

C.D.M. SUPERVISOR

The builder/contractor may need to appoint a C.P.M. planning supervisor before commencing work.

GLAZING

All new glass within 800mm at floor level (1500mm at doors and within 300mm of floor sides) to be either laminated or toughened safety glass.

INSULATED PITCHED ROOF

INSULATION BETWEEN RAFTERS AND U/L VALVE (S AND T/S)

Specifications as specified on plan all fixed to manufacturers specification on 38mm x 25mm battens on TYVEK or similar proprietary breathable roofing felt on 150mm x 50mm rafters at 400mm centres with 100mm thick CELOTEX insulation (OR A120) between rafters and fix proprietary 25mm thick CELOTEX (2.5m) under rafters and skim finish TYVEK proprietary breathable felt fixed to manufacturers specification/details. NOTE: Use 12.5mm Duplex plasterboard if under rafter insulation and plasterboards are separate. Also fix aluminium foil tape to all joints between boards prior to fixing Duplex plasterboards.

DORMER WINDOWS SUPPORTS/SLINTELS

Fit 2 No/100mm x 50mm timber posts each side of new windows and fit 2 No/220mm x 30mm timber trusses over -

PLUMBING

To be to Water Authority Regulations. Lag all new pipes. Provide deep seal traps to all new waste pipes and fit admittance valves to any waste pipe exceeding 3.000m long.

CELLINGS TO ROOF STRUCTURE

300mm thick glasswool or rockwool insulation fixed with 100mm thick insulation between trusses/girts and with 200mm insulation laid across trusses/girts) 12.5mm Duplex plasterboard and skim.

REAR KITCHEN/FAMILY ROOM WINDOWS

Fit 4200mm x 2100mm with 1800mm wide double doors while UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level on door sides.

1ST FLOOR JOISTS

Fit 170mm x 50mm joists at 400mm centres.

DORMER ROOF TIMBERS

Fit 100mm x 50mm rafters at 400mm centres.

BATTENS FOR 1ST RAFTERS FOR 1ST AND 17.5° ROOFS

Fit 170mm x 50mm rafters at 400mm centres.

FLASHINGS

Provide 100mm high code 4 lead flashing and sealers where appropriate.

PASGLIA AND BARGE BOARDS

Fit 200mm deep approved UPVC white fascia and barge boards.

1st FLOOR CONSTRUCTION

22mm thick V313 grade wycrope on floor joists as specified on plan on DPC's on 112mm brick.

HEATING APPLIANCE (SOLID FUEL)

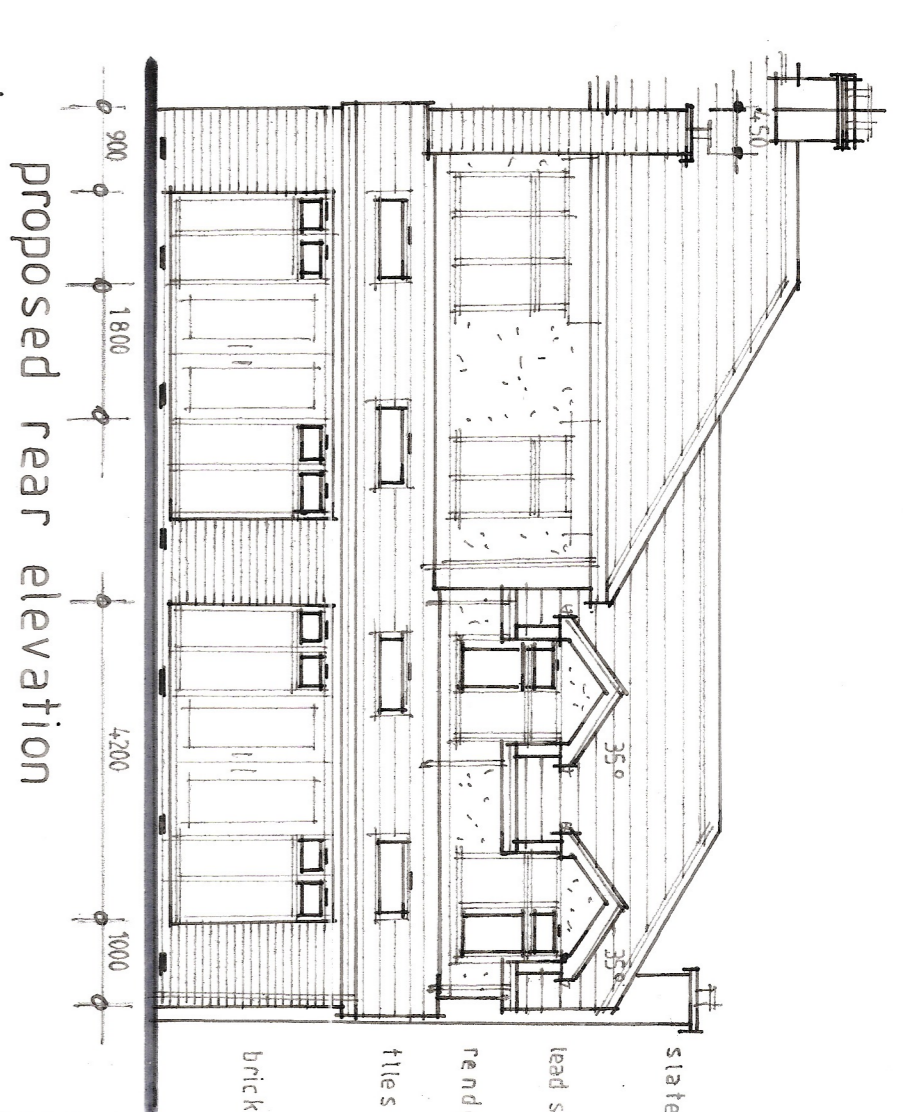
Provide/fit new solid fuel free standing approved appliance. Provide 125mm concrete hearth under appliance and to be 300mm minimum projection in front of appliance. 550mm KW rating of appliance, minimum. Multifuel appliance to have flue sized to accommodate burning fuel that requires largest flue (200mm minimum dia.). Fluepipe to be cast iron complying with BS4119(1976) or vitreous enamelled steel pipe BS6993:1889(1996). Provide factory made metal chimney to BS4543.

