

BRIEF SPECIFICATION.

PITCHED ROOF. (40° pitch) to exactly match existing. 280 x 165mm plain concrete rafters to be replaced by 280 x 165mm plain concrete rafters to match existing, existing re-usable where possible, on 38 x 19mm treated softwood battens at 100mm gauge on TYVEK breathable sarking felt on 50 x 100mm rafters at 400mm c/c. bottom 800mm of roof next to gutter use type IF unburnable sarking felt. first floor level ceiling to be 100 x 50mm timber nogging and treated as skellings. roof space ventilated in accordance with C.P.144 at eaves by fixing 200mm x 25mm ventilation system to R.S. 5050mm 25mm depth between top of fascia board and roof tiles and be complete with fly screen.

no high level ventilation necessary, TYVEK sarking felt.

roof and first floor fixed to walls using 20 x 5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists and rafters at not more than 2.0m c/c built into walls.

FLAT ROOF. (DORMERS) WARM ROOF.

shall be 3 layers felt to B.S.747 laid in accordance with C.P.144, 2 layers 18kg/110m² and bituminous fibre based underlay 25kg/110m². 13mm white mineral chippings finish bedded in hot bitumen. 15mm thick CELOTEX buff-R Rock T.D.315 2 insulated decking or similar approved on 75mm fitting pieces on 50 x 147mm roof joists at 400mm c/c.

500g polythene vapour barrier and 3mm plasterboard and 3mm plaster finish ceiling. (U value not less than 0.20 W/m²°C).

DORMER CHEEKS AND WALL.

280 x 165mm plain concrete ties, colour, texture and gauge to exactly match main roof on 38 x 19mm treated softwood battens at 100mm gauge on TYVEK breathable sarking felt on 18.5mm exterior quality W.B.P. plywood on 100 x 50mm timber studwork at 400mm c/c with horizontal nogging. 100mm CELOTEX insulation between plus 18.5mm CELOTEX continuous across studwork.

250g polythene vapour barrier internally and 18.5mm plasterboard and 3mm plaster finish. (U value = 0.30 W/m²°C).

CABLE END as dormer cheeks except using 30 x 147mm studwork.

SLOPING CEILINGS.

50 x 50mm timber battens planted onto underside of 100 x 50mm rafters and 100mm CELOTEX fixed between to maintain 50mm air gap against roof tiles plus 40mm CELOTEX continuous across rafters, 250g polythene vapour barrier and 9.5mm plasterboard and 3mm plaster finish. (U value = 0.20 W/m²°C).

ASHLAR WALLS.

shall be 100 x 50mm timber studwork at 400mm c/c or rafter c/c with horizontal nogging at 800mm with 100mm CELOTEX insulation between and 18.5mm continuous across face with 18.5mm plasterboard and 3mm plaster finish. (U value = 0.30 W/m²°C).

INTERNAL PARTITIONS.

shall be 100 x 50mm timber studwork at 400mm c/c with horizontal nogging at 800 c/c and 18.5mm plasterboard and 3mm plaster finish both sides.

rockwool insulation quilt to fill void. DOUBLE RATHERS UNDER.

FIRST FLOOR.

18mm thick flooring grade chipboard with tongued and grooved edges on 50 x 170mm floor joists max 400mm c/c laid next to existing 50 x 100mm ceiling joists and clear of existing ceiling board. 100mm Rockwool roll-batts insulation between floor joists within habitable rooms and 270mm insulation within remaining roof space.

new ceiling within extension to be 9.5mm plasterboard and 3mm plaster finish.

EXTERNAL WALLS.

325mm total thickness cavity walls constructed of 115mm facing bricks type, colour and mortar to exactly match existing over skin below string line then 10mm external blackwork with 2 coat cement sand rendering and pebbledash and painted above exactly to match existing, 35mm cavity with CELOTEX buff-R CWS45 insulation batts against inner skin leaving 50mm residual cavity between insulation and outer skin, 100mm CELOTEX insulation blackwork inner skin and 15mm two coat lightweight plaster finish. (U value = 0.30 W/m²°C).

Wall ties to B.S. 1243, stainless steel, twin triangle type with retaining discs at 750mm c/c horizontally and 450mm vertically staggered. Extra wall ties and THERMATE cavity closers at all reveals.

