

GENERAL SPECIFICATION

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer

BEAMS

Supply and install new structural elements such as new beams, roof structure floor structure bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc Fire Line board with staggered joints. Gyproc Fire Case or painted in Hulfite S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer

SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.22 W/m²K. Solid ground floor to consist of 150mm consolidated well-ramped hardcore Blinded with 50mm sand blinding. Provide 100mm ST2 or Gan2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polytrane DPM. DPM to be lapped in with DPM in walls. Floor to be insulated over slab and DPM with min 50mm Xtratherm Thin-R. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. Contractor to include Radon protection.

FULL FILL CAVITY WALL

To achieve maximum U Value of 0.28 W/m²K. 20mm two coat sand/cement render to comply to BS EN 13914 with waterproof additive on 100mm block K value 1.13, e.g. (Armstrong dense, Masterblock Monocrete 100) with fully filled cavity of 160mm Xtratherm insulation. Inner leaf to be 100mm block, K value 1.13, e.g. Lafarge Stancrate. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

DPC

Provide horizontal strip polymer (hyloxy) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity to close.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All bed into existing construction with suitable proprietary stainless steel profiles.

VENTILATED FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value of 0.18 W/m²K. Ventilated flat roof construction comprising of 12.5mm apex solar reflective chippings to achieve as designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6228 on 22mm exterior grade plywood, laid on firings to give a 1:40 fall fixed to 47 x 220mm grade C24 joists at 400 c/c's max span 5.0m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be Xtratherm Thin-R 150mm between joists and 25mm under. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.

Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 100mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. Note: This is a general guide and Subject to contractor's final assessment.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (500mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

NEW GLAZING TO REAR ELEVATION TO INCLUDE BIFOLD DOORS AND CASEMENT WINDOWS

ALTERED LAYOUT TO SVP AND RWP. ALLOW ACCESS TO RODDING POINTS AT CHANGE OF DIRECTION

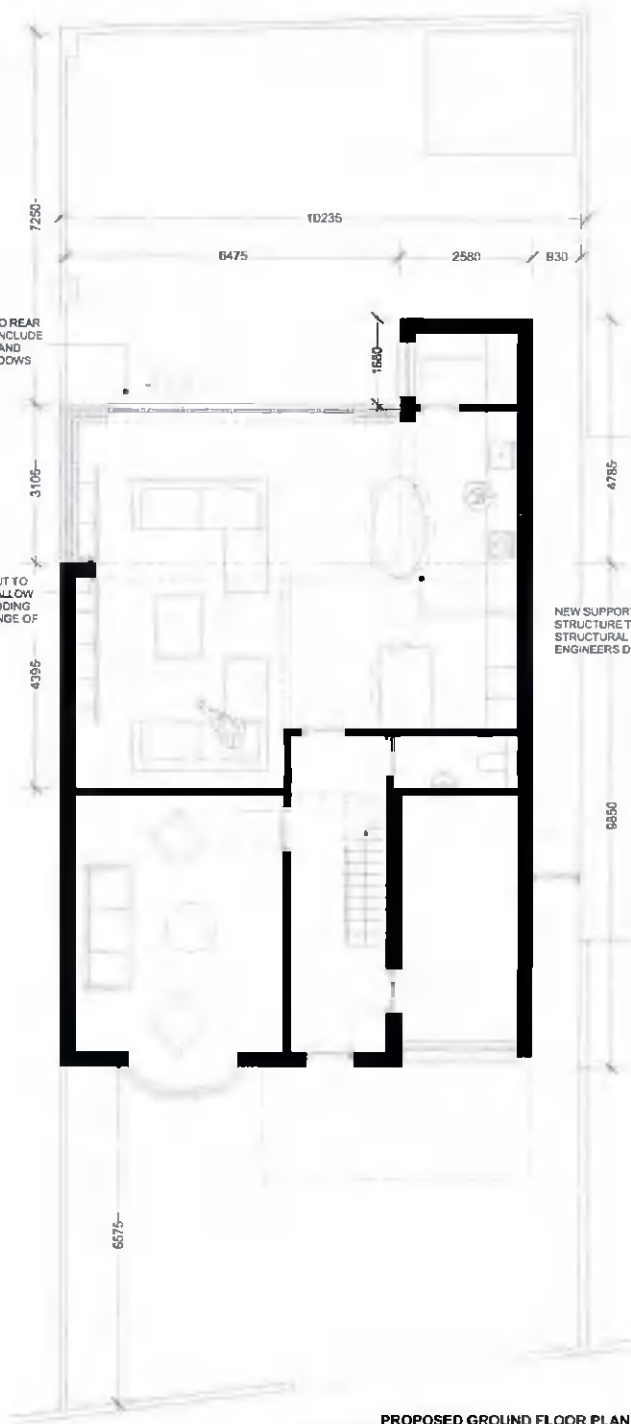
NEW SUPPORTING STRUCTURE TO STRUCTURAL ENGINEERS DESIGN

PLANNING

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT INFORMATION
ANY DISCREPANCIES BETWEEN DRAWING INFORMATION AND SITE CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
ALL DIMENSIONS AND LEVELS ARE INDICATIVE AND MUST BE CONFIRMED BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS
ALL INSTALLATIONS TO MEET OR EXCEED CURRENT RELEVANT BUILDING REGULATIONS
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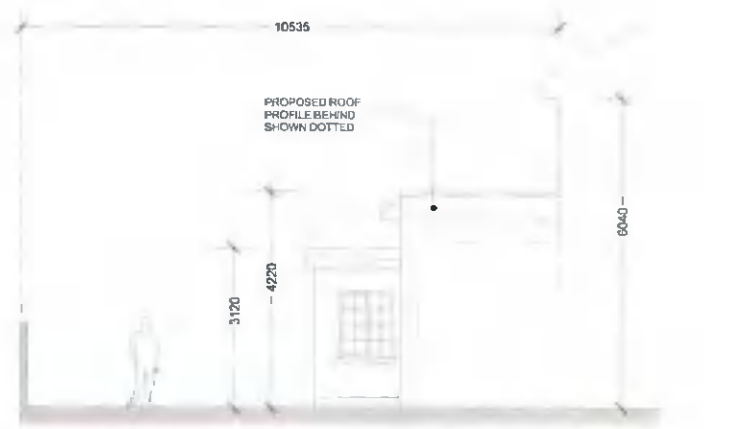
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PROPOSED GROUND FLOOR PLAN
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PROPOSED REAR ELEVATION
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PROPOSED SIDE ELEVATION (WEST)
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PROPOSED PLANS AND ELEVATIONS
PA.03

PROJECT
TITLE
DRAWING
REVISION

