

Topsoil removed of all debris, rotavated and raked, ready for planting by other

Proposed Gravel: 110m²

Existing concrete footpath

New concrete footpath: 18m²
100mm concrete on compacted hardcore

Area of new paving on top of existing concrete path. Paving to be selected by client. See PC sum for supply of pavers: 27m²

Area of new paving on 100mm new concrete on compacted hardcore. Paving to be selected by client. See PC sum for supply of pavers: 14m

Stormwater drains: 100mm uPVC drains

Foulwater drains: 100mm uPVC drains

Existing entrance to be retained and protected throughout duration of works

Existing front boundary wall to be retained and protected throughout duration of works

Existing entrance to be retained and protected throughout duration of works

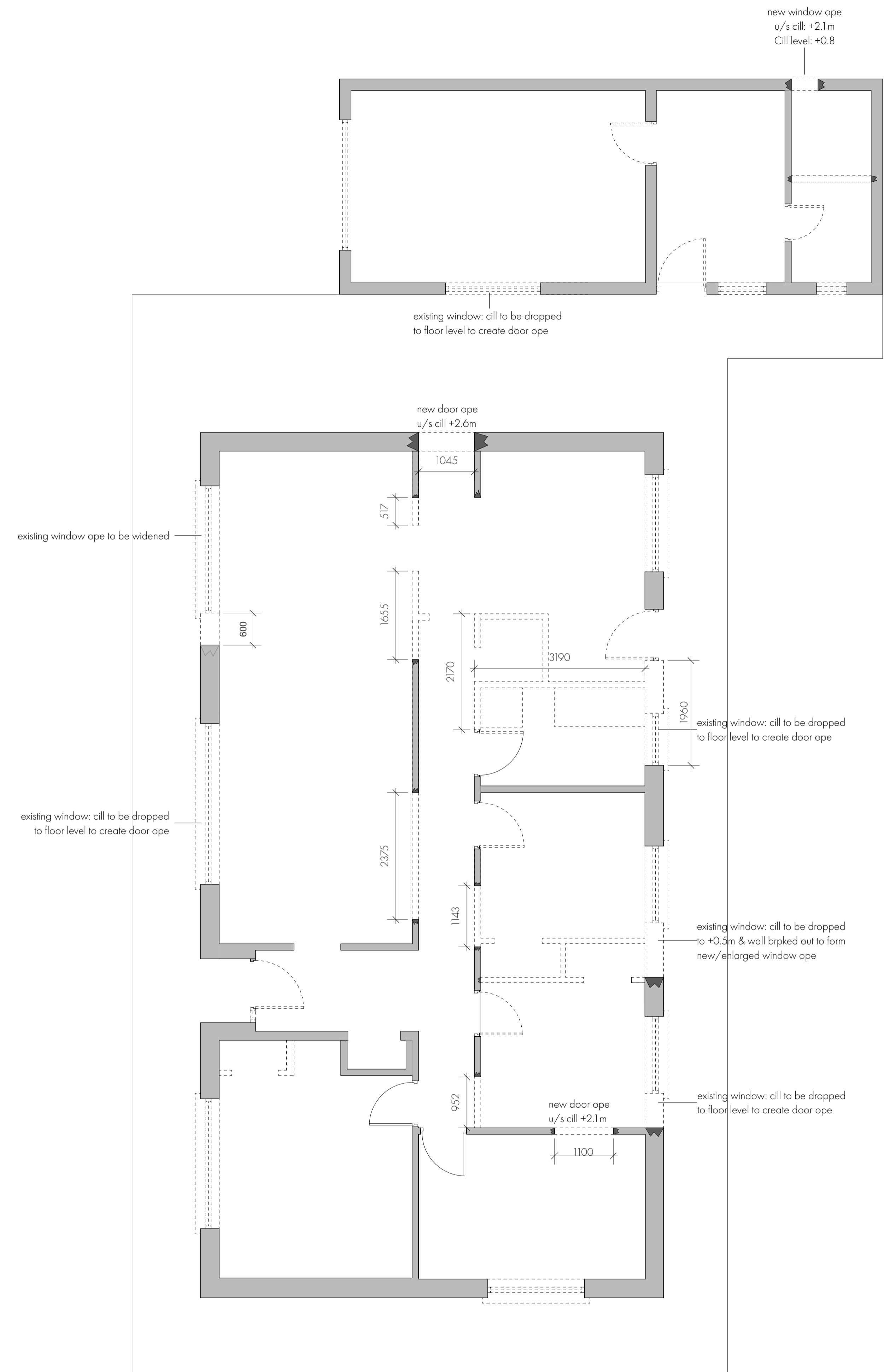
New soakaway as per Engineer's design

Grass to be removed of all debris. Rotavated, levelled, raked and reseeded at completion of works

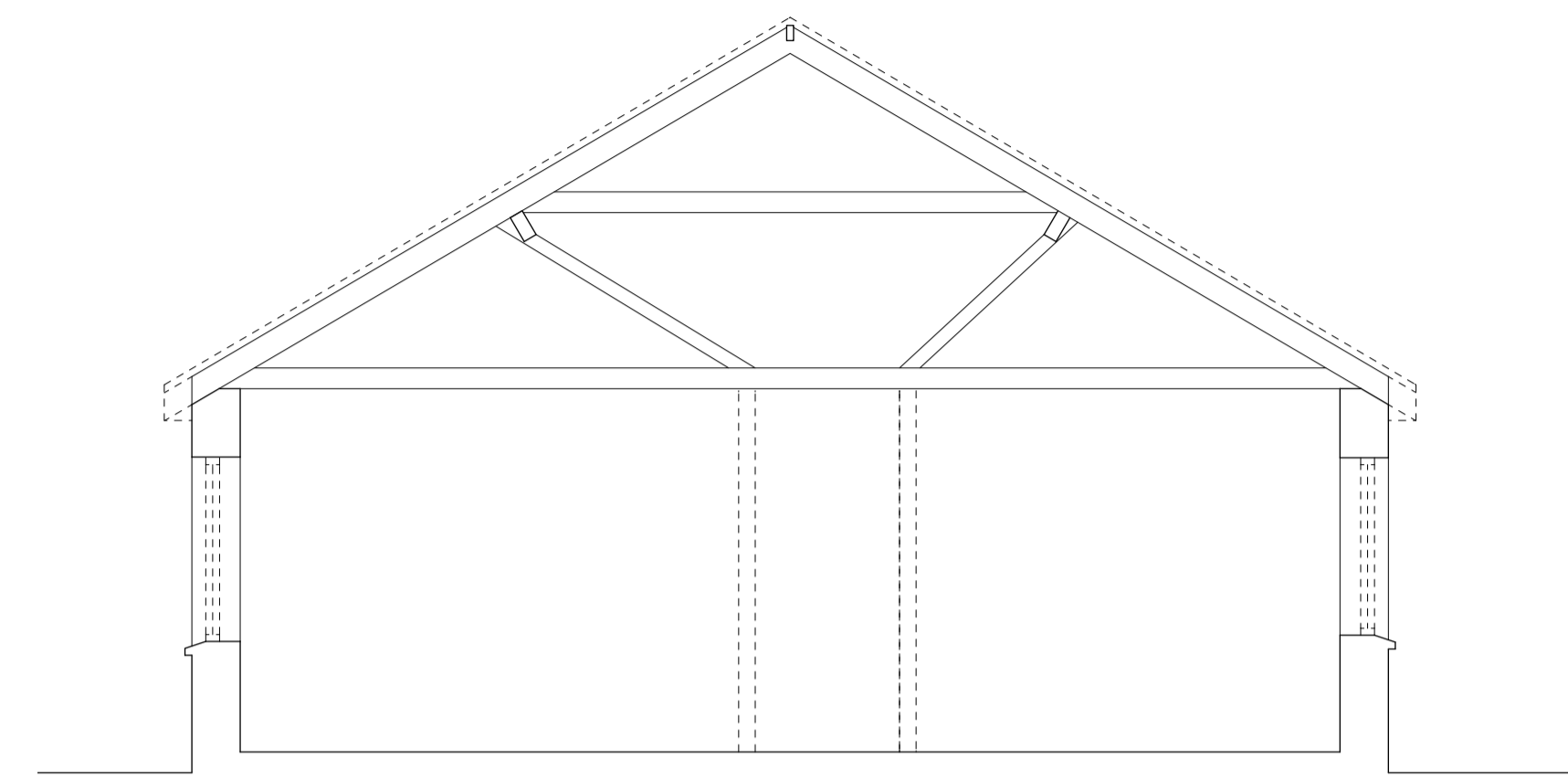
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New soakaway as per Engineer's design

