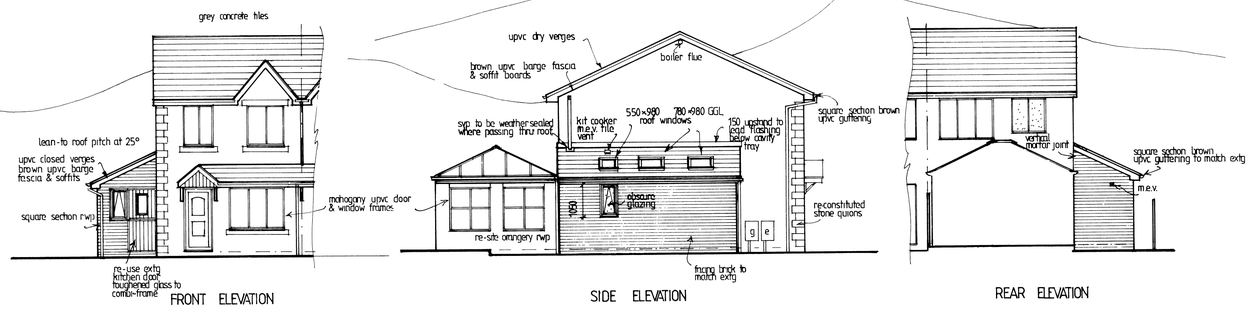

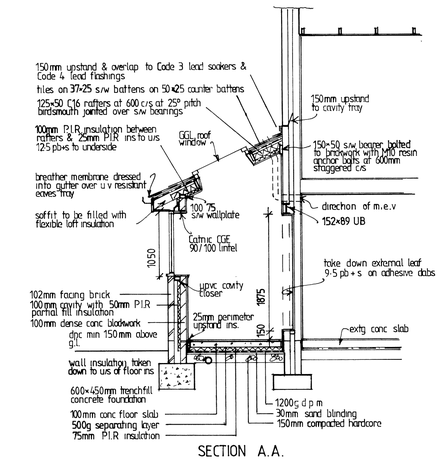

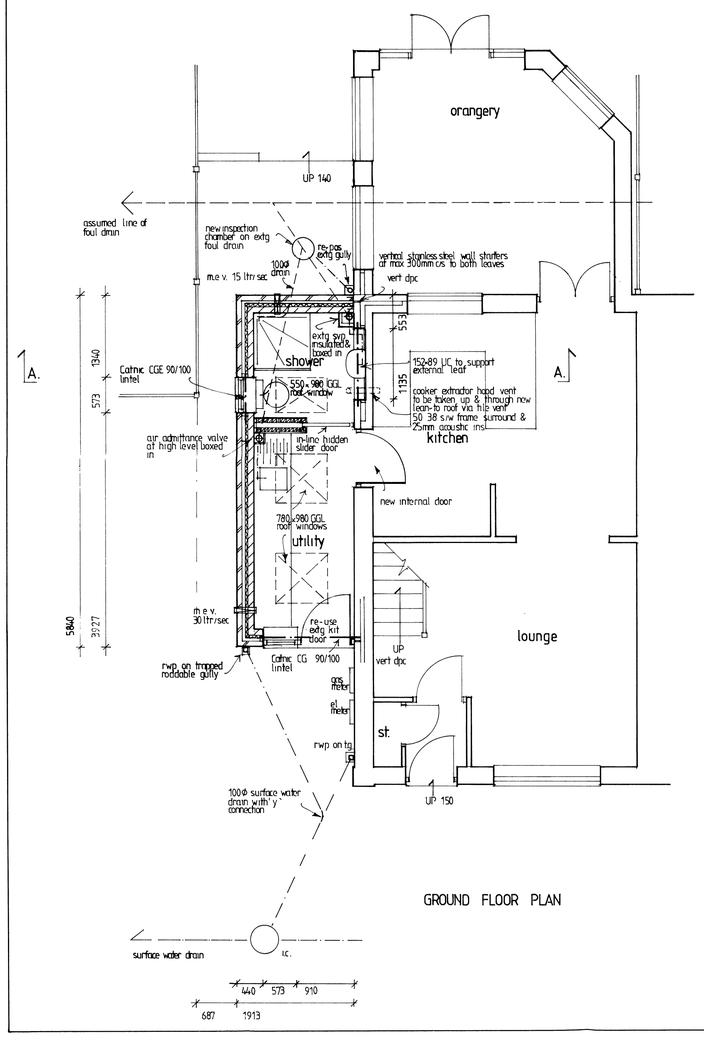

FOUNDATIONS

Min 600mm wide C20 trenchfill continuous concrete foundation min 450mm deep taken down to depth of existing foundations and locally underpinned at abutments.
Foundation concrete taken up to min 150mm below ground level.
Excavations to be taken down below invert levels of drains in close proximity.
Drains passing through trenchfill foundations to pass through 150mm upvc protective sleeve pipe with cellular foam surround seal to prevent backfill ingress.
Foundations to be laid onto good loadbearing strata, inspected and approved by appointed Approved Inspector.

FLOOR

Groundbearing (0.22'U')
Tiled floor finish on 100mm tamped concrete slab on 500g separating layer on 75mm P.I.R. floor insulation with 25mm insulated upstands to slab perimeter on 1200g d.p.m. (tucked under wall d.p.c.) 30mm sand blinding on min 150mm compacted hardcore.

WALLS

Foundation (where applicable)
440mm dense concrete block or 4N 300mm wide foundation blockwork taken up to 150mm below ground level.

Cavity (0.28'U')
102mm facing brick, 100mm cavity with 50mm P.I.R. partial fill insulation, 100mm min 3.5N/mm² dense concrete block inner leaf with 12.5mm 'Gyproc Wallboard' on 15mm adhesive dabs with skim finish.
Dpc to be laid min 150mm above external ground level and to be continuous with existing.
Stainless steel double triangle cavity wall ties type DD140 200mm with insulation retaining clip to be laid at max 750mm horizontal and 450mm vertical centres, reduced to 300mm at external openings and 225mm at verges.
New cavity wall openings to have 'Catnic CG 90/100' or similar insulated open back steel lintel over, eaves lintel to be 'Catnic CGE90/100'.
