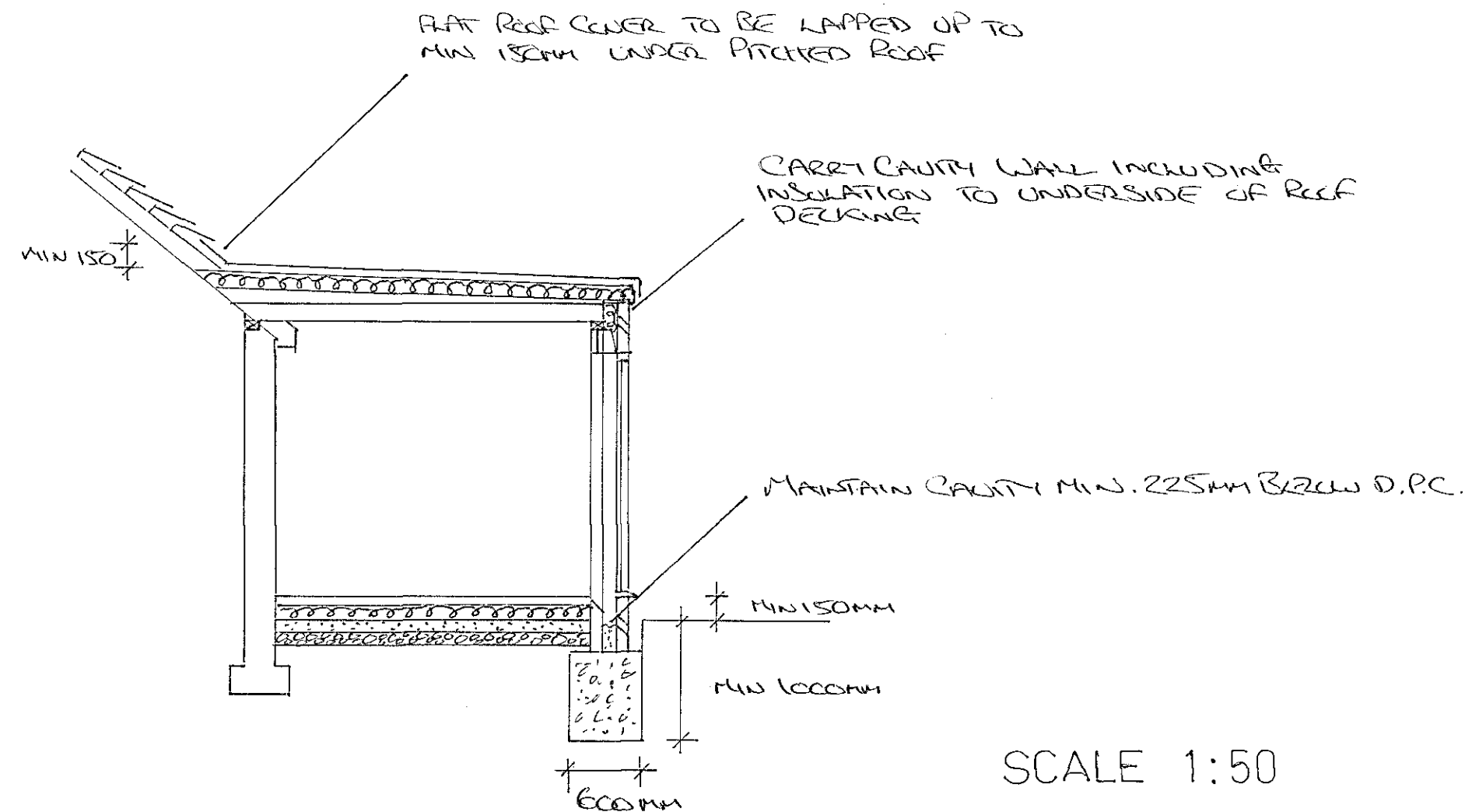