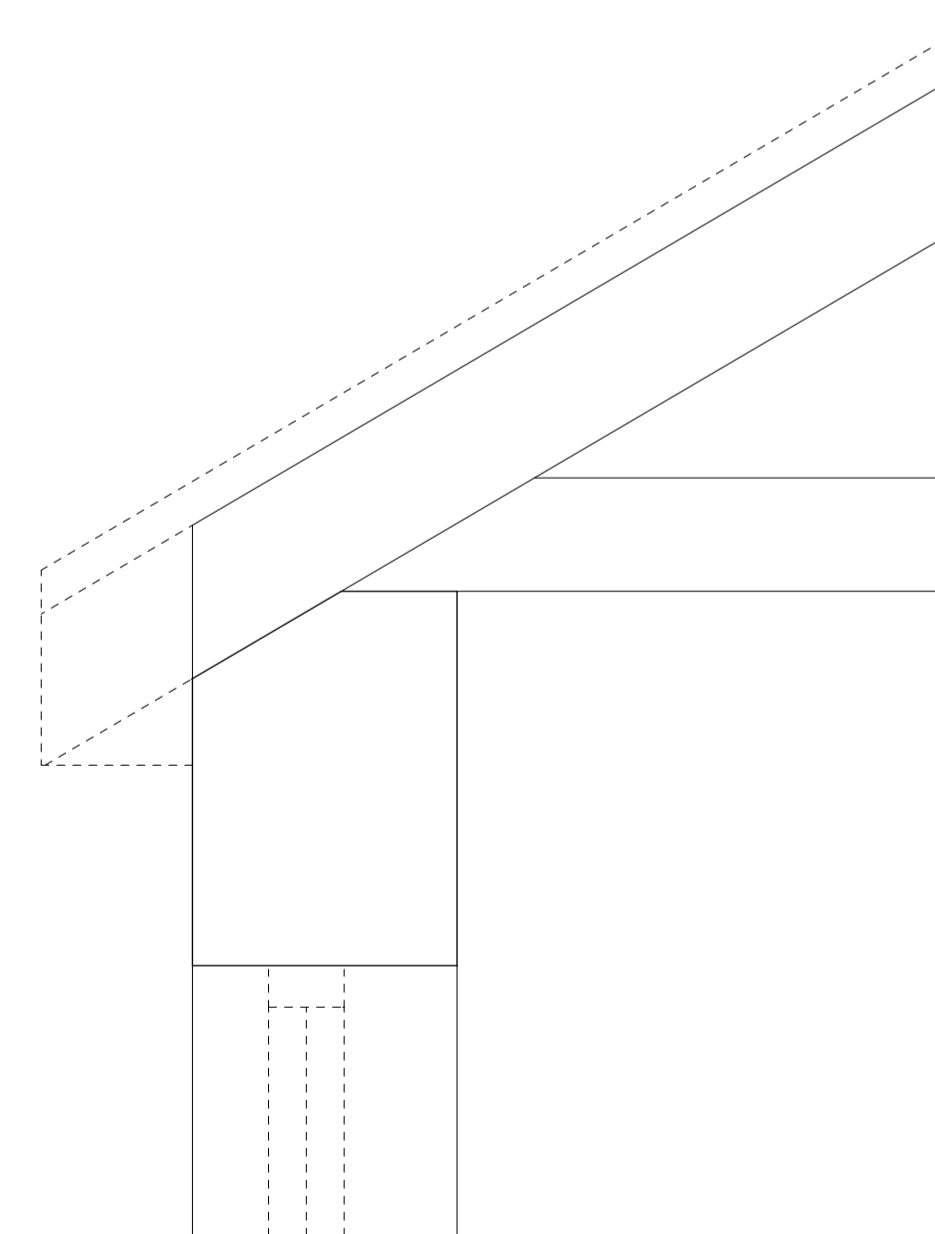
Area of new gravel



Demo Ground Floor Plan
1:50



Demo Section
1:50



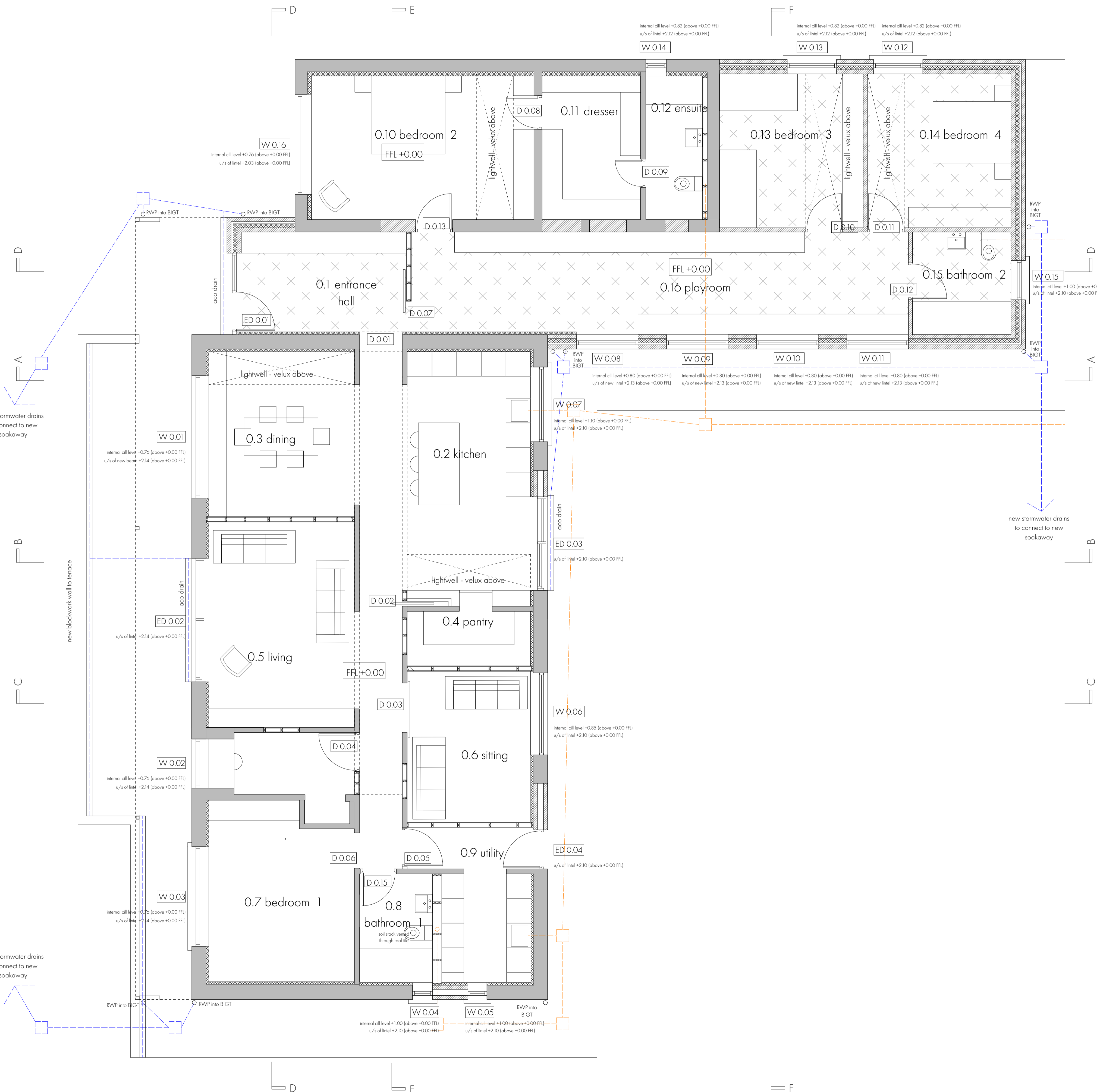
Demo Detail
1:10

Demo

Demolition Legend:

- Remove existing concrete tiles, slating battens, felt and associated fixings.
- Existing roof structure to be retained
- Existing rafters to cut back along front section of roof – see detail
- Existing fascia, soffit and rainwater goods to be removed.
- Existing external doors and windows to be removed.
- All existing internal joinery inc internal doors, architraves and skirtings to be removed
- Existing radiators to be removed. Existing heating pipes to be removed
- Due care to be taken to avoid causing unnecessary damage to existing ceilings.
- Existing sanitary ware to be removed carefully and stored for reuse.
- Existing services to be capped off.
- Internal and external walls to be demolished shown as dashed





Construction Schedule

F1: Floor Slab of new extension

- Selected floor finish
- 150mm Reinforced concrete slab on
- 125mm Xtratherm Thin-R XT/UF as per spec on
- DPC/Radon Barrier fitted as per manufactures instructions
- Sand Blinding as per spec on
- Compacted hardcore as per spec
- Foundations to be min 600mm below ground level

F2: Floor of existing garage

- 70mm floor screed on
- 80mm Xtratherm Thin-R XT/UF as per spec on
- DPC/Radon Barrier fitted as per manufactures instructions on
- Existing concrete floor

Walls of New Extension- Masonry Cavity Walls

- Nap plaster finish and smooth externally on
- 100mm blockwork outer leaf
- 100mm Kingspan koolltherm K8 cavity board or similar approved in 150mm cavity Kingspan cavity closers trimmed and fitted in accordance with manufactures instructions to all openings
- 100mm blockwork inner leaf
- Smooth gypsum plaster finish internally
- Precast concrete cill to window opens

Walls of Existing House & Existing Garage:

- Existing cavity to be pumped with Expanded Polystyrene Insulation beads in accordance with manufacturer's instructions.
- 50mm Kingspan K17 insulated plasterboard fitted to inner face of external walls of existing house, to be finished with smooth plaster finish and 1 no. undercoat and 2no. coats of paint in selected colour.

R1: Flat Roof

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 100mm Kingspan Thermo TR26 LPC/TM fitted as per manufactures instruction on
- 15mm water resistant ply on 215 X 44mm C16 timber joists as per Eng
- 12.5mm plasterboard ceiling finished with a smooth plaster finish
- Pressed aluminum fascia in selected RAL colour
- Stepped cavity tray to be fitted in accordance with manufactures instructions where flat roof abuts existing gable

R2: New Mono Pitch slate roof over existing garage and abutting extension

- Cambria Xtra slates fitted as per manufactures instructions using
- Removent Easy Slate system fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and tearable membrane lapped over tegral over eaves ventilators on
- New timber roof truss with
- 300mm isover metal roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R3: Existing Pitch Roof

- Cambria Xtra slates fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and tearable membrane lapped over tegral over eaves ventilators on
- Existing timber roof structure to be left in place
- 300mm isover metal roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R4: Terrace Roof/ Covered outdoor area

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 15mm water resistant ply on
- 175 X 44mm C16 timber joists as per Eng
- Soffit: Aquapanel external plasterboard fitted as per manufactures instructions finished with smooth plaster finish on
- 35 x 44mm vertical battens fixed to joists above

Fascia & Soffit

- Pressed aluminum fascia and soffits in selected RAL colour

Rain water goods

- Alucast hopper & RWP in selected ral colour to BIGTs as per specification
- Rainwater drains to connect to new soakaways as per site plan

Structure

- Precast concrete lintels as per Engineers spec
- Steel beams as per Eng design
- Foundations as per Eng design

Internal stud partitions

- 100mm Timber stud partitions as per specification with plaster board fixed as per specification both sidesnand finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Ceilings

- New 12.5mm plasterboard ceilings throughout existing house, existing garage and nex extension. Plasterboard finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Existing masonry cavity walls

- Existing walls finished internally with 62.5mm Kingspan K17 insulated plasterboard finished with smooth plaster finish.

Existing internal masonry walls

- Existing walls and plasterwork to be made good after demolitions and fitting of new beams/lintels.

Internal Joinery

- New 150mm MDF skirting boards, bull nosed, painted in selected colour
- New 20mm architrave, bull nosed and painted in selected colour
- 18mm MDF windowboard, bull nosed and painted in selected colour
- New Kitchen & utility units by others, services to kitchen to be allowed

Internal Doors

- Internal doors as per general arrangement to be supplied fitted, doors to be selected by client. See PC sum for supply

Electrical Works

- New electrical supply throughout.
- Towel heater to supplied and fitted in bathroom.

Mechanical:

- Air to Water Heat Pump;
- Thermia 11kW Atec Air to Water Heat Pump fitted as per manufactures instructions. New radiators throughout. Locations to be agreed on site Thermostats and thermo electric actuator heads for individual bedrooms

Mechanical Heat Recovery System

- Vents VUT 550 VB EC A11 Mechanical heat recovery system fitted as per manufactures instruction.
- Burgerout Flexible duct 78mm fitted as per manufactures instructions throughout house

New Windows & External Doors

- New triple glazed Aluclad windows and external doors throughout by others.Walls & ceilings to be made good by contractor.

Air Tightness:

- Pro Clima Intello Plus airtight vapour control layer or similar approved to be fixed to underside of roof structure with twinet assembly aid tape at ceiling level in accordance with manufactures instructions. Any penetrations in Vapor control layer to be sealed with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. Vapor barrier to be sealed at all edges with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. External windows and doors to be sealed with Pro Clima Tescon Vana tape. Junction of precast concrete floor slabs with inner leaf of cavity walls to be wrapped with Pro Clima Intello Plus airtight vapour control layer. Acceptable Air permeability of 2m³/hr/m². Airtightness test to commissioned by contractor at completion of works to confirm compliance with Air permeability Target 2m³/hr/m²

External Works

- Front and rear garden debris to be removed, soil leveled and reseeded
- 50m² Concrete Paving in rear garden & 50m² concrete pavers in front terrace
- New blockworks wall plastered both sides with 100mm high in-situ concrete coping to a height of +0.6m, painted in selected colour.

Finishes

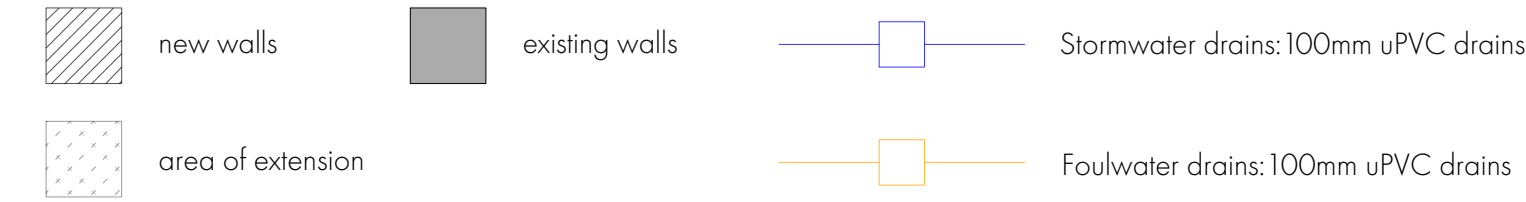
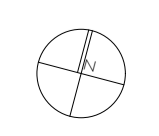
- Floor Finishes: See PC Sum for supply of flooring. Fitting of flooring to be priced. Allowance to be made for fitting of following:
 - Tile: 40m²
 - Timber Engineered board: 65m²
 - Tile: 135m²

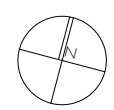
Wall Tiling: See PC Sum for supply of wall tiling.

- Allowance to be made for fitting of following:
 - Tile: 30m²

Decoration

- Entire interior of house to be undercoated and painted with 2no. Coats of Colourtend in selected colour.
- External Walls to painted on completion with 1 no. Undercoat and 2no. Coats of Dulux Weathershield in selected colour.

