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 gangnail raised tie roof trusses at 600mm max. cts.:
Roof pitch to be approx. 43 degrees and is to be confirmed on site. New and existing ridge to be at same level.
Trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation.
Install 25x100 longitudinal ties to ridge and ceiling level together with 25x100 diagonal wind braces to gable.
50x100 wall plates.
25x175 layboards below ends of reducing trusses below valley gutters.
Install preformed fibreglass valley gutters.
Install reducing trusses above existing roof structure.
Eaves and verges to all new roofs to be constructed to be similar to existing including projection.
No roof void vents required.

Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external walls. Straps to extend over 3 trusses where at right angles and to be supported by noggings.

Install code 4 lead flashings between top of existing roof and new extension wall (see section B-B) combined with cavity tray DPC.

All structural timber to be grade SC3 marked dry or kiln dry

Ceilings:

Formed of 12.5mm thick plasterboard generally including new ground floor ceilings and sloping ceilings, all with either Artex or skim finish. Perimeter and all joints to be supported.

Roof insulation:

Install 100mm fibreglass quilt insulation between ceiling joists and 150mm thick quilt over joists to flat ceiling areas and 200mm thick quilt between rafters to sloping ceiling areas with 50mm ventilation void above.

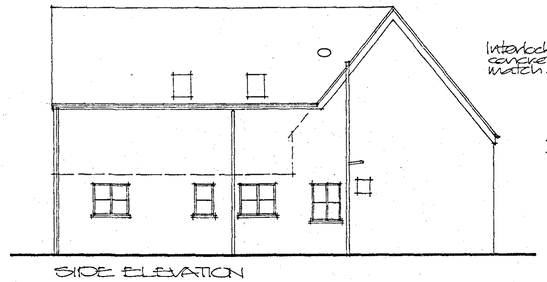
Gutters and downpipes:

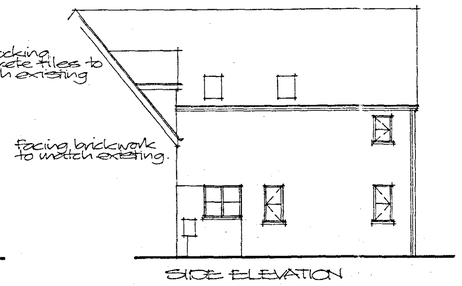
Install 112mm dia. h.r.upvc gutters and downpipes to match existing, new downpipes connected to 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. (Refer to site plan).

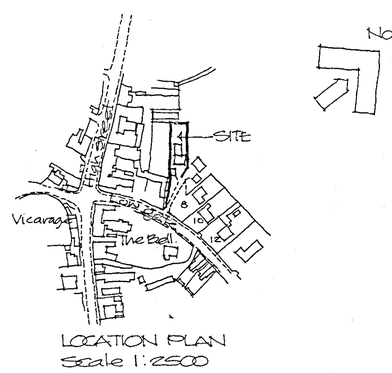
Suspended floors:

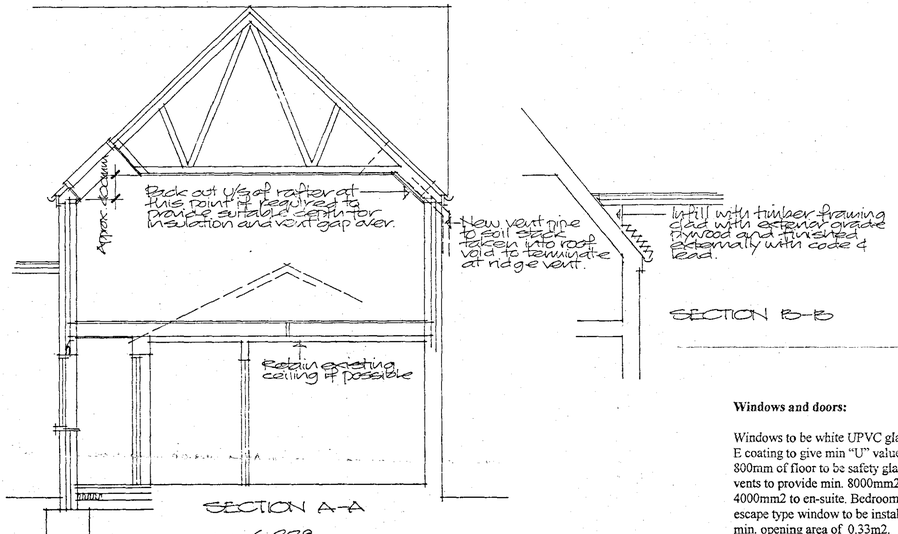
Formed of 18mm thick moisture resistant flooring grade chipboard on 47x220 joists at 300mm cts. over kitchen, lobby and WC/shower room with every other joist adjacent to and supporting existing ceiling joist if at suitable level (existing ceiling joists screw fixed to new floor joists)
Joists over sitting room to be 47x170 at 400mm cts. supported on existing external and internal walls. If internal wall found to be non load bearing the joists are to be as in the other areas (47x220 at 300mm cts.) but supported on lintel installed adjacent to stairs.
Install 1 row of solid or herringbone strutting at centre span.
Install triple joists bolted together below stud partition adjacent to stairs if lintel not installed.
Install 30x5mm mild steel straps at average 1800mm cts. between floor joists and external walls.
Straps at right angles to timbers to extend over 3 joists and to be supported by noggings.
Install 100mm thick fibreglass quilt insulation between floor joists throughout.

