

SPECIFICATION:

GARAGE ROOF:- Plain concrete tiles to match existing on 38 x 19mm sawn treated battens on 'Tyvec' OR similar breather felt to BS747 on 100 x 50mm C.16 rafters @ 400mm c/c. with 200 x 25mm ridgeboard and 150 x 50mm hip rafters. Provide lateral support at gable with 32 x 6mm galv. ms. straps @ 1800mm c/c. built into blk. and spanning min. 3No rafters and ceiling joists with solid strutting below straps. Two layers of 12.5mm plbd. fixed breaking joint and set coat to 125 x 50mm C.16 ceiling joists @ 400mm c/c.

LEAN-TO ROOFS:- GRP fibreglass laid in-situ with top resin coat to AC fire resistant designation OR 12mm mineral chippings bitumen bedded on 3 layers of built up bitumen felt roofing 18mm OSB boarding on 50mm wide furring pieces @ 400mm c/c. to give min. 1:60 fall on 150 x 50mm flat roof joists @ 400mm c/c. with 100mm 'Celotex' between joists and 45mm 'Celotex' [0.20W/m2K] fixed continuously to underside of joists to 12.5mm plbd. and set coat to ceiling.

Plain concrete tiles to match existing on 38 x 19mm sawn treated battens on 'Tyvec' OR similar breather felt to BS747 on 150 x 50mm C.16 rafters @ 400mm c/c. with 100mm 'Celotex' insulation laid between rafters to sloping areas with min. 50mm air gap between insulation and roofing felt and 45mm 'Celotex' [0.20W/m2K] fixed continuously to underside of rafters and 12.5mm plbd. and set coat over. Install 2No 780 x 980mm and 1No 1340 x 980mm 'Velux' rooflights with tile flashing and 2No timbers spiked together to rooflight cheeks.

WALLS:- Below G.L. cavity construction of 'Thermalite' standard blk. OR Class A dense conc. blk. Lean mix concrete cavity fill to min. 225mm below d.p.c. Above G.L. outer skin of 100mm 'Thermalite' standard blk. with smooth render and colourwash finish all to match existing. 100mm cavity filled with 'Dritherm 37' fibreglass cavity wall batts [0.28W/m2K] and inner skin of 100mm 'Thermalite' Turbo blk. dry-lined with 12.5mm plbd. and set coat. New and existing cavities to run continuously. Stainless steel wall ties @ 750mm horz. 450mm vertical and 225mm c/c. at reveals. 'Carnic' lintels OR similar over openings with upvc insulated cavity closers at reveals. Bed 100mm horz. d.p.c. min. 150mm above G.L. Bed 100 x 50mm wall plate tied to blk. with 32 x 6mm galv. m.s. straps @ 1800mm c/c. Provide pre-cast concrete lintels over foul drains where pass through cavity walls.

HIGH LEVEL VAULTED WALLS:- 100 x 50mm studwork @ 400mm c/c. with 75mm 'Celotex' pushed to outer edge of studs leaving 25mm air gap then overboard with 12mm 'Celotex T break [0.28Wm2K] and 12.5mm plbd. and set coat.

GROUND FLOOR PARTITIONS:- 100mm 'Thermalite' standard blk. dry lined both sides with 12.5mm plbd. and set coat.

GROUND FLOOR:- 22mm t & g moisture resistant flooring grade chipboard with fully glued joints on GA3080 'Celotex' [0.22Wm2K] insulation on 3 coats of 'Cementone' water based d.p.m. on 100mm thick concrete [Gen 1] oversite slab on well compacted hardcore OR rejects. ADJUST LEVEL OF OVERSITE SLAB SO FLOOR LEVELS RUN CONTINUOUS WITH EXISTING SUSPENDED TIMBER FLOOR AND EXISTING SOLID FLOOR. D.p.m. to be with positively linked to new and existing d.p.c's. Provide 100mm dia. air ducts @ 1800mm c/c. below oversite slab to give continuous ventilation to existing suspended timber floor and terminating with air bricks in external skin. Provide 600mm wide A142 reinforcement mesh in oversite slab over foul drains

FOUL DRAINAGE:- 38 & 32mm dia. pvc separate wastes with 75mm deep seal anti-vac traps and rodding eyes to new 100mm stub stack and 100mm dia. pvc S & V.P. terminating with durable cage min. 900mm above window and rooflight levels. All plumbing to BS5572 S & V.P. connected to 100mm dia. 'Osma' underground pipe laid to 1:40 fall with 100mm bed and surround of 10mm peashingle with 'Osma' inspection chambers and connected to existing foul drain. Adapt existing drains as necessary.