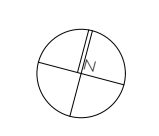




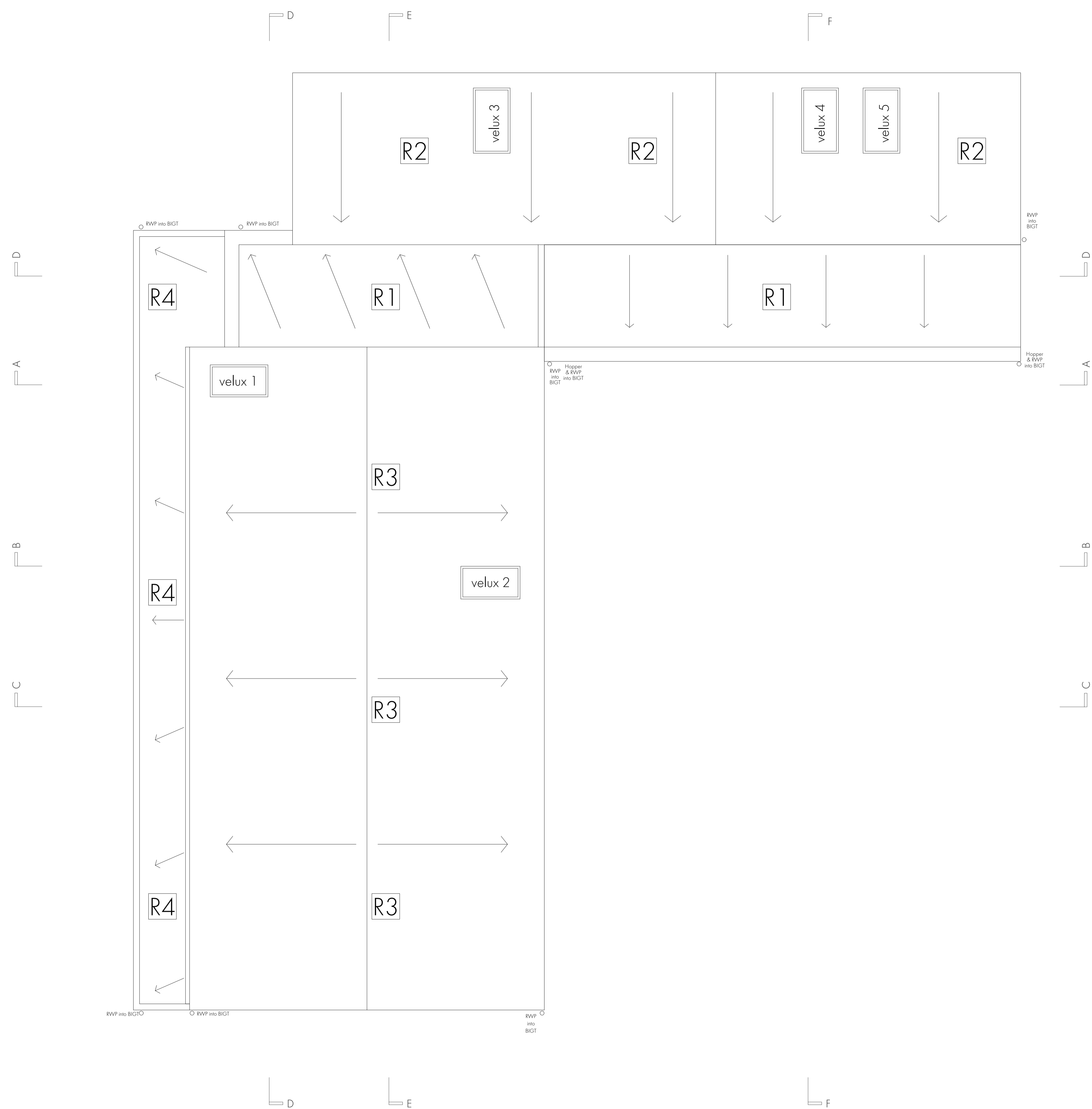
- new walls
- existing walls
- area of extension



- [AHD] PROVISIONAL LOCATION OF AUTOMATIC HEAT DETECTORS
 - [ASD] PROVISIONAL LOCATION OF AUTOMATIC SMOKE DETECTORS
 - [ALARM] ALARM LOCATION
 - [FUSEBOARD] FUSEBOARD
 - [DS2] DOUBLE SOCKET 2 PHASE SUPPLY
 - [DS2@1m] DOUBLE SOCKET 2 PHASE SUPPLY @ 1m above FFL
 - [DS2USB] DOUBLE SOCKET 2 PHASE SUPPLY USB POINT
 - [L] SOCKET FOR LAMP
 - [ES] EXTERNAL SOCKET
 - [LS] LIGHT SWITCH
 - [DLS] DIMMER LIGHT SWITCH
 - [TV] TELEVISION POINT
 - [TEL] TELEPHONE POINT
 - [LED] LED STRIP LIGHT
 - [PL] PENDANT LIGHT SWITCH
 - [RFL] RECESSED LIGHT FITTING: Lumeno 10W LED Round Panel
 - [WMLF] WALL MOUNTED LIGHT FITTING
 - [P] POWER SOURCE
 - [C] COOKER SWITCH
 - [ISOLATOR] ISOLATOR FOR KITCHEN ELECTRICAL APPLIANCES
 - [data] CAT6 DATA POINT
 - [towel] STAINLESS STEEL TOWEL RAIL - Milano Kest - Curved Chrome Heated Towel Rail 1200mm x 600mm
 - [DB] DOOR BELL
 - [shave] SHAVING LIGHT AND SOCKET
 - [mec] MECHANICAL VENT
 - [PIR] INFRARED SENSOR
 - [E] EXTERNAL CEILING MOUNTED LIGHT
 - [EW] EXTERNAL WALL MOUNTED OR GROUND LIGHT
 - [M] LOCATION OF METER BOXES
- * NOTE
- ALL LOCATIONS OF FIXTURES AND FITTINGS ARE PROVISIONAL FINAL LOCATIONS TO BE AGREED ON SITE
 - PROVISION TO BE MADE FOR LIGHT FITTING AND SWITCH AND SOCKET IN ATTIC
 - PROVISION TO BE MADE FOR COOKER SWITCH TO BE LOCATED IN EXISTING ROOM FOR DURATION OF CONTRACT



- [diagonal lines] new walls
- [solid grey] existing walls
- [dotted pattern] area of extension



Construction Schedule

F1: Floor Slab of new extension

- Selected floor finish
- 150mm Reinforced concrete slab on
- 125mm Xtratherm Thin-R XT/UF as per spec on
- DPC/ Radon Barrier fitted as per manufactures instructions
- Sand Blinding as per spec on
- Compacted hardcore as per spec
- Foundations to be min 600mm below ground level

F2: Floor of existing garage

- 70mm floor screed on
- 80mm Xtratherm Thin-R XT/UF as per spec on
- DPC/ Radon Barrier fitted as per manufactures instructions on
- Existing concrete floor

Walls of New Extension- Masonry Cavity Walls

- Nap plaster finish and smooth externally on
- 100mm blockwork outer leaf
- 100mm Kingspan koolderm K8 cavity board or similar approved in 150mm cavity Kingspan cavity closers trimmed and fitted in accordance with manufactures instructions to all openings
- 100mm blockwork inner leaf
- Smooth gypsum plaster finish internally
- Precast concrete sill to window opes

Walls of Existing House & Existing Garage:

- Existing cavity to be pumped with Expanded Polystyrene Insulation beads in accordance with manufacturer's instructions.
- 50mm Kingspan K17 insulated plasterboard fitted to inner face of external walls of existing house, to be finished with smooth plaster finish and 1 no. undercoat and 2no. coats of paint in selected colour.

R1: Flat Roof

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 100mm Kingspan Thema TR26 LPC/TM fitted as per manufactures instruction on
- 15mm water resistant ply on 215 X 44mm C16 timber joists as per Eng
- 12.5mm plasterboard ceiling finished with a smooth plaster finish
- Pressed aluminum fascia in selected RAL colour
- Stepped cavity tray to be fitted in accordance with manufactures instructions where flat roof abuts existing gable

R2: New Mono Pitch slate roof over existing garage and abutting extension

- Cambitl Xtra slates fitted as per manufactures instructions using
- Permanent Easy Slate system fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- New timber roof truss with
- 300mm isover metac roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R3: Existing Pitch Roof

- Cambitl Xtra slates fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- Existing timber roof structure to be left in place
- 300mm isover metac roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R4: Terrace Roof/ Covered outdoor area

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 15mm water resistant ply on
- 175 X 44mm C16 timber joists as per Eng
- Softlit Aquapanel external plasterboard fitted as per manufactures instructions finished with smooth plaster finish on
- 35 x 44mm vertical battens fixed to joists above

Fascia & Soffit

- Pressed aluminum fascia and soffits in selected RAL colour

Rain water goods

- Alucast hopper & RWP in selected ral colour to BIGTs as per specification
- Rainwater drains to connect to new soakaways as per site plan

Structure

- Precast concrete lintels as per Engineers spec
- Steel beams as per Eng design
- Foundations as per Eng design

Internal stud partitions

- 100mm Timber stud partitions as per specification with plaster board fixed as per specification both sides/nad finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Ceilings

- New 12.5mm plasterboard ceilings throughout existing house, existing garage and nex extension. Plasterboard finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Existing masonry cavity walls

- Existing walls finished internally with 62.5mm Kingspan K17 insulated plasterboard finished with smooth plaster finish.

Existing internal masonry walls

- Existing walls and plasterwork to be made good after demolitions and fitting of new beams/lintels.

Internal Joinery

- New 150mm MDF skirting boards, bull nosed, painted in selected colour
- New 20mm architrave, bull nosed and painted in selected colour
- 18mm MDF windowboard, bull nosed and painted in selected colour
- New Kitchen & utility units by others, services to kitchen to be allowed

Internal Doors

- Internal doors as per general arrangement to be supplied fitted, doors to be selected by client.
- See PC sum for supply

Electrical Works

- New electrical supply throughout.
- Towel heater to supplied and fitted in bathroom.

Mechanical:

- Air to Water Heat Pump;
- Thermia 11kW Atec Air to Water Heat Pump fitted as per manufactures instructions. New radiators throughout. Locations to be agreed on site Thermostats and thermo electric actuator heads for individual bedrooms

Mechanical Heat Recovery System

- Vents VUT 550 VB EC A11 Mechanical heat recovery system fitted as per manufactures instruction.
- Burgerout Flexible duct 78mm fitted as per manufactures instructions throughout house

New Windows & External Doors

- New triple glazed Aluclad windows and external doors throughout by other.Walls & ceilings to be made good by contractor.

Air Tightness:

- Pro Clima Intello Plus airtight vapour control layer or similar approved to be fixed to underside of roof structure with twinet assembly aid tape at ceiling level in accordance with manufactures instructions. Any penetrations in Vapor control layer to be sealed with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. Vapor barrier to be sealed at all edges with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. External windows and doors to be sealed with Pro Clima Tescon Vana tape. Junction of precast concrete floor slabs with inner leaf of cavity walls to be wrapped with Pro Clima Intello Plus airtight vapour control layer. Acceptable Air permeability of 2m³/hr/m². Airtightness test to commissioned by contractor at completion of works to confirm compliance with Air permeability Target 2m³/hr/m²

External Works

- Front and rear garden:debris to be removed,soil leveled and reseeded
- 50m² Concrete Paving in rear garden & 50m² concrete pavers in front terrace
- New blockworks wall plastered both sides with 100mm high in-situ concrete coping to a height of +0.6m, painted in selected colour.

Finishes

- Floor Finishes: See PC Sum for supply of flooring. Fitting of flooring to be priced.

Allowance to be made for fitting of following:

- (a) Tile: 40m²
- (b) Timber Engineered board: 65m²
- (c) Tile: 135m²

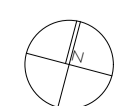
Wall Tiling: See PC Sum for supply of wall tiling.