Min 100mm endbearing to lintels.

Provide proprietary weep vents over lintel @ max 450mm centres, min 2n° per opening.
Cavities to be closed with proprietary upvc insulated closers to all reveals.

Existing cavity
Insert vertical dpc to existing external leaf at brickwork abutment.
New walls tied to existing using stainless steel vertical wall starters with de-bonded pvc sleeved ties at max 300mm vertical centres.

Remove existing external leaf brickwork down to floor level and make good forming recess.
Insert 152x89 UB over external leaf.
Any exposed brickwork to have 12.5mm plasterboard & skim on 15mm adhesive dabs.

Non load-bearing.
75x50mm s/w stud partitions @ max 600mm centres with 50mm 'Knauf Earthwool Acoustic Roll' and min 10kg/m² 12.5mm 'Gyproc Wallboard' to both sides to achieve airborne sound transmission of Rw 40 dB.

STRUCTURAL STEEL

Beam to be treated with H.B. zinc phosphate epoxy primer.
Beam bearing onto loadbearing walls min 100mm onto 215x100x150mm deep concrete padstones.
All beams supporting walls and floors to be timber cradled and encased in 12.5mm 'Gyproc Wallboard' and plaster skim finish to achieve min 30 minutes fire protection.

ROOF (0.18'U')

Concrete tiles on 38x25mm s/w treated battens on 50x25mm counter battens on approved breather membrane on 125x50mm C16 rafters at 25° pitch at max 600mm c/s birdsmouth jointed over 100x75mm s/w wallplate and 100x50 s/w bearer.
S/w timber bearer bolted to existing brickwork with M10 bolts at 600mm staggered c/s.
Wallplate to be strapped down to inner leaf blockwork at max 2.0m centres by 1000x30x5mm galv stainless steel straps.
Rafters to be trimmed to accept 'Velux GGL' centre pivot roof windows.
Flanking rafters to be doubled up.

