

SPECIFICATION

BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS:

HARDCORE 150mm thick under all ground floors.
BASE CONCRETE 100mm thick under all ground floors.
POLYTHENE D.P.C. to all ground floor rooms.
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.

BRICKWORK: 100 BRICKS TO FORMED CURTAIN
65 CAVITY WITH 65 200mm SMALL
100 HEMLOCK TYPE V.I. BLOCKS
GALVANIZED WALL TIES 5 per square metre to cavity walls
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia. 100Y DRAIN 1:40 FALLING
SURFACE WATER DRAINS: 100 P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
STANDARD 100Y DRAIN
FIRST FLOOR JOISTS: 38 x 195 @ 100 C.C., STEELING AND BRN.
FIRST FLOOR 18mm flooring grade chipboard treated.
ROOF TIMBERS: } SEE NOTES.

ROOF COVERING: } SEE NOTES.

ROOF INSULATION 200mm fibre glass laid between ceiling joists.
CEILING: 12.5 mm plasterboard and skim
RAINWATER: TO SURROUND 5.0 M. FROM BUILDING

GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder
copper. Feed or storage tanks plastic.
WINDOWS AS SHOWN. ONE DOUBLE GLAZED
DOORS. Exterior pattern WITH 12mm AIR GAP.
Interior pattern.

Front door 838mm wide remainder 762mm wide
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS: to bathroom, kitchen and toilet
INTERIOR SILLS: Wood window boards to all other rooms.

ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: WINDOW BLINDS LEAVE TO GIVE 40mm FLARE FROM
LINTELS: 2-6. 115.
MILD STEEL ANCHOR STRAPS.
SEE NOTES.

FITTINGS AND FINISHES

SANITARY FITTINGS:

SHOWER:

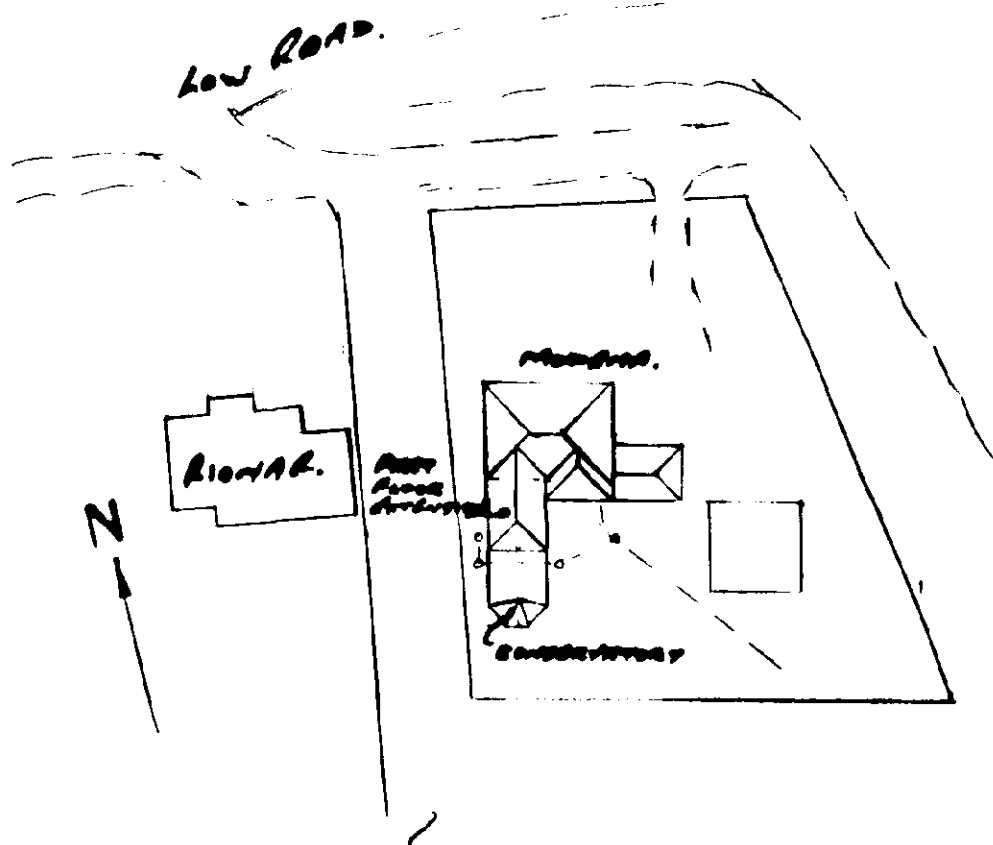
BATH:

LAVATORY BASIN:

W.C.'s:

SINK

Fit 75 deep seal traps to all appliances.
Fit 40 dia. waste to sink.
Fit 32 dia. waste to basin with under 1.7m. run.
Fit 40 " " " 1.7m to 33.0m. run.
Fit rodding eyes to all pipe work at any change
in direction of drain run.

