

SPECIFICATION

Roof construction:

Install interlocking tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on 47x150 rafters at 600mm max. cts.:
Rafters supported on wall plate and 47x150 timber bolted to existing house wall at max. 600mm cts. Rafters to be fixed to timber bolted to wall with truss clips. Roof pitch approx. 17.5 degrees.
50x100 wall plates.
Eaves to new roof to be constructed to be similar to existing including projection with rafter ends reduced to approx. ex 47x100 with approx. ex 25x150 fascia board. No roof void vents required. Install external quality plywood soffit above rafter ends. External face brickwork taken up between rafter ends to u/s of plywood.
Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external wall.
Install code 4 lead flashings between top and sides of roof and house wall combined with expanded metal render stop and cavity tray DPC where possible.
All structural timber to be grade SC3 marked dry or kiln dry

Ceilings:

Formed of 12.5mm thick plasterboard with either Artex or skim finish. Perimeter and all joints to be supported.

Roof insulation:

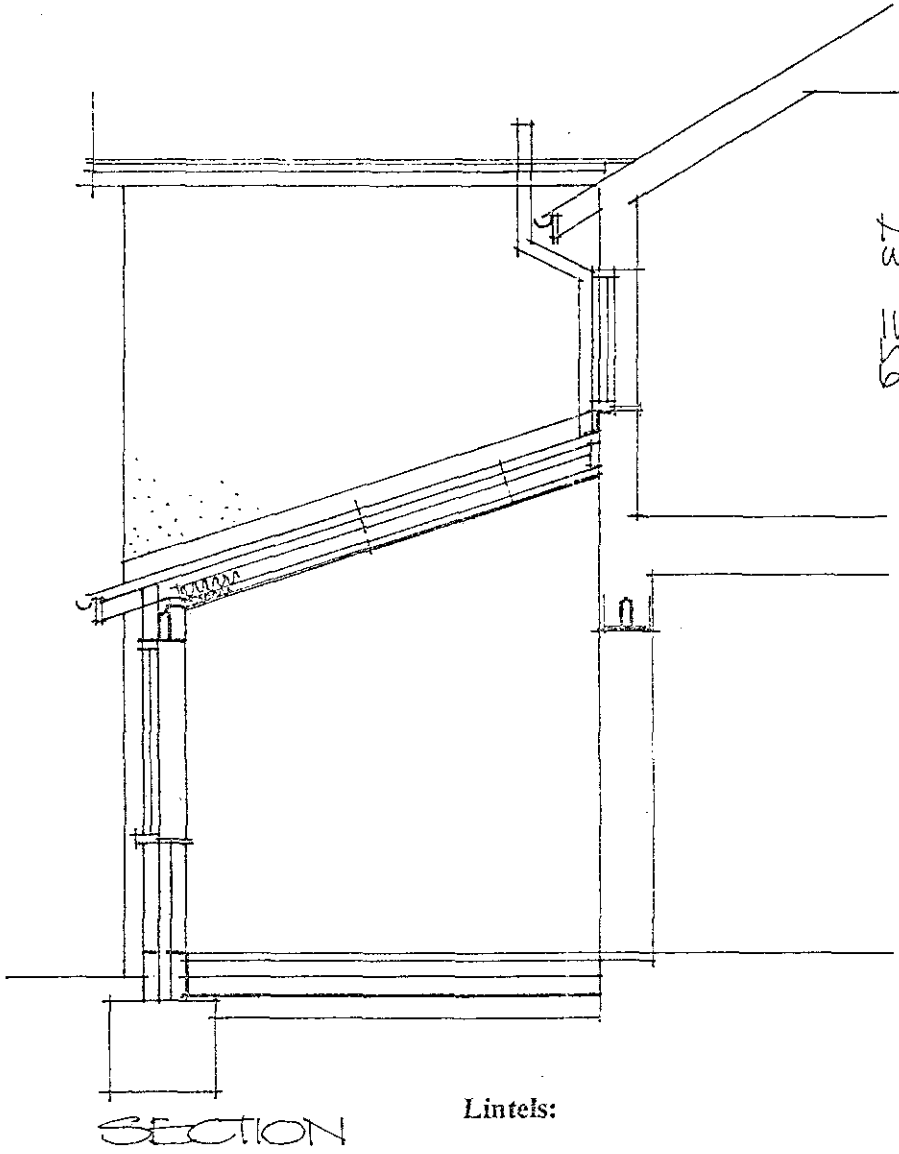
Install 90mm thick Celotex tuff-Rtm Zero GA3000Z insulation between rafters with approx 60mm gap to u/s of sarking and 40mm thick Celotex tuff-Rtm Zero GA3000Z insulation below rafters with plasterboard finish. Insulation to be installed to manufacturers recommendations. Average "U" value = 0.20 W/m2K.

