Outline Specification Plots 1 & 2

Any reference to specific manufacturers shall also mean :–
'or equal and approved'.
The term approved shall mean :–
'approved in writing by M.John Crowther & Associates'.

Roof Construction (Including lower roofs).

Concrete ridge tiles on interlocking concrete tiles to match existing dwelling on 25x50mm SW battens, on one layer Tyvec roofing felt to BS 747, on standard, girder & diminishing gang nail trusses at 600 crs spiked to 50x100 SW wallplates. Existing rafters hung off girder truss. Provide 2No 50x100 ceiling binders and 50x100 chevron binders to each roof slope.

Provide 600mm of bituminous felt at eaves level

Form ceilings with 12.5mm foil backed plasterboard and 3mm plaster, skim with all joints taped and filled.

Insulate all flat areas with 200mm + 200mm fibreglass insulation quilt in 2 layers 1 bewteen the joists, 1 over the joists at 90deg
Increase insulation to existing loft as described above

Contractor to ensure a min. 50 mm. air gap between the insulation and roof covering, for cross ventilation purposes.

Form Bargeboards and Fascias in white PVCu and line soffits with PVCu to match existing. Provide 25mm continuous patent eaves ventilation with fly screens to all air gaps . Provide proprietary ventilation tiles at max. 6000mm centres to provide roof ventilation area equal to not less than 0.03% of roof plan area.

All valleys & flashings to be 1.8 mm. lead. Lead soakers to be provided to abutments & to comply with BS 1178. Provide one additional layer of roofing felt to run down full length of all valleys.

External Wall Construction.

Fl qual clay face brickwork and plain face render on 7Kn dernse concrete blockwork weather skin 125mm clear cavity insulated with 75mm Kingspan Kooltherm insulation, 100mm medium dense 7Kg pumice blockwork inner skin finished in 16mm render and set to provide 0.22 W/sq.m K. max U value.

Tie skins together with stainless steel, solid, vertical twist type ties at 450crs vertically, but 225mm crs where adjacent to openings and 750crs horizontally. Provide additional ties at 300 crs commenceing at eaves for full length and parallel to gable the gable ladder.

Provide patent I.G. galvanised steel lintels to all openings with a min 150mm end bearing.

Provide Hyload stepped and insulated vertical DPCs to head, jamb and cills of all external openings. With stepped DPC. cavity trays to all places where lower roofs adjoin cavity walls.

Provide 10x75mm patent UPVC weep holes at 900mm c/c at floor levels & at all external lintels & cavity tray situations.

Close head of all cavities with 9mm monolux to form fire stop.

Provide lateral restraint to full perimeter of the building at 1800 c/c at first floor, ceiling and roof level with 6 x 50mm galv. MS straps, built into walls, turned down into cavities and securely fixed to floor, ceiling joists, rafters, etc.. Where straps are sited at 90ø to joists rafters, etc. carry over & fix to 3no. joists with solid blocking under.

Internal Wall Construction.

Ground floor walls to be 100mm medium dense concrete block work finished in 16mm render and set.

Ground Floor Construction.

Floor finish on 65 sand\cement screed on 1000 gauge Visqueen DPM on 120 Kingspan Thermaflor insulation on 150 C35 oversite concrete once reinforced with BRC fabric mesh on 1200 gauge Visqueen DPM on 50 sand blinding on 150min clean well consolidated hardcore fill.

Foundations.

Depth and detail subject to local authority requirements and site conditions, but generally 300x600 Gen 3 strip concrete footings at 1000 min depth to top of concrete.

Radon Gas Protection (subject to L.A. comfirmation)

1200 gauge Visqueen DPM with all joints taped and sealed laid continuous with stepped cavity DPC to form radon gas protection layer. The Visqueen to be carried across cavities at party walls to maintain protection

Fire and sound Barriers

Provide patent fire barriers incorporating Dpc,s around full perimeter of dwellings horizontally at head of all external and party walls including full lenght of gables.
Provide patent fire and sound barriers incorporating Dpc,s for the full vertical height of the dwellings at party wall and external corner position.

Drainage.