FOUNDATIONS. (no trees affecting proposal) shall be 1:3:6 concrete and shall not be less than 1.0m deep or as directed to suit site conditions. Semi engineering bricks or class A concrete blocks used below ground.

STRUCTURE. (drawing read together with structural CALCS) all walls expected to support additional loads assumed to be load bearing with foundation under.

foundations exposed if necessary for inspection by L.A. all lifts expected to support additional loads exposed and inspected and replaced if necessary.

ALL DIMENSIONS CHECKED ON SITE BEFORE MANUFACTURE.

ALL TIMBER USED IN PROJECT TO BE MIN C16 STRESS GRADED.

CLIENT MADE AWARE OF "THE PARTY WALL ACT" AND THE NEED FOR SUCH AN AGREEMENT BETWEEN ADJACENT OWNERS WHEN CONSTRUCTION WORK IS WITHIN 3.00M OF BOUNDARY.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL H.S.E OFFICE ON FORM F10. TEL: 01787 881165

DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN "LIMITING THERMAL BRIDGES AND AIR LEAKAGE, ROOFT CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2006"

REPORT MAY BE REQUESTED ON COMPLETION.

VELUX roof window type GUV 508 1400 high x 1140 wide, top hung and complete with all flashings and sashers.

double rafter trimming.

CLIENT: 01903 773175 S. WOODS ESQ. 92, NORTH LANE, RUSTINGTON, W. SUSSEX BN16 3PY

date: May 2010.

scale: 1:50 and 1:100.

DRAWING NUMBER: 10510.1 of 2.

BRIEF SPEC. CONT.

GROUND FLOOR.

18mm flooring grade chipboard with tongued and grooved edges left ready for approved floor finish on 80mm CELOTEX double-R A33080 insulation or similar approved on 100mm o.p.c. concrete oversite on 1800g polythene d.p. well lapped into d.p. on min 150mm well blunder and consolidated broken brick hardcore. (U value = 0.22 W/m²°C).

air bricks venting existing adjacent suspended floor, if obstructed, shall be ducted under new floor with 225 x 75mm u.p.v.c. ductwork and terminated in new external wall with 225 x 75mm terra-cotta air bricks.

WINDOWS.

shall be white u.p.v.c. frames, style to match existing with opening portions not less than 1/6th of floor area of room being served. windows fitted with trickle vents min 800mm² double glazing shall have min 16mm air gap and be Pilkington K¹ low E glass with U value not more than 1.80 W/m²°C or glazing below 800mm to be toughened to B.S. 6806 A.

VENTILATION.

kitchen fitted with mechanical ventilation extracting to external air 60 litre/sec or 30 litre fan plus 30 litre cooker hood.

bathroom fitted with mechanical ventilation extracting to external air 30 litre/sec.

HEATING.

all new radiators fitted with (TRVs) thermostatic radiator valves.

existing balanced flue, wall mounted gas boiler not disturbed.

ELECTRICS. (complying fully with B.S.7671)

all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competent person on completion.

ALL NEW LIGHT FITTINGS FITTED WITH LOW ENERGY LIGHT BULBS (SPECIAL FIT) ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450mm AND 1500mm ABOVE F.F.L.

FIRE.

main doors (hard wire) smoke detectors with battery back up complying to B.S. 5833 part 1, 1988 provided and fitted in position shown on plan on each floor.

at least one opening within windows serving all habitable rooms to be 500 x 820mm (0.33m²) for means of escape in case of fire.

RAINWATER DRAINAGE.

100mm dia. half round u.p.v.c. gutters to 65mm dia. u.p.v.c. downpipes in position shown on plan to 100mm dia. u.p.v.c. drainage bedded and surrounded in pea shingle to new soakaway min. 5.00m away from any building.

NEW soakaway shall be 1.50m x 1.50m deep below pipe invert filled with clean broken brick hardcore, 1200g polythene, 75mm concrete and 225mm top soil.

[BAC Digest 365 soakaway design, 1m² rubble filled per 16-18 m² roof area]

FOUL DRAINAGE. (complying fully with EN12056) 40mm dia. u.p.v.c. waste pipe from kitchen sink and appliances discharging directly into new back inlet gully.

