

Specification To New Extension

Extension roof

Existing Garage roof and 1st floor to be fully propped as appropriate. r

Walls (External)

302mm cavity wall consisting of 102mm outer leaf of facing bricks to match existing with 10mm cavity and 100mm Masonry FIBRO-LITE blockwork. Cavity to be insulated using 50mm Celotex insulation and 50mm clear air space to be maintained using HR74x225mm batten to be provided at 900mm horizontal x 450mm vertical centres (staggered) giving a density of 23 kts/m². The around openings to be provided in accordance with the guidelines given in BS6222, section 5.5.5. To be worked under the DPC level and to be finished to match the existing masonry. New DPCs to be made continuous with existing. Cavities to be closed at joints and ends of openings with 100% Thermatec closures or other approved method. Weathercheck and dpc to all sills of openings. Wall to have 12.5mm plasterboard on dabs. Walls parallel to trusses to be restrained at ceiling level at maximum 2000mm centres and at verges at maximum 1200mm centres using 300mm thick 100mm x 50mm x 3mm DPM. All external walls to be finished with a 100mm thick render and plaster. New wall construction to achieve a U-value of 0.25W/m²K. New mortar colour to be matched to existing dwelling mortar colour.

Garage Floor Upgrade

85mm reinforced sand/cement screed on 55mm Celotex floor insulation or equivalent to minimum depth of 200mm. DPM to existing 150mm garage floor slab. Floor level to be made congruent with existing house.

New Floor to Existing Covered Area

As upgraded garage floor.

Drainage

No amendments to the existing foul and surface water drainage systems required.

WINDOWS AND DOORS

All new windows, sliding and doors to match existing house. New door furniture also to match existing house. Any glazing below 800mm height to be toughened safety glass or laminated glass to BS 6206 and is to be permanently so marked. Windows in habitable rooms to have trickle vents totalling a minimum of 8000mm² and all non habitable rooms 4000mm². All internal rooms to have a min opening height of 500mm x 850mm to allow escape in case of fire.

DAMP-PROOF COURSES AND CAVITY CLOSERS AND VENTILATION

Provide 'Hyblock' polyurethane dpc's to new masonry walls to BS 743. DPC's to be a minimum of 150mm above adjoining ground level. Vertical returns and returns at all levels to window and door openings in new cavity walls shall be closed using Thermatec cavity closers. All habitable rooms to have minimum area of opening lights of 1/20th of floor area.

Walls plates shall be strapped at 1.2 metre centres. All floor straps shall be provided as detailed in Approved Document A. All straps shall be galvanneal mild steel 300x6mm thick x 1 metre long.

GENERAL NOTES

All work to comply with the current edition of the Building Regulations and to be to the complete satisfaction of the appointed Building Control Officer. All work shall be carried out in accordance with the Building Regulations. All heating pipework to be copper with soldered joints except where compression fittings are essential. New on-site to have mechanical ventilation equivalent to 30 litres/second and be vented externally. A mains operated smoke/heat detection system is to be installed with battery back-up. Existing central heating system to be extended into new habitable room.

FOR LOCAL
AUTHORITY
APPROVAL

| | | | |
|----|-------|---------------------------------------|--------|
| | | | |
| PE | 02.12 | PRELIMINARY - FOR PLANNING DISCUSSION | P1 |
| BY | DATE | REVISION | LETTER |

E.D. SERVICES.
55 CHESTNUT GROVE
CONISBOROUGH
DONCASTER
DN12 2JQ. TEL 0787 262 7915



IF IN DOUBT ASK

DO NOT SCALE

CLIENT

MR M. EVANS

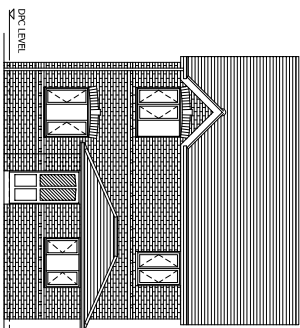
PROJECT

PROPOSED SINGLE STOREY EXTENSION

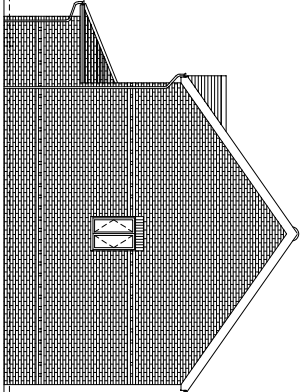
TITLE

DETAILS FOR APPROVAL BY LOCAL
AUTHORITY.