STORMWATER DRAINAGE:- 100mm dia h.r. pvc gutters to 65mm downpipes to 100mm dia. 'Osma' underground pipe laid to 1:40 falls with 100mm bed and surround of 10mm peashingle to GEO fabric lined cellular soakaways min. 1 cubic metre per 20 sq. metres of roof area below invert and min. 5.00 metres from building.

VENTILATION:- Provide min. 1/20th floor area ventilation to all habitable rooms. Provide background ventilation with 5000 sq.mm trickle vents to all habitable rooms and 2500 sq.mm trickle vents to bathroom all fitted into heads of window frames. Provide additional ventilation in shower room and cloakroom with mechanical extractor to give min. 30 litres/sec extraction, 20 minute overrun and ducted to outside air.

GLAZING:- Provide double glazed argon gas filled sealed units in upvc window and door frames. Provide toughened glass in all positions less than 800mm above F.F.L. Provide 'Kappafloat' glass to all windows and doors to give 1.60 U-value. All Glazing to BS6206.

HEATING:- Extend existing system to provide domestic supplies and fully pumped central heating system with thermostatic radiator valves to all rooms and in accordance with the Domestic Heating Compliance Guide 2010. Provide gas fired Sedbuk Brand A [90% rated or higher] boiler to heat swimming pool only with flue terminating with lead slate through roof tiles min. 900mm above window level.

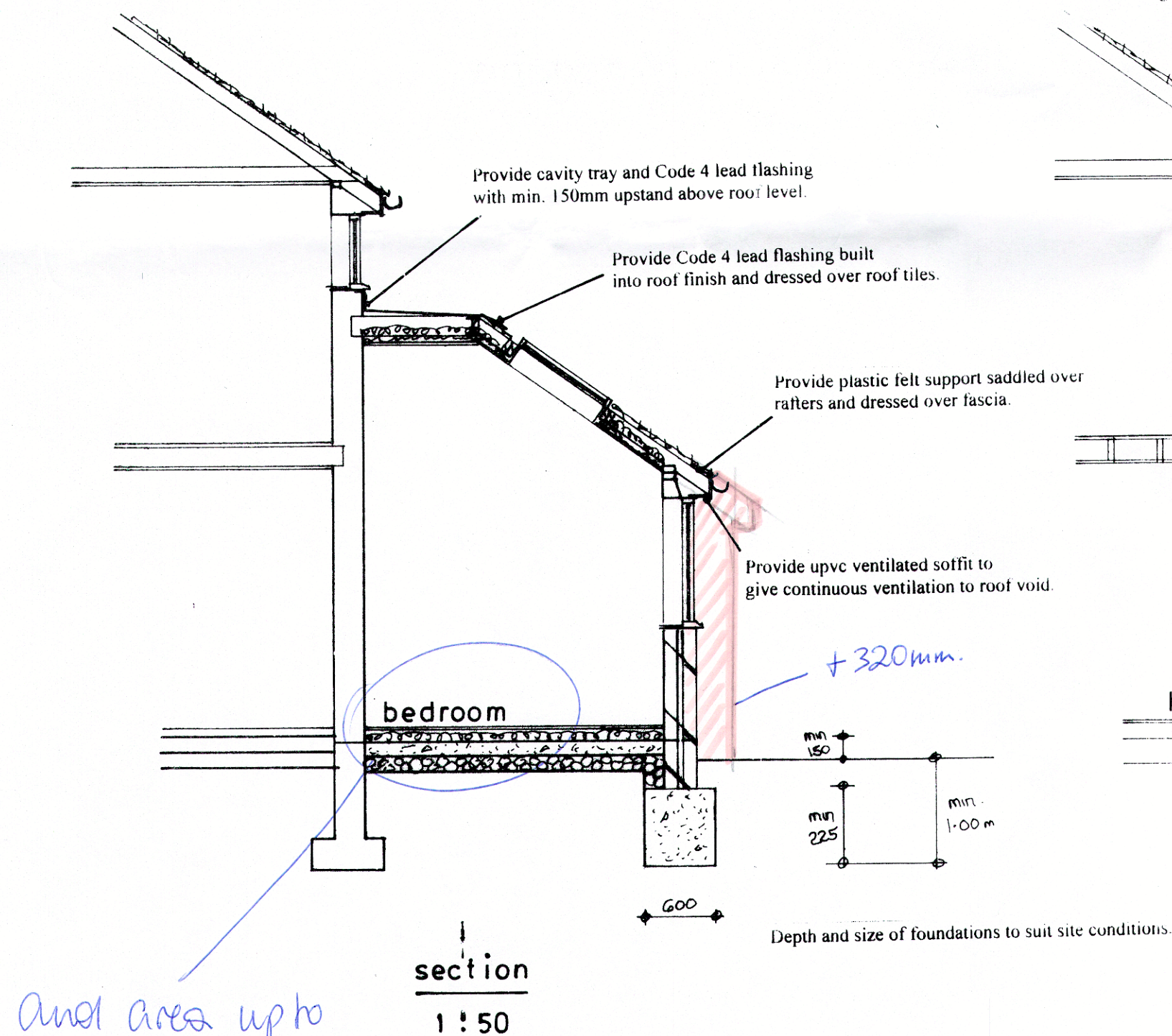
ELECTRICAL:- Provide 75% Energy efficient light fittings to both new and replacements with min. 45 lumens per circuit watt. All electrical work to be installed, inspected and tested by NEC Registered Electrician including provision of BS7671 electrical installation certificate. Provide heat detector in kitchen linked into smoke detector circuit.