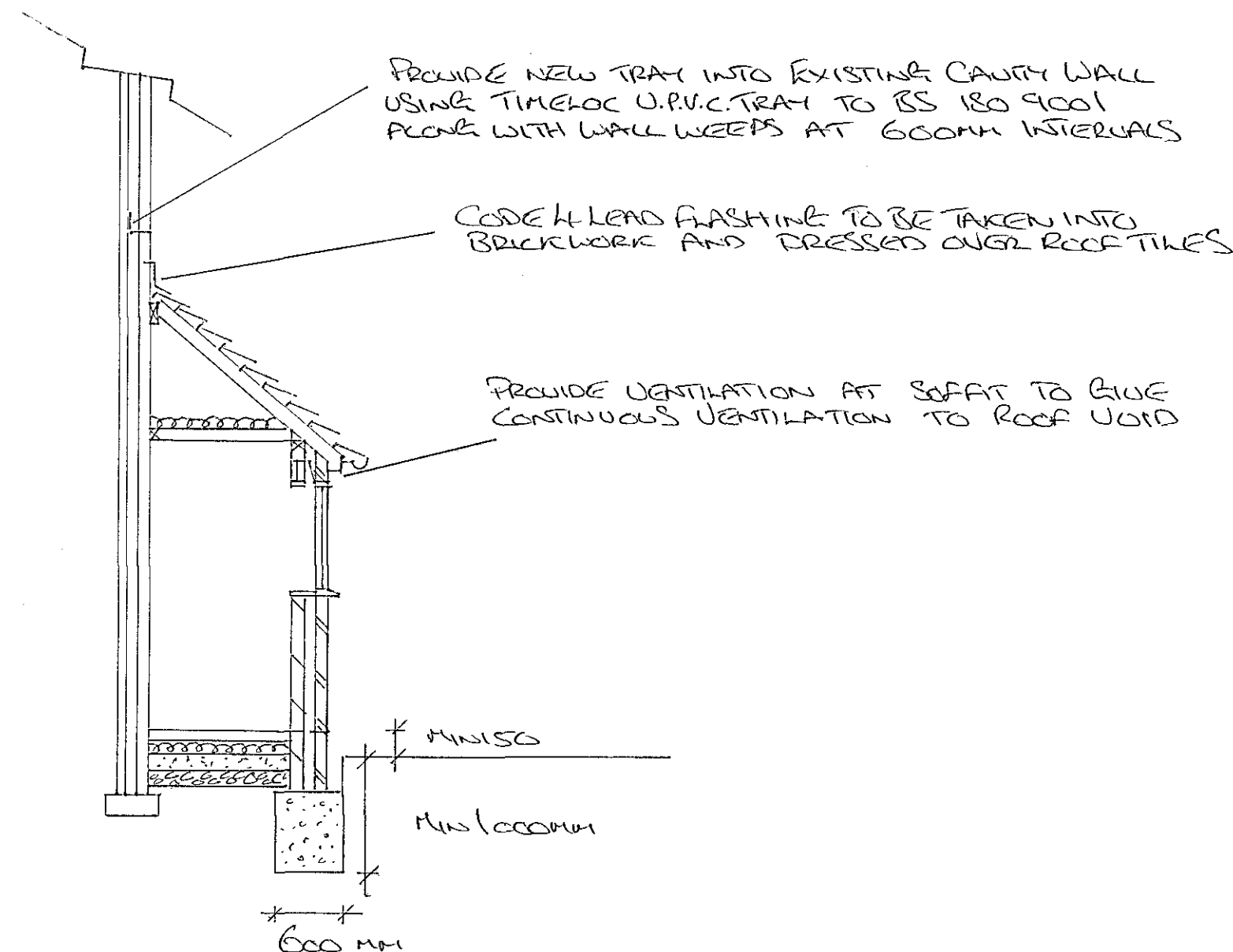


