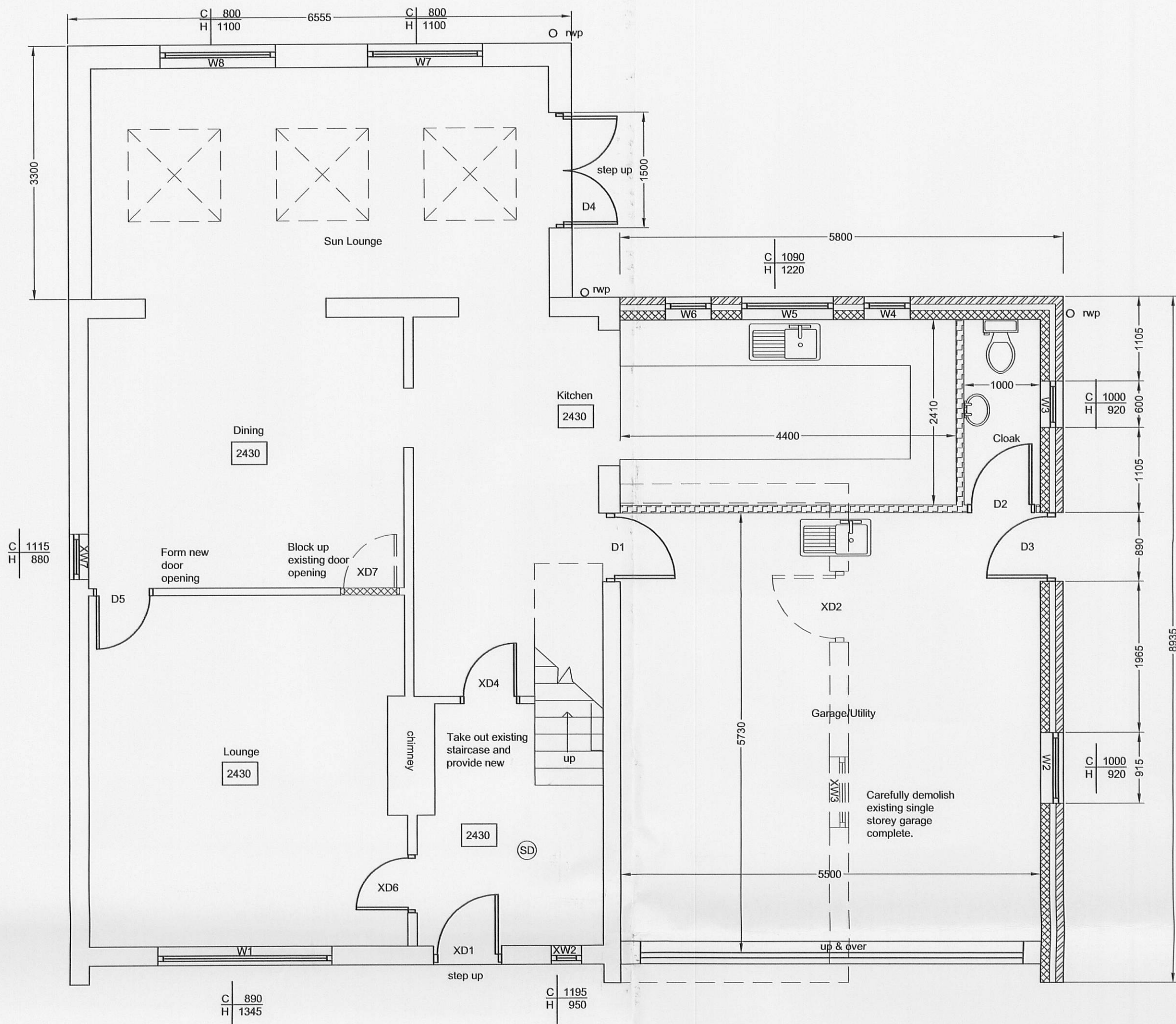




Ground Floor Plan As Proposed

BUILDING SPECIFICATION

FOUNDATIONS
733 X 225mm deep GEN3 concrete strip foundation, minimum depth to top of foundation 450mm. Actual depth to be determined on site with Building Control Surveyor and shall comply with Part A. Foundations to be taken down below invert of any drain and walls lintelled over.