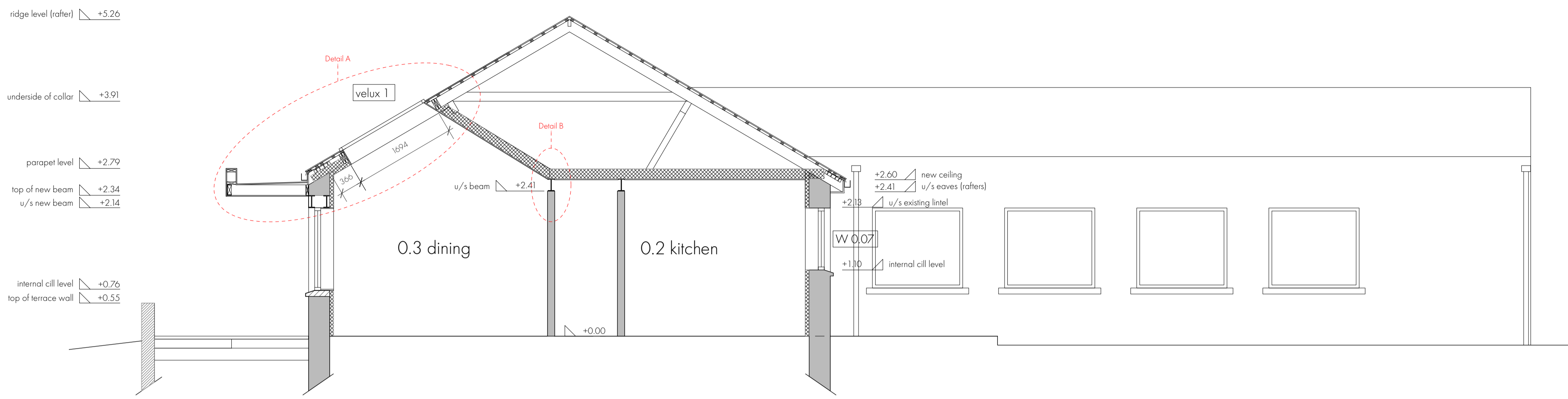
Allowance to be made for fitting of following:

- (d) Wall tiling: 30m²

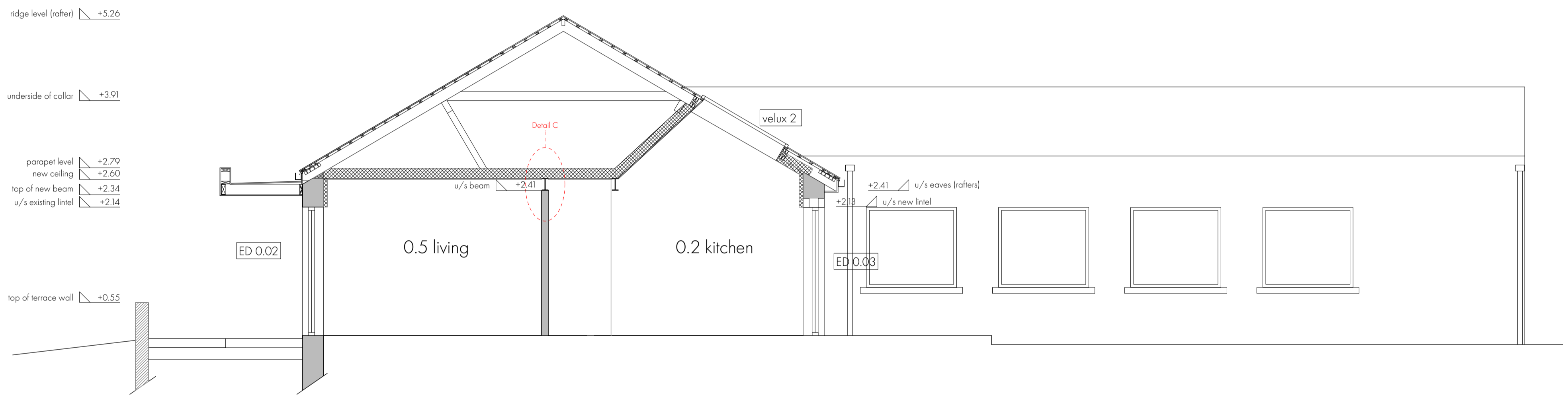
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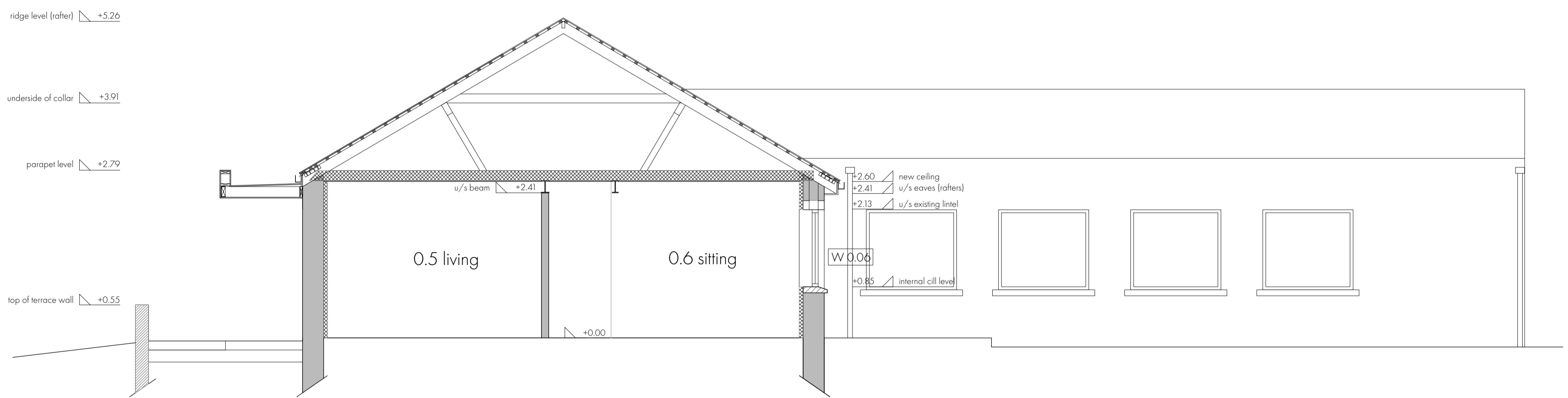




Proposed Section A-A



Proposed Section B-b



Proposed Section C-c

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R3: Existing Pitch Roof

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Finishes

- Floor Finishes: See PC Sum for supply of flooring. Fitting of flooring to be priced.

Allowance to be made for fitting of following:

- (a) Tile: 40m²
- (b) Timber Engineered board: 65m²
- (c) Tile: 135m²

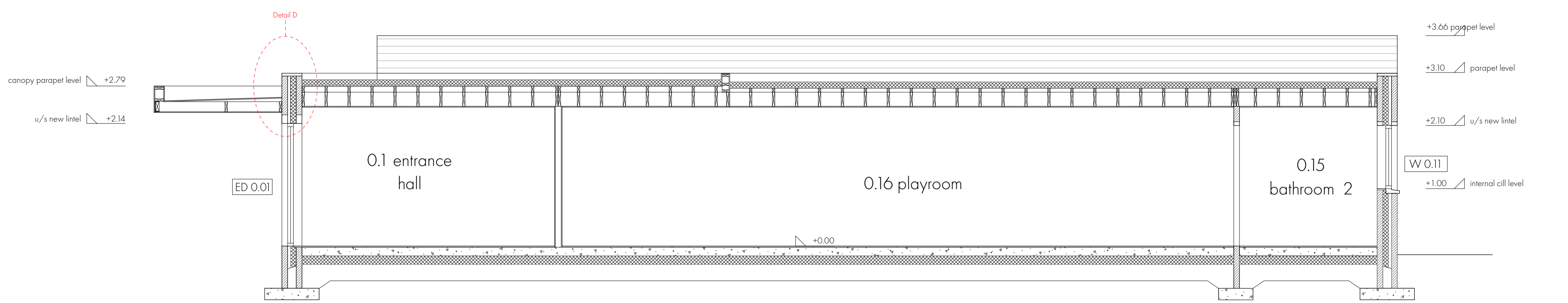
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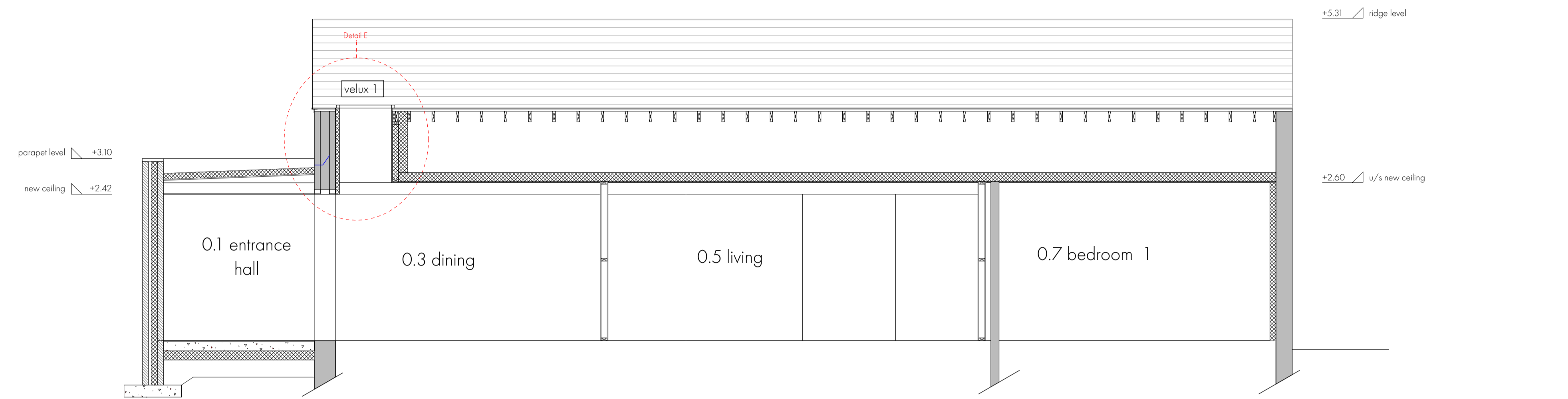
- (d) Wall tiling: 30m²

Decoration

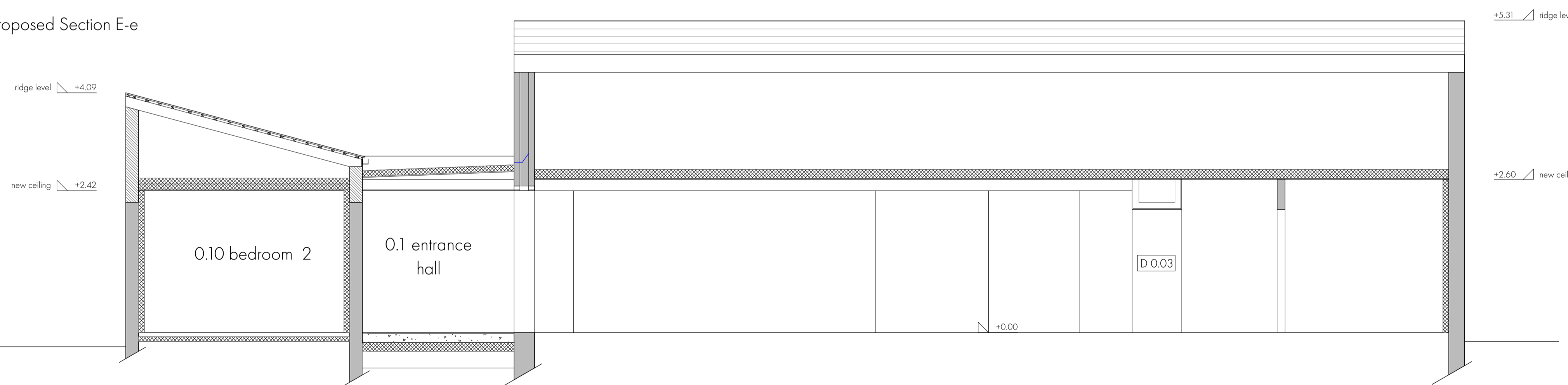
- Entire interior of house to be undercoated and painted with 2no. Coats of Colourtend in selected colour.
- External Walls to painted on completion with 1 no. Undercoat and 2no. Coats of Dulux Weathershield in selected colour.