32mm dia. waste pipe from wash hand basin and 40mm dia. u.p.v.c. waste pipe from bath and shower discharging directly into 100mm dia. u.p.v.c. soil vent pipe.

soil vent pipe shall be existing vent pipe converted, terminating 300mm above highest window head with wire balloon and modified within inspection chamber to discharge at invert level.

existing drainpipe now under new extension shall be tested and repaired if necessary before work commences.

oversite concrete reinforced with A142 steel mesh reinforcement locally over drain run.

where drainpipe passes under walls, wall lead supported off pipe with prestressed concrete plank lintels built in below ground.

bottom of foundations to be level or lower than drain invert.

STAIRCASE. (40° pitch) purpose made softwood staircase as shown, 864mm overall stringe risers = 203.84mm. treads = 285mm.

handrail fitted on side at 900mm measured vertically above pitch line. 90sq. newel posts and 25 x 25mm spindles at 120mm c/c.

min going to under treads to be 50mm at newel post. 2.00m clear uninterrupted headroom over full length and width of staircase.

staircase underlain with 18.5mm plasterboard and 3mm plaster finish triple floor joist trimming (3 x 50 x 170) bolted together.

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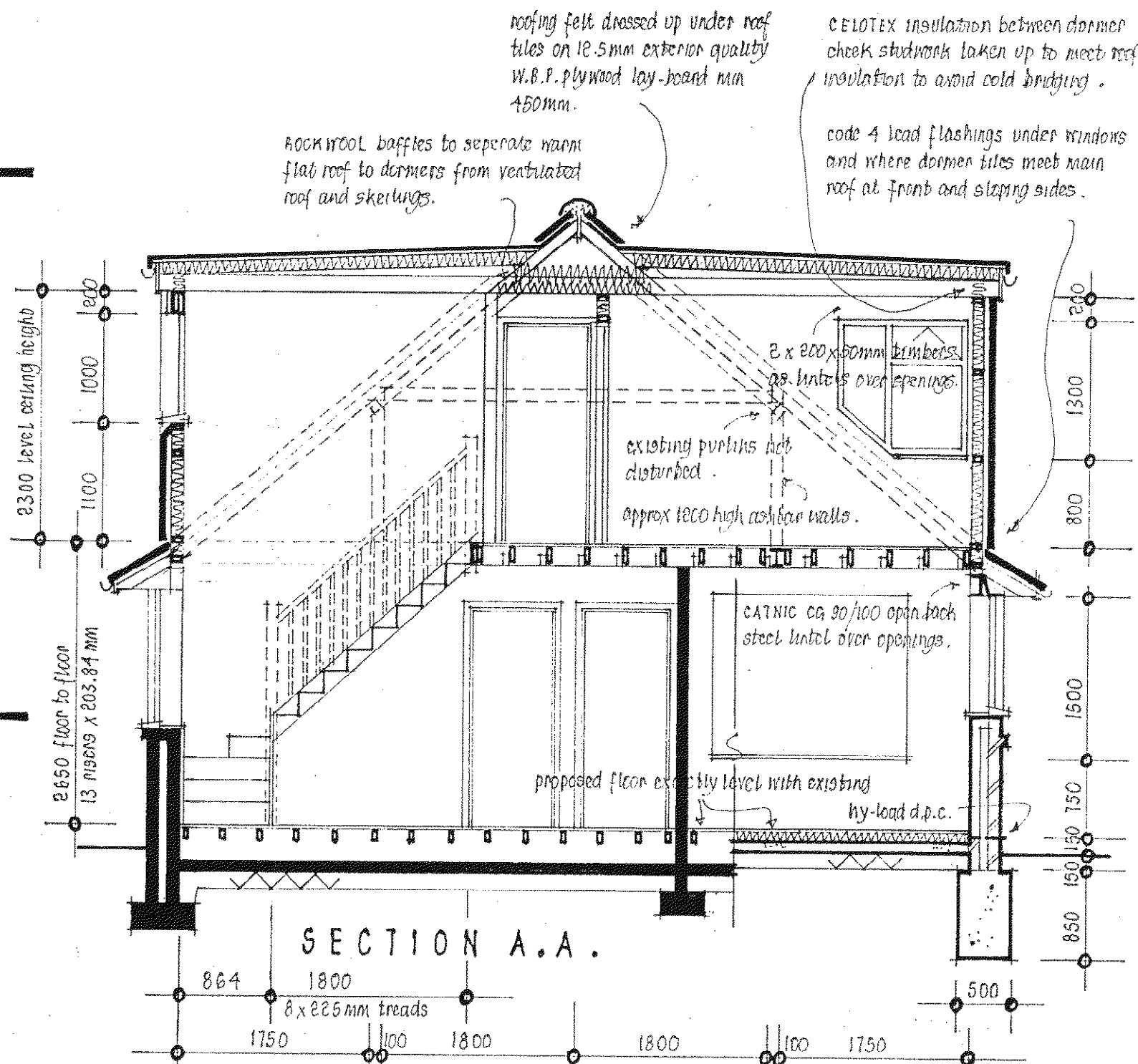
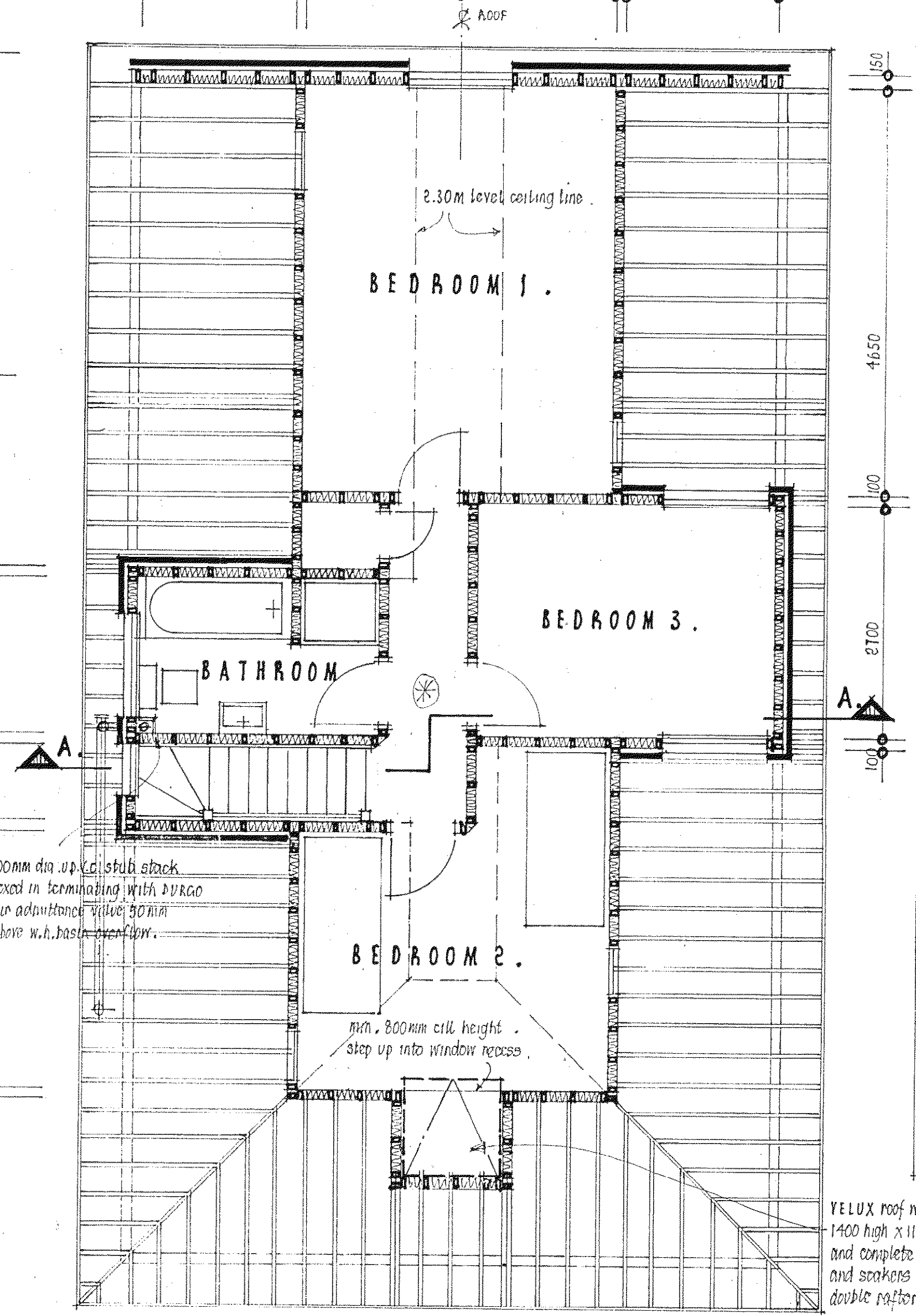
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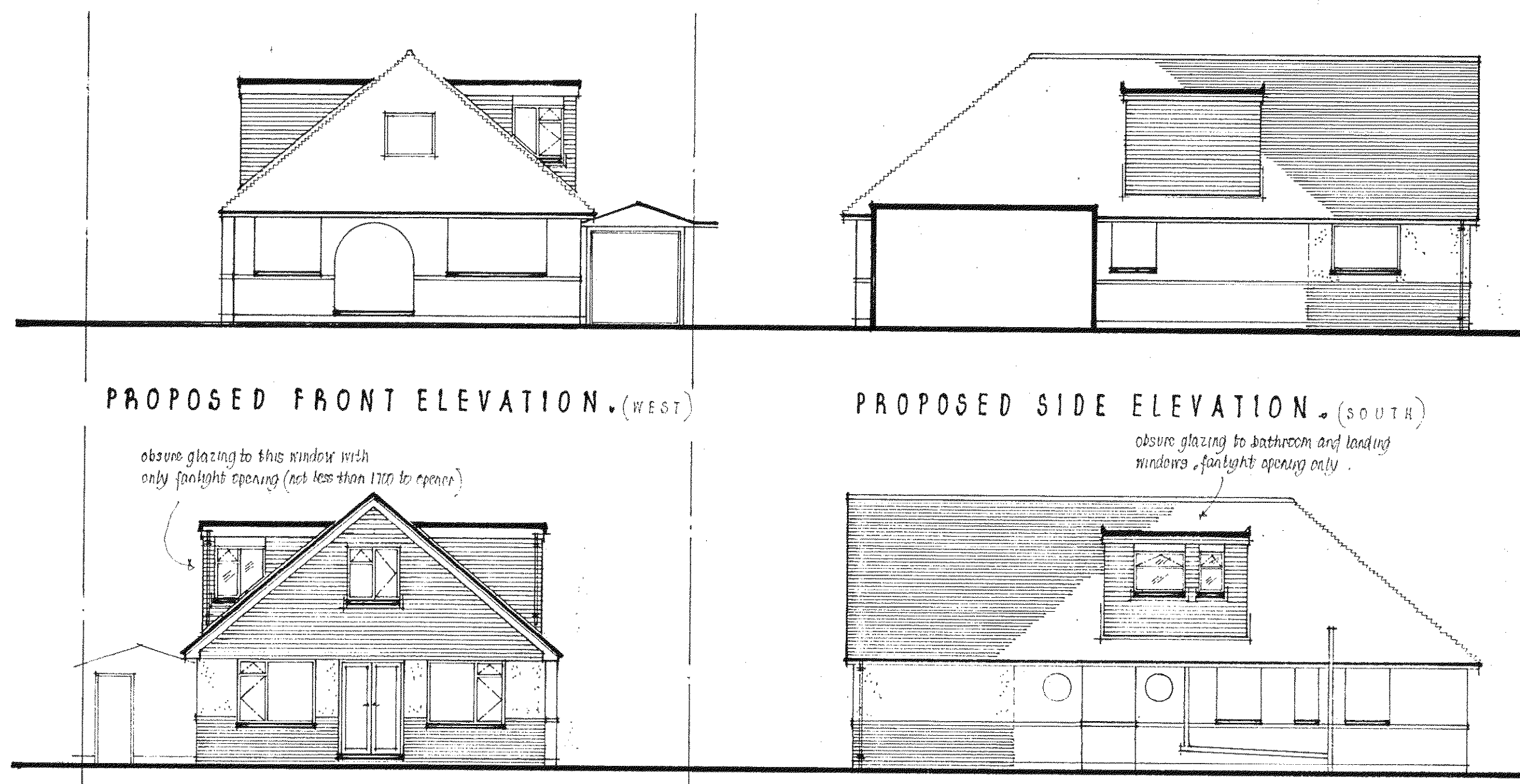
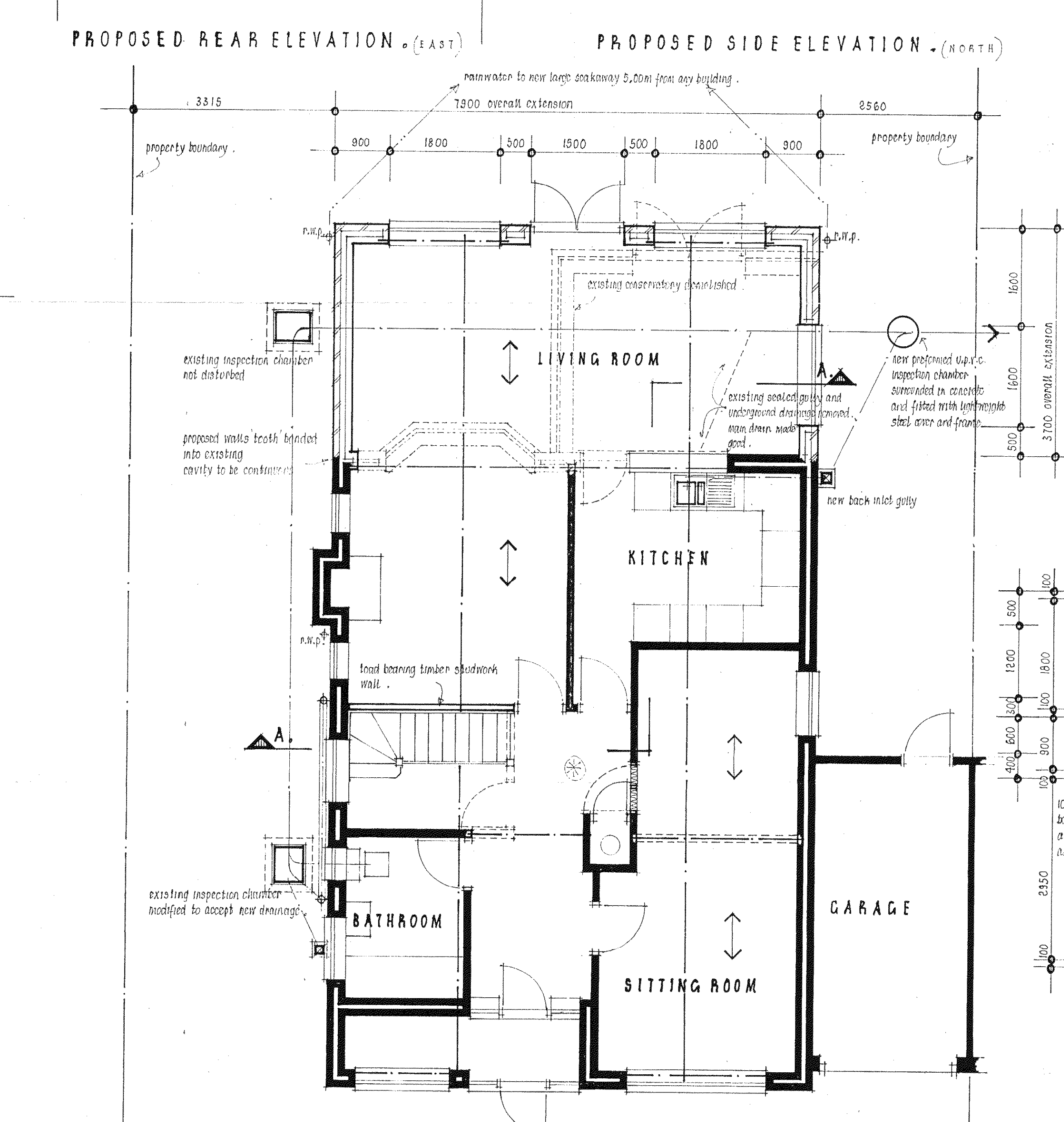
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PROPOSED FIRST FLOOR/ROOF PLAN.



PROPOSED GROUND FLOOR PLAN.