General Pitched Roof Details.
Roof and wall abutments to have to have min 150mm cavity tray upstands over Code 3 lead soakers and Code 4 lead flashings min 150mm upstands and overlaps.

Soffit box to be filled with flexible loft insulation to reduce air leakage and draughts.

All exposed external timbers to have proprietary upvc claddings.

Friction fit 100mm P.I.R insulation between rafters and 25mm P.I.R. insulation to underside, 500g vapour control layer and 12.5 plasterboard and skim finish to achieve 0.18 'U' value.

DRAINAGE

Above ground surface water
100mm square section mould upvc guttering discharging into 75mm upvc downspouts to terminate onto new roddable trapped gully.

Below ground surface water
100mm 'Hepworth PlastiDrain' into existing 100mm dia surface water drain with 'y' branch connection .
Surface water drains to be laid at min 1:80 gradient.

Above ground foul water
100mm dia upvc waste to w.c.
50mm dia upvc waste to Utility sink.
32mm dia upvc waste to w.h.b. (40mm dia over 3.0m pipe length)
All fittings to have 75mm deep seal traps.
Utility sink multi-waste trap in 100mm dia waste fitted with air admittance valve and boxed in. Valve to be sited above sink waste trap.
W.h.b. into existing 100mm dia svp using collared boss strap connection.
Existing 100mm dia svp fitted with low level access trap and wrapped in min 50mm acoustic insulation and enclosed in with 50x50mm s/w frame and 2 layers 12.5mm 'Gyproc Soundbloc' board and skim finish.
Pipe to be weather sealed where passing through new roof with proprietary solvent bonded collar.

Below ground foul water
100mm dia upvc 'Hepworth PlastiDrain' with rest bend from w.c. and 'u' bend floor drain trap laid at min 1:40 gradient into new proprietary polypropylene inspection chamber with lightweight cover on existing foul drain.

General
Any drains found passing below new ground bearing concrete slab to be encased in min 150mm concrete with concrete lintels over where passing through load-bearing walls.
All existing drains made redundant to be concrete capped or removed completely.
All drains to be encased in 150mm pea gravel protection.
On-site drainage layouts to be inspected and approved by appointed Approved Inspector.

WINDOWS (1.6'U')

Upvc frames with min 24mm argon gas filled double glazed units with thermally efficient low 'E' soft coating to inner leaf.
All window frames to be externally draught sealed with silicone mastic.
Glazing to combination door frame and windows with sills less than 800mm above floor level to be toughened or laminated safety glass.
Windows to have min 1/20th floor area as opening light together with draught free controllable background ventilation min 1.7m above floor level to achieve 2500mm² by means of sash trickle vents ie. 2n° 250x10mm upvc vents.

MECHANICAL EXTRACT VENTILATION (M.E.V.)

Utility - min 30 litres/sec (108m³/ hour).
Shower - min 15 litres/sec (54m³/hour).

Extract ventilation to be intermittently operated and discharge to external air.

Existing cooker hob extractor ducting to be re-routed to terminate via proprietary tile vent through new roof.
Ducting to be boxed in with 50x38 s/w framing, wrapped in min 25mm acoustic insulation and 12.5mm plasterboard and skim finish.

SPACE & WATER HEATING

All new radiators to be convector type fitted with 1n° lockshield and 1n° thermastatic valve.
Existing gas fired fan assisted condensing boiler to provide all heating requirements.

ELECTRICS

All new sockets to be sited between 450mm and 1200mm above floor level.
Light switches sited 1200mm above floor level.
Min 75% new light fittings to be low energy with lamps having a luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens.
New external lighting to self-extinguish.

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either:-
-An electrical installation certificate issued under a Competent Person Scheme has been issued, or
-Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Client	MR & MRS T MATTHEW
Job	SIDE EXTENSION AT 23 PORRITT CLOSE BAMFORD
Drawing	PROPOSED DETAILS
Scale	1:50 / 1:100 A1
Dwg No	1737 / 3
Date	AUG 20

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