Proposed Section D-d



Proposed Section E-e



Proposed Section F-f



Proposed Section G-g

Construction Schedule

F1: Floor Slab of new extension

- Selected floor finish
- 150mm Reinforced concrete slab on
- 125mm Xtratherm Thin-R XT/UF as per spec on
- DPC/Radon Barrier fitted as per manufactures instructions
- Sand Blinding as per spec on
- Compacted hardcore as per spec
- Foundations to be min 600mm below ground level

F2: Floor of existing garage

- 70mm floor screed on
- 80mm Xtratherm Thin-R XT/UF as per spec on
- DPC/Radon Barrier fitted as per manufactures instructions on
- Existing concrete floor

Walls of New Extension- Masonry Cavity Walls

- Nap plaster finish and smooth externally on
- 100mm blockwork outer leaf
- 100mm Kingspan koollterm K8 cavity board or similar approved in 150mm cavity Kingspan cavity closers trimmed and fitted in accordance with manufactures instructions to all openings
- 100mm blockwork inner leaf
- Smooth gypsum plaster finish internally
- Precast concrete cill to window opes

Walls of Existing House & Existing Garage:

- Existing cavity to be pumped with Expanded Polystyrene Insulation beads in accordance with manufacturer's instructions.
- 50mm Kingspan K17 insulated plasterboard fitted to inner face of external walls of existing house, to be finished with smooth plaster finish and 1 no. undercoat and 2no. coats of paint in selected colour.

R1: Flat Roof

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 100mm Kingspan Thermo TR26 LPC/TM fitted as per manufactures instruction on
- 15mm water resistant ply on 215 X 44mm C16 timber joists as per Eng
- 12.5mm plasterboard ceiling finished with a smooth plaster finish
- Pressed aluminum fascia in selected RAL colour
- Stepped cavity tray to be fitted in accordance with manufactures instructions where flat roof abuts existing gable

R2: New Mono Pitch slate roof over existing garage and abutting extension

- Cambitl Xtra slates fitted as per manufactures instructions using
- Permanent Easy Slate system fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- New timber roof truss with
- 300mm isover metal roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R3: Existing Pitch Roof

- Cambitl Xtra slates fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- Existing timber roof structure to be left in place
- 300mm isover metal roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R4: Terrace Roof/ Covered outdoor area

- Flagron SR 1.5mm Polyester reinforced CO extruded PVC membrane on membranes fitted as per manufactures instructions (with minimum upstand against wall of existing house of 150mm) on
- 15mm water resistant ply on
- 175 X 44mm C16 timber joists as per Eng
- Softlit Aquapanel external plasterboard fitted as per manufactures instructions finished with smooth plaster finish on
- 35 x 44mm vertical battens fixed to joists above

Fascia & Soffit

- Pressed aluminum fascia and soffits in selected RAL colour

Rain water goods

- Alucast hopper & RWP in selected ral colour to BIGTs as per specification
- Rainwater drains to connect to new soakaways as per site plan

Structure

- Precast concrete lintels as per Engineers spec
- Steel beams as per Eng design
- Foundations as per Eng design

Internal stud partitions

- 100mm Timber stud partitions as per specification with plaster board fixed as per specification both sides/nad finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Ceilings

- New 12.5mm plasterboard ceilings throughout existing house, existing garage and nex extension. Plasterboard finished with smooth plaster finish. Moisture resistant plasterboard to be used in any wet areas

Existing masonry cavity walls

- Existing walls finished internally with 62.5mm Kingspan K17 insulated plasterboard finished with smooth plaster finish.

Existing internal masonry walls

- Existing walls and plasterwork to be made good after demolitions and fitting of new beams/lintels.

Internal Joinery

- New 150mm MDF skirting boards, bull nosed, painted in selected colour
- New 20mm architrave, bull nosed and painted in selected colour
- 18mm MDF windowboard, bull nosed and painted in selected colour
- New Kitchen & utility units by others, services to kitchen to be allowed

Internal Doors

- Internal doors as per general arrangement to be supplied fitted, doors to be selected by client.
- See PC sum for supply

Electrical Works

- New electrical supply throughout.
- Towel heater to supplied and fitted in bathroom.

Mechanical:

- Air to Water Heat Pump;
- Thermia 11kW Atec Air to Water Heat Pump fitted as per manufactures instructions. New radiators throughout. Locations to be agreed on site Thermostats and thermo electric actuator heads for individual bedrooms

Mechanical Heat Recovery System

- Vents VUT 550 VB EC A11 Mechanical heat recovery system fitted as per manufactures instruction.
- Burgerout Flexible duct 78mm fitted as per manufactures instructions throughout house

New Windows & External Doors

- New triple glazed Aluclad windows and external doors throughout by other.Walls & ceilings to be made good by contractor.

Air Tightness:

- Pro Clima Intello Plus airtight vapour control layer or similar approved to be fixed to underside of roof structure with twinet assembly aid tape at ceiling level in accordance with manufactures instructions. Any penetrations in Vapor control layer to be sealed with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. Vapor barrier to be sealed at all edges with Pro Clima Tescon Vana tape or similar approved in accordance with manufactures instructions. External windows and doors to be sealed with Pro Clima Tescon Vana tape. Junction of precast concrete floor slabs with inner leaf of cavity walls to be wrapped with Pro Clima Intello Plus airtight vapour control layer. Acceptable Air permeability of 2m³/hr/m². Airtightness test to commissioned by contractor at completion of works to confirm compliance with Air permeability Target 2m³/hr/m²

External Works

- Front and rear garden:debris to be removed,soil leveled and reseeded
- 50m2 Concrete Paving in rear garden & 50m2 concrete pavers in front terrace
- New blockworks wall plastered both sides with 100mm high in-situ concrete coping to a height of +0.6m, painted in selected colour.

Finishes

Floor Finishes: See PC Sum for supply of flooring. Fitting of flooring to be priced.

Allowance to be made for fitting of following:

- (a) Tile: 40m²
- (b) Timber Engineered board: 65m²
- (c) Tile: 135m²

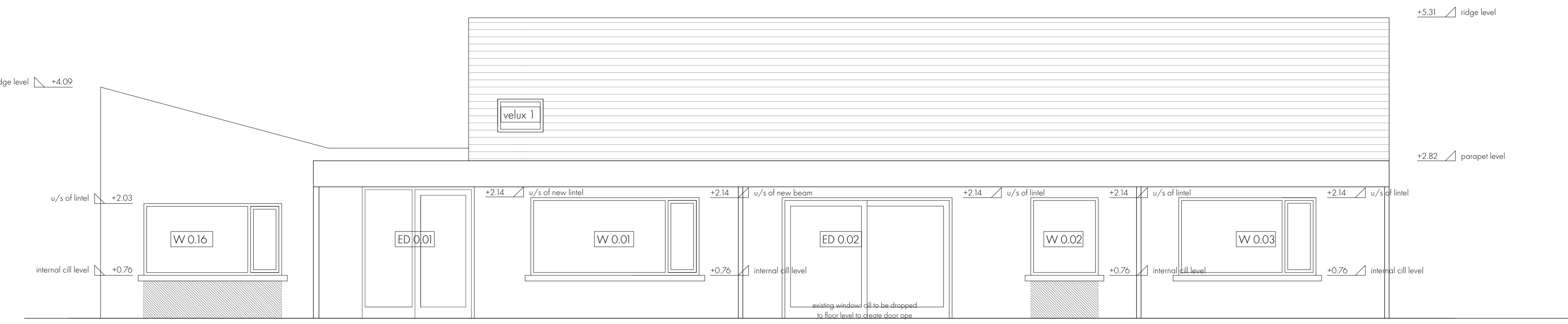
Wall Tiling: See PC Sum for supply of wall tiling.

Allowance to be made for fitting of following:

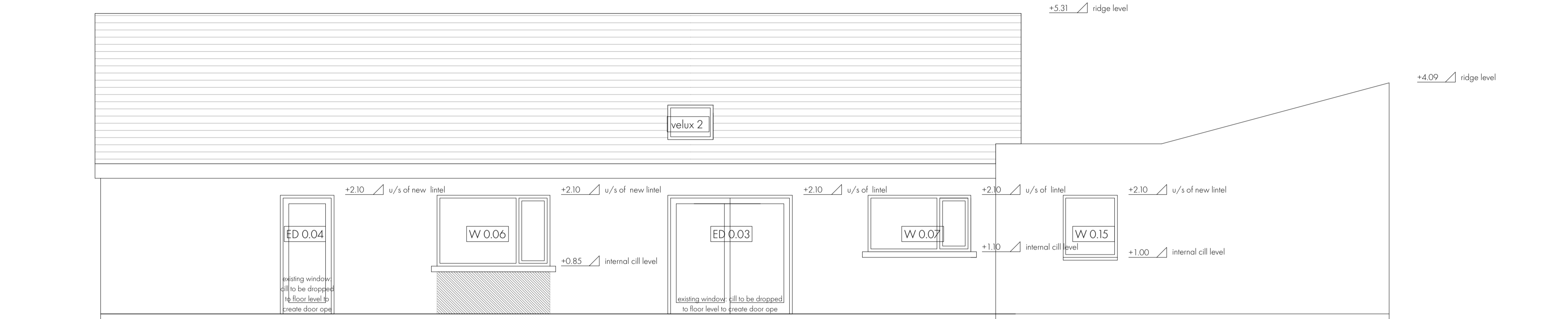
- (d) Wall tiling: 30m²

Decoration

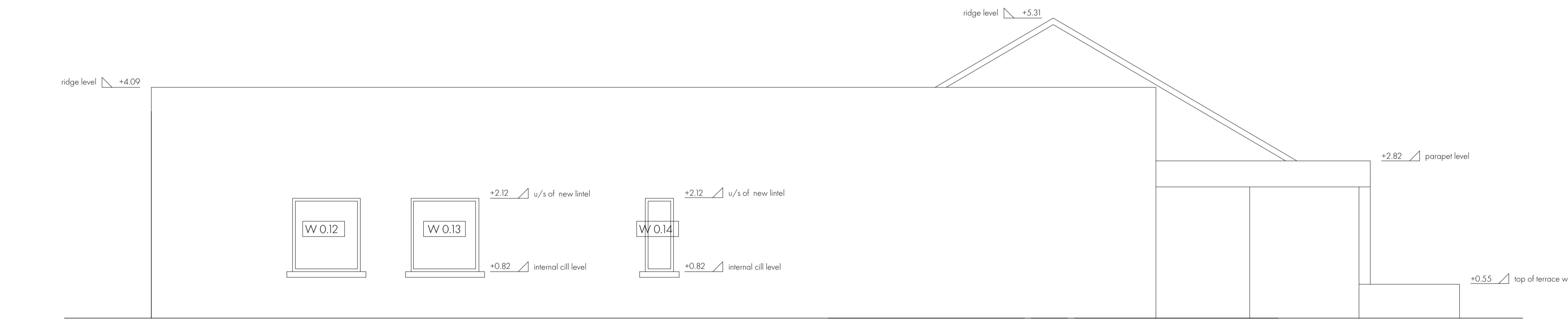
- Entire interior of house to be undercoated and painted with 2no. Coats of Colourtend in selected colour.
- External Walls to painted on completion with 1 no. Undercoat and 2no. Coats of Dulux Weathershield in selected colour.