EXTERNAL WALLS
Undertake works to provide cavity break within existing brickwalls at abutment of new cavity wall, provide void of not less than 40mm. Consisting of 100mm brickwork/blockwork & Tyrolen render/timber cladding outer leaf to match existing; 50mm maintained cavity; 50mm thick Celotex tuft-R CW3050Z wall insulation (0.30W/m2.K U-value) fixed within cavity to inner leaf with sis ties and clips, 100mm Toplite 7" concrete blockwork inner leaf. Provide minimum of 5No. Stainless steel cavity wall ties per square metre (900mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). Mechanically fix cavity walling to adjacent brick pier using Ancon Staffix Starter stainless steel screw fix ties at 225mm vertical centres complete with debonding sleeves. Allow for forming expansion joint at abutment of new walling to existing using Compriband VSA bitumen impregnated foam sealant strip and Compribal FR sealant. Colour to match brickwork. 9mm Super board cavity closer. Close cavities at openings including installation of vertical dpc. 12.5mm plasterboard and skim. Horizontal dpc shall be inserted at min. 150mm above external ground level.

INTERNAL WALLS
100 x 50mm studding with 12.5mm foil backed plasterboard & skim both sides..

INTERNAL LINTELS
Lintels for new opening to cavity wall to landing to be 215mm deep R.C lintels, with a minimum 150mm end bearing.

CEILINGS
12.5mm foil backed plasterboard fixed to the underside of floor joists at ground floor level and underside of new trusses to first floor.

FIRST FLOOR
New SC4 timber floor joists 75 x 220mm at 400mm centres to extension shall span from side elevation to side elevation, supported on the new walls and joist hangers to existing walls. Complete with one row of 38 x 38mm herringbone strutting at mid span to each joist. Floor shall be finished with 15mm thick softwood tongue & grooved floorboards.

MAIN ROOF
Provide new hipped roof install new treated su truss rafters to be designed, erected & braced to BS 5268 Part 3 1985. Contractor shall install trusses at designed centres with all recommended timber bracing, supports etc., extend same to full extent of new building. Form new Code 5 valley guttering at abutment to existing roof. Provide and install Corovin VP400 vapour permeable underslating felt over new. 50 x 25mm treated battens and counter battens to side to ensure that breather membrane sags between rafters. Install Celotex tuft-R zero GA3075Z tight upto underside of counter battens ensuring that lateral joints are closely butted. Secure second layer of Celotex to underside of rafters using broad headed clout nails. Allow for installation of self adhesive aluminium foil tape to all board joints. Mastic seal all perimeter abutments. Provide and install interlocking tiles to match existing to complete roof. Roof to be tied down at 1200mm centres with 38 x 6mm galv. m.s straps built into walls min. 450mm and fixed across 3No. spars when parallel to wall.

RAINWATER GOODS
New rainwater pipes and gutters shall connect to and match the existing and shall be connected into existing surface water drains as existing rainwater pipes.

GROUND FLOOR
150mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding; on 1200 gauge visqueen damp proof membrane with lapped and taped joints; 90mm thick Celotex tuft-R zero GA2060 floor insulation boards; damp proof membrane; 150mm thick power floated concrete slab with 1 layer A142 Anil Cracking Mesh to bottom. Floor shall have 25mm thick perimeter edge insulation.

BELOW GROUND DRAINAGE
New drains to be clay pipes to comply with BS EN 295-1 diameter as indicated laid to a minimum gradient of 1 in 40. Any new drains under or in close proximity to the building are to be encased in 150mm concrete surround.

SOIL VENT PIPE
New 100mm SVP to extend at least 900mm above any opening and finished with a cage.

ABOVE GROUND DRAINAGE
Wastes to whb to be 32mm diameter & shower to be 38mm diameter. All to be fitted with 75mm deep seal traps. Soil and vent pipes - 100mm PVCu.

WINDOWS & EXTERNAL DOORS
PvcU windows to match existing, timber/pvcU doors and Velux Rooflights complete with 6:16:6 hermetically sealed double glazed units. Comprising 6mm glass externally, 16mm airspace, 6mm Pilkingtons 'K' glass internally. Safety glazing to be provided to all windows with cills below 800mm. Including trickle ventilation through head of window frame providing 8000mm2 background ventilation. Escape windows shall be provided to all habitable rooms as shown with an unobstructed openable area of min 0.33m2 (min 450 x 450mm).