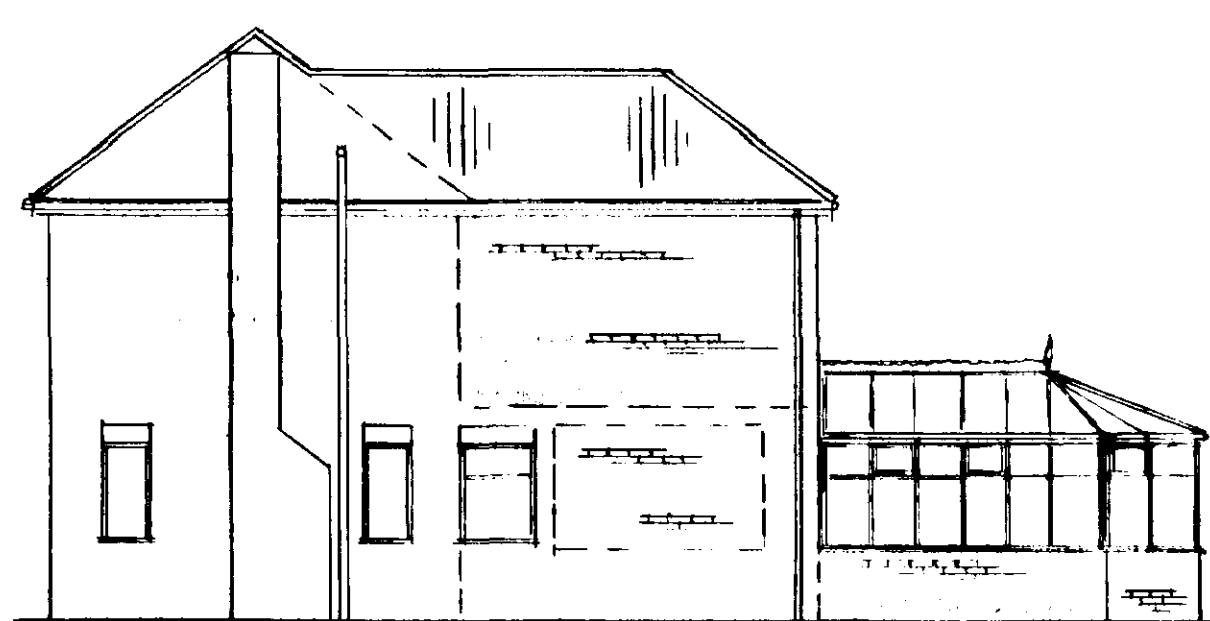


BLOCK PLAN 1:500

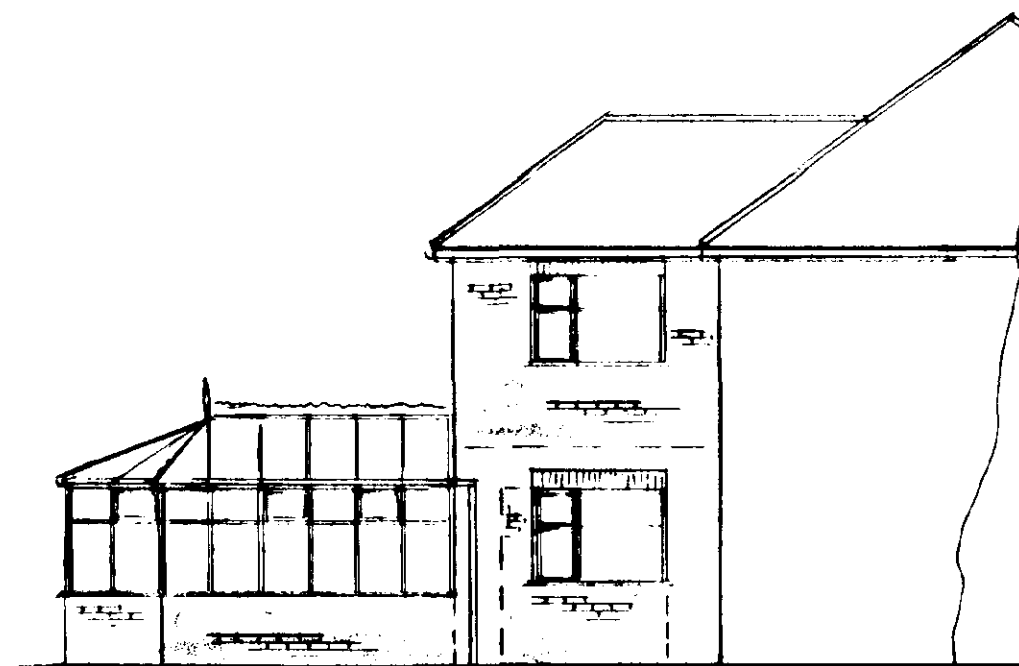
CONTRACTORS
MUST VERIFY ALL
DIMENSIONS ON
SITE BEFORE
COMMENCING WORK



S. ELEV.



W. ELEV.



E. ELEV.

ROOF :- Pitch to match existing.
Clad with concrete small plain tiles, to match existing, on 38 x 50 tinned battens and
felt. 25 x 175 Ridge board. 38 x 225 Hip Rafters, 50 x 100 Rafter and Ceiling Joists @