NEW CHIMNEY FIREPLACE

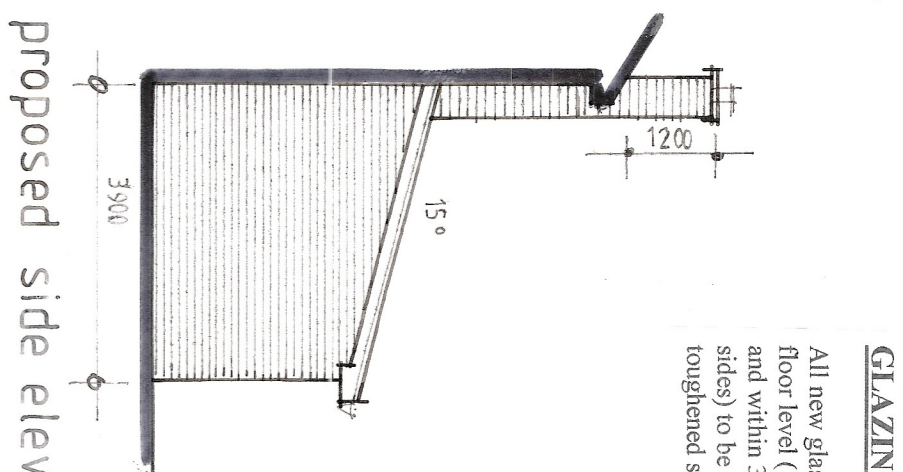
Build up new chimney with bricks, concrete block or stone as specified and build in property 200mm diameter clay flue liners to BS EN 1457:1999 (or clay pipes to BS 65:1991 (1997) or concrete flue liners to BS EN 1857(6:18) January 2001).

CHIMNEY TERMINERS

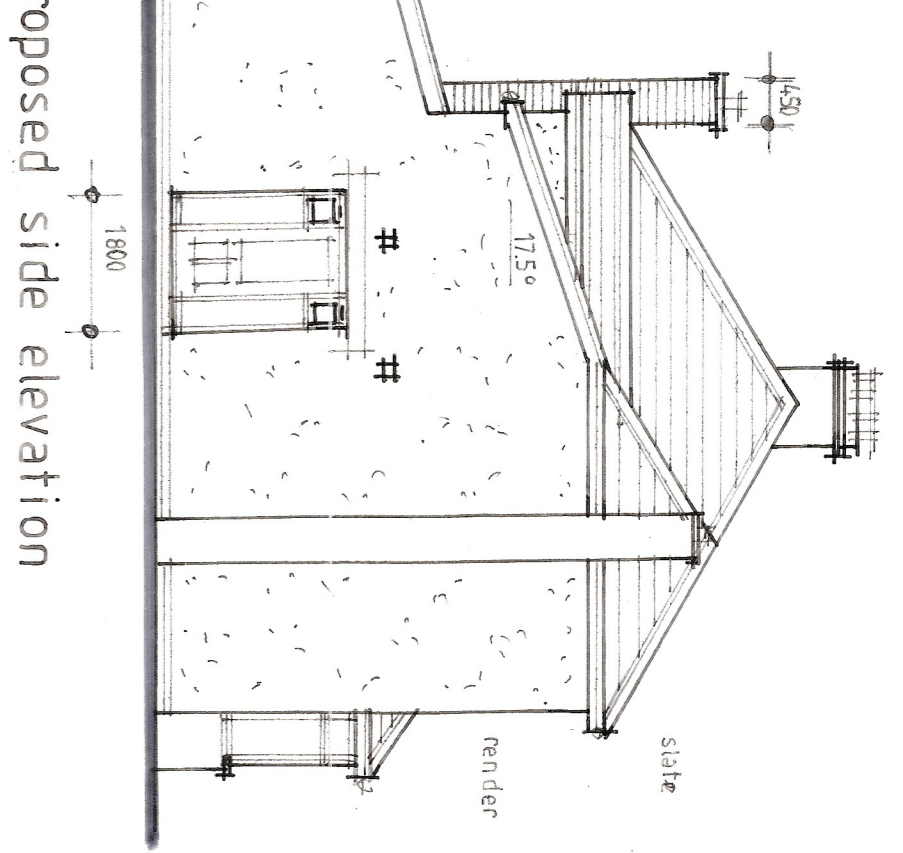
All new joists/rafters kept minimum from chimneys/chimney breasts.



