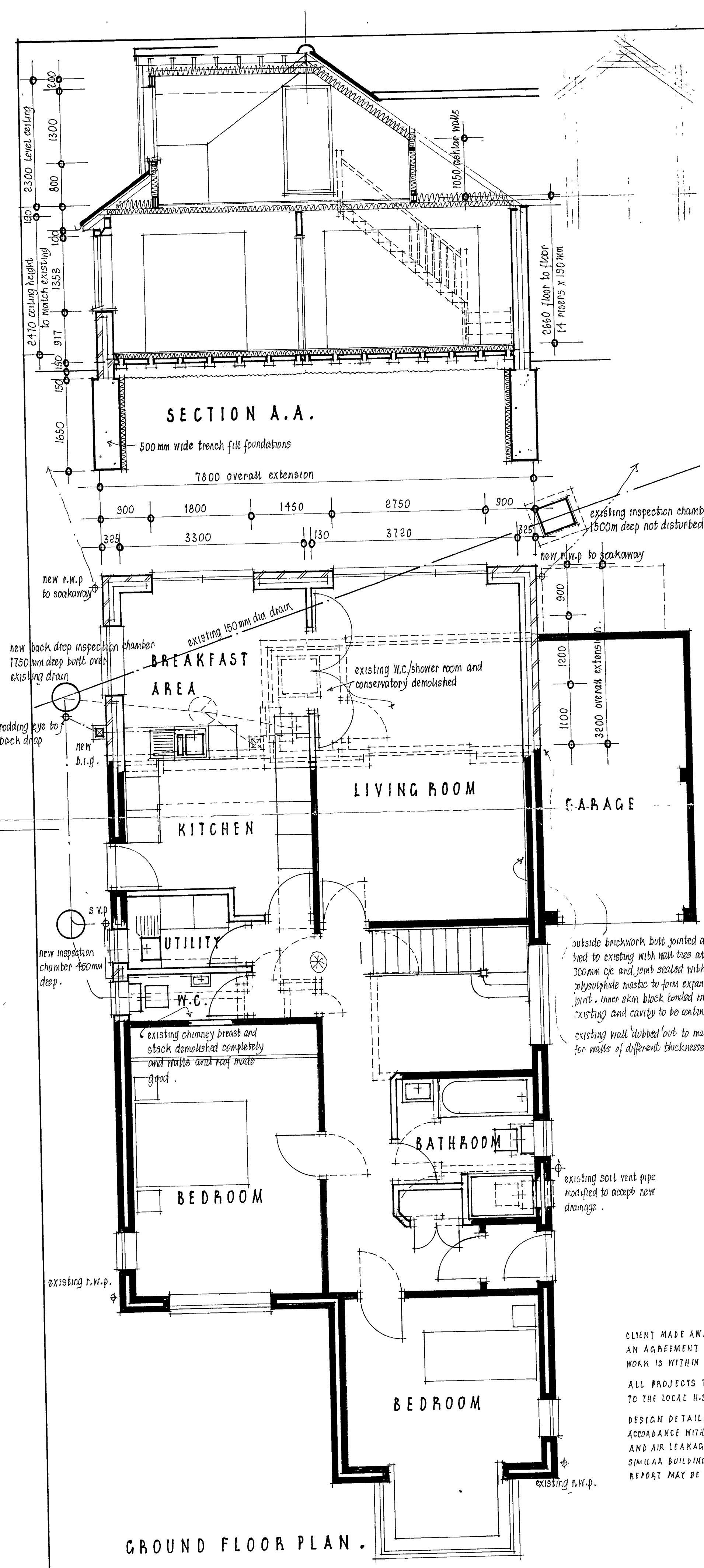
