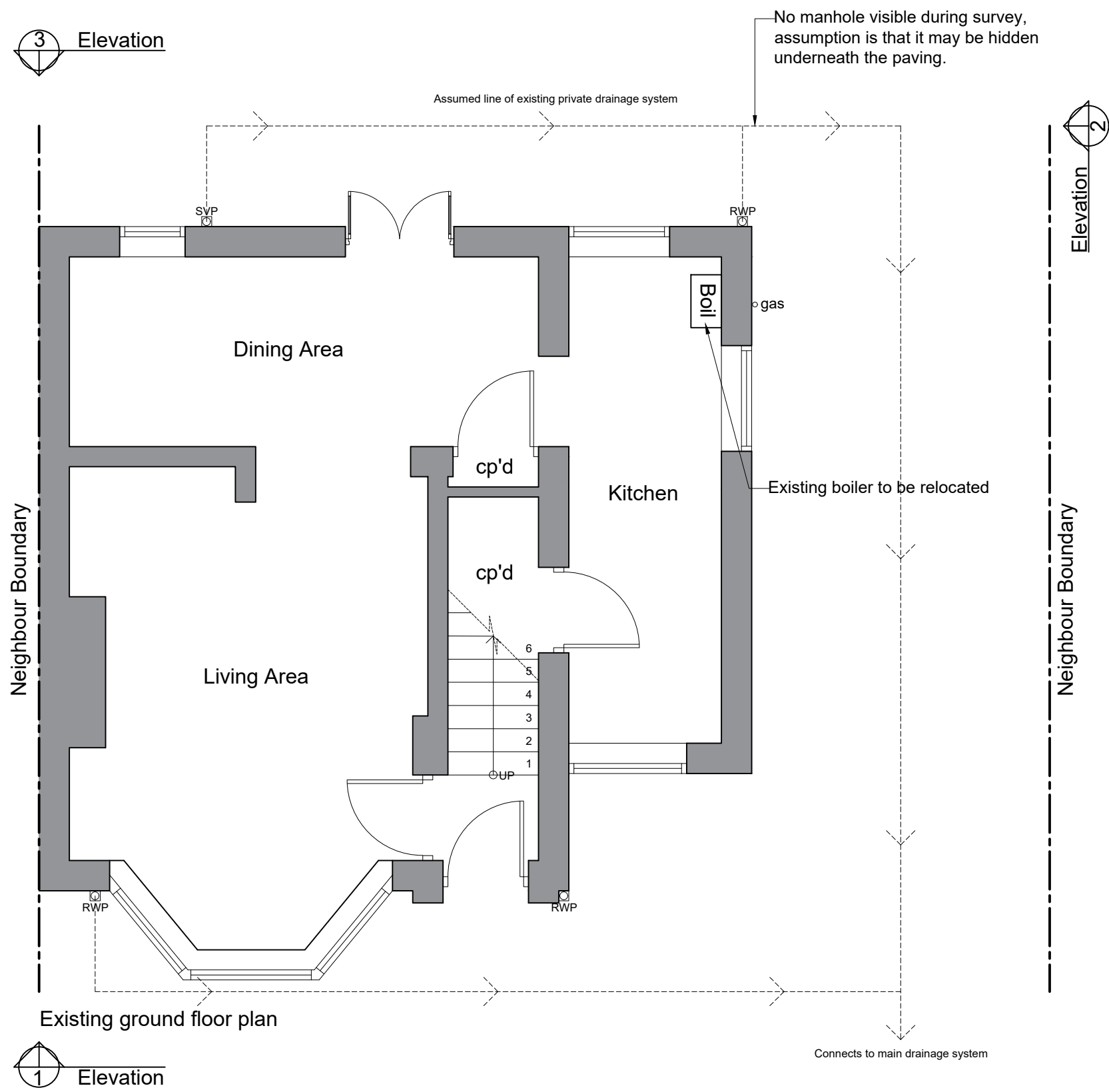
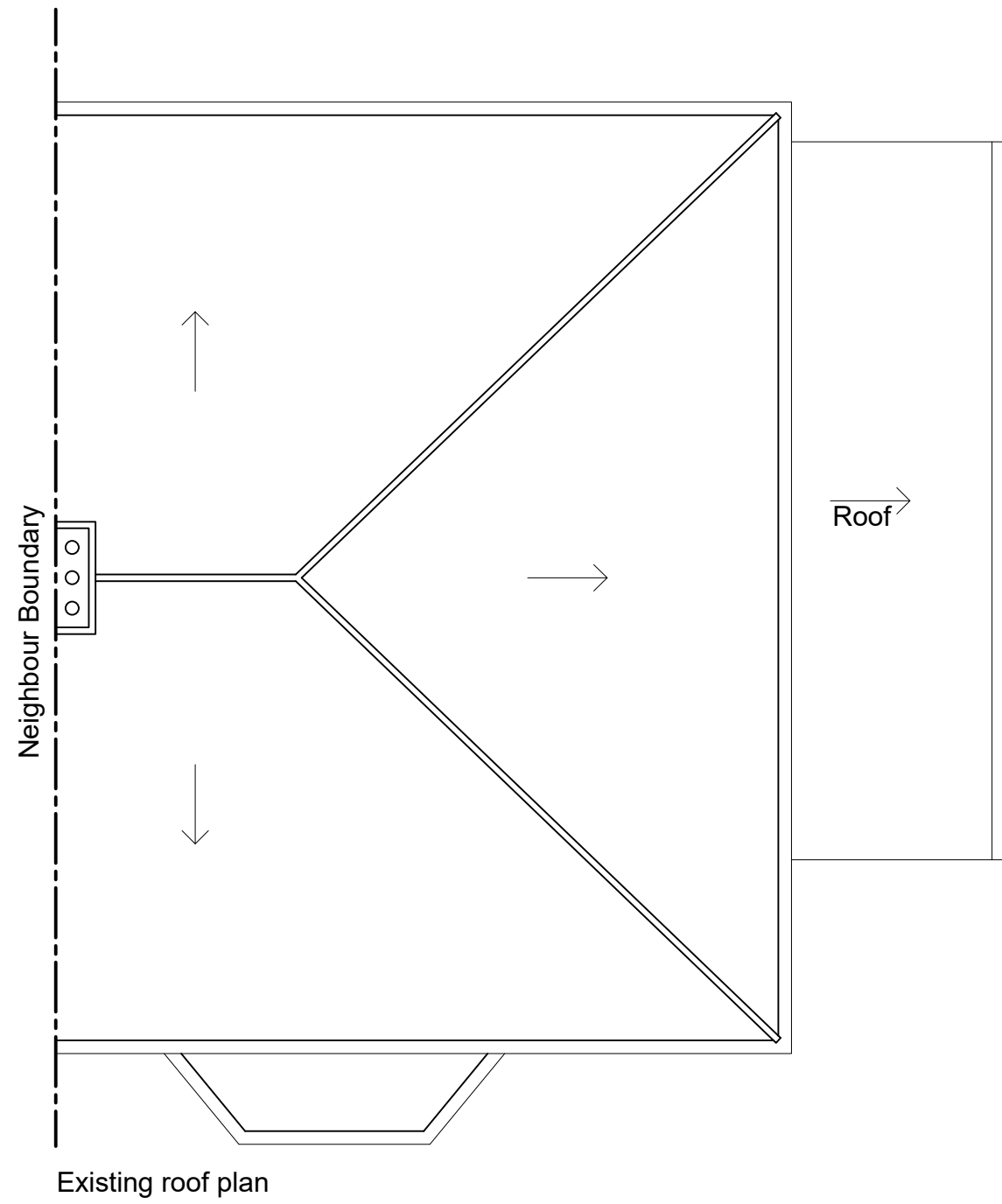
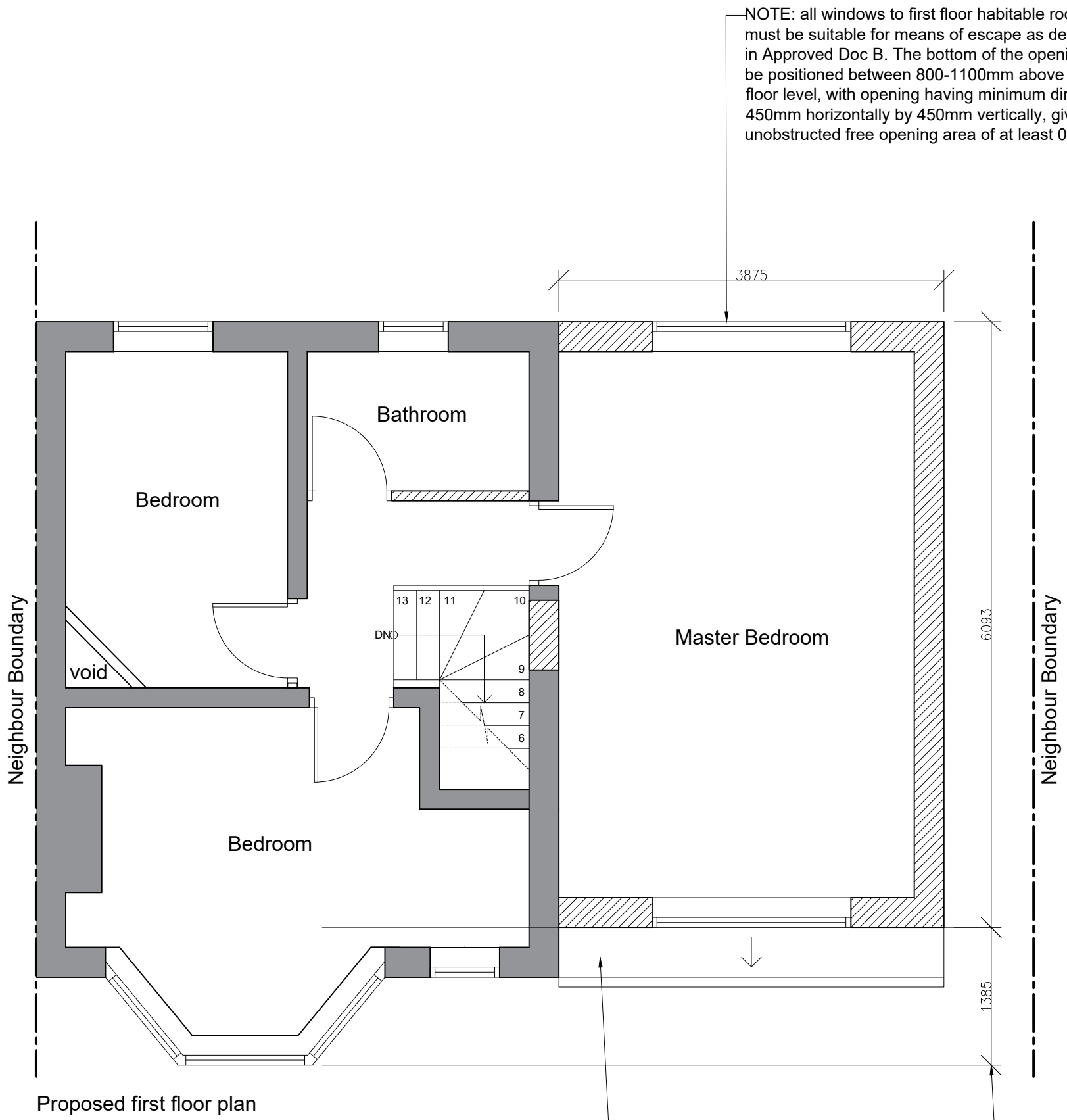
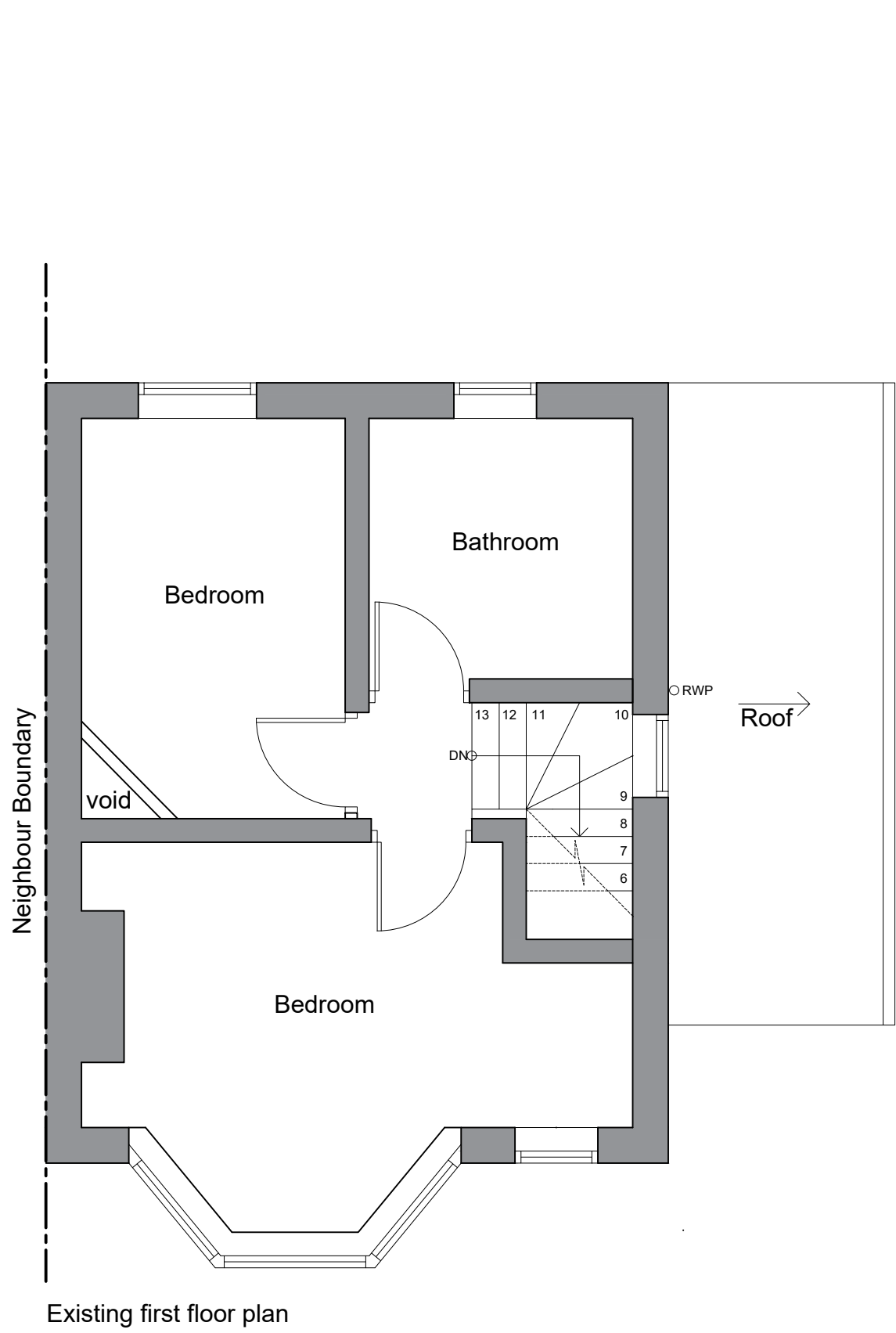




Client	Louis Maddison	Proposal	Side extension demolition & two storey side extension
Drawing Plans & Elevations	Scale 1:50 @ A1	Date 04/10/21	Location 28 Windy Arbor Road, Prescott L35 3PB
Note - Do not scale from this drawing, dimensions to always be checked on site.			
SPECIFICATION OF WORKS			
- All work to comply with current building regulations and be to satisfaction of local authority - All dimensions to be confirmed on site by contractor before work commences			
