A1

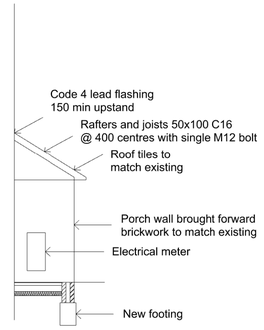
8 Robin's Hill proposed porch & driveway extension



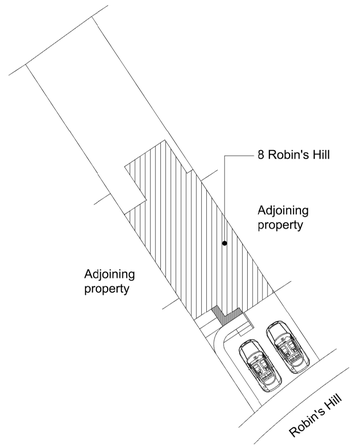
2. Existing front elevation
1:75 @ A1



3. Existing side elevation
1:75 @ A1

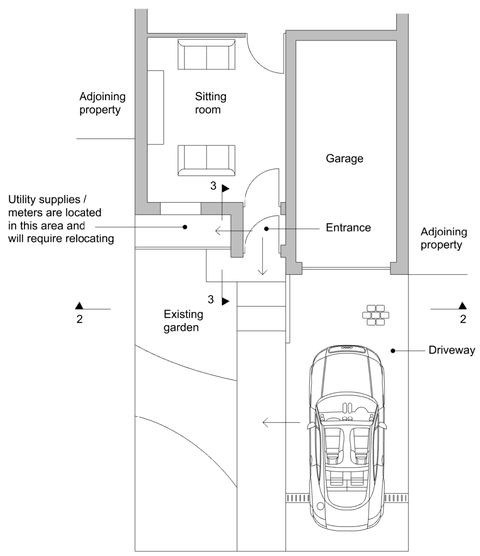


5. Proposed front elevation
1:75 @ A1

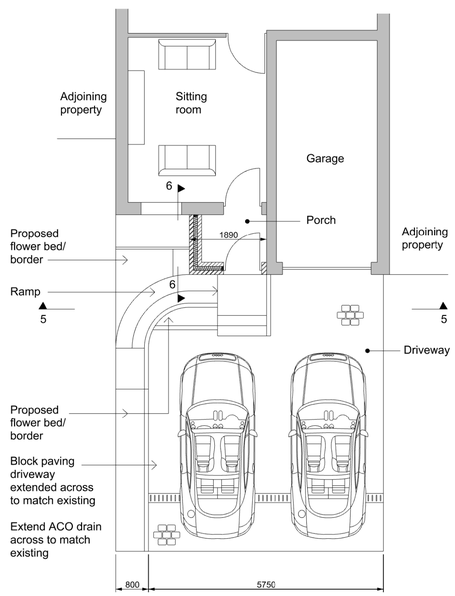


1. Proposed block plan
1:250 @ A1

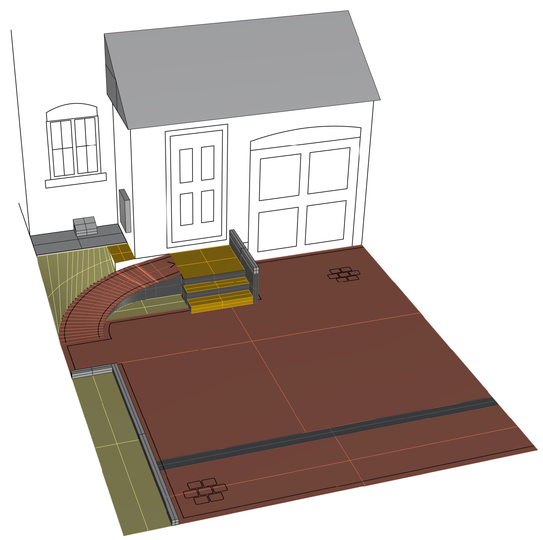
6. Proposed side elevation
1:75 @ A1



4. Existing plan
1:75 @ A1



7. Proposed plan
1:75 @ A1



8. Proposed 3D
N.T.S.

SPECIFICATIONS

Building contractor is to check all dimensions prior to commencement.
Any changes, omissions or discrepancies to be reported immediately.
Construction details to comply with Robust Details as published by D.T.L.R.