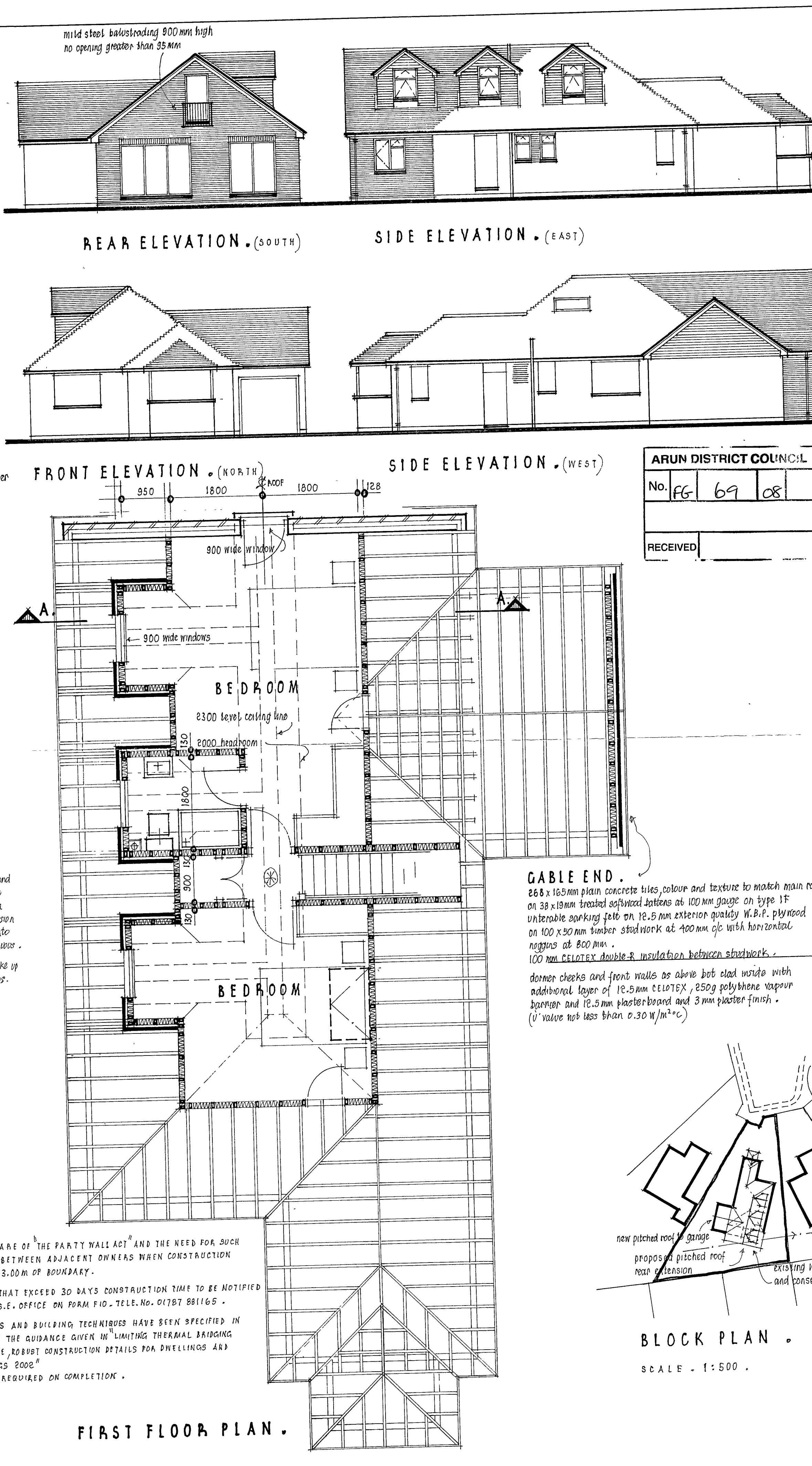