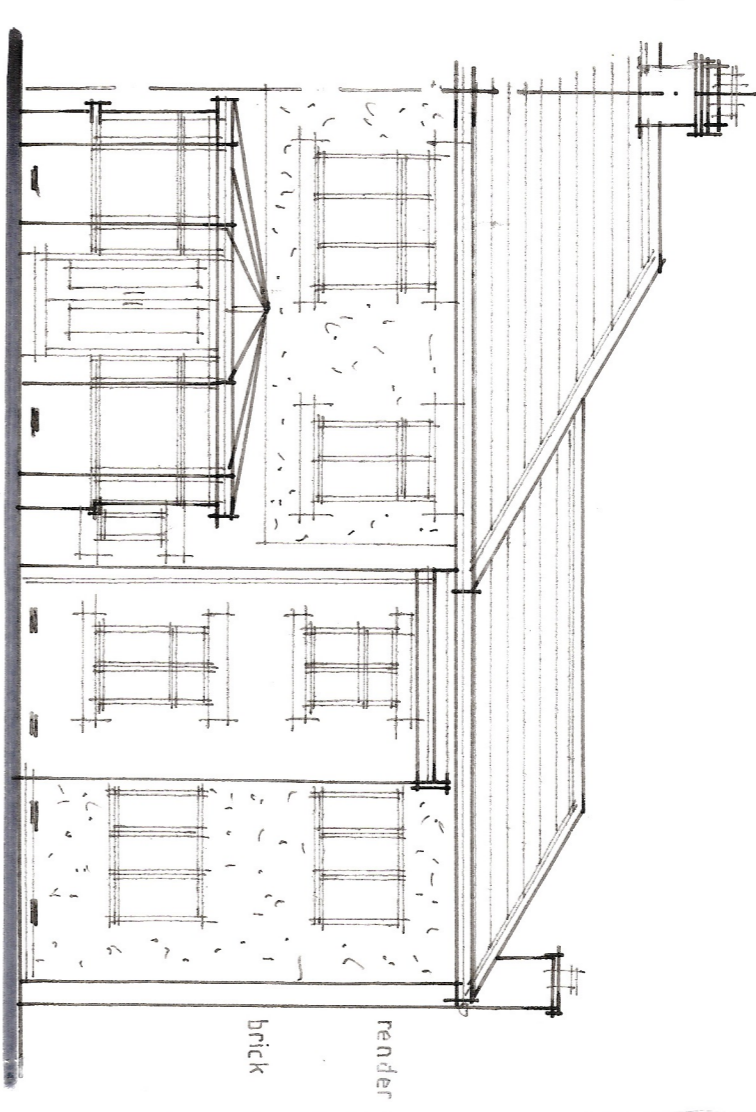
proposed rear elevation



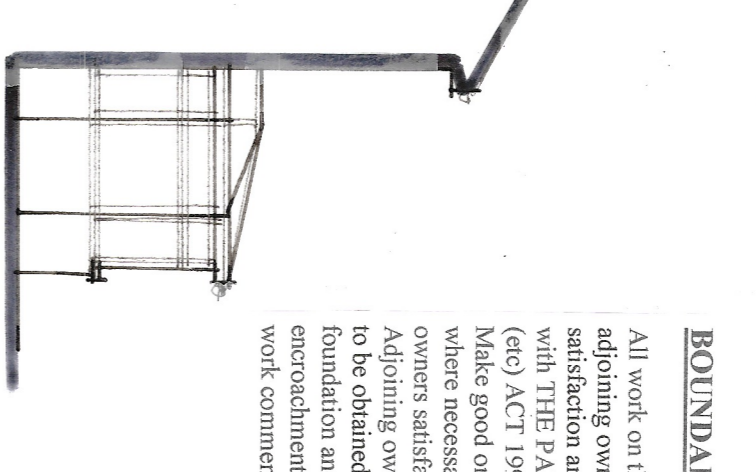
proposed side elevation



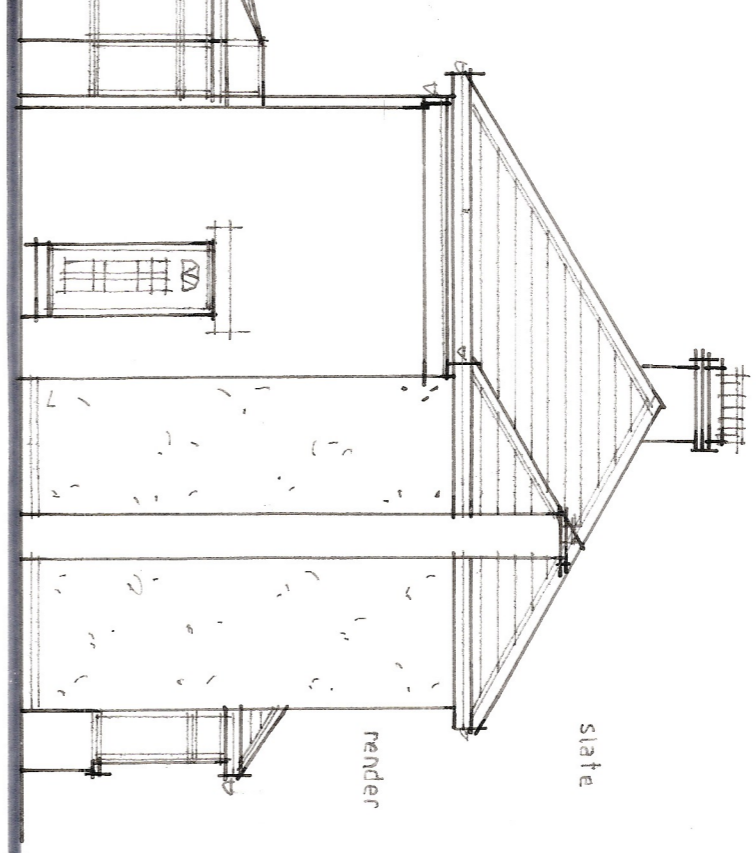