SMOKE DETECTORS:- Provide mains operated smoke detectors fitted into single electrical independent circuit on both floors with the activation of one alarm triggering all other alarms positioned max. 7.50 metres from lounge and 3.00 metres from bedrooms. Detectors to be installed min. 300mm from walls and light fittings.

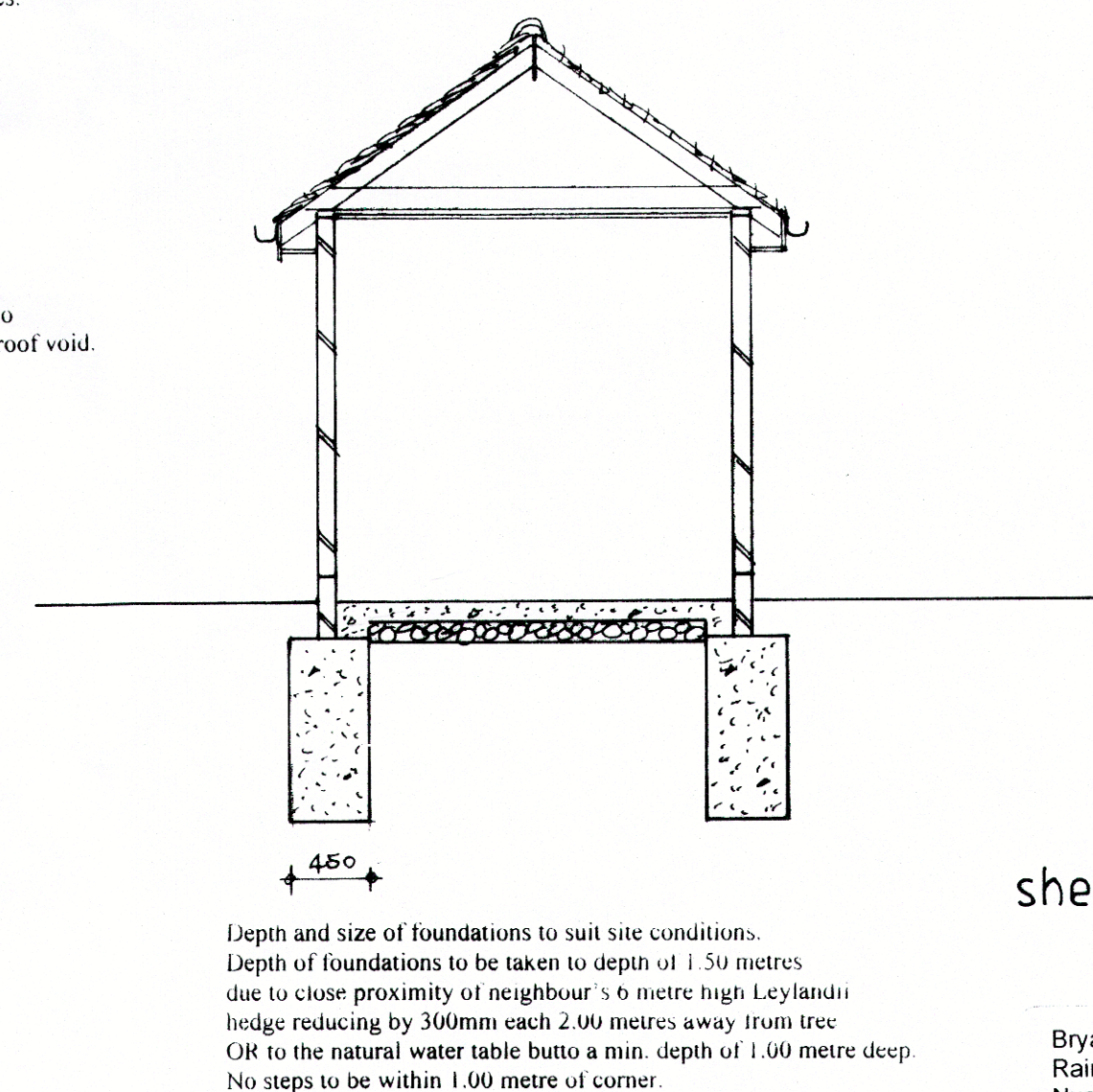
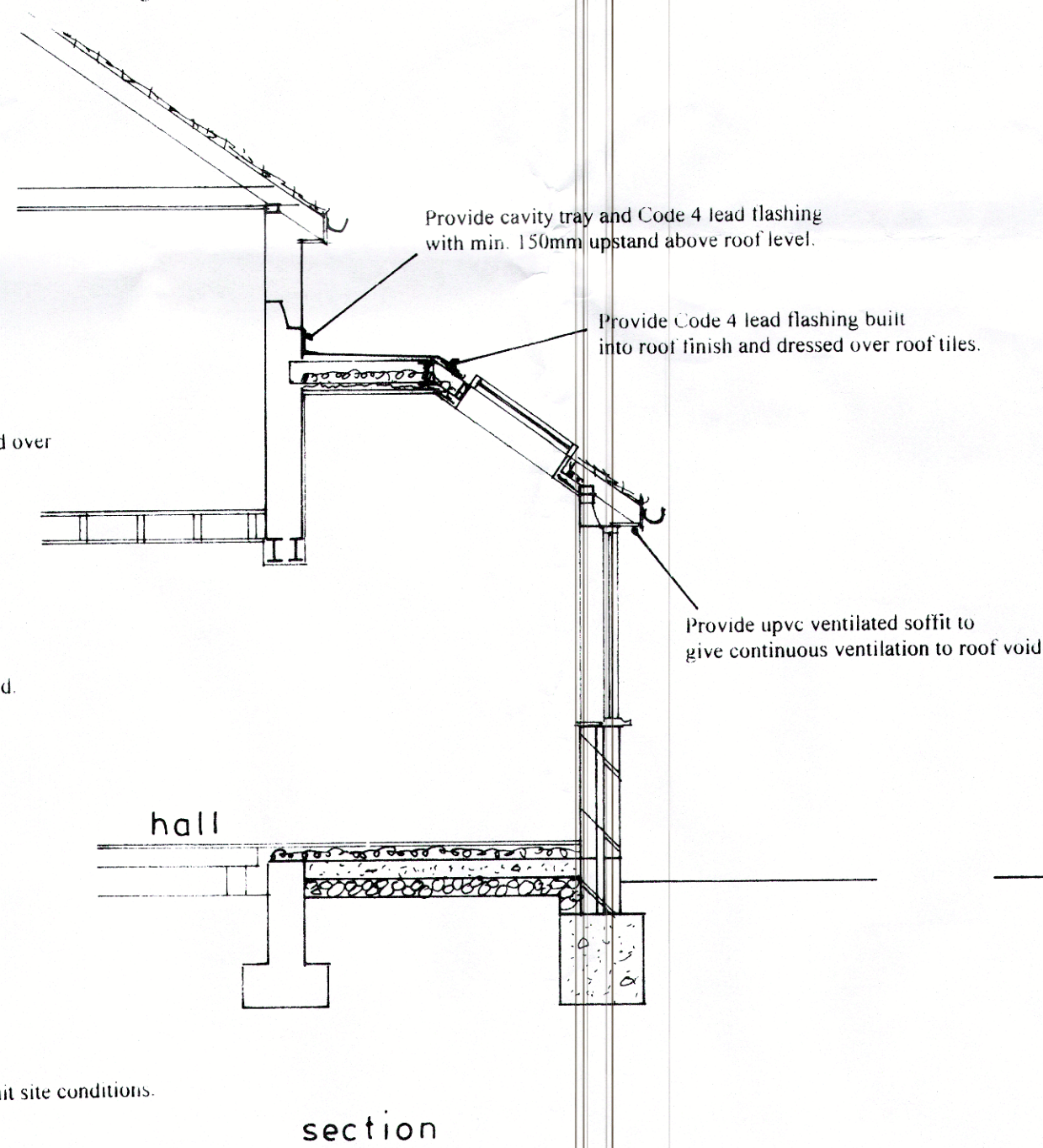
MEANS OF ESCAPE:- Provide opening casement in new bedroom window min. 450mm wide with min. 0.33m2 clear opening area and be located between 800 and 1100mm above F.F.L.

STEEL BEAMS:- Provide 30minutes fire protection to exposed steel beams with 12.5mm fireline plbd. and set coat.

FIRE DOOR:- Provide 30 minute fire door from study to garage with 25mm deep rebates, intumescent strips, cold smoke seals and self-closing device.



South



sheet 2 of 4

PROPOSED SINGLE STOREY EXTENSION AT 42, SEA WAY, MIDDLETON-ON-SEA FOR MR & MRS.D. BURDETT.

Bryan Butcher
Rainbow Cottage
Nyetimber Lane
Bognor Regis PO21 3JX
01243 266871
07973 233442
bryan.butcher@btinternet.com
www.bryanbutcher.com