REAR EXTENSION NORTH ELEVATION



SIDE EXTENSION EAST ELEVATION



SPECIFICATION:

FOUNDATIONS: - Excavate 1000x600mm trench foundations to firm ground for local authority inspection. To be mass filled with concrete to 450mm below existing d.p.c level. Where drain runs pass through foundation, form shutter min. 200mm from any drainage pipe, and 500mm from any lateral pipes. Span any shuttering between concrete foundations using Naylor pre stressed concrete lintels to BS 8110, with a min. bearing of 150mm.

WALLS: - Below G.L to be constructed of dense concrete blockwork, with lean mix cavity fill to min. 225mm below d.p.c. Above G.L outer skin of facing brickwork to match existing, 100mm cavity filled with 'Drytherm' 37' cavity wall batts (0.27Wm2K) and inner skin of 100mm 'Thermalite' turbo insulation blwk, all dry lined with 12.5mm plbd. and set. Provide insulated catnic lintels over openings with upvc insulated cavity closers at reveals. Provide stainless steel wall plates at connections with new and existing with cavities running continuously. 225mm long stainless steel wall ties @750mm horizontal, 450mm vertical and 225mm c/c at reveals. Bed 100mm horz d.p.c. min 150mm above G.L. Bed 100x50mm wall plate tied to blwk with 32 x 6 mm galv. m.s. straps @1800mm c/c

FLOOR: - 90mm thick liquid screed on GA 3080 Celotex (0.22Wm2K) insulation 0n 3 coats of Cementone water based d.p.m on min 100mm thick concrete (gen 1) oversite slab with layer of A142 sheeting mesh on well compacted hardcore. Adjust level of oversite slab so floor levels run continuously with existing solid concrete floor.

FOUL DRAINAGE: - Grub out redundant gully and foul drain. Obtain a 'Build over agreement' from local authority, remove existing manhole and resite new manhole min 600mm from new concrete foundation .38mm dia u.p.v.c wastes with 75mm deep seal anti-vac traps and rodding eyes to new back inlet gully. All plumbing to bs 5572. 100mm soil waste to be connected to new u.p.v.c stack. All plumbing to BS5572

STORMWATER DRAINAGE: - 100mm dia. Hr. pvc gutters to 65mm downpipes to 100mm dia. Osma underground pipe laid to 1:40 falls with 100mm bed and surround in 10mm peashingle to GEO fabric lined plastic cellular crates 1 cubic metre per 20 Sq.m of roof area below invert level and min. 5 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 fitted into heads of window frames. Provide additional ventilation in new bathroom with mechanical extractors to give min. 20 litres/sec extraction, 20 minute overrun and ducted to outside air.

GLAZING: - Provide double glazed argon gas filled sealed units in u.p.v.c. window & door frames. Provide toughened glass to all external doors and in all positions less than 800mm FFL. Provide 'Kappafloat' glass to all windows and doors to give 1.60Wm2K. All glazing to BS6206.

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 completion certificate. Provide heat detector in kitchen area linked to smoke detector circuit.

HEATING: - Extend existing central heating system with thermostatic radiator valves to all rooms installed in accordance with domestic heating compliance guide (L1B)

PITCHED ROOF:- Plain concrete tiles on 19x38mm sawn treated battens on 'Tyvec' or similar breathable felt to BS747 on 100x50mm rafters @ 400mm c/c. Provide 125x50mm wall plate fixed onto existing brickwork with M12 Raw bolts or similar. 300mm fibreglass with 100mm laid between and 200mm laid above 100x50mm ceiling joists @400mm c/c. All lead flashings to be code 4 cut into existing brickwork to a min. of 25mm and laid over tiles to a min. of 100mm.

FLAT ROOF :- GRP fibre glass 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 to BS 747 on Celotex Tempcheck TD3126 (0.18Wm2K) decking on to twin mastic beads on 11mm OSB boarding on 50mm wide firring pieces to give min. 1:60 fall on 150 x 50mm C16 joists @400mm centres.