Ground Floor			
75mm sand/cement screed on 150mm concrete slab on min 500 gauge polythene on 100mm celotex insulation on 1200 gauge visqueen dpm on sand bladed hardcore in 150mm wall compacted & consolidated layers dpm to lap dpc. Provide 25mm Styrofoam to perimeter of slab & screed at external walls, to prevent cold bridging. Where applicable, lay air pipes in slabs connecting existing air bricks to new to continue sub floor ventilation.			
First Floor			
18mm tongue and groove boarding on 47 x 195mm timber joists. Joists to be fixed to existing wall with joist hangers, allow for bracing between joists. They should be underdrawn with 12.5mm plasterboard and skim to achieve ½ hour fire resistance. 100mm Earth wool acoustic roll with density of 10kg/m ³ to be installed to achieve value of 0.22 (W/m ² k)			
Walls			
Outer leaf to be 100mm solid dense block with render finish (existing house to have same rendered finish also)			
Inner leaf to be 100mm thermatative block to give value of 0.30 w/m ² k with plaster & skim finish internally.			
Provide splayed weak mix concrete cavity fill a min. 225mm below dpc level with s/steel vertical twist wall ties, ties to be in accordance with BS 1243 and to be inclined to the outer leaf.			
The cavity should be filled with 90mm Kingspan Kooltherm K106 cavity board insulation leaving 10mm residual cavity to reduce moisture penetration risk and should be closed at head with supalux. Cavities to be closed at openings with insulated cavity closers by damcore. Vertical dpc by damcore should also be used on all new external openings.			
