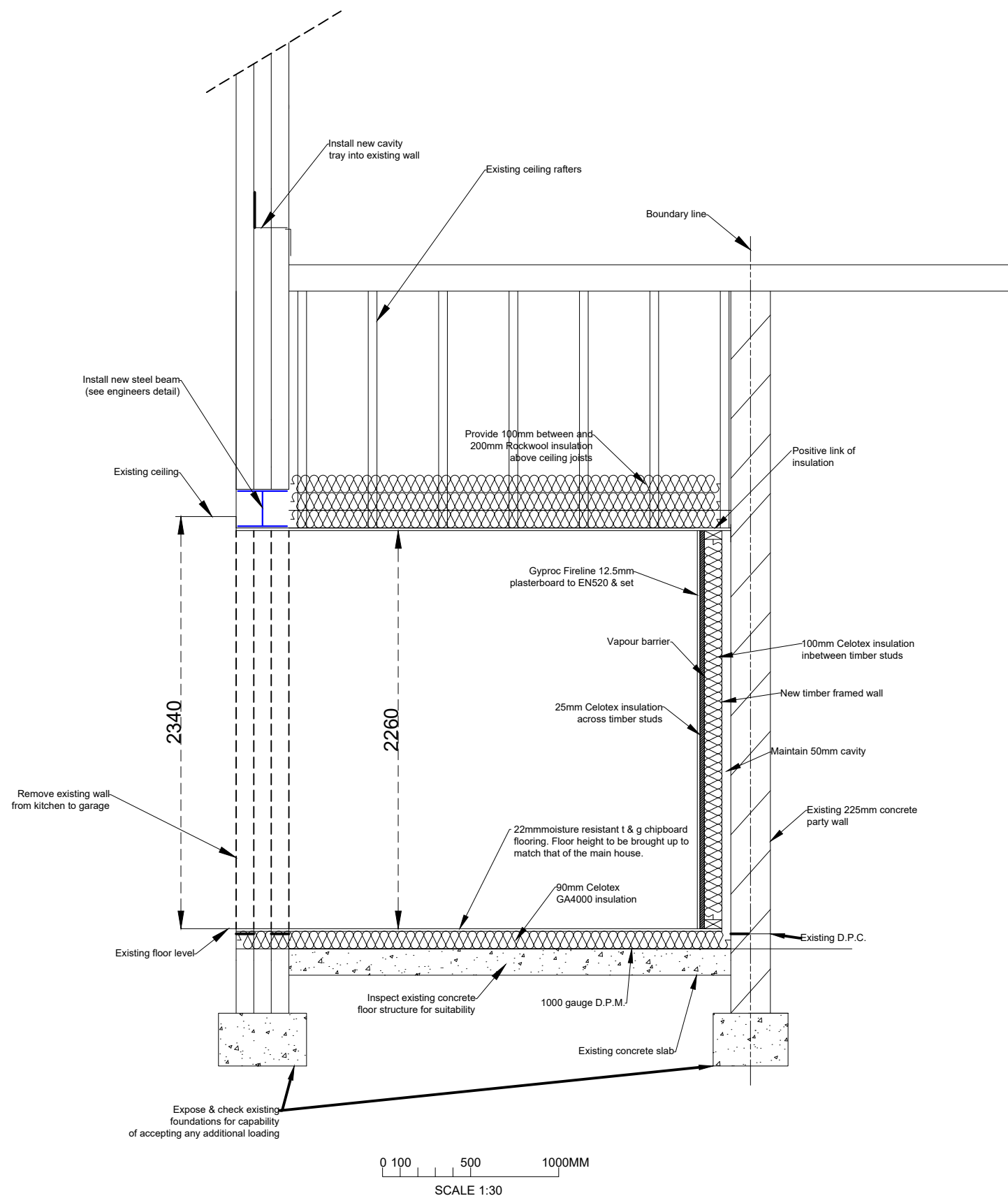




SPECIFICATION :-

FOUNDATIONS:Expose and check the existing foundations for capability of accepting any additional loading from room conversion. The existing concrete slab is to be exposed and assessed for suitability of additional insulation & decking to be installed above.

FLOOR: 22mm T & G moisture resistant chipboard C4 to BS 5669 on top of 500 gauge membrane, on top of 90mm 'Celotex' GA 4000 insulation on top of the existing concrete slab.

ROOF: Code 4 lead flashings to be fitted at all junctions min. 150mm upstands. Cavity trays to be cut into the existing cavity wall along entire roof.

STEELWORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30 mins. fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard & set. Padstones on all seatings as indicated on structural calculations. Min bearing 100mm on party walls and 150mm on all other times. Ensure transfer of loads by dry packing as required.

INSULATION; Provide 100mm between and 200mm over Rockwool Fibreglass insulation to the loft area. Maintain min. 50mm clearance behind new timber wall for sufficient airflow up to vented roof tile as high as possible on pitched roof.

FOUL DRAINAGE: Provide 38mm. dia. u.p.v.c. waste pipes with 75mm deep seal anti vac traps and rodding eyes and connect to existing soil stack, all plumbing to BS 5572.

GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.60. Ensure that there is no thermal bridging or air leakage around frames.

EXISTING BRICKWORKS; Air bricks to be cut into the existing brickwork at low level to allow airflow into the cavity providing 1500mm/2 per metre run of wall.

EXTERNAL GARAGE DOOR WALL; Remove existing garage door and replace with timber framed wall. 100 x 65 mm pre stressed concrete lintel to be fitted at low level to the rear of the existing 225mm brick piers. 100 x 50mm treated timber plate on a d.p.c. barrier fitted to the lintel. Wall to be formed with 100 x 50mm vertical timbers @ 400mm c/c, nogged mid span, filled with Celotex GA 4000 insulation with 18mm o.s.b. boarding to the external side with a breathable roofing felt under 25 x 38mm battens, under u.p.v.c. T & G cladding with Code 4 lead flashing dressed over concrete lintel down to floor level.

INTERNAL WALLS; Internal walls to within the existing brickwork to be fitted with a 50mm cavity from the brickwork with insulated cavity closures at reveals and a drip tray discharging out through the wall with weep holes @ 600mm intervals. Walls formed with 100 x 50mm C16 timbers, vertically @ 400mm c/c nogged mid span with plates top & bottom, to be filled with 100mm 'Celotex' insulation in between studs with 25mm 'Celotex' over studs internally with vapour barrier.

Gyproc 'Fireline' 12.5mm plasterboard to EN 520 fitted to all walls & ceiling & set coat.

VENTILATION: Provide background ventilation 8000mm Sq.m trickle vents, controllable and sited to avoid draughts to all habitable rooms fitted into the heads of window frames. Provide min 1/20th floor area ventilation to all habitable rooms.Mechanical ventilation to be provided to kitchen area to give 60l/s. Provide continuous ventilation at soffit level to allow permanent airflow into loft area.

ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 45 Lumens/circuit watt.

HEATING: Extend the existing heating system in accordance with the Domestic Heating Compliance Guide, fitted with zone controls and all pipes insulated.All gas work to be carried out by a registered gas fitter. Underfloor heating to be fitted to the converted garage floor area in accordance with manufacturers specification.

This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

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SECTION AA & SPECIFICATION
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