proposed side elevation



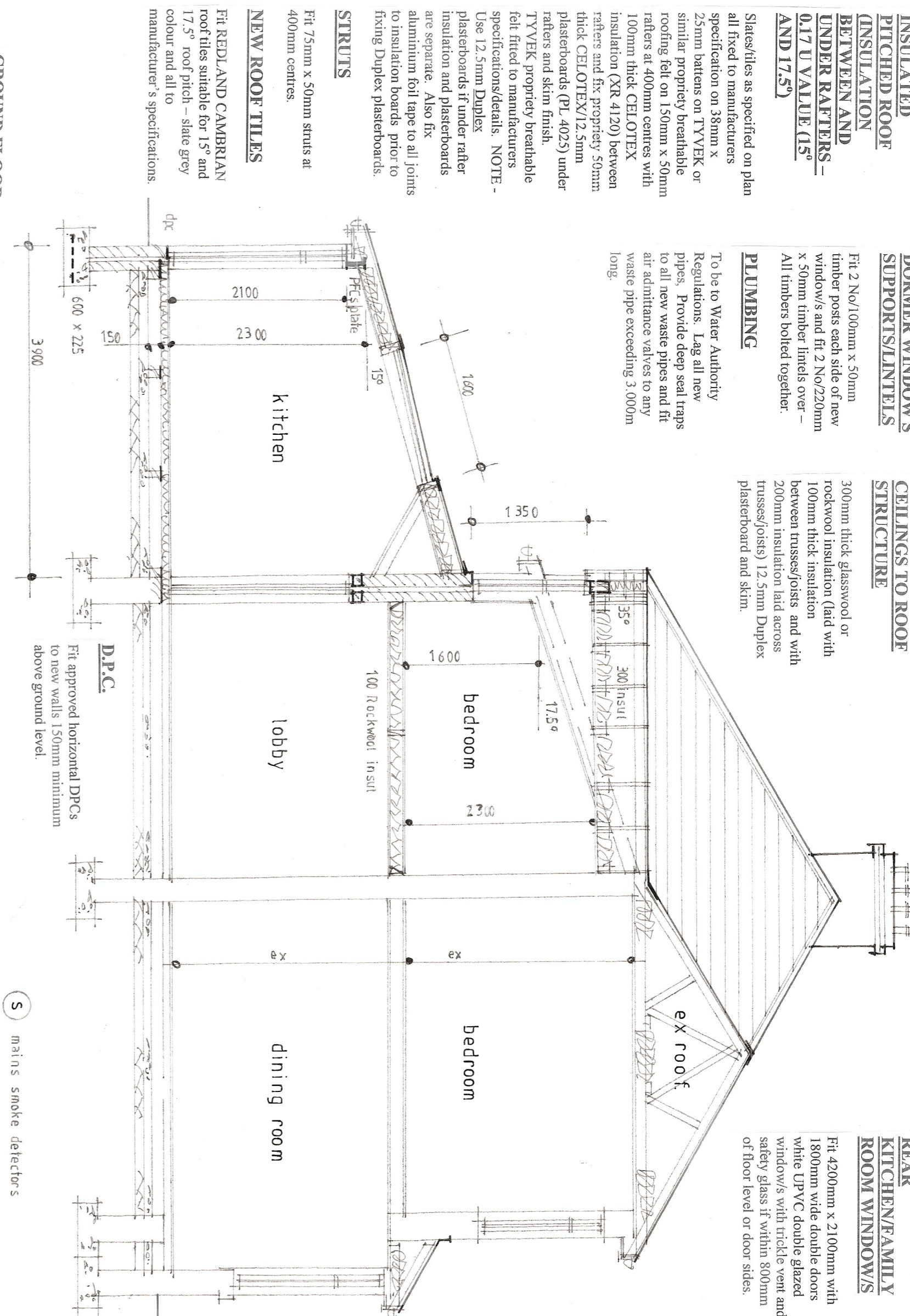
existing rear elevation



existing side elevation