Weep holes to be inserted where necessary.			
Install IG Linetels (L1/S110 with cavity tray dpc's) or similar approved intel over all new windows and doors on external walls.			
Roof (above bedrooms)			
New extension roof tiles to match the existing house roof tiles, new tiles on 35 x 35 counter battens on 50 x 25mm s/w battens on breathable roofing membrane on 50 x 150mm rafters fixed @ 450mm c/c & bearing on 50 x 150mm s/w hangers. Diminishing trusses seated and fixed to 175 x 32mm softwood layboards over main trusses. Valley to be formed in code 4 lead.			
Roof void to be insulated with 150mm Earth wool rafter roll to achieve value of 0.18 (W/m ² k).			
Roof space ventilation should be provided via roof vent tiles & proprietary caves ventilator's			
In order to satisfy building regulations all structural timbers used must be strength graded. (Structural calculations will be provided before commencement on site)			
Pitched Roof (above Kitchen/Dining)			
Roof tiles to match the existing house roof tiles, new tiles on 38 x 50 battens on breathable roofing membrane draped over rafters with a minimum 25mm air gap above insulation. 140mm Kingspan insulation boards TP10 between rafters.			
Ceiling joist to be 50 x 150mm fixed to rafters @ 450mm c/c & bearing on 50 x 150mm s/w hangers. The underside to have 12.5mm plasterboard and skim finish to achieve ½ hour fire resistance.			
The top ends of the rafters will be birdmouthed onto a 50 x 150mm sw wall plate and fixed with truss clips. The wall plate will be raw bolted to the wall with 12.5mm dia raw bolts at 900mm ctrs. The base of the rafter will be birdmouthed onto a 100 x 75mm sw wall plate and fixed with truss clips. The wall plate will be strapped to the wall with 30 x 5mm restraint straps.			
Foundation			
(assuming normal ground conditions)			
Strip Foundations: 600mm wide x 450mm deep. Grade C25 concrete to be used for foundations (this may vary depending on suitable sub-strata) foundations are to comply with local authority building inspector's recommendations and are to suit site conditions. If the foundations are unsuitable underpinning may be required.			
foundations must stay within properties land and must not encroach over neighbours boundary.			
General			
Gas & Electricity			
All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorized self-certification scheme (e.g. BBE Certification, ELECSA, NICEIC, or NAPIT Certification).			
Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person.			
Low energy lighting to be installed			
All gas appliances to be installed by a gas safe heating engineer.			
Windows & Doors			
All door and window openings are to be fully draught proof.			
All new windows are to be double glazed and frames shall match existing house.			
Windows shall have trickle ventilation system included.			
All new windows are doors to achieve a U value of 1.6w/m ² k			
All glazing below 800mm from floor level and 1500mm from doors will be safety glazing in accordance with K4: Protection against impact with glazing			
Heating			
All new radiators shall be fitted with thermostatic valves and to be in strict accordance with domestic heating compliance guide.			
Boiler relocation - when the boiler is relocated the flue outlet should be in accordance with diagram 34, Approved Document J.			
Fire detection and fire alarm systems			
Smoke detector to be fitted to the lobby and proposed dining area. Heat detector to also be installed to kitchen and to mains fed and linked to BS5839.			
Smoke detectors to have battery back up and interlinked.			
Sanitary			
All new fittings to have 75mm deep seal or resealing traps, if sink is more than 3.2m from gully. Sink to also have 38mm dia. Waste. Encase all drains under buildings in 150mm concrete.			
All new drains to be 100mm dia. Approved type, to falls of 1:40			
Structure			
All new steelwork and supporting elements to be in accordance with structural engineers design and calculations. This document will be submitted separately.			
As a minimum, the new steel beams should be encased in two layers of 12.5mm fireline plasterboard with skim finish to provide half hour fire resistance supported on concrete padstones minimum 2 courses deep on 350mm minimum pier projection unless adequate alternative support is provided.			
Mechanical Ventilation			
Mechanical ventilation to be installed in Kitchen, utility room & bathroom - all ventilation installed will be in accordance to the intermittent extraction rates on approved document F Table 5.1a			
Kitchen 60 l/s - Utility Room 30 l/s - Bathroom 15 l/s			
The ventilation installed should be easily accessible for the purpose of changing filters, replacing defective components and cleaning ductwork.			