FW drainage to be 100\150 UPVC pipes to BS 4660 with patent flexible joints, laid to fall a max. 1:40. Bedded and surrounded in 150 granular fill, and connected to existing FW drainage

Provide RC Lintol over all Drainage passing through external walls. seal anti vac traps to bath, sink, showers and whb's. Connect to Provide 100mm wastes to W.C.'s and 40mm wastes with deep drains via S&VP, stub stack or sealed access back inlet gullies.

All gullies to be roddable.

All stub stacks to be fitted with "Dergo" air–admittance devices.

Main S&V stack to be carried up direct to external air via vent tile.

Provide 100mm gutters to match existing with dia 75 down pipes discharged direct into water butts at each downpipe with overflow connected to SW drainage system.

SW drainage to be 100 upvc pipes to BS 4680 as above and to discharge into soakaways The exact size, design and location of soakaways to be agreed on site with LA building control and engineers following percolation tests

Heating Appliances, Flues, Ventilation, & Fire Alarms.

Hot water and space heating to be provided by low pressure hot water central heating system fed by existing boiler. All radiators to be fitted with thermostatic valves and complete with interlinked programmers and room stats. Hot water and central heating systems to be separately programmed. NB any new boiler must have a Sedbuk rating of 91%, be installed and commissioned by a Gas–Save registered plumber who will provide the building owners with detailed on site instructions on the use and operation for the boiler together with all the manufacturers manuals and instructions
Upon completion of the works a registered plumber will issue the appropriate certificates in respect of the boiler and gas installation

All· baths, WBH's and sinks to be fitted with restrictor taps

The hot water system and any cylinders will be designed, constructed and installed to·resist the effects of temperature and pressure

Any hot water cylinders will incorporate suitable precautions to prevent the stored water exceeding 100degC and fitted with a safety discharge device taken to a safe visible discharge point

The hot water supply to any bath must not exceed 48degC

All baths and WC flushing tanks will be of the low capacity type

An energy rating notice will be fixed adjacent to the boiler

Any Velux solar powered hotwater cylinders if fitted to be factory insulated with PU foam All hot and coldwater pipes in ducts, floor voids or roof spaces to be insulated with Armourflex insulation of a thickness equal to the o/d of the pipe.

Automatic mechanical ventilation to be fitted to all En–suite, Bath and shower rooms, to provide 15 litres/sec; and all Kitchens and Utility Rooms to provide 60litres/sec. All ducted direct to external air and indicated thus (VM)

Automatic mechanical ventilation to be fitted to windowless W.C's. to provide 15lts\sec with 15minute over–run and 10mm air circulation gap under doors.

All electrical fittings to be installed in a zone 450 min and 1200 max from finished floor level.

NB 100% of light fittings must be low energy
A smart meter must be fitted at the incomimg main position
The central heating system to be fitted with a slow start room stat
All fridge's and freezer's must be A+ rated
All washing machine's and dish washers must be B+ rated

THE ELECTRICAL INSTALLATION MUST BE CARRIED OUT COMPLETE BY A NIC EIC REGISTERED ELECTRICIAN UNDER THE COMPETENT PERSONS SCHEME.

The Electrician will issue the appropriate BS 7671 electrical inspection certificate upon completion of the works

Provide 225x225 non–closeable ventilators in living room and utility room.

Provide mains electrically–operated, self–contained inter–linked smoke/heat alarms with battery back–up in positions shown on plans to comply with BS 5446 and indicated thus (SD) (HD) *carbon monoxide monitors shown thus* (CO)

Fire suppression system to specialist design and detail. Sprinkler heads shown thus (SP)

Provide total background ventilation of at least 152500 sq MM. provide an undercut equivalent to 7600 sqMM under all internal doors.

Timber, Joinery and Glazing.

All structural timber to be C24 grade and stamped accordingly.

All timber to be pressure impregnated with Celcure, Protim, or Tanalith.

All Windows to be high performance double glazed white PVCu side hung sash windows to match existing complete with secure trickle vents of not less than 8000 sq.mm. and finished with white and fitted with friction hinges,restrictor stays and lockable handles.