Gutters and downpipes:

Install 112mm dia. h.r.upvc gutters and downpipe to match existing, new downpipe connected to 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. (Refer to site plan).

Cavity walls:

Constructed of 103mm facing brick external skin, 100mm cavity and 103mm facing brick internal skin . Install 100mm thick Dritherm cavity insulation batts to manufacturers recommendations.
Average "U" value = 0.33W/M2K.
Install Damcor insulated DPC to reveals with frames lapping by min. 15mm.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install Hyload DPC min 150mm above ground level with DPM lapping inner wall DPC.
Concrete blockwork used below DPC level to be class A.
New walls bonded to existing with Furfix wall extension profiles.



Lintels:

Install IG type L1/HD75 steel lintel (to be confirmed) to new internal opening (approx. 3.250 clear span). Install IG type L5/100 steel lintel over two new windows (span 4,040).

Ground floor construction:

Approx. 75mm thick lightly reinforced sand/cement screed 100mm thick SD grade expanded polystyrene on 100mm thick grade Gen 3 concrete slab on 1200 guage polythene DPM lapped over wall DPC on minimum 150mm thick hardcore well consolidated and blinded.

Foundations:

Install 700mm wide trenchfill foundation min. 750mm deep (1.000m deep in shrinkable soil). Depth to be agreed on site with LA building inspector.



Windows and doors:

Windows to be white UPVC glazed with sealed units with min. 16mm gaps and incorporating Low E coating to give min "U" value of 2.0 W/M2K. Any glass to doors and any other glass within 800mm of floor to be safety glass to BS6206. All openings to be draught sealed. Install trickle vents to provide min. 8000mm2 background ventilation.
Window sizes shown on drawing to be confirmed on site.
Install 2no. Velux C04 rooflights (type to be confirmed).

Heating and hot water:

Existing central heating system extended into extension. Thermostatic valves to be fitted to all new radiators. New heating and hot water pipes to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.

Drains above ground:

To comply with BS 5572 with 40mm dia. polypropylene waste from kitchen sink connected to existing soil and vent stack. Install 75mm deep seal traps to sink Existing above ground drains serving bathroom etc. adapted to run through new roof void. Top of existing stack to terminate at least 900mm above first floor window head level. Install rodding access point at base of stack.

Below ground drainage:

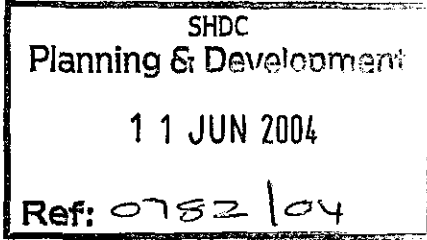
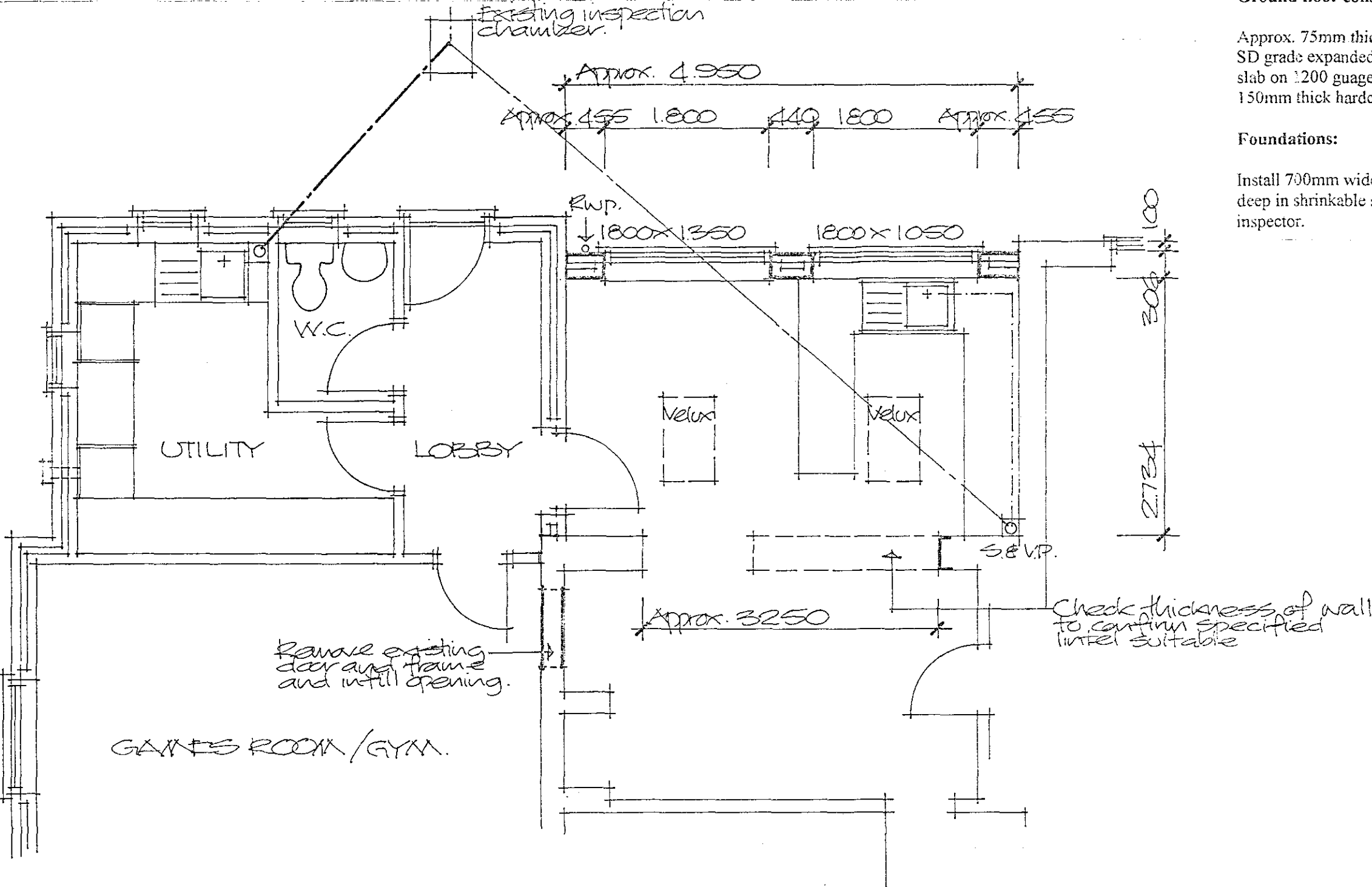
Drains passing through walls to be protected by prestressed concrete slab lintels with min. 50mm clearance around pipes with protection from vermin entry and gas sealed. Drains within 600mm of ground level to be protected by reinforced concrete slab laid above compressible layer above peagravel surround.

Mechanical ventilation:

Install extract fan to kitchen cooker hood to extract at a rate of 30 litres per second.

Lighting:

Install compact fluorescent or fluorescent tube type low energy light fittings.



PROPOSED KITCHEN EXTENSION
TO HOUSE
THE HOLLIES, SHEPPARDS DROVE,
CROWLAND,
FOR MR & MRS M SHEARS
**BROADGATE
BUILDERS LTD**

The Race Ground
Spalding
Lincolnshire
Scales 1:50 & 1:100
PE11 3AP
June 04