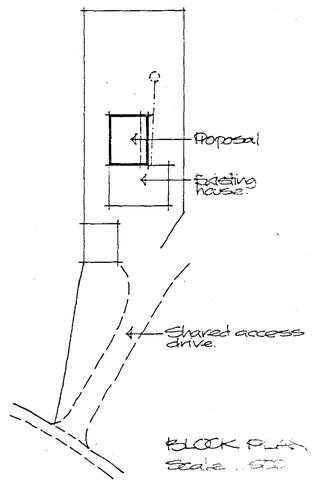


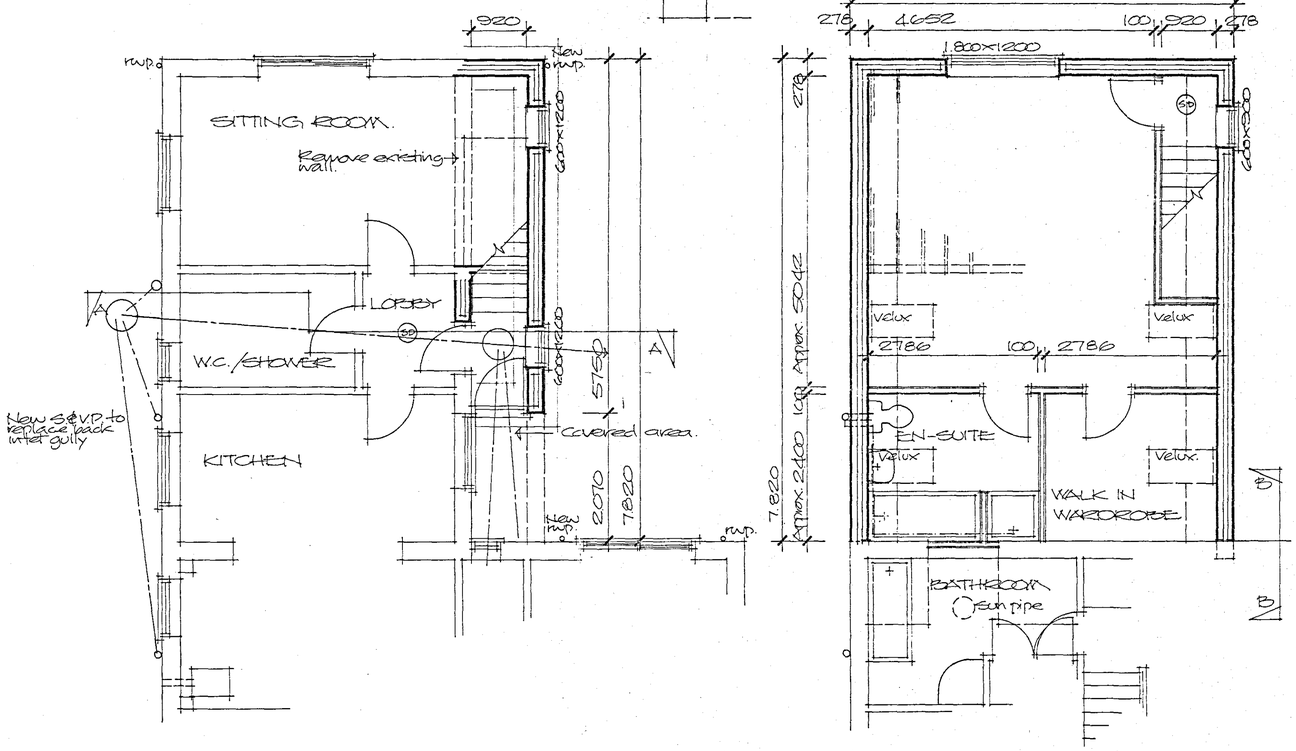












Windows and doors:

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 to bedroom, and sitting room and 4000mm2 to en-suite. Bedroom window to provide min. 5% openings related to floor area. Fire escape type window to be installed to bedroom with min. clear opening width of 450mm and a min. opening area of 0.33m2.
Window sizes shown on drawing to be confirmed on site.
Install 4no. Velux ref. C04 (550x980) centre pivot roof windows. Type to be confirmed.
Install "Sun pipe" roof light to existing bathroom.

Heating and hot water:

Extend existing central heating system and hot and cold water systems into extension with thermostatic valves 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 wastes from bath and shower tray and 32mm dia. from wash basin with 50mm dia. combined wastes. Install 75mm deep seal traps to all fittings except shower tray, which is to have 50mm deep cleanable trap. Install air admittance valve on waste adjacent shower tray. Wastes to connect to new soil and vent stack with rodding point at base, top of stack to pass through roof void and terminate at ridge terminal.

Below ground drainage:

New UPVC soil and vent stack connected to existing drain serving kitchen back inlet gully. Existing kitchen wastes connected to new soil and vent stack. Drain passing through new wall to be protected by prestressed concrete slab lintel with min. 50mm clearance around pipes with protection from vermin entry and gas sealed. Replace existing inspection chamber cover at base of new stairs with screwed down double seal type.

Mechanical ventilation:

Extract fan to existing bathroom to extract at a rate of 15 litres per second and to be controlled by light switch with min. 15 minute overrun. Install extract fan to en-suite to extract at a rate of 15 litres per second.

Stud partitions:

Formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1.200 max. cts. with fibreglass quilt packing between studs and 12.5mm plasterboard and skim cladding to both sides.

Lighting:

Install in at least 1 room, compact fluorescent or fluorescent tube type low energy light fitting.

Ground floor construction:

Approx. 50mm thick sand/cement screed on 100mm thick grade Gen 3 concrete slab on 100mm thick SD grade expanded polystyrene on 1200 guage polythene DPM lapped over wall DPC on minimum 150mm thick hardcore well consolidated and blinded. New DPM sealed to existing.

Foundations:

Install 700mm wide grade Gen3 concrete trenchfill foundations min. 750mm deep (1.000m deep in shrinkable soil). Depth to be agreed on site with LA building inspector.

Cavity walls:

Constructed of 103mm facing brick to match existing, 75mm cavity and 100mm Celcon or Thermalite standard blockwork with either dense plaster or 12.5mm plasterboard and skim on dabs internal finish. Install 75mm 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 generally bonded to existing with Furfix wall extension profiles or fully bonded to existing.

Lintels:

Install IG type L1/S75 steel lintels to all new external openings except to covered area adjacent to external door (2070 clear span) which is to be IG type L1/HD75 steel lintel. If lintel required adjacent to stair (spanning approx. 3050) lintel to be IG type L1/HD75 (supporting floor joists and stud partition). Install cavity tray DPC above new external lintels and above existing where possible. Existing retained ground floor lintels to be checked for suitability.

Stairs:

Install standard timber staircase with 13 risers of 200mm each and 12 treads (going) of 223mm each. Wall mounted handrail installed at 900mm above line of stair. Provide min. vertical headroom of 2 metres above stair. Provide double joists bolted together as trimmers at top of stair and below partition above stair.

Fire alarm:

Install mains operated battery back up interconnected self contained fire alarms (smoke detector) where indicated. Alarms to be installed at least 300mm from any wall or light fitting.

PROPOSED EXTENSIONS TO HOUSE STEETLY COTTAGE, 4 LOWGATE, GOSBERTON. FOR MR & MRS M TARRAN

DETERMINED PLAN

BROADGATE BUILDERS LTD

SHDC Planning & Development 11 JUN 2004 Ref: 0781/04

The Race Ground
Spalding
Lincolnshire
PE11 3AP

Scales 1:50 & 1:100
June 04