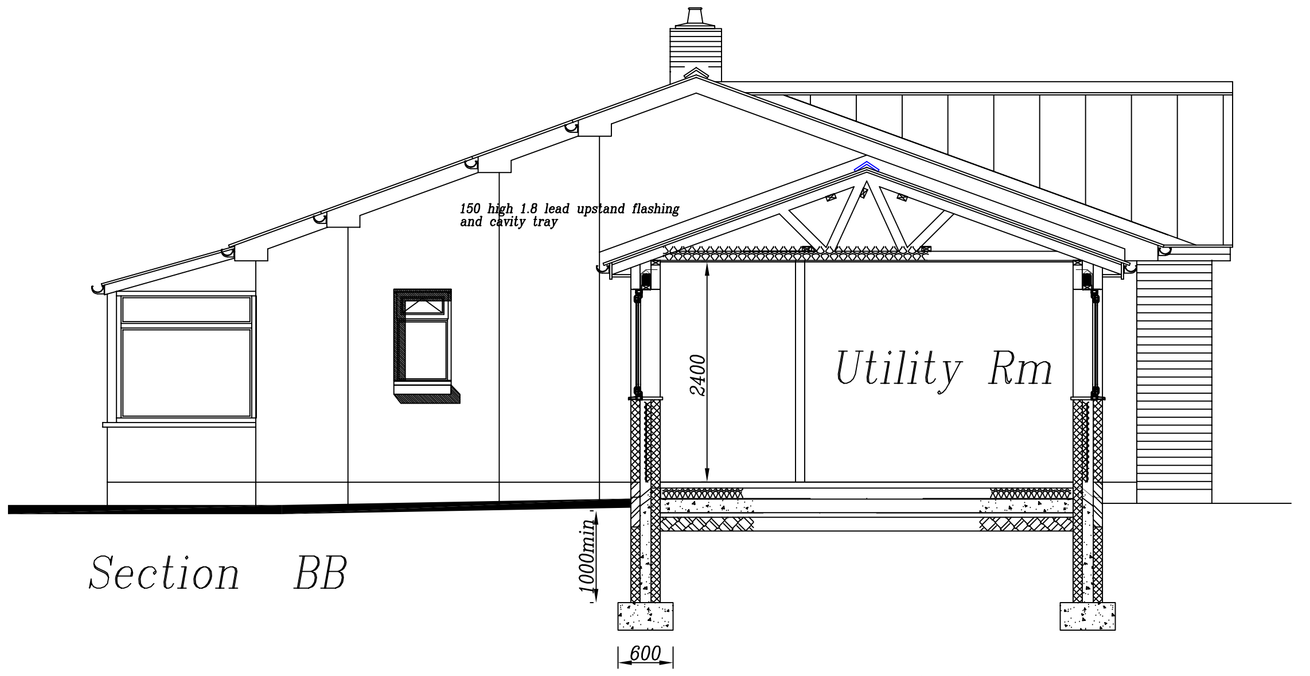
Provide each room with opening lights to not less than 1/20th of the floor area of each room.

Provide escape window to all upper floor habitable rooms 600x1050 high min and 1050 max to cill from floor level

All external doors & windows to be set back from face of building to provide 100mm external reveal.

All windows to be double glazed. All glazing must comply with current codes of practice, and provided with "K" low emissivity glass to provide 1.6 max U value
All external doos to have 1,2 max U value

All glazing in doors, screens and below 1000 from FFL to be 6mm GWPP, 6mm toughened, or 6mm laminated double glazed safety glass.
Obscure glass to be provided to bathroom