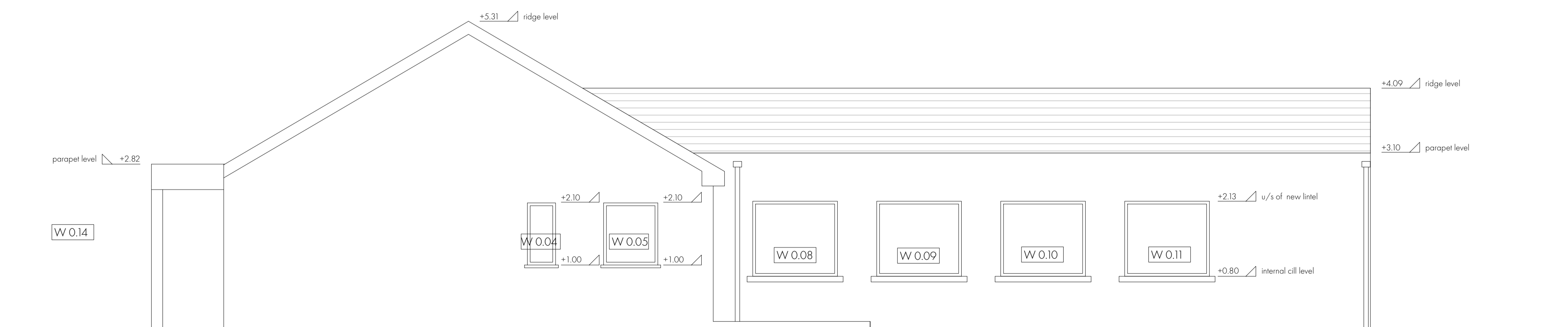
Proposed West/Front Elevation



Proposed East/Rear Elevation



Proposed North Elevation



Proposed South Elevation

Construction Schedule

F1: Floor Slab of new extension

- Selected floor finish
- 150mm Reinforced concrete slab on
- 125mm Xtratherm Thin-R XT/UF as per spec on
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- Sand Blinding as per spec on
- Compacted hardcore as per spec
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F2: Floor of existing garage

- 70mm floor screed on
- 80mm Xtratherm Thin-R XT/UF as per spec on
- DPC/Radon Barrier fitted as per manufactures instructions on
- Existing concrete floor

Walls of New Extension- Masonry Cavity Walls

- Nap plaster finish and smooth externally on
- 100mm blockwork outer leaf
- 100mm Kingspan koollterm K8 cavity board or similar approved in 150mm cavity Kingspan cavity closers trimmed and fitted in accordance with manufactures instructions to all openings
- 100mm blockwork inner leaf
- Smooth gypsum plaster finish internally
- Precast concrete cill to window opes

Walls of Existing House & Existing Garage:

- Existing cavity to be pumped with Expanded Polystyrene Insulation beads in accordance with manufacturer's instructions.
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- Permanvent Easy Slate system fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- New timber roof truss with
- 300mm isover metac roll between and above ceiling joists
- Tegral Eave Ventilation System including ridge roll continuous ventilator fitted as per manufactures instructions
- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

R3: Existing Pitch Roof

- Cambitl Xtra slates fitted as per manufactures instructions on
- 35mm treated slating batten on
- Selected breathable and untearable membrane lapped over tegral overeaves ventilators on
- Existing timber roof structure to be left in place
- 300mm isover metac roll between and above ceiling joists
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- All roof spaces to have cross ventilation by means of dry ridge vent and over eaves vent as per attached specification.

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- 15mm water resistant ply on
- 175 X 44mm C16 timber joists as per Eng
- Soffit: Aquapanel external plasterboard fitted as per manufactures instructions finished with smooth plaster finish on
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External Works

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- 50m2 Concrete Paving in rear garden & 50m2 concrete pavers in front terrace
- New blockworks wall plastered both sides with 100mm high in-situ concrete coping to a height of +0.6m, painted in selected colour.

Finishes

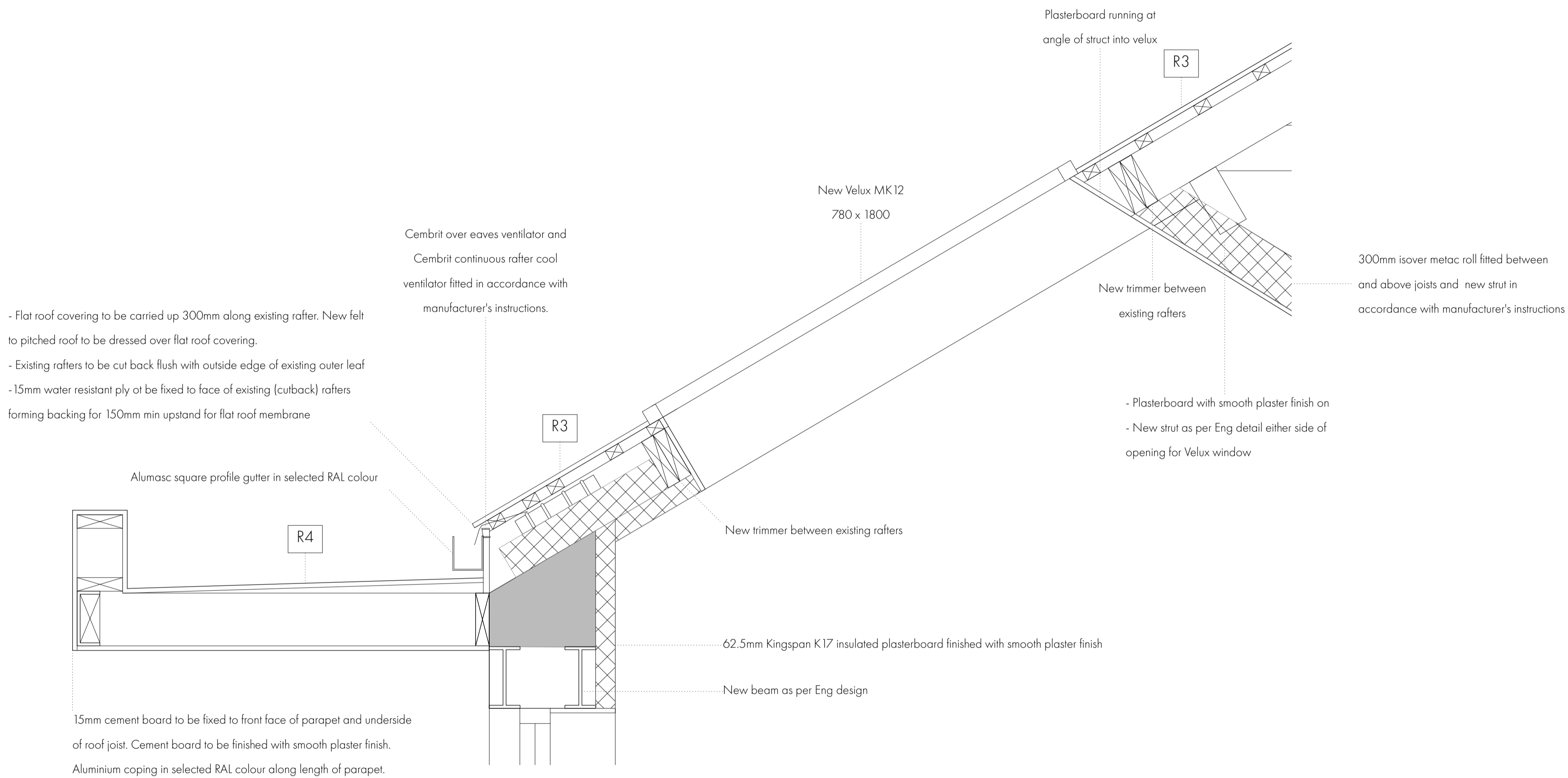
- Floor Finishes: See PC Sum for supply of flooring. Fitting of flooring to be priced.
- Allowance to be made for fitting of following:
 - (a) Tile: 40m²
 - (b) Timber Engineered board: 65m²
 - (c) Tile: 135m²

Wall Tiling: See PC Sum for supply of wall tiling.

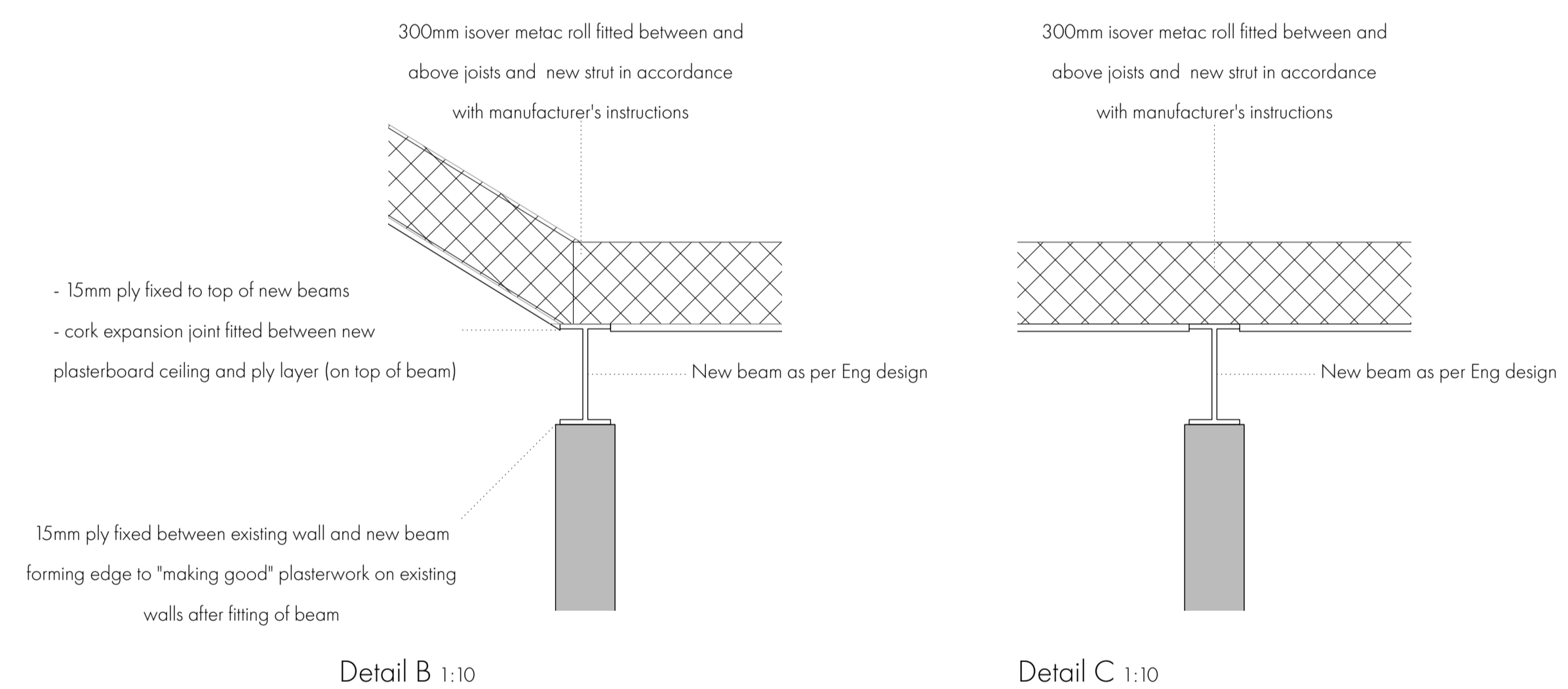
- Allowance to be made for fitting of following:
 - (d) Wall tiling: 30m²

Decoration

- Entire interior of house to be undercoated and painted with 2no. Coats of Colourtend in selected colour.
- External Walls to painted on completion with 1 no. Undercoat and 2no. Coats of Dulux Weathershield in selected colour.

