

PLASTERING

Two coats extra waterproof plaster to new and existing masonry.
 Ceilings Gyproc plasterboard, provide scum and sealing coat to ceiling.
 Ceilings 1 hour fire board in garage ceiling, joints scummed over or 2 hours (12.5mm plaster board) joints overlapped.
 All beams where exposed within rooms or below ceiling level to be encased to give 1/2 hour fire resistance.

GUTTERS AND DOWNPIPES
 1000mm UPVC gutters with gutter system with 2 no 15mm rain water pipes.

Smoke detection
 Fire/smoke detection system to BS 5446, mains operated with battery back up, detectors interlinked with battery back up.

FOUL DRAINS
 Reposition S. and W.P. connected new L.C. as shown and extend drain from new connection to existing drain to add into existing inspection chambers.
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SURFACE WATER DRAINS
 Front to existing down pipes, as indicated.
 To rear extension new 100 dia UPVC drain laid to fall on 100 pps gravel with 100 cover to 1.00m and soakaway 5.00m from any dwelling.

WASTES
 38 dia trapped wastes to showers and baths and 32 dia trapped to basins; wastes connected to 100dia UPVC stacks flood vented to open air in position shown, terminating with bed guard 500 above top of window within 3.00m.

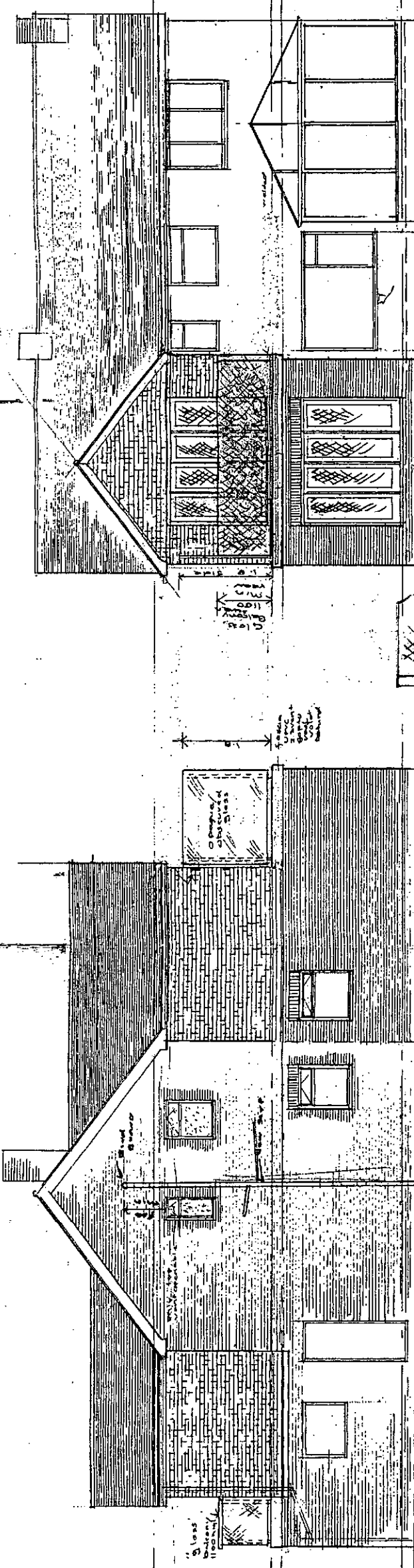
MECHANICAL VENTILATION
 Provide the following mechanical ventilation:
 Kitchen 150 cfm
 Utility 150 cfm
 Bathrooms 30 cfm

Energy rating
 Thermal static values to be fitted to radiators.

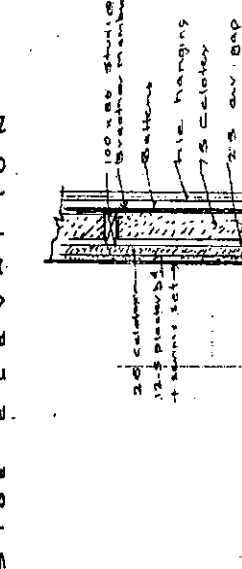
Lighting
 Energy efficient lighting required to rooms.

Lighting
 Lighting outlets to be able only to take lamps with a luminous efficacy greater than 40 lumens per circuit watt.

Boiler
 Capable of extending to new rooms.



