SPECIFICATION

1. EXTERNAL FINISHES

A. External walls to be in Buff/Brown facing bricks to match as near as possible those on the existing building.

B. Roof to be covered in Slate Grey concrete interlocking plain tiles to mtech as near as possible those on the existing building. The extended roof to the existing annexe is to be covered in Slate Grey cement fibre tiles to match the existing adjoining roof..

2. FOUNDATIONS

Provide concrete strip footings where shown dotted on the plan in ST4 mix 610mm & 450mm wide x 225mm thick. The foundations are to be taken down to a good load bearing strata approximately 650mm deep unless shrinkable sub-soil is encountered then this is to be increased to 1.000m deep where walls are to be built off the site slab then this is to be thickened to 225mm x 450mm wide plus 45t batters.

3. WALLS

270mm cavity external walls to comprise 105mm facing brick outer skin, 65mm cavity with 65mm 'Dritherm' insulation bags to the full height of the wall commencing at the base of the floor slab. 100mm lightweight insulation brick inner skin in 'Thermalite Turbo' blocks or similar approved provided that they meet the same insulation value, 13mm dense or lightweight plasterwork internally to give 0.32W/m²K. Build in as the work proceeds twisted plastic wall ties to BS1243 spaced 900mm horizontally & 450mm vertically (max) with additional ties to all formed openings & vertical expansion joints. All below ground walls to be built in either class 'A' concrete blocks, 7 Newton insulation blockts or formed in F1 type brickwork. Back fill cavities below ground level in lean-mix concrete up to 75mm below ground. Close cavities at external openings & reveals & at every cavity closure provide vertical & horizontal D.P.C's as appropriate but the cavity is not to be closed at eaves level as the wall insulation is to join together with the roof insulation in order to give a complete thermal break. Build in as the work proceeds 'Catnic' or similar approved combined insulated lintels to all the external openings, including altered & newly formed openings in existing walls, sized & fixed strictly in accordance with the manufacturers recommendations. Provide & fix over the internal openings 'Catnic' or similar approved corrugated type lintels as manufacturers specification with the exception of the new opening formed in the present external wall of the existing structure where this links with the new extension to form the freezer room these lintels are to be 2No'CN6XC 'Catnic' box type load bearing lintels or similar approved similarly provide a CN5XA lintel to support the wall piers over the Circulation passageway adjacent to the freezer room. Close cavities around external openings with 'Thermabate' or similar approved insulated cavity closers and the window frames are to be recessed in their openings to ensure a minimum 25mm overlap of the frame over the insulated cavity closer. The internal division walls are to be in 100mm & 200mm insulation blocks where shown. Provide continuous Pitch Polymer or Lead Bitumen D.P.C's to all walls at floor level & mechanical fixings are to be provided at the abutment of all new wills to the existing structure, internally & externally. The mechanical fixings are to be used strictly in accordance with the manufacturers instructions.

4. SOLID FLOORS

The solid floors are to comprise of 65mm cement sand screed (1.3) on 100 oversite concrete (1.2.4) on 1200 gauge polythene D.P.M. which is to be lapped up the edges of the site slab all round and tucked into the horizontal D.P.C. 50mm (min). All to be laid on 100mm 'Polyfoam Plus Floorboard 220' insulation board laid strictly in accordance with the manufacturers instructions including 25mm expansion strips around each room to give 0.22W/m²K insulation value, all on compacted soft sand blinding on 150mm thick mechanically compacted hardcore oad. NOTE -The hardcore is to be compacted in not more than 150mm thick layers particularly where there is an abnormal difference in floor levels.