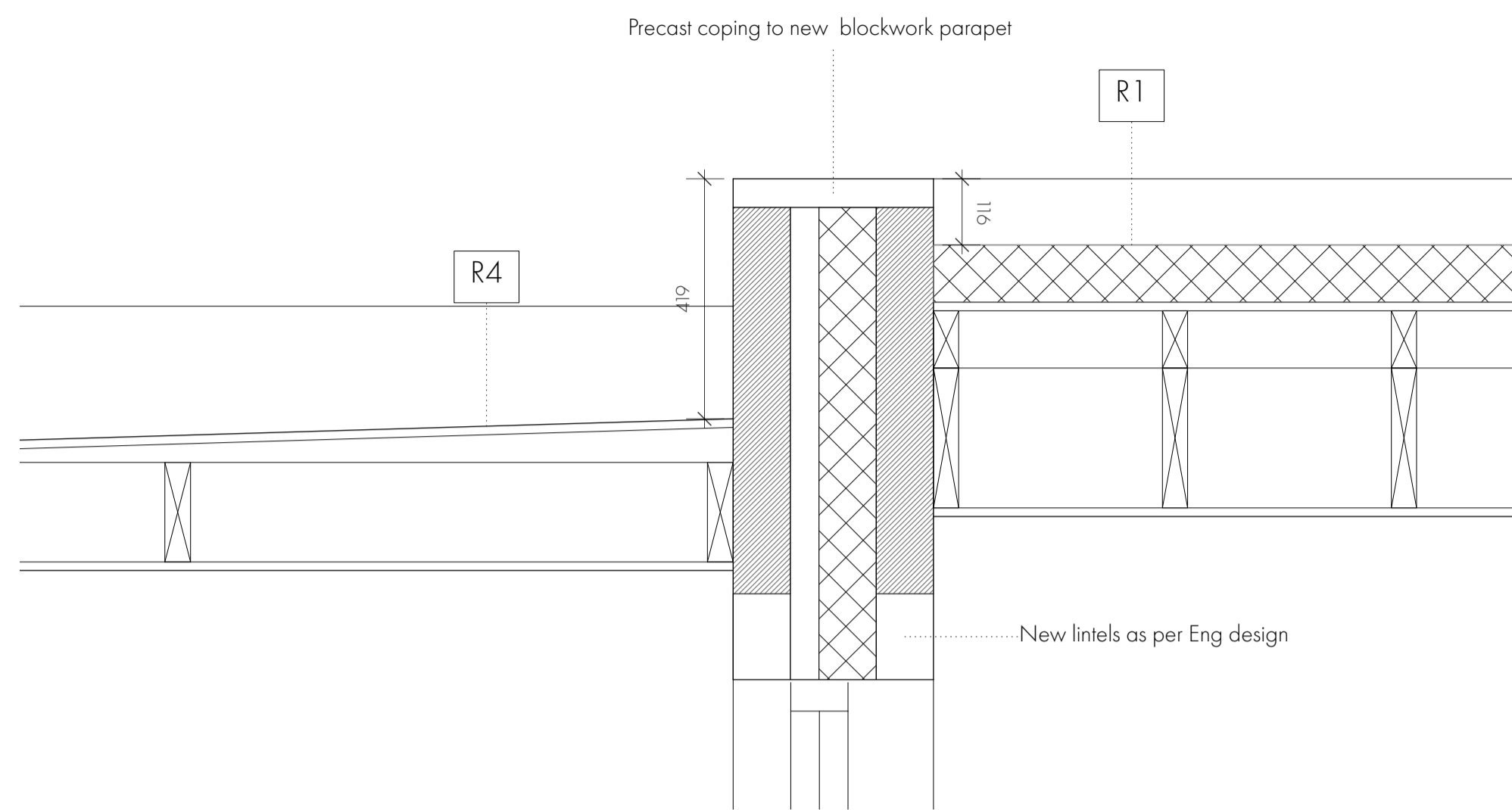


Detail A 1:10

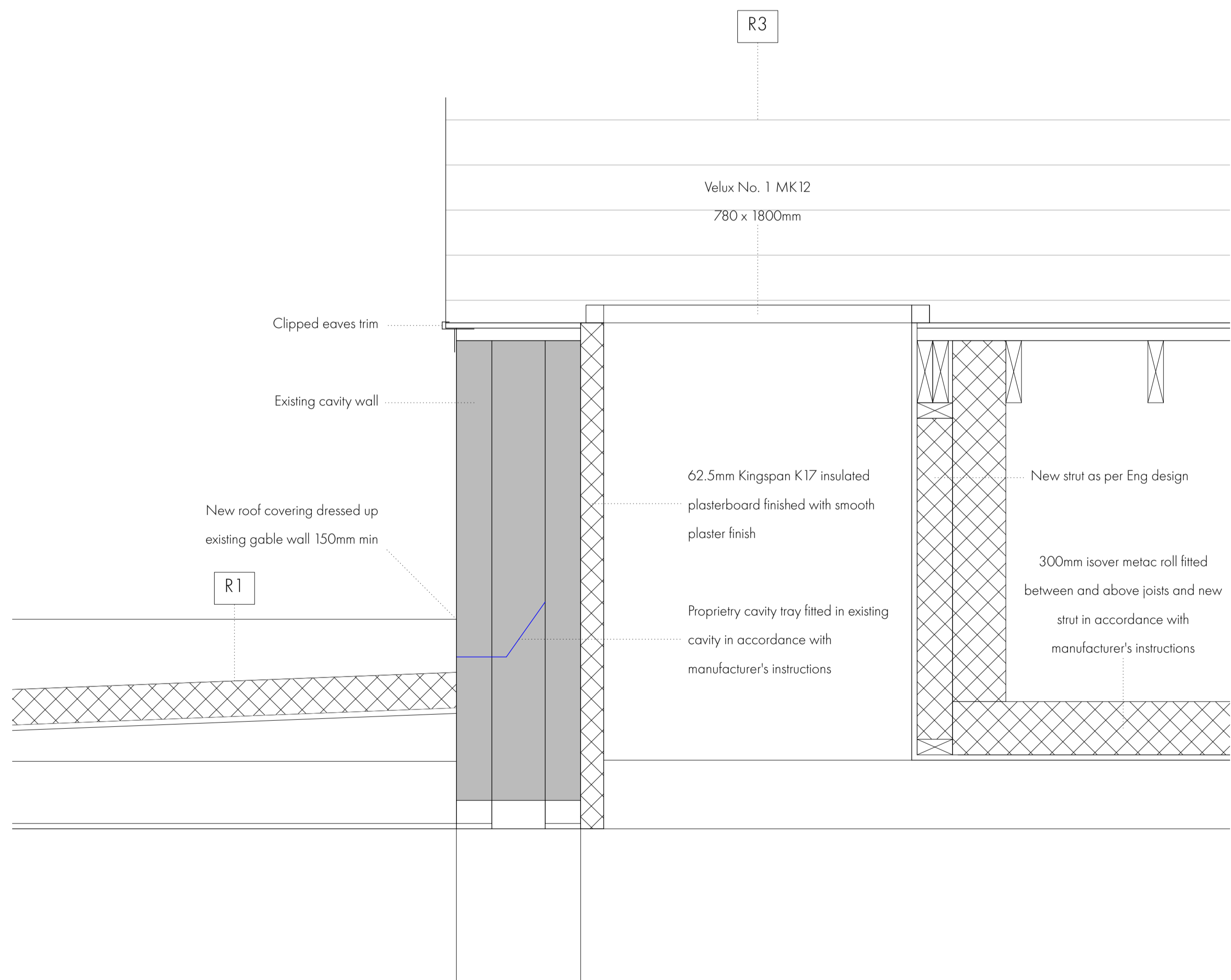


Detail B 1:10

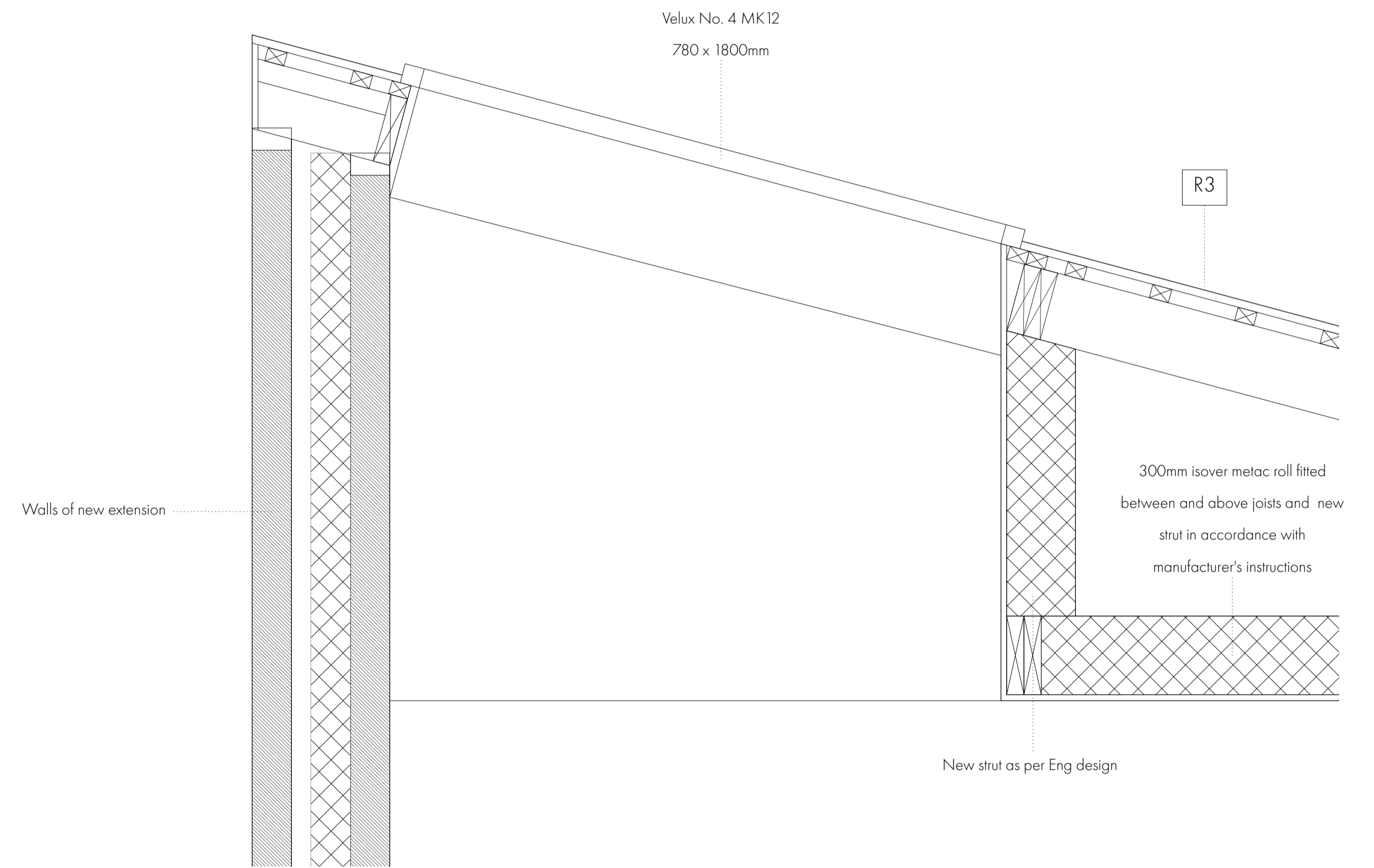
Detail C 1:10



Detail D 1:10

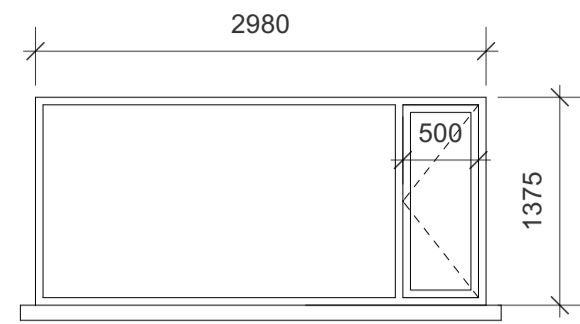


Detail E 1:10

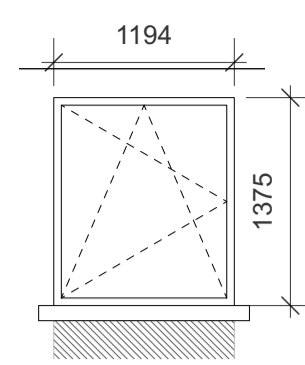


Detail F 1:10

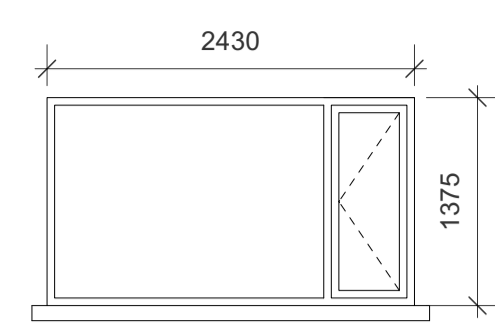
External Windows



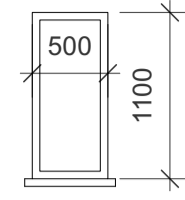
TYPE 1: W0.01
 STRUCTURAL OPENING SIZE 1375 X 2980
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS As shown
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