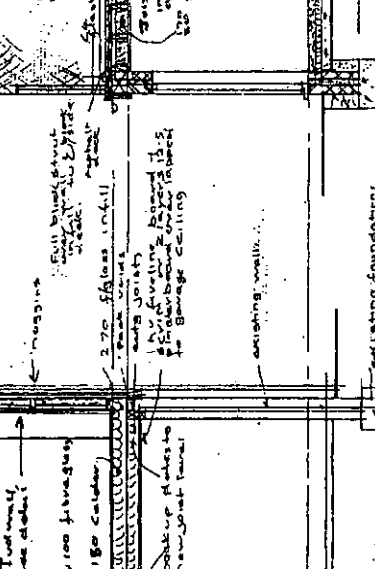
SIDE ELEVATION



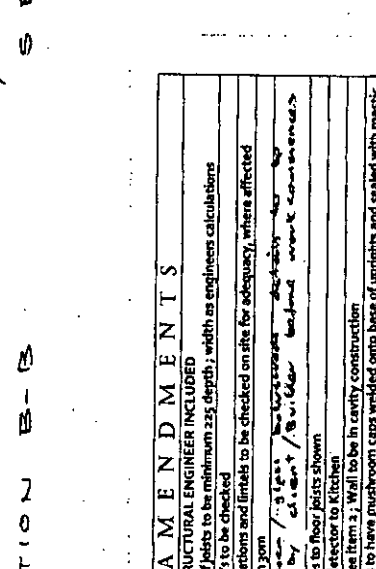
REAR ELEVATION



SECTION A-A



SECTION B-B



SECTION C-C



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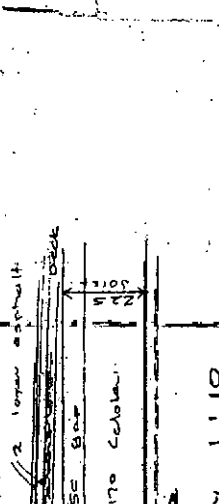
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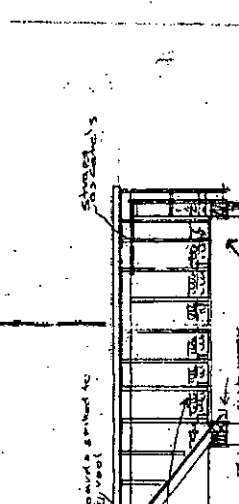
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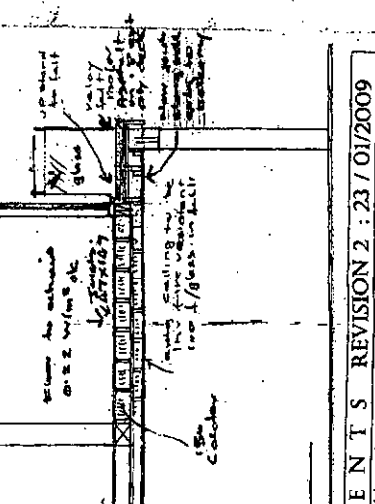
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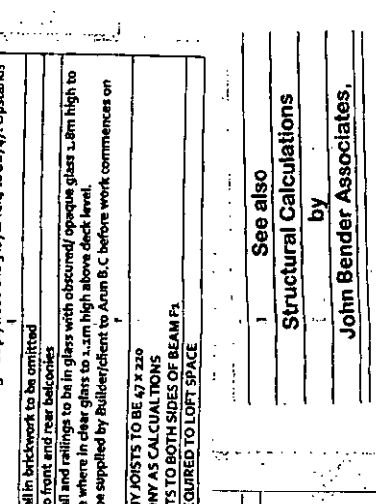
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



WALLS

Foundation block off foundation concrete to ground level.
 Cavity walls to be faced brick work outer skin, to eave level.
 100 cavity with full Rockwool cavity fill or 50mm Celotex CA 3000 part B and 100mm thermalite turbo liner skin.
 Insulation to be laid in 150mm hollow P.P.C. bond.

ROOFING

Insulation at eaves to overlap with roof insulation.
 Hybrid D.P.C. 150 above ground lapped to existing and to floor D.P.C.
 Allow to back up eave and full roof verge to 50 of underside of roof.
 Redwood.
 Slaters steel roof tiles @ 750mm c/s horizontally and 450 vertically.
 Supplied.
 TRUSLITE RESISTIVE Cavity chasers to inserts.
 Provide 100mm or similar horizontal D.P.C. 150 above ground lapped to floor D.P.C. and existing D.P.C.
 Form Operations at existing wall and install finish appropriate to wall thickness and opening width.

UPPER WALLS

Upper walls to be built with 150 X 50 studs @ 400 C/s off plate walls to joists, and off existing plate to garage wall potted up to required level.
 Provide 1 row of noggin at mid height and double head plate to eave and head and all plates to windows and doors.
 Cavity walls with 150mm exterior plywood and water proof weather paper. The herring in plain clay tiles to clients choice on 25 X 40 treated timber battens at recommended gauge.
 Provide of flashing at base of upper walls dressed over upstands to flat roof.
 Insulate with 100 Celotex. Between studs.

LINTOLS

Provide 100 Celotex DTD125 lintols to suit opening with.

FLOORS

Ground floor covered in 100 Celotex 3100 GA on 100mm concrete and 500g polythene D.P.M. with 25mm sand filling on 100mm compacted thickness of hardcore or M.O.T. 500 base.

1st Floor

Upper floor to have 180mm flooring, grade chipboards screwed into position with all noggin to edges etc.
 UPVC Double Glazed units, 16mm gap. Argon filled and with Low E glass.
 800mm/2 little vents to 1 no window per habitable room, or 400mm/2 IV's to non habitable rooms.
 Trickle vents set at minimum height of 1700mm above floor level.
 Safety glazing to critical areas to BS 6206.
 C/s to habitable rooms to be between 800 and 1100 above floor level with operable area of 1 no sash to be not less than 450 X 150 or 0.3m².

RAILINGS

Provide 100 Celotex. Between studs.

AMENDMENTS

1. Front flat roof joists to be as calculations.
 2. Replace deck new 22mm exterior grade plywood and 3 layer felt, to BS47. Upstands to abutments.
 3. Omit rear screen wall in brickwork to be omitted.
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 2. AD A a Structural calc's to be checked
 3. AD B a Existing foundations and limited to be checked on site for adequacy, where affected
 4. AD C a No trees within 3m
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