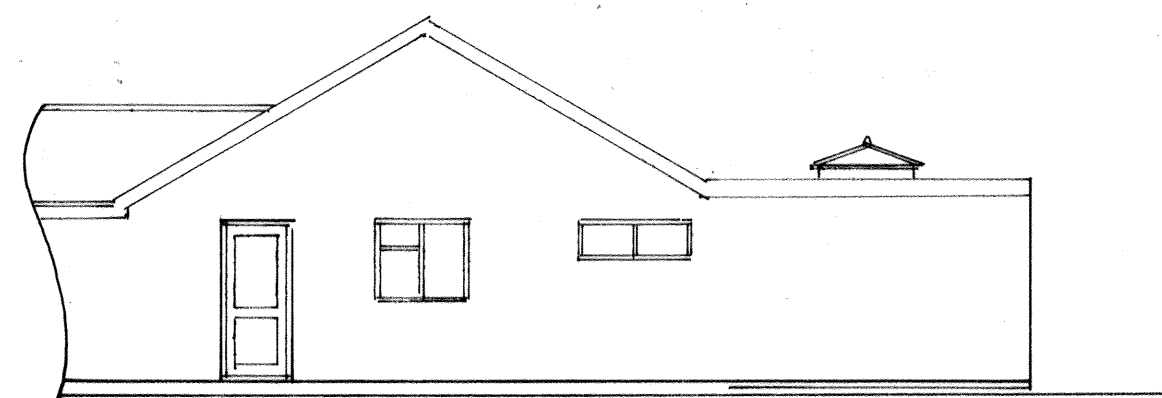
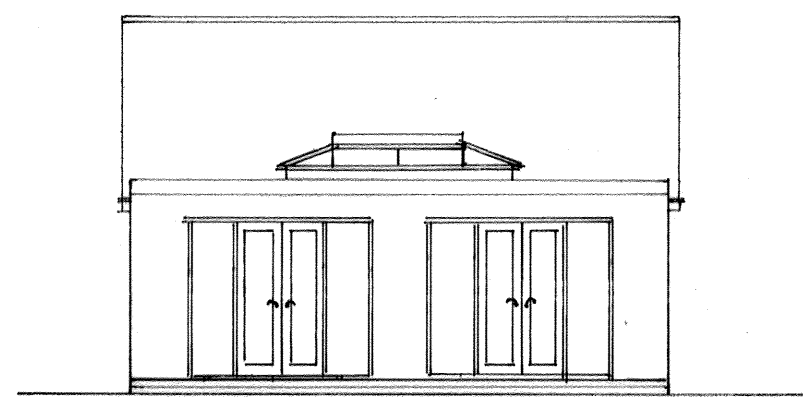
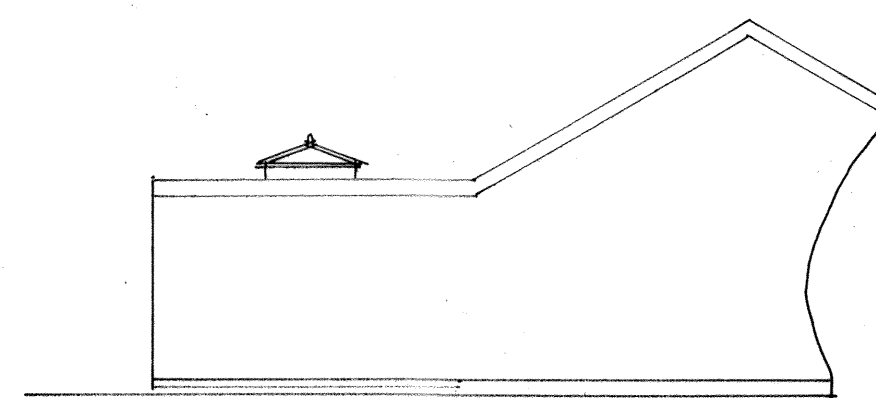




north



west



south

1 : 100

SPECIFICATION:-

ROOF:- 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 to BS 747 on 120mm thick 'Celotex' Crown [0.18Wm2K] decking on to twin mastic beads on 11mm OSB boarding on 50mm wide furring pieces to give min. 1:60 fall on 170 x 50mm C.16 joists [FRI] @ 400mm c/c.

ROOF LANTERN:- Provide 3000 x 1200mm Roof Lantern double glazed with sealed toughened glass units in upvc roof units. Provide 'Kappafloat' argon gas filled double glazed units to give 1.60Wm2K. All Glazing to BS6206. Provide 100 x 50mm studwork upstand with GA3100 'Celotex' [0.28Wm2K] insulation between studs and min. 150mm above finished roof level. Provide Code 4 lead flashing below upvc frame and built into felt roofing. Install designed trimmer beams [T1] & [T2] as detailed.

WALLS:- Below G.L. cavity construction of 'Thermalite' standard blwk. OR dense conc.blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c. Above G.L. outer skin of 100mm 'Thermalite' standard blockwork with render and colour wash finish all to match existing, 100mm cavity filled with 'Dritherm 37' cavity wall batts [0.27Wm2K] and inner skin of 100mm 'Thermalite' Turbo insulation blwk. dry lined with 12.5mm plbd. and set. Provide 'Catnic' stainless steel wall plates at connections with new and existing with cavities running continuously. 225mm long stainless steel wall ties @ 750mm horz., 450mm vertical and 225mm c/c. at reveals. 'Catnic' 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 blwk. with 32 x 6mm galv. m.s. straps @ 1800mm c/c.

Note: Alternative cavity insulation of 50mm clear cavity and CW3045 'Celotex' wall batts positioned against inner skin with plastic wall tie clips. Close cavity at eaves.