1. Foundations
Expose existing foundations & check with Local Authority suitability for additional loading, underpin/extend as required

2. New foundations 450x1000dp min in C20P concrete

Subsoil not known, assumed worst case scenario shrinkage clay.
The nearest tree should not affect foundation design.

Foundations must be to full depth of any adjacent drain invert.
Drains to be surrounded with pea shingle and have bridging lintels inserted over.
Foundations must not be closer than 600mm to public drain. All to be agreed with the Local Authority prior to excavation.

3. Drainage
Existing foul drainage not to be disturbed

4. Floor construction - to achieve 0.12 W/m2K or better
65mm min. sand/cement screed with wire mesh reinforcing, to bring level with existing,
150mm concrete slab under screed with A152 central mesh
150mm Kingspan Kooltherm K103 Floor Board under slab on 1200g polythene
1200g polythene d.p.m turned up at edges & linked to d.p.c
300mm type 1 compacted fill under d.p.m.

Normal Domestic Loading = 1.5kN/m2, screed and coverings (say 1.2kN/m2)

5. Wall construction - to achieve 0.19 W/m2K or better
Outer leaf of clay face brick, inner leaf of 100mm Toplite 7N blocks
(or similar with a value of least 0.20 W/m2K),
100mm Cavity, concrete filled to within 225 below dpc.
80mm Kingspan Kooltherm K106 Cavity Board within cavity
Insulation to be at least 150 below top of floor insulation
Stainless steel wall ties, 225 min length (Ancon Stafix or similar) to be @ 750 horizontal and 450 vertical centres (300 at reveals).
Fit proprietary cavity closers to reveals.

New brickwork to tie into existing with Furfix battens to dining room wall
and to be toothed into the existing garage wall
Blockwork supporting beams/lintels to be 7N/mm2 min.
Provide cavity tray with weep holes over lintels to match existing.
Internal walls to be shielded with 12.5mm plasterboard and 3mm skim finish
Steel beams to be encased with 19mm Gypsum plasterboard with wire binding at 100mm pitch & skimmed with 7mm plaster coat, or be brush painted with intumescant paint, to achieve 30 min fire resistance.

Existing ground floor appears to be concrere, contractor to check if any existing sub floor ventilation requires extending to new outer walls.

6. Roof construction - to achieve 0.16 W/m2K or better at ceiling level
Note: all timber specifications are taken from TRADA tables 2004 version.
Tiles (to match existing) on 50x25 treated softwood battens, on one layer
Tyvek Supra (or similar), draped over rafters which are birdsmouthed
50x100 C16 wall plate. Wallplates strapped to walls @ 1200 centres

Install proprietary eaves carrier to protect breathable felt from UV light
Lateral restraint provided by 30x5 galvanised steel restraint straps @ 2m max centres, anchored vertically to walls and rafter

Insulate ceilings by laying 270mm (total) quilted foamglass insulation between and across joints (in order to achieve 0.16W/m2K or better). Facias to be 25mm uPVC.
Soffits to be 10mm uPVC with 10mm continuous air gap & filled with an insect grill.
All to match existing.

7. Rainwater disposal
Existing downpipe will be adequate, catchment increase is negligible.

8. Front door - To achieve a u value of 1.8 W/m2K or better
Existing door to be relocated, assuming suitable (by inspection)
Rear of door frame to overlap cavity closer by 30mm,
apply sealant to front & rear of frame (see robust construction details)

9. Electrical
All electrical work to comply with Part P (Electrical Safety) & carried out by qualified individual registered under self-competent scheme. Work to be available for inspection as required by local authority. Installation certificate to be provided.

10. Lighting
75% of all new light fittings to be fitted with bulbs of at least 45 lumens per circuit-watt.

11. Space heating
Existing radiator to be retained
System to be professionally commissioned & proved to be adequate & is working at maximum efficiency. Proper operational instructions to owners must be provided.
All work including provision of new boiler and unvented cylinder to be carried out and certified by a registered gas safe installer.

12. General
Particular care to be taken to prevent air leakage. Seal all service penetrations with expanding foam or suitable sealant. For large voids, mineral wool or other material may be used to provide backing for the sealant.

8RH-DR-002

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