5 . DOORS, FRAMES & WINDOW FRAMES

The door frames & window frames are to be in timber to match the styles as illustrated & manufactured by a specialist manufacturer to comply fully with BS6375pt1 1989 & pt2 1987.. All windows are to be double glazed with 24mm DG units with low'E' glass to the inner surface to give 2.0W/m²K insulation value & safety glass complying with BS6206 is to be used in doors, any glazing within 300mm of door edges & any glazing within 800mm of floor evel. All windows to incorporate controllable trickle ventilators giving 8000mm² free air space to habitable rooms & 4000mm² to all other rooms & having fitted fly screens & in addition to have openable areas equivalent to 1/20th of the floor area of the room they serve. The frames are to be set back in the brickwork openings & must overlap the insulated cavity closers a minimum of 25mm.

6. ROOF

Redland 'Cambrian' concrete interlocking slates or similar are to beused to the roofs to the main extensions with contrasting hip & ridge tiles and the extended roof to cover the Kitchen extension is to be covered with cement fibre slates to match the existing adjoining roof. All coverings are to be laid strictly in accordance with the respective manufacturers instructions on treated battens complying with BS4471 on Tyvek Supro-Plus breather underlay laid with 150mm laps & to be fully supported at eaves all round together with proprietary over fascia ventilation units giving equivalent free air space to a 10mm gap to roof perimeter & to be fitted with fly screens. Roof supporting structures are to be fabricated using 'Fink' type gang nailed roof trusses by a specialist manufacturer complying fully with BS5268 pt3, 1985 & fixed strictly in accordance with the manufacturers instructions & spaced at 600mm centres (max). Additional strengthening timbers are to be incorporated in the roof in accordance with the TRDA tech' bulletin No1 comprising 2No 100 x 25mm ceiling binders, 100 x 25mm ridge binder, 100 x 25mm bracings on internal members & diagonal ceiling ties. 100 x 50mm continuous wall plate bedded in cement sand mortar (1.3) with 5mm M.S. anchor straps at 1.800m centres (max). Provide additional timbers to support any cold water feed tanks which may be situated in the roof in accordance with BS5268 pt3. All structural timbers to be out of SC3 grade timber. The roof space is to be insulated throughout with 100mm thick glassfibre insulation which is to be laid between the trusses with a 150mm overlay in the opposite direction which is to be well tucked into the eaves to join with the wall insulation & a baffle board is to be provided at eaves level in order to maintain a 25mm clear air space between the insulation & underside of the roofing felt. The roof 'U' value is to be 0.16Wm²K Provide & fix 25mm treated deal fascia all round the perimeter of the building to match the existing with exterior ply soffit boards. Provide & fix all round the roof self coloured P.V.C. gutters & downpipes in the positions as indicated in a matching style to the existing. The ceilings throughout are to be formed in 13mm foil backed plasterboard which is to be fixed & supported on all edges with additional noggins as appropriate & finished with 'Artex' compound or skim coat plaster as directed by the client. All timbers which are to be built in or concealed are to be pre treated against rot & infestation with an approved preservative by a specialist. The flat roofed area over part of the circulation passageway is to be 'Warm Roof' construction to comprise 100mmx38mm joists at 400mm centres covered with 22mm exterior quality plywood or chipboard decking covered with Anderson or similar approved roofing materials vapourtec base layer,'Rockslil Roofmate' 120mm thick insulation board covered with HT Elastomeric mineral coted upper layer to give 0.29Wm²K. The valley gutters between the roofs are to be pre-formed glassfibre units fixed in accordance with the manufacturers instructions. The valley gutter is to be formed in code 5 lead laid on 25mm T&G jointed boarding and flashings, soekers & secret gutters at abutments are to be in code 4 lead.

7. VENTILATION

Provide mechanical ventilation to all internal rooms, toilets & bathrooms to give 3 air changes per hour, ducted to the outside and operated from the rooms lightswitch. The fans are to have a 3 min' overun and the doors giving access to the rooms are to have a 25mm clear air space between the bottom of the door & the floor covering. Provide mechanical ventilation to the other Toilets & Bathrooms to give '5 litres per sec' extraction rate & to the Laundry Room & Kitchen to give 30 litres per sec' extraction rate. Note the fan to the kitchen should be adjacent to the cooker if not then the extraction rate is to be increased to 60 litres per sec'.

