

ROOF FINISH

Roof finish to comprise TYVEK breather membrane, 38 x 25mm counter battens at gauge to suit tiles, tiles to match existing, fittings to include fully bedded half round tiles to ridges.

Junction between roof slopes and external walls to comprise Code 4 stepped lead flashing turned up under tile hanging to dormer walls.

Roof to be ventilated with Redland Top Edge Abutment Ventilation system and at eaves with Redland Eaves Ventilation System over fascia.

ROOF STRUCTURE

Roof to be constructed as shown on the drawings, comprising 150 x 50 C16 rafters at 400ccs, supported on 100 x 75 sw wall plate bedded on inner skin of blockwork walls, with strapping comprising 30x5mm galvanized ms straps min 1.2m long and twice bent, fixed to blockwork below and provided at maximum 2m ccs. Eaves and soffits to match existing.

SITE AND FOUNDATIONS

Strip the site of all remaining vegetable soil and pavings, excavate for trenchfill foundations min. width 500mm and to a min. depth of 1 metre, subject to approval of the foundation bottom by the Building Inspector.

Foundations to be mass concrete 500mm wide x min. 850mm depth, to 150mm below ground level. Ensure that foundations adjacent to the adjoining property are contained within site boundary. Any steps in foundations are not to exceed 150mm in height. Provide pcps lintels in external walls where drains pass through.

DRAINAGE

Disconnect all existing drainage, locate and expose existing drain run towards frontage. All new drain runs are to be in 100 pvcu underground pipework laid to falls and bedded and surrounded in 150mm concrete where passing under the building, 150mm pea shingle elsewhere.

New inspection chambers installed on existing drain run to receive new connections.

SURFACE WATER DRAINAGE

Existing gutters to be extended to receive surface water from extended roof surfaces.

EXTERNAL WALLS BELOW DPC

Walls below DPC to be 100mm solid concrete blockwork, 102mm facing brick to external skin where exposed. DPC to be 112 Dampcore or similar. Where drains and service connections pass through external walls, 100x68 prestressed pc lintels to be installed above.

EXTERNAL WALLS ABOVE DPC

Walls above DPC to be 100mm concrete blockwork external skin with two coat render finish to match existing, 75mm cavity fully filled with Knauf insulation batts, internal skin 125mm Toplite lightweight insulation blocks. Cavity ties to be stainless steel at 450 vertical and 750 horizontal centres. Cavity wall lintels to be Catnic insulated or similar with minimum 150mm bearings. All new openings to be made with Thermabate or equivalent insulated closers.

NON LOAD BEARING PARTITIONS

Treated sw framed partitions, 47x95mm at 400ccs, with 12.5mm plasterboard and skim coat both sides, all voids filled with fibreglass quilt insulation.

WALL LININGS

All external walls to be lined with 12.5mm 2coat plaster finish or 12.5mm plasterboard on dabs, with skim coat.

CEILINGS

Ground floor ceilings to be finished with foil backed 12.5mm plasterboard and skim coat with fibreglass quilt insulation laid between floor joists over minimum 150mm thick.

First floor ceilings and ceiling to extended kitchen to be 12.5mm foil backed plasterboard and skim coat to follow line of rafters, insulation Celotex GA3050Z between rafters and GA3035Z below rafters, with 50mm ventilation gap above insulation.

ABOVE GROUND DRAINAGE

2no 100mm pvcu soil stacks serving first floor en suite and bathroom ventilated to tile vent set into dormer walls.

WCs to be directly connected to soil stacks with 100mm pvcu, 38mm pvcu wastes to all sinks, baths and shower trays, 32mm to wash basins, all with 75mm deep traps to all fittings and rodding eyes at all changes of direction. Upstand wastes to dishwasher/washing machine positions with 75mm deep seal traps.

SERVICES

Water mains 22mm polyethylene pipework to stopcock position.

Electricity mains to meter in proprietary inset box.

Gas supply mains to meter in proprietary inset box.

HEATING AND HOT WATER

Condensing balanced flue combination boiler in location as indicated with balanced flue discharging through external wall.

All heating to be by steel panel radiators with flow and return pipework in copper, designed to maintain 21degC when external temperature is -1degC. All bathrooms to be provided with dual fuel towel rails.

Hot water to be provided by condensing boiler, serving hot water outlets in bathrooms, kitchen and cloakroom. All work to be carried out by CORGI registered contractor and certified on completion.

VENTILATION

Kitchen and Utility Room to be provided with mechanical ventilation to maintain extract rate of 30 litres per second, all sanitary accommodation to be mechanically ventilated at a rate of 15 litres per second.