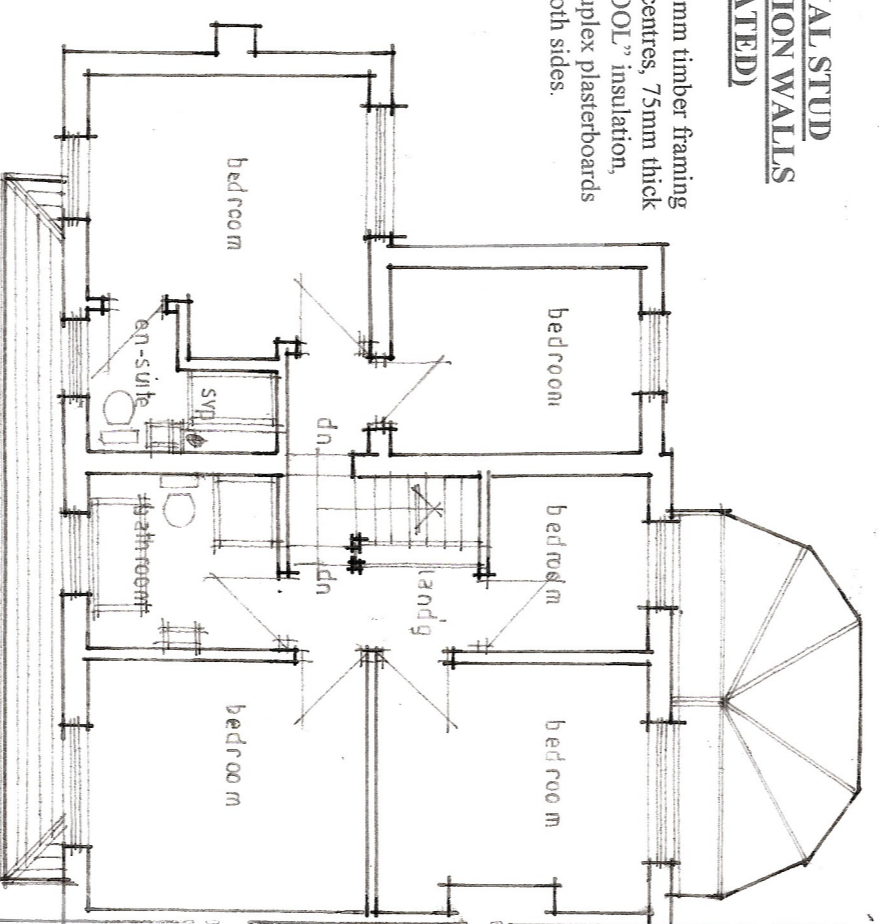
existing side elevation



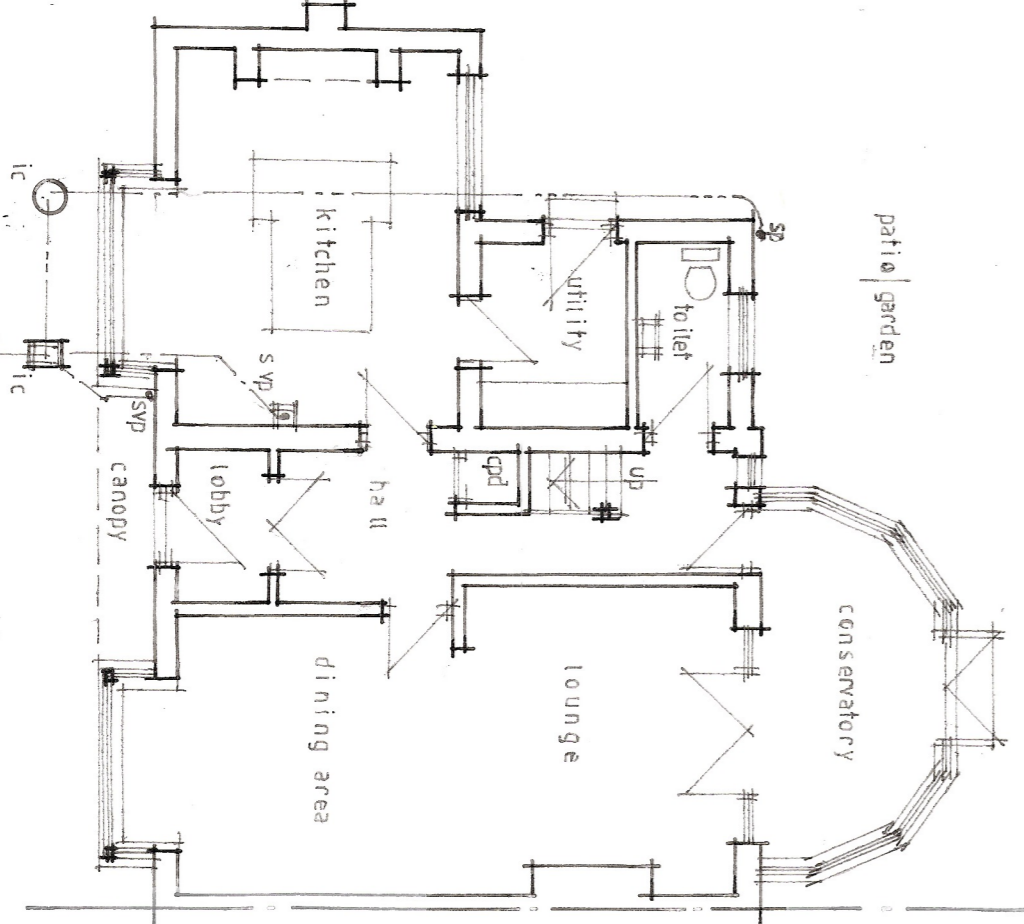
section a-a

INTERNAL STUD PARTITION WALLS (INSULATED)