8. DRAINS

All drain runs manholes & fittings to be in marching UPVC ware complying fully with & installed in accordance with approved document H (2002) adtion of the Building Regulations & laid to self cleansing falls min' 1.80 max' 1.40. Installation to comply fully with BS8301, drains passing beneath building to have 100mm concrete surround which is to be cast integral with the floor slab. Drains passing through walls are to be properly bridged over with concrete lintel supports & a 50mm clearance is to be allowed around the pipes filled with compressible material. All sanitary fittings are to have 38mm int' dia waste pipes (min') & deep seal traps and all pipe runs are to have rodding eye access points at each change of direction. All above ground drains to comply BS5572. All drain runs, F.W. & S.W. not under a path and having less than 600mm cover are to have concrete slabs laid over as bridging on a 75mm pea gravel bed. Pipes below roadways having less than 900mm cover are to have reinforced concrete bridging over. Provide 100mm dia' UPVC vent & waste pipe where shown to terminate in a balloon finial 900mm above window/door heads (min'). Surface water drains to be in 100mm dia' UPVC ware with 150mm pea gravel surround to discharge to an existing surface water drain or soakeways as shown. The foul drains are to connected into the existing foul drains which discharge to the public sewer. All drains (new & Existing) are to be pressure tested on completion.

9. STRUCTURAL CALCULATIONS

Manufacturers calculations for the roof trusses and structural engineers calculations for the supporting steelwork (if any) are to be submitted to the Local Authorities for checking and approval prior to work relating to these items being put in hand.

10. HEATING

Heating to the extensions & the existing parts of the property is to be by a balanced flue gas fired boiler situated where shown and the new rooms & circulation areas, bathrooms, coservatory & laundry are to be heated by low emission radiators each having its own individual thermostatic control. All pipework within the roof space and in any unheated areas is to be insulated and the pipe insulation is to have a thermal rating of not less than 0.45W/m²K and a thickness equal to the outside diameter of the pipe up to a maximum thickness of 40mm.

11. DISABLED REQUIREMENTS.

The extension is to be fully compliant with part M of the building regulations to cater for the disabled.