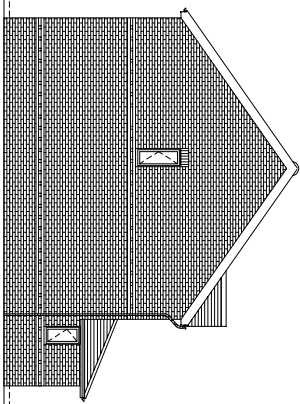
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| DRAWN | CHECKED | APPROVED | DATE |
| P.EVANS | | | 06.10.12 |
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| | | 2012/A1/03/01 | A |



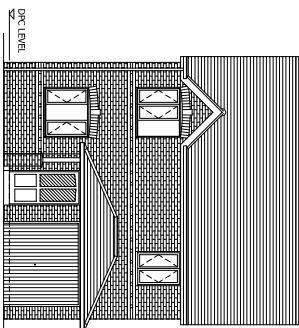
PROPOSED FRONT ELEVATION
1:100 @ A1 TYPICALLY



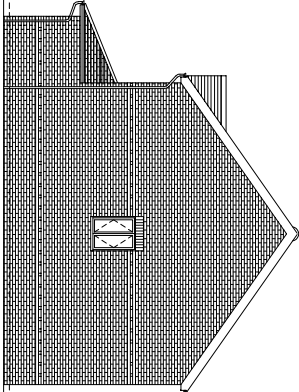
PROPOSED SIDE ELEVATION



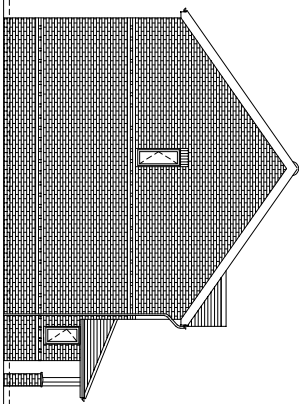
PROPOSED SIDE ELEVATION



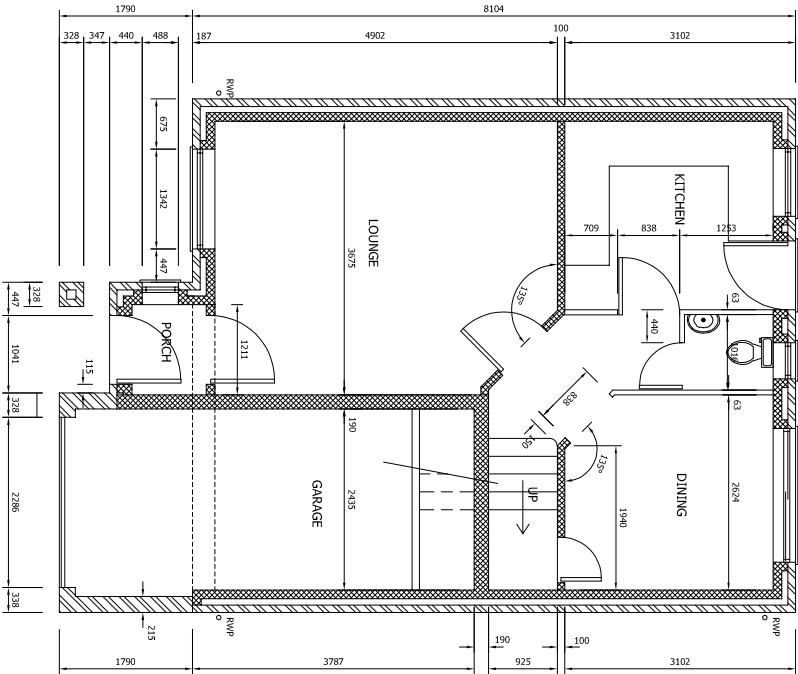
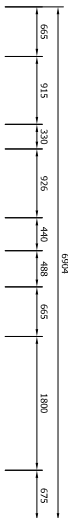
EXISTING FRONT ELEVATION



