

Superseded

Name	Eleanor J Cordiner
Address	261A Swansea Road Trebanos Swansea SA8 4BY
Project	Proposed Single Storey Rear Extension and Associated Works
Scale	1:500 1:1250
Drawing No.	EJC/ 21/ 04A

FOUNDATIONS
Plain in-situ concrete, GEN mix 3, to BS 5328, 750 x 300mm under external walls. Where steps occur the concrete overlap to be twice height of step, foundation thickness or 300mm, whichever the greater. Concrete blockwork, BS 6073: Part 1, 7N/mm² to DPC level, 125mm cavity with vertical twist stainless wall ties to BS 1243, max 750mm centres horizontally and 450mm vertically. Concrete GEN 1 mix 1 cavity fill to 225mm below ground level. 75mm screed on 100mm oversite slab, 120mm Celotex XR 4000 floor insulation (0.019 Wm/K) turned up on edge of slab, 1200 gauge damp proof membrane turned up and on to horizontal DPC, 150 mm minimum hardcore bed well consolidated with 25mm dust/sand blinding.
Depth and final design of foundations to Local Authority approval.

WALLS
Dwelling floor to have a min. 'U' value of 0.18 Wm²K minimum.
100mm concrete block outer skin, rendered and finished to match existing, 125mm wide cavity as before, with 75mm Celotex CG 5000 (0.02 Wm/K) insulation fixed with retaining clips to inner skin to manufacturers requirements. 100mm concrete block inner skin plasterboard dot & dab and skimmed. Cavities closed at eaves level. Insulated I.G. lintels with DPC cavity trays to openings. Code 4 stepped lead flashings, soakers and cavity trays to abutment. Construct 25mm min. check rebates to all window and door reveals. The frame should be set back behind the outer leaf of masonry, damcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated lined cavity closer may be used. Ground floor partitions to be 100mm concrete blockwork rendered and skimmed. First floor partitions to be 50 x 75mm min. studwork faced both sides with 15mm plasterboard with a min. mass per unit area of 10kg/m² and skim finish. An absorbent layer of unfaced mineral wool bats or quilt (min. thickness 25mm, min. density 10kg/m³) which may be wire reinforced, suspended in the cavity.
External walls to have a min. 'U' value of 0.21 W/m²K min.

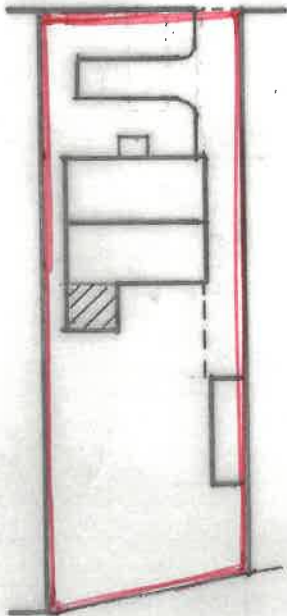
FLOORS
50 x 150mm SC3 timber joists at 400mm centres. Joists to be 'doubled - up' under line of partitions. Bracings and fixings as designed. Mild steel restraining straps at 2m centres extending over 3 No. joists, screwed to solid blocking support. 18mm cyroc tongued and grooved floor boarding moisture resistant screwed and glued to joists, to have a min. mass per unit area of 15kg/m². Ceilings to be lined with 15mm plasterboard, skimmed finish, with a min. mass per unit area of 10kg/m². An absorbent layer of mineral wool (min. thickness 100mm, min. density 10kg/m³) laid in floor cavity.
Reconstituted slate coverings to match existing, on 25 x 50mm treated battens, on reinforced felt to BS 747, with 180mm minimum laps, all to be fixed strictly in accordance with the manufacturers instructions, with non ferrous fixings and to include all verge and ridge tiles. 50 x 125mm softwood rafters at 600mm centres, mild steel restraining straps fixed over 3no. trusses at 900mm centres 150 x 25mm softwood ridge board, 50 x 125mm softwood ceiling joists at 600mm centres, 25 x 150mm softwood valley boards, 100 x 50mm softwood wall plate securely fixed and restrained with ms wall plate straps at 1200mm centres. 500mm min. Gyp/code 5 lead to valleys and box gutter, on 150mm plywood support base to abutment with flashing and cavity tray. Upvc fascia and bargeboard to match existing and fixed to rafter ends and gable ladders. Soffit to match existing with 25mm minimum continuous vented grilles. Rainwater goods to be UPVC, gutters laid to 1:600 fall minimum, with a flow rate of 3.23 litres/second. Downpipes to suit 300mm overall thickness of Earthwool/Rockwool rollbatt loft insulation, first layer laid between rafters and second layer laid at 90° over rafters. Ceilings to comprise one layer 12.5mm plasterboard with skim finish.
Roof to have 'U' value of 0.15 W/m²K.

WINDOWS AND DOORS
Windows and doors to be upvc double-glazed with 16mm gap, glazing to be Low - E, EN = 0.15, supplied by FENSA registered manufacturer. Windows openings to be 1/20 th min. of floor area to habitable rooms, and opening windows to other rooms. Window area to be 25% max. of floor area. Windows to have opening area of at least 0.33m² and at least 450mm high and 450mm wide with the bottom of the operable area not more than 1100mm above the floor. Velux windows to bathroom and en suite. Sun tube to landing area. Glazing in critical areas to be Part N.
Installation to be designed to comply with current I.E.E. requirements and be installed to NICEIC, 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level.
Provide lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to have the ability to be automatically extinguished when there is enough daylight, and when not required at night.
Provide mains power smoke detectors with battery over-ride in agreed locations. Mechanical ventilation to kitchen to have capacity of 60 litres/second. Heating central heating installation to be extended and altered by a registered plumber. Temperature controls to be effected by individual thermostatic radiator valves. A timing device will be provided to control periods when the heating system operates. System controls must switch boiler off when heat is not required. All cold water feeds must be directly off the rising main supply. Wash hand basin waste to be 32mm min. bath, shower and sink waste to be 50mm min. 22mm overflows, 75mm deep seal traps. 110mm soil and vent pipe to be altered or replaced. Installation to be certified by Gas Safe registered plumber.
DRAINAGE - BELOW GROUND
100mm UPVC drainage pipes and fittings. Pipes laid to adequate falls and bedded and surrounded with granular material. Pipework beneath slab to be bedded and surrounded in concrete with minimum of 150mm cover. P.C.C. lintels over pipes where passing through walls, with 50mm space all around and rigid sheet material masking both sides. Manholes to be GRP/ Class B engineering brickwork with medium duty covers and frames. Foul drainage connected to existing foul sewer. Storm drainage where possible taken to existing rainwater gullies, or to soakaways located 5m min. from buildings.

GENERAL SPECIFICATION



LOCATION PLAN
1:1250



BLOCK PLAN
1:500