12. LINTELS

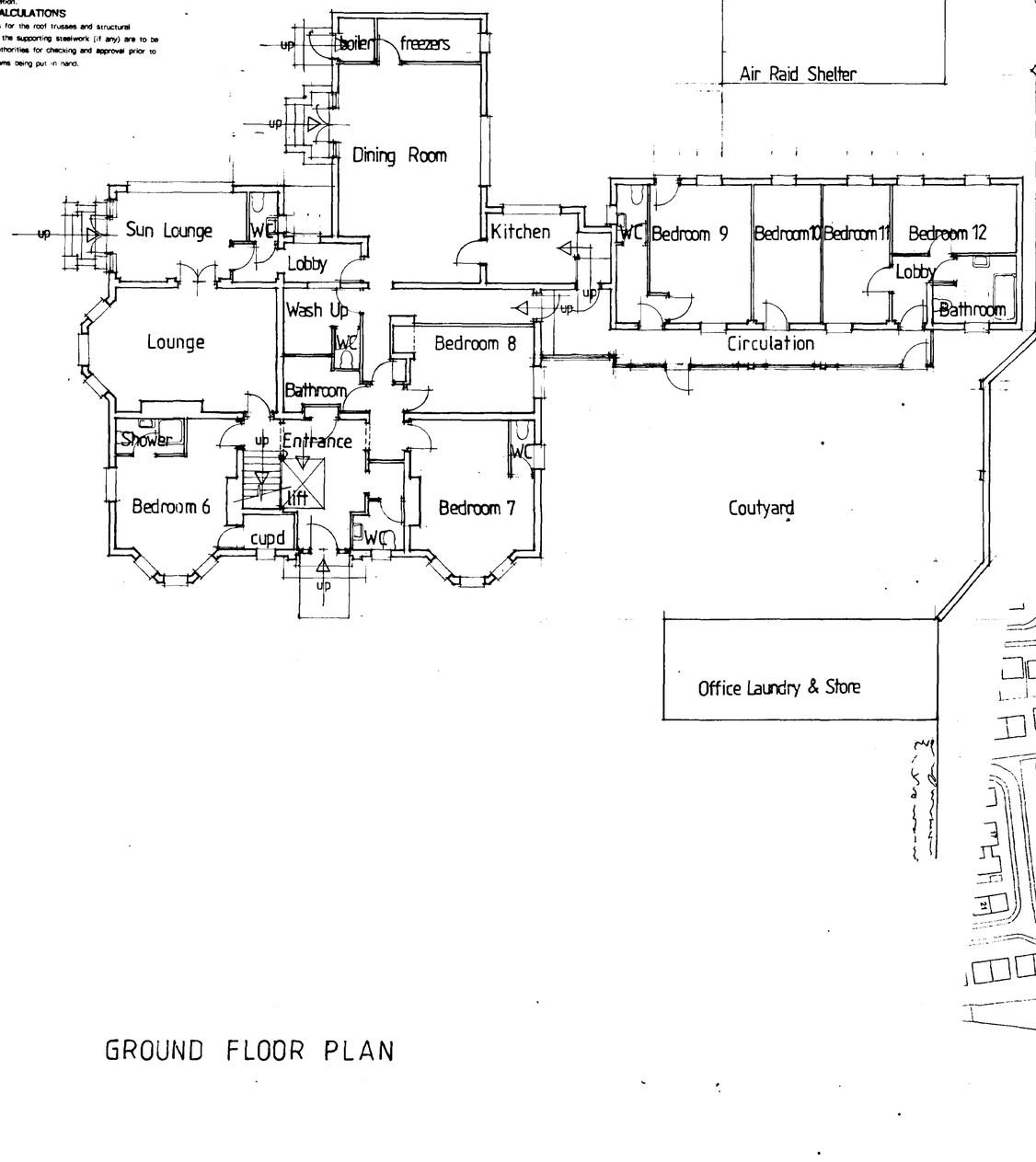
The lintels for the external openings are to be 'Catnic' or equivalent open back insulated lintels witout baseplare which meet part L of the building regulations from the amended CG/CU 50/100 range type CG50/100 for lengths up to 3.900m & type CU50/100 for l,engths up to 4.800m. All lintels are to be fixed in accordance with the manufacturers recommendations.