450cs. 50 x 150 Binder with 50 x 100 vertical hangers at 1800cs. max. 50 x 100 wall
plates.

Insulate main roof area with 200 fibreglass.

Vent roof by 10 continuous gap or equiv., built in at eaves. Fit vermin guards.

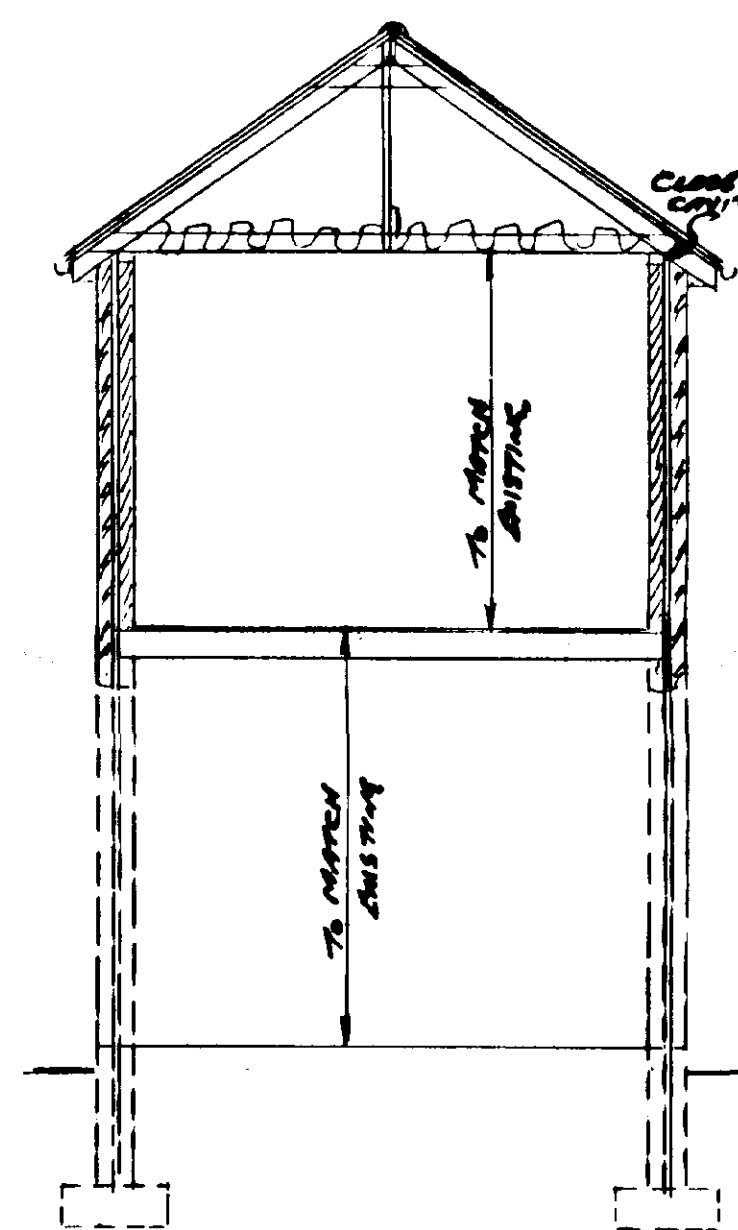
LATERRAL SUPPORTS :- 5 X 30 X 1000 Lamin. gals. at 1800cs where roof rafters, ceiling
joists and floor joists run parallel to external walls. Fix to min 3 members with noggin between.
Also fix vertically to wall and plates at 1200cs.