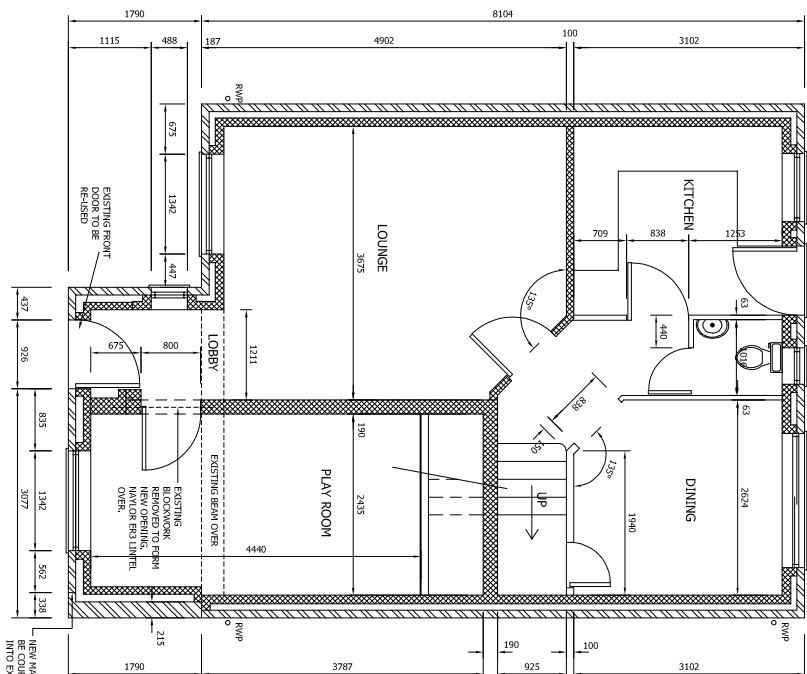
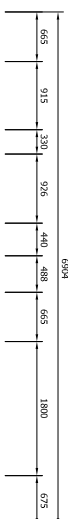
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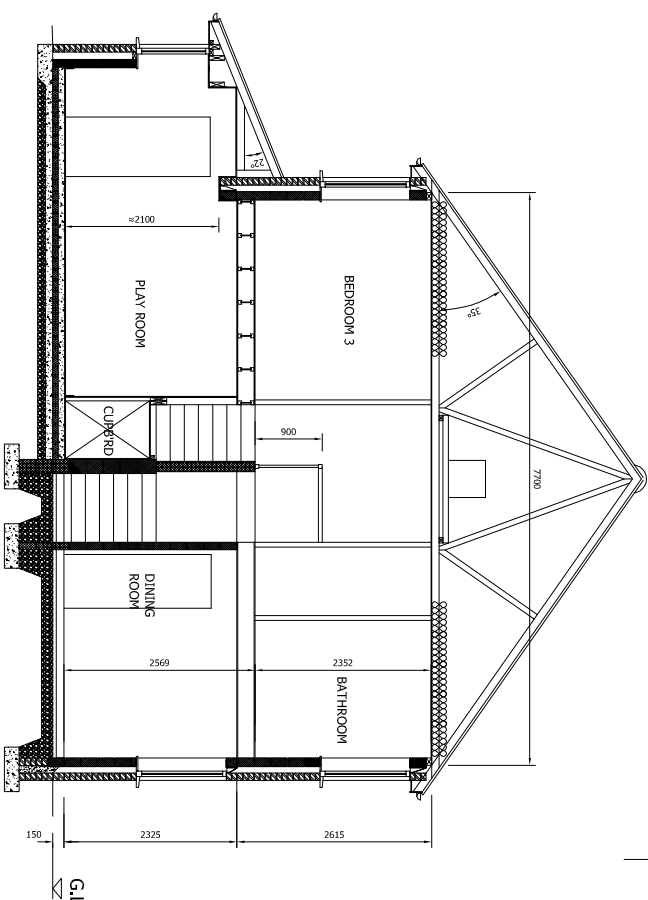
EXISTING SIDE ELEVATION



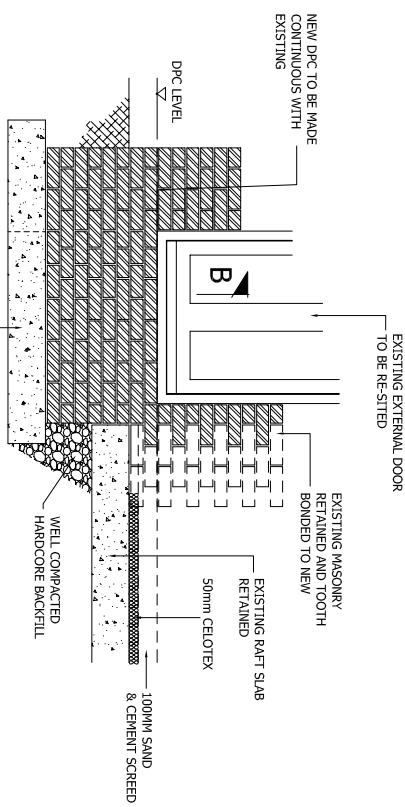
GROUND FLOOR PLAN - EXISTING
1:50 @ A1 TYPICALLY



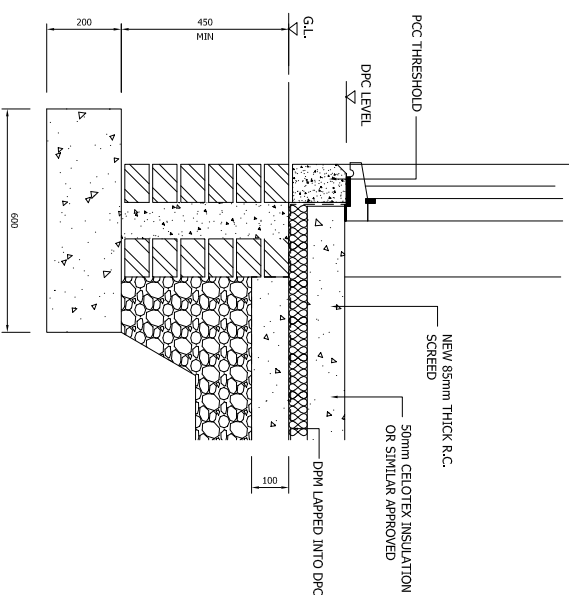
GROUND FLOOR PLAN - PROPOSED
1:50 @ A1 TYPICALLY



SECTION A - A (PROPOSED)
1:50@A1



PART ELEVATION - INTERFACE WITH
EXISTING GARAGE - 1:20@A1



SECTION B-B - DOOR THRESHOLD
1:10@A1