SPEC. CONT.

STRUCTURE. DRAWING READ TOGETHER WITH STRUCTURAL CALC. All walls expected to support additional load assumed to be load bearing with foundation under or built off concrete oversite. foundations exposed if necessary for inspection by local authority. existing lintels over opening expected to support additional loads exposed and checked for suitability and replaced if necessary with min C40/A1 steel lintel or as calculations.

FIRE. all steel beams painted with approved and certificated INTUMESCENT paint applied as manufacturers instructions. (min 1/2 hour F.R.) mains wired smoke detectors with battery back up complying to B.S. 5839 part 1 1988 provided and fitted in position shown on each floor. at least one opening within new bedroom windows to be 500 x 850mm (min. 33m²) for means of escape in case of fire.

HEATING. all new radiators fitted with (T.R.V.s) thermostatic radiator valves. existing gas boiler repositioned or replaced with new wall mounted balanced flue gas boiler.

ELECTRICS. (complying fully with B.S. 7671) all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competent person on completion. ALL NEW LIGHT FITTINGS FITTED WITH LOW ENERGY LIGHT BULBS. (SPECIAL FITTINGS) ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450mm AND 1500mm ABOVE F.F.L.

STAIRCASE. (40° pitch) purpose made softwood staircase as shown. 86mm overall stringers risers = 130mm. treads = 220mm. handrail fitted one side at 850mm measured vertically above pitch line. 95mm square newel posts and 25 x 25mm spigots at 180mm c/c. 2.00m clear uninterrupted headroom over full length and width of staircase. staircase underdrain with 12.5mm plasterboard and 3mm plaster finish.

ALL DIMENSIONS CHECKED ON SITE BEFORE MANUFACTURE.

FOUL DRAINAGE. (complying fully with EN12056) 40mm dia u.p.v.c. waste pipes from kitchen sink, appliances, bath and showers and 38mm dia u.p.v.c. waste pipe from wash hand basins all fitted with 75mm deep self sealing traps and access for cleaning at all changes of direction discharging directly into back water gully or soil vent pipe. new soil vent pipe to be 100mm dia. u.p.v.c. pipework terminating 900mm above highest window head with wire balloon. new underground drainage shall be 100mm dia. u.p.v.c. pipework bedded and surrounded in pea shingle and laid to min 1 in 40 fall. where drains pass under walls, wall load supported off pipe with precast concrete beam lintels built in below ground. bottom of foundations to be level or lower than drain invert. new inspection chambers shall be preformed u.p.v.c. bedded and surrounded in min 150mm o.p.c. concrete and fitted with lightweight steel cover and frame.

RAINWATER DRAINAGE. 100mm dia half round u.p.v.c. gutter to 65mm dia. u.p.v.c. down pipe in position shown on plan to 100mm dia. down pipe bedded and surrounded in pea shingle to new soakaways min 5.00m away from any building. gutters from dormers allowed to discharge onto main roof. new soakaways shall be 1.20m² x 1.00m deep below pipe inverts filled with clean broken brick hardcore, 100g polythene, 75mm concrete and 225mm top soil. [B.R.E. Digest 365 soakaway design. 1m² rubble filled per 16-18m² roof area]

GABLE END. 268 x 165mm plain concrete tiles, colour and texture to match main roof on 39 x 13mm treated softwood battens at 100mm gauge on type 1F untearable sarking felt on 12.5mm exterior quality W.B.F. plywood on 100 x 50mm timber studwork at 400mm c/c with horizontal noggins at 800mm. 100mm CELOTEX double R insulation between studwork. dormer cheeks and front walls as above but clad inside with additional layer of 12.5mm CELOTEX, 250g polythene vapour barrier and 12.5mm plasterboard and 3mm plaster finish. (U' value not less than 0.30 W/m²°C)

BRIEF SPECIFICATION.

PITCHED ROOF. (36° pitch to exactly match existing) 268 x 165mm plain concrete tiles, colour, texture and gauge to exactly match existing, existing re-surfaced where possible, on 38 x 13mm treated softwood battens at 100mm gauge on type 1F untearable sarking felt on 100 x 50mm rafters at 160mm c/c. first floor level ceiling to be 100 x 50mm timber noggins and treated as shingles.

