

External Walls

The cavity walls consist of one leaf of facing bricks, one leaf of 100mm thick lightweight blockwork and a 65mm wide cavity.

The leaves shall be properly tied together with stainless steel wall ties to BS 1243:1978 or other not less suitable ties. Ties to be fixed at 900mm centres horizontally and 450mm vertically. Ties at opening shall be provided one tie per 300mm of height and shall be placed within 225mm of the opening unless the leaves are connected by a bonded jamb. Ties shall be inserted on every block course vertically to all returns and reveals.

Facing bricks shall match existing

Block work to cavity walls shall be insulating blocks 100mm thick

Mortar shall be gauged mortar (1:1:6)

Lintels

Lintels in cavity walls shall be IG type L1/S and have a minimum end bearing of 150mm and to be installed in strict accordance with the manufacturers instructions

Lateral Supports

30mm x 5mm galvanised mild steel straps once bent and fixed into the cavity shall be fixed to all joists built into structural walls. The straps shall be 1500mm long and screwed to all joists.

Where joists run parallel to structural walls then a galvanised mild steel strap 1600mm long twice bent and fixed into the cavity and taken over three joists and screwed to each joist shall be fitted at 2m centres. Noggings 38mm wide and at least half the depth of the joists will be fitted between joists.

Electrical Installation

All work shall be carried out in accordance with the latest I.E.E. regulations . Extend electrical circuits to positions as shown on the drawings.

External Doors and Windows

Glazing

All windows shall have double glazed sealed units with weather stripping . Windows less than 800mm and doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:1981

Drainage and Waste Disposal

Rainwater

Gutters shall be 115mm PVC fixed with brackets to fascia complete with all stop ends ,outlets etc

Downpipes shall be 64mm PVC securely fixed to walls at 1800mm centres including all necessary offsets,swan necks,adaptors etc jointed to drainage

The rainwater shall discharge into a surface water drain leading to a soakaway

Waste pipes shall be plastic with weldable joints and installed as follows

Appliance	Minimum pipe size & trap	Depth of trap seal
Sink	40	75
Bath	40	75
WC	100	50
Washbasin	32	75
Bidet	32	75
Shower	40	75

Traps shall have 75mm deep seals

Baths shall be fitted with a combined trapped waste and overflow. All waste pipes shall be rodable at each change in direction and Readily accessible throughout their length

All W.C. cistern shall have a 22mm diameter overflow discharging to the open air

The vent pipe shall be 100mm diameter uPVC and terminate 900mm above any opening within 3m and the end fitted with a durable ventilating cover.

The vent pipe shall have an access door at the base for cleaning.

Above ground drainage shall comply with BS BS5272:1978

The uPVC shall be in accordance with BS 4514

Foul drainage

The foul drains shall be constructed in 100mm diameter plastic pipes bedded and surrounded with granular fill 150mm above the crown of the pipe. The plastic pipes shall be to BS4660 and BS 5481

Ventilation(Domestic)

All habitable rooms shall have a ventilation opening equal to at least 1/20th of the room floor area

All habitable rooms shall have background ventilation of 8000mm² which shall be provided by trickle vents in the window frames.

The Kitchen shall have an opening window incorporating trickle ventilation of 4000mm²

The toilets shall have an opening window incorporating trickle ventilation of 4000mm²

The toilets shall incorporate an extract fan of 15 litres/sec

The roof void shall be cross ventilated by permanent vents at eaves level. The vents being equal to a continuous gap on each side of 10mm width

Finishes

Wall Finishes

Internal finish shall be 13mm thick render and set plaster to give a maximum 'U' value of .45W/m² per degree centigrade

Steel lintels shall be clad with 13mm gypsum plaster to give a minimum half hour fire protection.

Wall tiling

Wall tiling shall be provided in the toilets

Ceiling finishes

The ceilings shall be covered with 12.7mm plasterboard with joints taped and filled fixed in accordance with the manufactures instructions

The boards shall be fixed to all sides and all necessary noggings shall be installed.

The ceiling shall be finished with skim applied in accordance with the manufacturer's instructions

Insulation

Roof Insulation shall be 200mm mineral wool quilt laid up the rafters. The insulation must be kept a minimum of 50mm from the roofing felt to allow for ventilation.

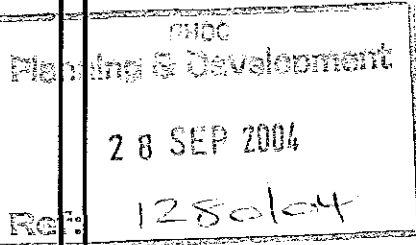
Cavity wall insulation shall be injected polystyrene beads filling the cavity

General Notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SEPERATE BUILDING REGULATION SPECIFICATION NOTES

ALL DIMENSIONS SHALL BE CHECKED ON SITE AND UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE TAKEN FROM THE DRAWINGS AND USED FOR TENDERING ORDERING OR CONSTRUCTION PURPOSES WITHOUT CHECKING THEM ON SITE FIRST

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No.	Revision/Issue	Date

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Project Name and Address
PROPOSED EXTENSION AND ALTERATIONS TO
63 WESTHORPE RD
GOSBERTON
LINCOLNSHIRE

Project JWM/CR/WR/012	Sheet SPECIFY 1
Date 10/8/04	
Scale	