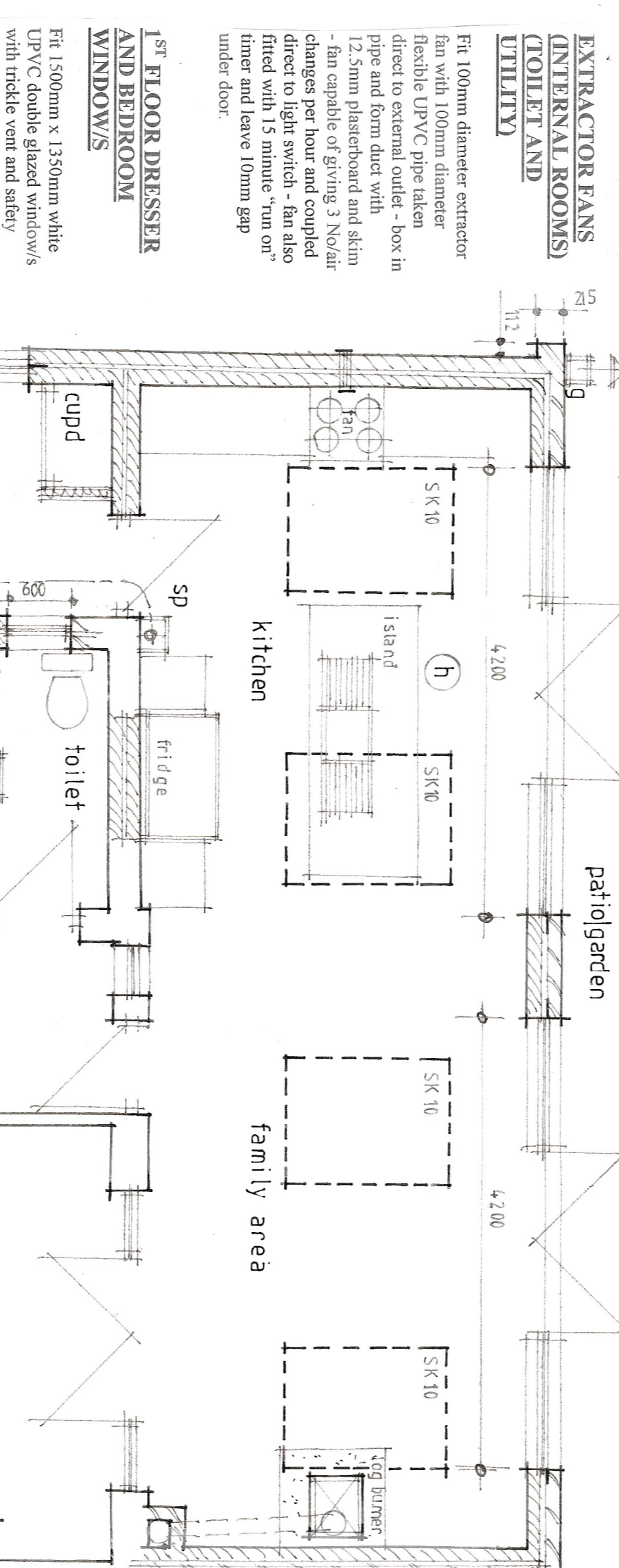
75mm x 50mm timber framing at 600mm centres, 75mm thick "ROCKWOOL" insulation, 12.5mm Duplex plasterboards and skim both sides.