SLOPING CEILINGS. 50 x 50mm timber battens planted onto underside of 100 x 50mm rafters and 100mm CELOTEX fixed between to maintain 80mm air gap against roof tiles plus 35mm CELOTEX continuous across rafters, 250g polythene vapour barrier and 12.5mm plasterboard and 3mm plaster finish. (U' value = 0.20 W/m²°C)

FIRST FLOOR. 18mm thick flooring grade chipboard with tongued and grooved edges on 50 x 147mm floor joists at 420mm c/c laid next to existing 50 x 75mm ceiling joists and clear of ceiling board. 100mm Rockwool no Warts insulation between floor joists within room and 270mm insulation within remaining roof space. roof and first floor fixed to walls using 30 x 5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists and rafters at not more than 2.00m c/c built into walls. roof space ventilated in accordance with C.S. 144 at eaves by fixing REDVENT eaves ventilation system to 1.5 5250 25mm depth between top of fascia board and roof tiles. at high level 300mm below ridge fix REPLAND plan tile profile u.p.v.c. vent tiles at 1.50m c/c to be equivalent to 5mm continuous ventilation.

ALL TIMBER USED IN PROJECT TO BE MIN 90% STRESS GRAD.

WALLS. 325mm total thickness cavity walls constructed of 115mm facing bricks type, colour and mortar to exactly match existing outer skin, 95mm cavity with CELOTEX buff A. CW3045 insulation batts against inner skin leaving 50mm residual cavity between insulation and outer skin, 100mm CELOTEX insulation blockwork inner skin and 15mm two coat lightweight plaster finish. (U' value = 0.30 W/m²°C) wall ties to B.S. 1243, stainless steel, twin triangle type with retaining discs provided at 750mm c/c horizontally and 450mm vertically staggered extra wall ties and THERMABATE cavity clovers at all reveals.

INTERNAL WALLS. FIRST FLOOR. shall be 100 x 50mm timber studwork at 400mm c/c with horizontal noggins at 800mm c/c with 12.5mm plasterboard and 3mm plaster finish both sides. Rockwool rollbatts to fill void. ashlar walls to be as above but plasterboard and finish inside only and 100mm CELOTEX insulation between plus 12.5mm CELOTEX continuous across studwork behind plasterboard. (U' value = 0.30 W/m²°C)

GROUND FLOOR. shall be 100mm CELOTEX insulation blockwork both through timber floor to concrete oversite with 15mm two coat lightweight plaster finish both sides.

FOUNDATIONS. (adjacent drain 1.50m deep) shall be 1:3:6 concrete and shall not be less than 1.80m deep or as directed to suit site conditions with 50mm CLAYMASTER compressible bead on inside face. semi engineering bricks or class A concrete blocks used below ground.

GROUND FLOOR. 18mm flooring grade chipboard with tongued and grooved edges left ready for approved floor finish on 80mm CELOTEX double R. CW3080 insulation or similar approved on 1200g polythene d.p.m. well lapped into d.p.c. on prestressed concrete beam and block floor. beams to be 150mm deep RACKHAM ROOF FLOORS or DOXBURY or similar with standard 440 x 100mm thick black thoroughly grooved into beams to give smooth surface for d.p.c. design certificate issued to L.A. before installation. (and stamped approval) new 225 x 85mm terra-cotta air bricks at 1.00m c/c to achieve 1800mm² ventilation to void under floor. existing air bricks retaining existing void under timber floor not to be obstructed.

WINDOWS. shall be white u.p.v.c. frames style to match existing with opening portions not less than 1/8th of floor area of room being served. windows fitted with trickle vents min 8000mm² double glazing shall have min 16mm air gap and be Pilkington K' low E glass with U' value not more than 1.80 W/m²°C all glazing below 800mm to be toughened to B.S. 6206 A.

VENTILATION. new en-suite shower room, cloakroom, bathroom and utility room fitted with mechanical ventilation extracting to external air min 30 litre/sec. 10mm air gap under door to replenish air. kitchen fitted with mechanical ventilation of 60 litre/sec or 30 litre fan plus 30 litre cooker hood.

PROPOSED PITCHED ROOF REAR EXTENSION TO ENLARGE KITCHEN AND LIVING ROOM FORMING UTILITY ROOM AND CLOAKS AND ROOF MODIFICATIONS TO FORM TWO BEDROOMS AND EN-SUITE SHOWER ROOM.

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