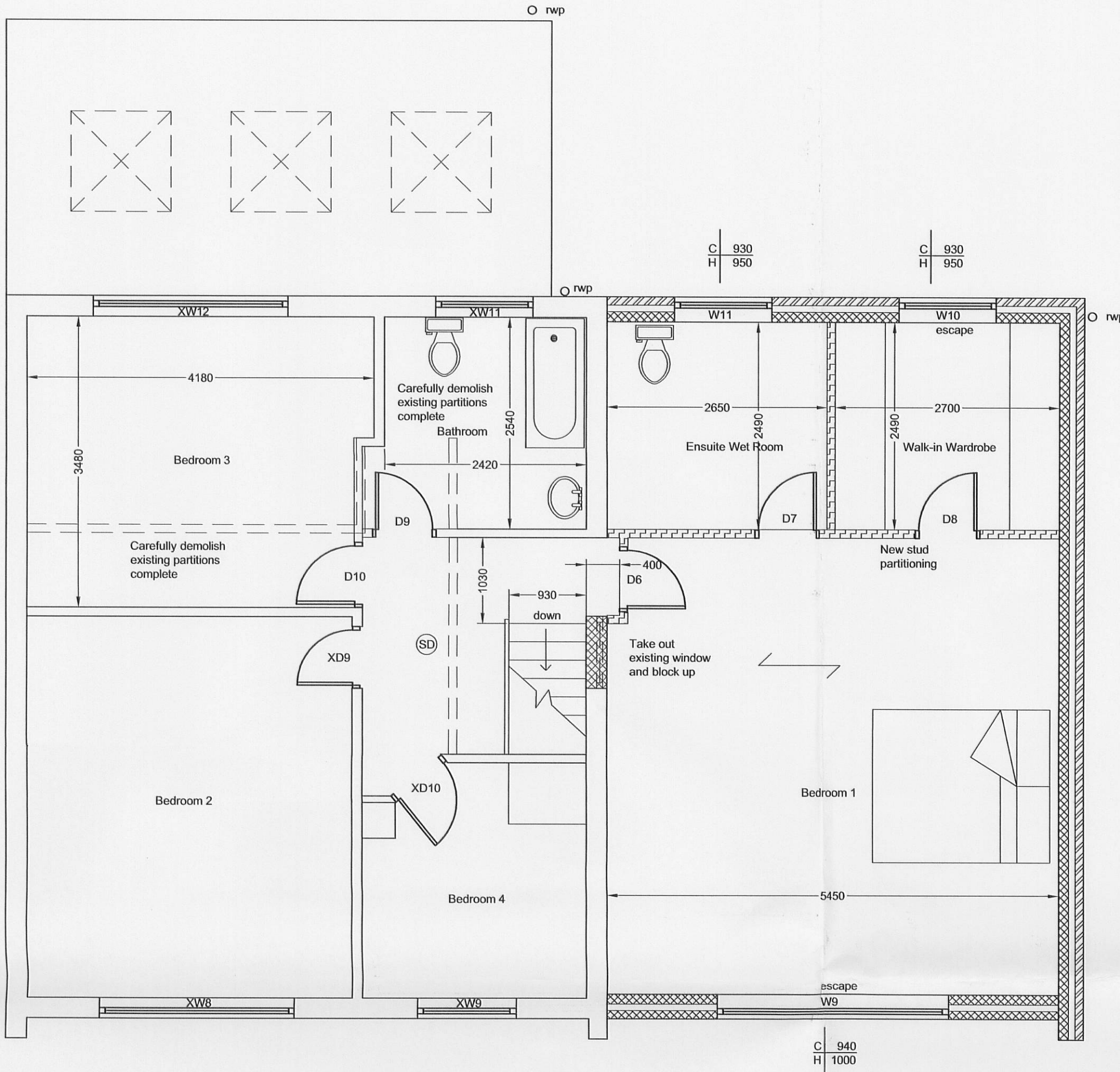
MECHANICAL VENTILATION
Ventilation to Wet Room and Bathroom
Extract fan to provide mechanical ventilation of 15 litres/second. Extract fan shall have 15 minutes overrun. Air inlets shall be provided via 10mm gaps under the door.
Ventilation to Cloakroom
Extract fan to provide mechanical ventilation of 16litres/second.
Ventilation to Kitchen
Extract fan to provide mechanical ventilation of 30litres/second.

STAIRCASE
New staircase shall be constructed and installed in accordance with Part K.
13No. risers at 200mm
240mm goings
40 degrees pitch
2000mm clear headroom
Handrail at 900mm high and uprights to balustrading to be max 100mm centres at 1000mm high.

FIRE DETECTION
New ceiling mounted mains operated smoke alarms conforming to BS 5446 Part 1 with battery back up shall be provided to the hall and landing.
All the alarms shall be interlinked in accordance with the manufacturers instructions and shall be sited within 7.5m of the door to every habitable room. The power supply shall be a single independent circuit at the main distribution board.

GENERAL ELECTRICAL
All works to the electrical installation shall be carried out by a registered electrician in accordance with BS 7671:2001. All works shall be inspected and tested during and at the end of the installation before they are taken into service, in compliance with BS 7671:2001.

NOTE
All dimensions are to be checked on site prior to the commencement of works.



First Floor Plan As Proposed

General Notes

3 2 0 0 7 0 6 3 6 P

No.	Revision/Issue	Date

Client
Mr & Mrs Kay
10 Harewood Avenue
Simonstone
Lancashire

Project Name and Address
**Two Storey Extension
& Sun Room**

Title Prop Plans	Sheet 03/04
Date May 2007	
Scale 1:50	