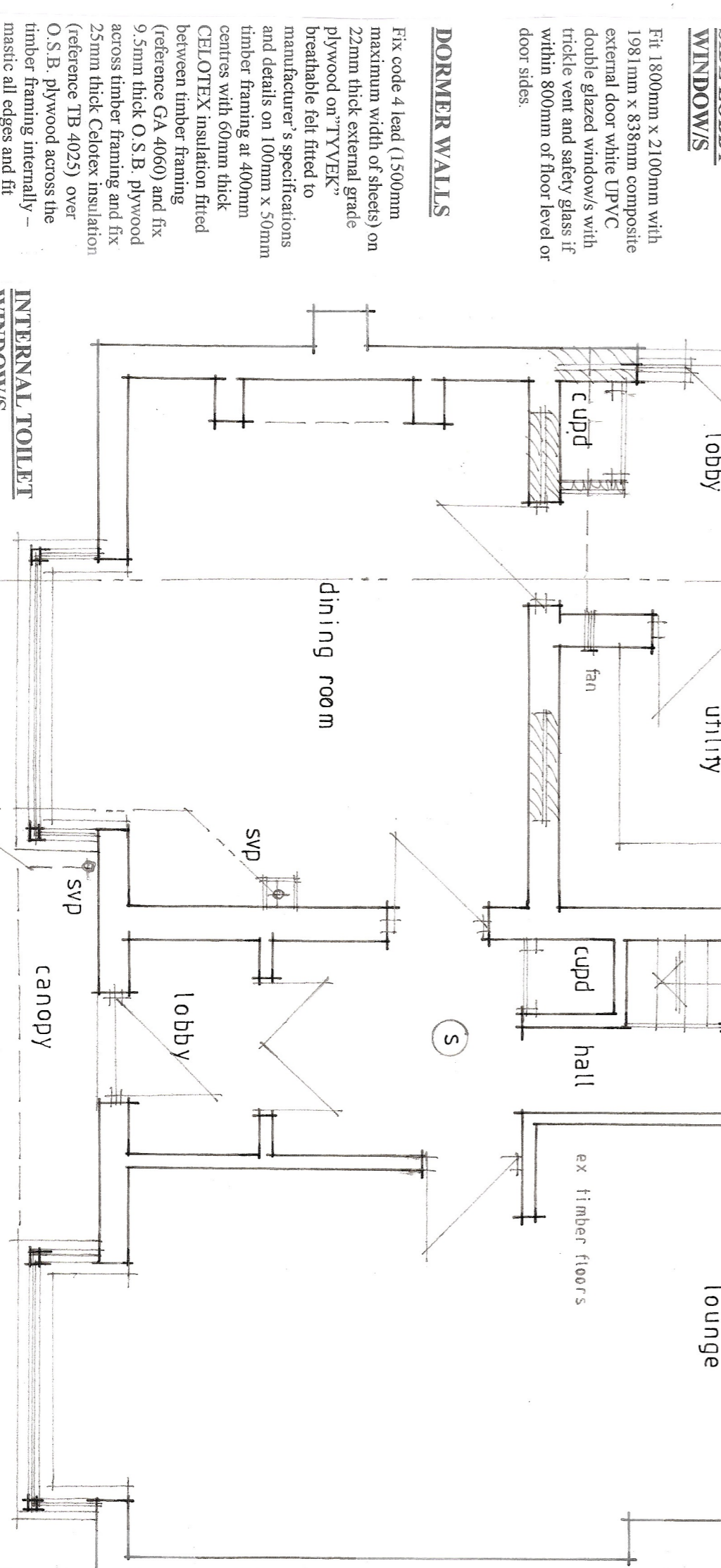
existing 1st floor plan



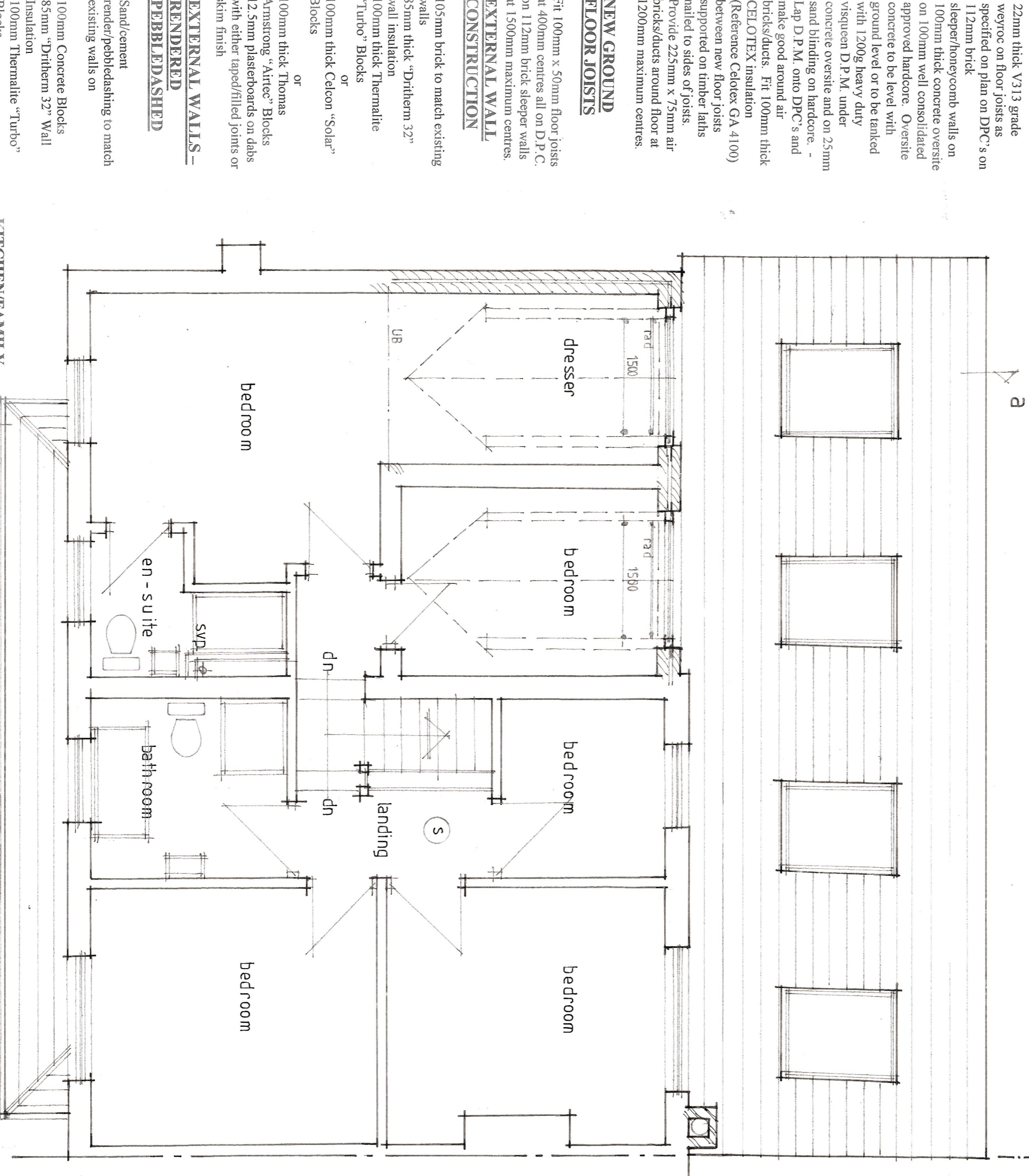
existing ground floor plan



proposed 1st floor plan



proposed ground floor plan



proposed 1st floor plan

DORMER WALLS

Fix code 4 lead (1500mm maximum width of eaves) on 22mm thick external grade plywood or "TYVEK" breathable felt fixed to manufacturer's specifications and details on 100mm x 50mm timber framing at 400mm centres with 60mm thick CELOTEX insulation fixed between rafters and fix reference CA 4060) and fix 9.5mm thick O.S.B. plywood across timber framing and fix O.S.B. plywood across the timber framing internally - mistake all edges and fit aluminium foil tape over all plasterboards and skim OR use CELOTEX proprietary insulation boards (reference: PL 4025) combined.

EXTRACTOR FANS (INTERNAL ROOMS) (TOILET AND UTILITY)

Fit 100mm diameter extractor fan with 100mm diameter flexible UPVC pipe taken direct to external outlet - box in pipe and form duct with fan capable of giving 3 Nm6/6ft changes per hour and compiled direct light switch - fan also fitted with 15 minute "run on" timer and leave 10mm gap under door.

1ST FLOOR DRESSER AND BEDROOM WINDOWS

Fit 1500mm x 1350mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