CEILING :- to be 12.5 plasterboard and skins. Plasterboard edges to be supported by
noggin.

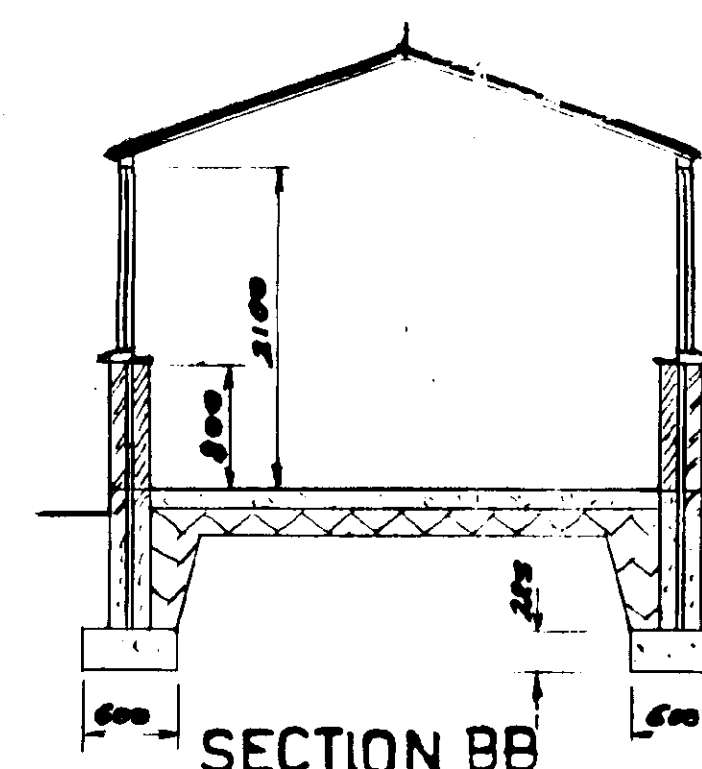
WALL TIES :- to every block course alongside all openings.

DRAINS :- Drains passing through foundations to be protected by concrete lintels over,
leaving 50 space all round pipe, mask opening both sides with rigid sheet material. Drains
passing under floors to be encased in min 150mm concrete. Main drain run to have 150
pes gravel surround.
Fit balloon type guard to open end of V.P.

INSULATED D.P.C. :- To all external openings to 0.45/m.K.
Use THERMABATE preformed cavity closer or similar.



SECTION AA



SECTION BB

CONSERVATORY :- To be specialist designed UPVC structure with triple
polycarbonate roof sheets, erected on cavity brickwork dwarf walls.

INSULATED LINTELS :- Ensure cavity insulation is brought down to, and on to lintel.
Also that lintel has insulation through middle of it. Provide all external lintels with a
flexible D.P.C. to BS5628, which should extend to the edge of the front toe and at least
100mm beyond ends, form weep holes at toe of lintels.

DRAUGHT STRIPPING :- All window opening lights and door frames to have draught
stripping fitted. Loft hatch covers also to have sealing around.