FIRE PRECAUTIONS

Mains powered interlinked smoke alarms to be located at head of staircase and ground floor hallway, with heat detector in kitchen.

PART P

All electrical works are to be carried out in accordance with the requirements of Part P by registered contractors and subject to the provision of test certificates on completion, all work subject to a detailed layout and specification.

NOTES

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DAVID BENNETT ARCHITECTS

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CLIENT
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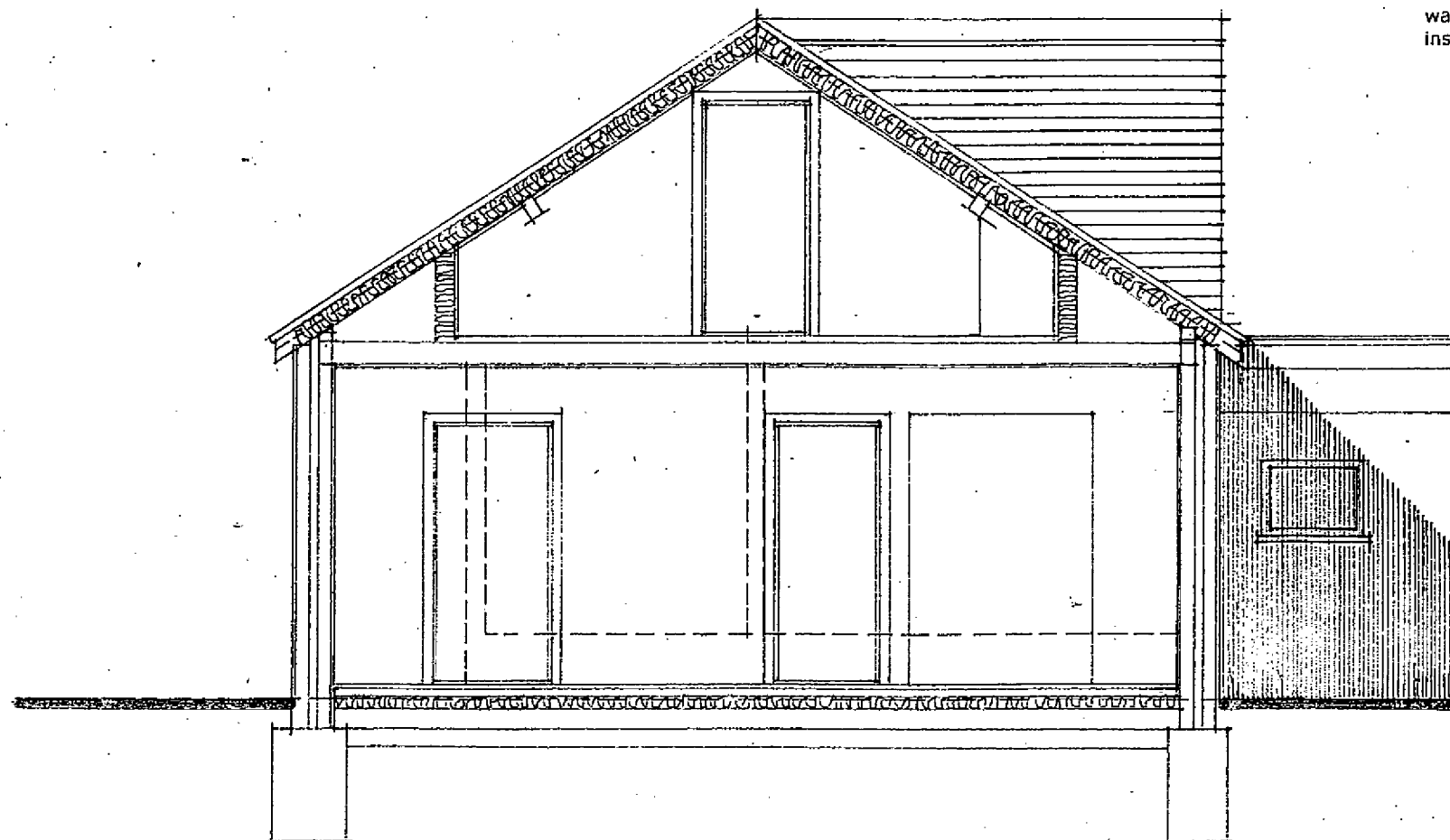
PROJECT
**PROPOSED EXTENSION AND
ALTERATIONS TO
18 SEA WAY ELMER SANDS**

DRAWING TITLE
SECTIONS

SCALE
1/50

REFERENCE
10703/06

ISSUE



SECTION AA

New bathroom structure with flat roof over