12. ENERGY CONSERVATION

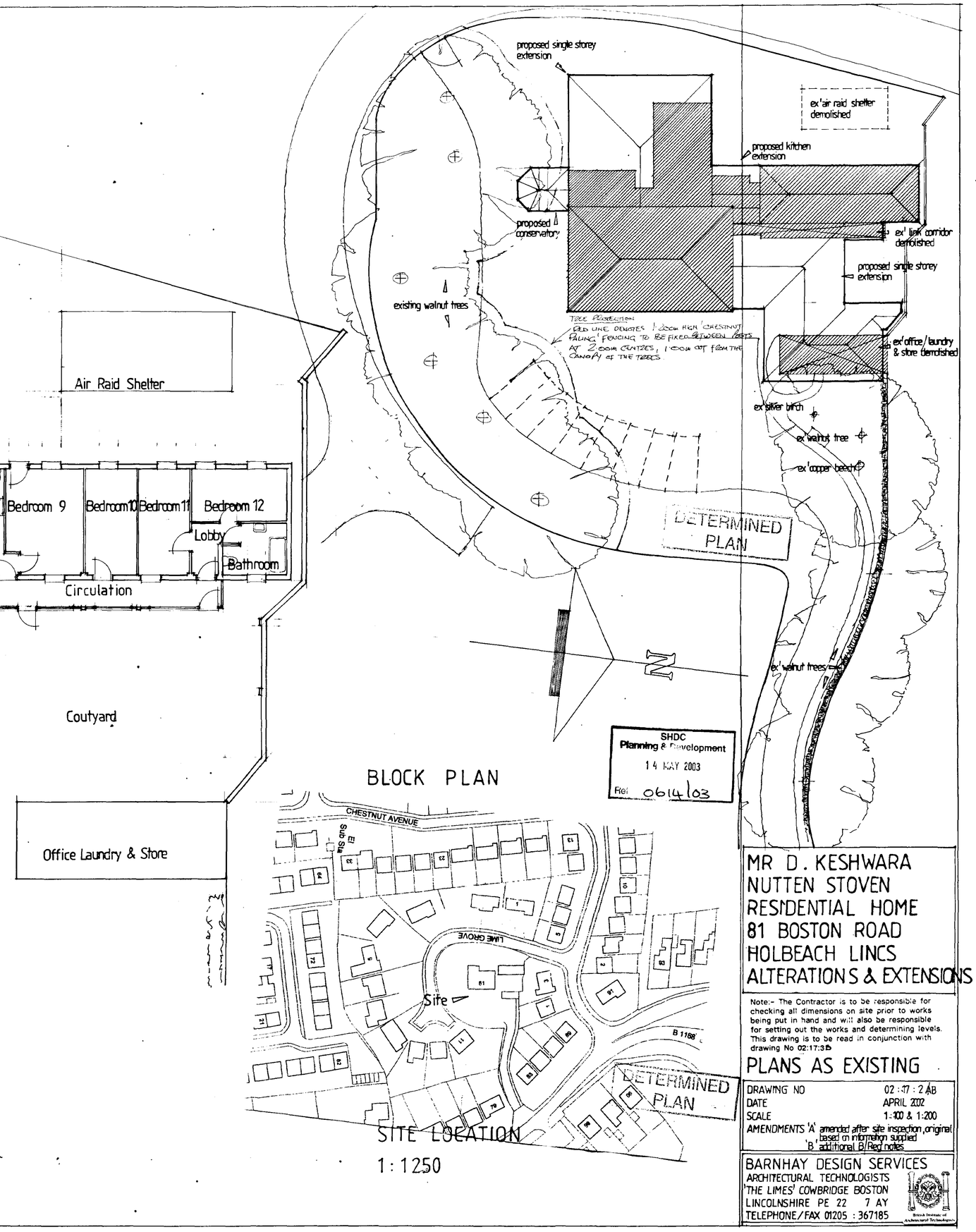
Approved low energy light fitments are to be used to all circulation areas, bathrooms& toilets,Laundry, conservatory, lounge, dining room, kitchen & any external lighting.

13. CERTIFICATES & BUILDING LOGBOOK

The general contractor is to be responsible for ensuring that all relevant certificates are provided for the testing, inspecting and commissioning of mechanical and electrical equipment installed in the premises and a building logbook and energy meters are to be provided in accordance with B/Reg's L2



GROUND FLOOR PLAN



BLOCK PLAN

SITE LOCATION

1:1250

SHDC
Planning & Development
14 MAY 2003
Ref 0614/03

MR D. KESHWARA
NUTTEN STOVEN
RESIDENTIAL HOME
81 BOSTON ROAD
HOLBEACH LINCS
ALTERATIONS & EXTENSIONS

Note:- The Contractor is to be responsible for checking all dimensions on site prior to works being put in hand and will also be responsible for setting out the works and determining levels. This drawing is to be read in conjunction with drawing No 02:17:3B

PLANS AS EXISTING

DRAWING NO	02 : 17 : 2 AB
DATE	APRIL 2002
SCALE	1:100 & 1:200

AMENDMENTS 'A' amended after site inspection, original based on information supplied
'B' additional B/Reg notes

BARNHAY DESIGN SERVICES
ARCHITECTURAL TECHNOLOGISTS
'THE LIMES' COWBRIDGE BOSTON
LINCOLNSHIRE PE 22 7 AY
TELEPHONE/FAX 01205 : 367185