FLOOR:- 70mm screed OR 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. Provide 100mm dia. air ducts @ 1800mm c/c. laid below oversite slab to give continuous ventilation to existing suspended timber floor with ducts terminating with 225 x 75mm air bricks in external skin of bwk.

FOUL DRAINAGE:- 38 & 32mm dia. p.v.c wastes with 75mm deep seal anti-vac traps and rodding eyes to new back inlet gullies, new 100mm dia. 100mm S. & V.P. fitted with base access rodding plate and terminating with durable cage min. 900mm above head of window frames and 100mm dia. stub stack fitted with air admittance valve. All plumbing to BS5572. Gullies, S & V.P. and stub stack connected to 100mm dia. 'Osma' underground drainage pipe laid to 1:40 falls with 100mm bed and surround of 10mm peashingle with 'Osma' plastic inspection chambers with covers and frames positioned on existing drain run.

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 plastic cellular crates 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 to all other rooms fitted into heads of window frames. Provide additional ventilation in bathrooms with mechanical extractors with min. 20 litres/sec extraction, 20 minute overrun and ducted to outside air. Provide additional ventilation in kitchen with cooker hood to give min. 30 litres/sec extraction and ducted to outside air.

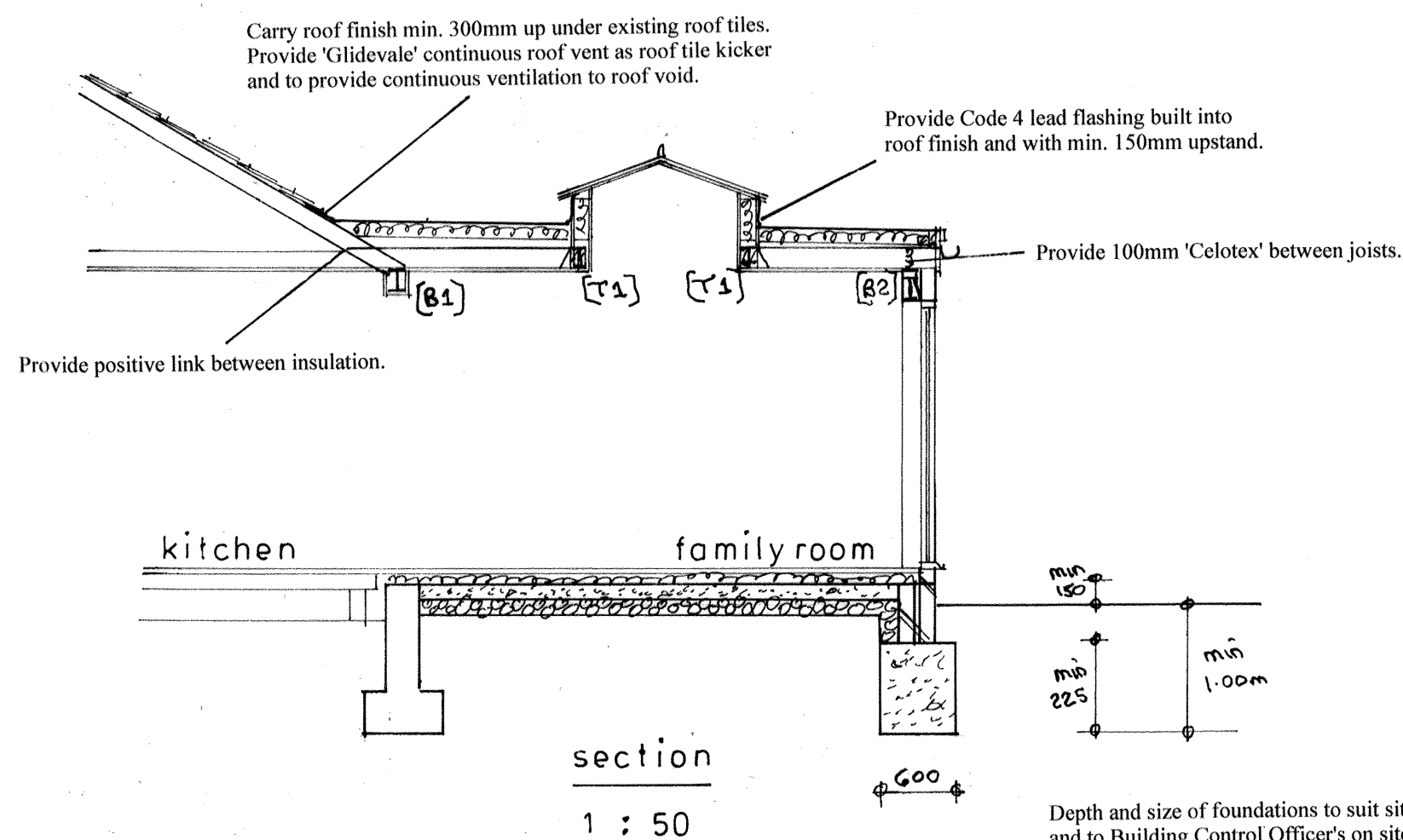
GLAZING:- Provide double glazed argon gas filled sealed units in upvc window and door frames. Provide toughened or laminated glass in all external doors, sidelights and in any positions less than 800mm above FFL. Provide 'Kappafloat' glass to all windows and doors to give 1.60 U-value. All Glazing to 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 linked into smoke detector circuit.

SMOKE DETECTORS:- Provide mains operated smoke detectors fitted into single electrical independent circuit 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.

HEATING:- Extend existing fully pumped central heating system with thermostatic radiator valves to all rooms and in accordance with the Domestic Heating Compliance Guide 2010.

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



PROPOSED SINGLE STOREY EXTENSION AT 'CHILERTON DOWN', YAPTON ROAD, WALBERTON FOR MR. & MRS. R. BONNICI.

sheet 2 a of 3

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