SIDE LOBBY WINDOWS

Fit 1800mm x 2100mm white external door while UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

INTERNAL TOILET WINDOWS

Fit 600mm x 750mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

NEW ROOF TILES

Fit RED AND CAMBRIAN roof tiles suitable for 15° and 17.5° roof pitch - slate grey colour and all to manufacturer's specifications.

GROUND FLOOR-TIMBER CONSTRUCTION

22mm thick V313 grade wycrope on floor joists as specified on plan on DPC's on 112mm brick.

EXTERNAL WALL CONSTRUCTION

100mm brick to match existing walls with 100mm thick "Thermalite" "Truck" Blocks or 100mm thick Celcon "Solar" Blocks or 100mm thick Thomas Asbestos "Aire" Blocks 12.5mm plasterboards on studs with either unspecified joints or skim finish.

EXTERNAL WALLS-RENDERED PEREBLEDASHED

Sand/cement render/pneumatically applied existing walls on 100mm Celcon Blocks 85mm "Diplomat 32" Wall Insulation 100mm "Thermalite" "Turbo" Blocks or 100mm Celcon "Solar" Blocks or 100mm thick Thomas Asbestos "Aire" Blocks 12.5mm plasterboards on studs with either unspecified joints or skim finish.

KITCHEN/FAMILY ROOM VELUX WINDOWS

Fit 600 SK10 - 1600mm x 1140mm double glazed velux windows with proprietary flashings and sealers all round.