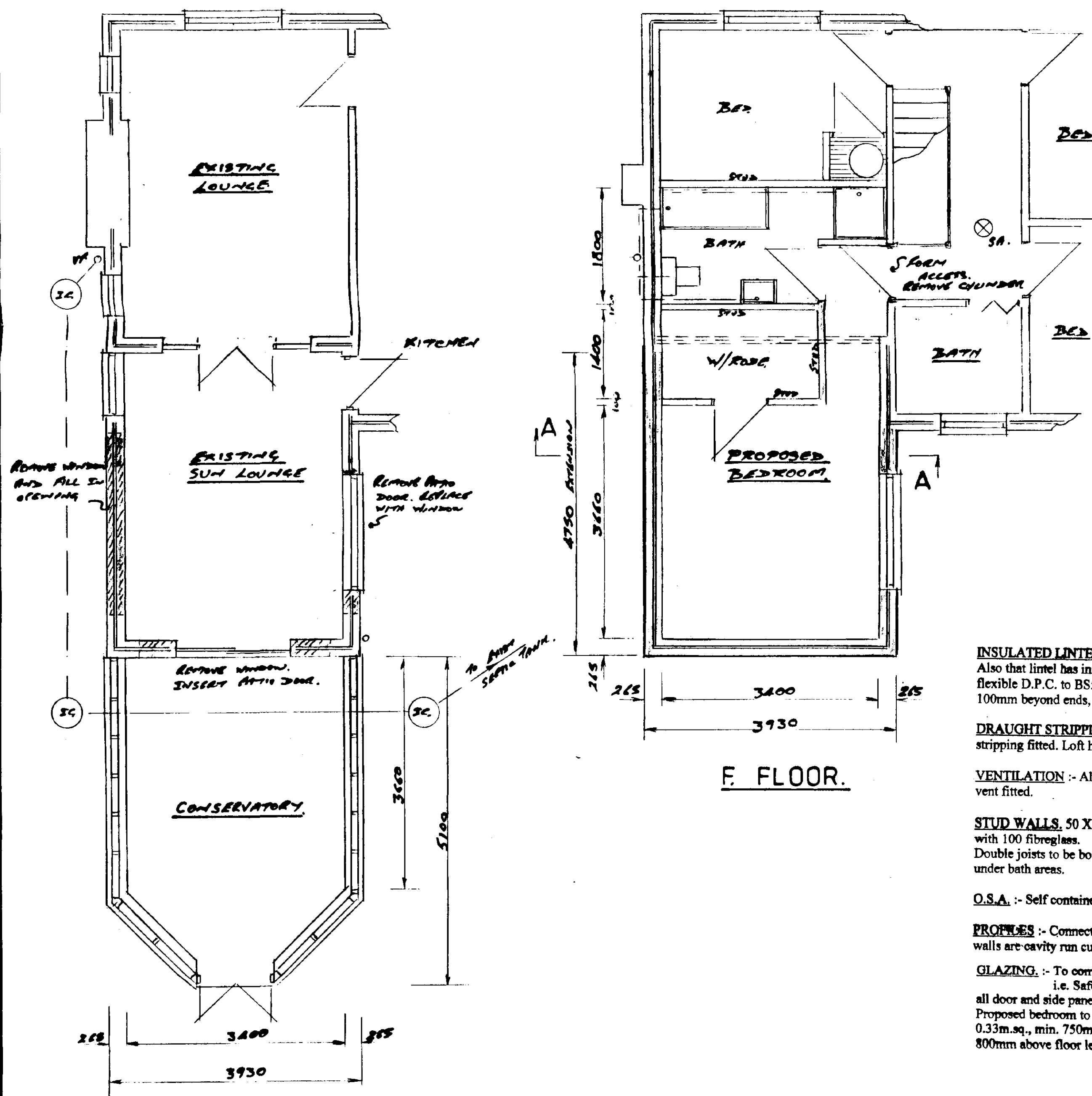
VENTILATION :- All habitable rooms to have a 8000mm secure and controllable trickle
vent fitted.

STUD WALLS, 50 X 100 studwork. Clad both sides with 10 plasterboard and skim, infill
with 100 fibreglass.
Double joists to be bolted together under stud walls running parallel with floor joists and
under bath areas.

O.S.A. :- Self contained smoke alarm on own circuit at distribution board. Interlocked.

PROMISES :- Connect new walls to existing using Firfix profiles or similar. If existing
walls are cavity run cutter down to form gap to prevent cold bridge.

GLAZING :- To comply with approved document N & BS 6206.
i.e. Safety glass to all window areas below 800mm from floor level, and to
all door and side panel areas below 1500 from floor level.
Proposed bedroom to have opening window with unobstructed openable area of min
0.33m.sq., min. 750mm high x 435mm wide. Bottom of opening to be max 1100 and min
800mm above floor level. (Fire escape window.)



F. FLOOR.

SCALE 1:100 & 1:50.
DATE SEP. 01.
REVISED
DRAWING No.

PROPOSED EXTENSION FOR:- MR. D. BERGIN.
AT:- MODENA, LOW RD, SPALDING.

J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 01205 290307