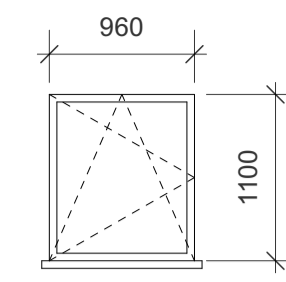
TYPE 2: W0.02
 STRUCTURAL OPENING SIZE 1375 X 1195
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & Turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



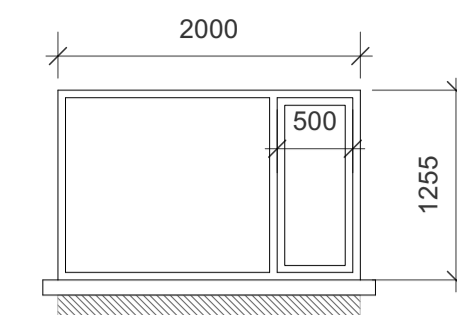
TYPE 3: W0.03
 STRUCTURAL OPENING SIZE 1375 X 2430
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & Turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



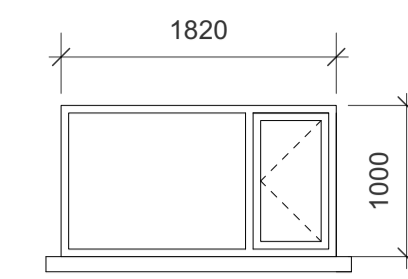
TYPE 4: W0.04
 STRUCTURAL OPENING SIZE 500 X 1100
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & Turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



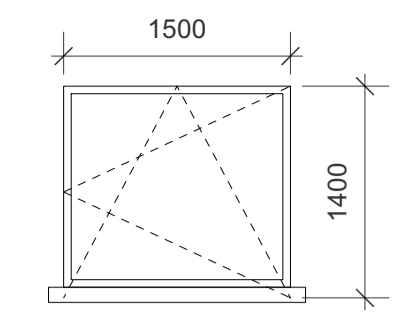
TYPE 5: W0.05, W0.15
 STRUCTURAL OPENING SIZE 960 X 1100
 NUMBER OF WINDOWS 2no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & Turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



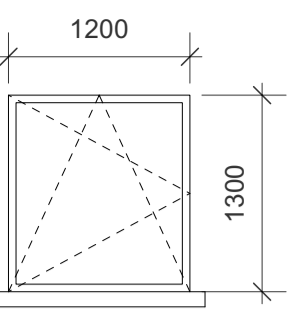
TYPE 6: W0.06
 STRUCTURAL OPENING SIZE 2000 X 1255
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS 1no. Side hung
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



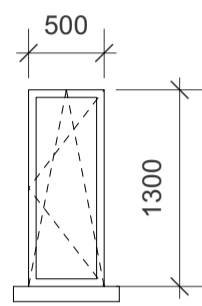
TYPE 7: W0.07
 STRUCTURAL OPENING SIZE 1820 X 1000
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS 1no. Side hung
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



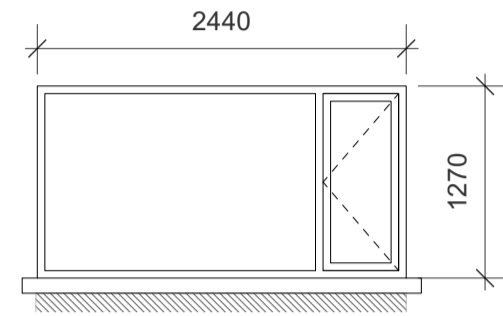
TYPE 8: W0.08, W0.09, W0.10, W0.11
 STRUCTURAL OPENING SIZE 1400 X 1500
 NUMBER OF WINDOWS 4no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



TYPE 9: W0.12, W0.13
 STRUCTURAL OPENING SIZE 1200 X 1300
 NUMBER OF WINDOWS 2no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS

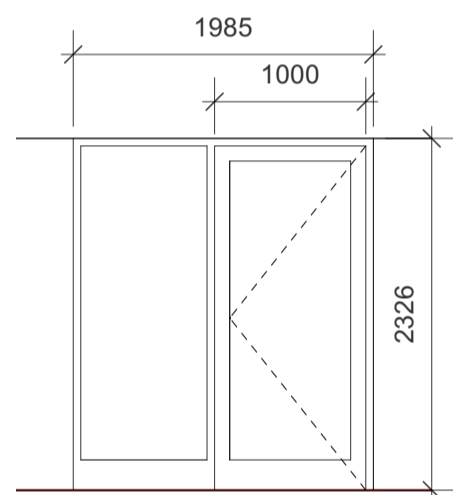


TYPE 10: W0.14
 STRUCTURAL OPENING SIZE 500 X 1300
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS Tilt & turn
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS

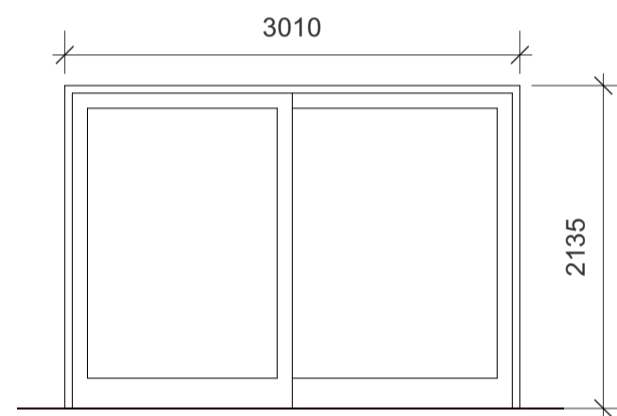


TYPE 11: W0.16
 STRUCTURAL OPENING SIZE 2440 X 1270
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed
 OPENING SECTIONS 1no. side hung
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS

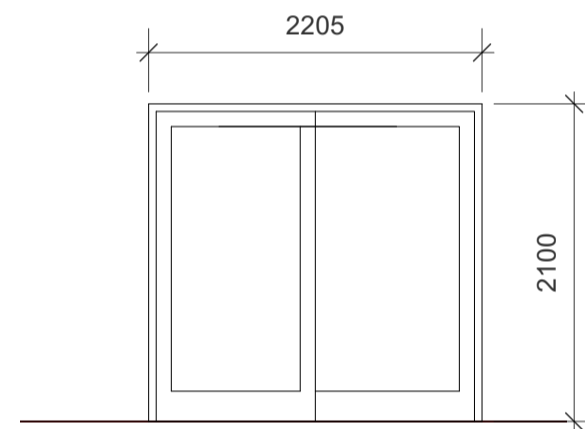
External Doors



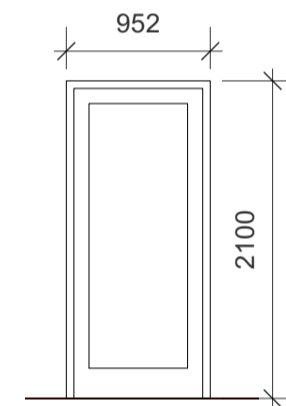
TYPE 1: ED 0.01
 STRUCTURAL OPENING SIZE 1985 X 2326
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed - glazed side screen
 OPENING SECTIONS 1no. single leaf door
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



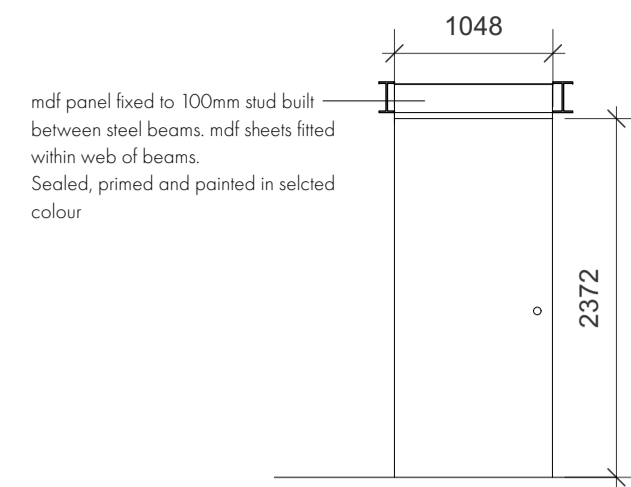
TYPE 2: ED 0.02
 STRUCTURAL OPENING SIZE 3010 X 2135
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed - glazed side screen
 OPENING SECTIONS 1no. sliding section
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



TYPE 3: ED 0.03
 STRUCTURAL OPENING SIZE 2205 X 2100
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed - glazed side screen
 OPENING SECTIONS 1no. sliding section
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS

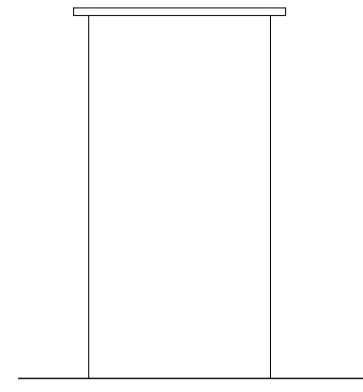


TYPE 4: ED 0.04
 STRUCTURAL OPENING SIZE 950 X 2100
 NUMBER OF WINDOWS 1no
 FINISH EXTERNALLY Aluclad RAL 7016
 FINISH INTERNALLY Aluclad White
 GLAZING Double Galzed - glazed panel
 OPENING SECTIONS 1no. sliding section
 HANDLES Brushed Chrome
 OTHER REQUIREMENTS



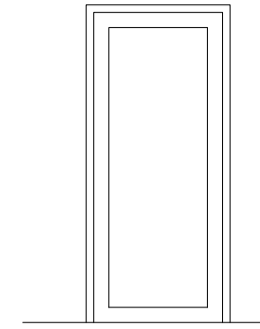
TYPE 2: D0.02

TYPE NO 1
DOOR OPE SIZE 1050w x 2400h
DOOR SIZE 1500w x 2400h
SPEC Single sliding leaf
FINISH Painted finish
IRONMONGERY Top rail and recessed bottom track - see PC sum
GLASS N/A
SKIRTING N/A
ARCHITRAVE N/A



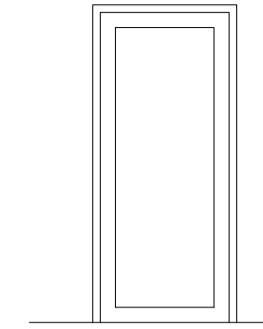
TYPE 3: D0.03, D0.07

TYPE NO 2
DOOR OPE SIZE 1200w x 2400h
DOOR SIZE 1300w x 2400h
SPEC Single sliding leaf
FINISH Painted finish
IRONMONGERY Top rail and recessed bottom track - see PC sum
GLASS N/A
SKIRTING N/A
ARCHITRAVE N/A



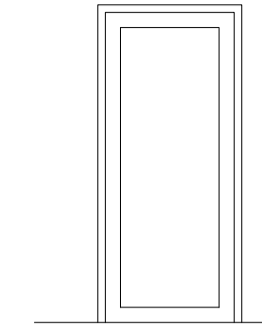
TYPE 4: D0.04, D0.05

TYPE NO 2
DOOR OPE SIZE 950w x 2100h
DOOR SIZE 1200w x 2400h
SPEC Single leaf
FINISH Painted finish
IRONMONGERY Brushed chrome
GLASS Opaque safety glass
SKIRTING N/A
ARCHITRAVE N/A



TYPE 6: D0.06, D0.15, D0.08, D0.09

TYPE NO 4
DOOR OPE SIZE 850w x 2100h
DOOR SIZE 1200w x 2400h
SPEC Single leaf
FINISH Painted finish
IRONMONGERY Brushed chrome
GLASS Opaque safety glass
SKIRTING N/A
ARCHITRAVE N/A



TYPE 7: D0.10, D0.11, D0.12, D0.13

TYPE NO 4
DOOR OPE SIZE 900w x 2100h
DOOR SIZE 1200w x 2400h
SPEC Single leaf
FINISH Painted finish
IRONMONGERY Brushed chrome
GLASS Opaque safety glass
SKIRTING N/A
ARCHITRAVE N/A