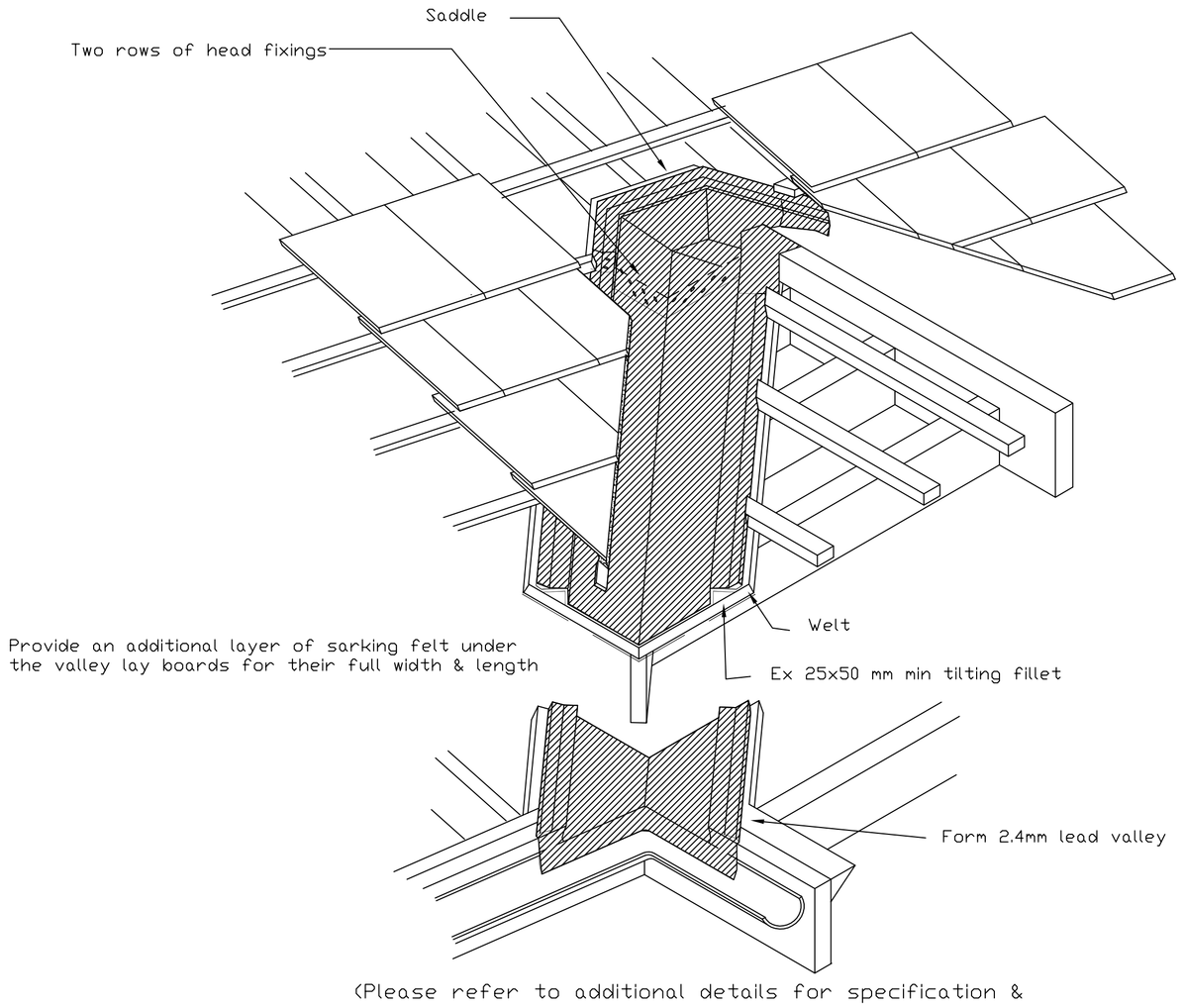
Section BB

NB THE EXACT DESIGN SIZE AND LOCATION OF SOAKAWAYS TO BE AGREED ON SITE WITH LA BUILDING CONTROL OFFICER FOLLOWING PERCOLATION TESTS.

Note: In the event the any of the works are to be carried out in close proximity to a boundary\neighbouring property or to a party wall it will be necessary to notify all relevant parties of the impending works.
Formal agreement to the works as required under the party wall act 1996 is to be obtained prior to commencing on site.
If necessary a conditional survey of the neighbouring land or stuctures should also be undertaken prior to the works commencing.

Scale (Metres)

0 1 2 3 4 5



(Please refer to additional details for specification & location of all materials, components, fixings etc.)

Lead–lined pitched valley gutter and saddle

PLEASE READ THE FOLLOWING INSTRUCTIONS VERY CAREFULLY & ENSURE THEY ARE IMPLEMENTED.

DO NOT SCALE.

All measurements & levels shown are subject to checking on site by the contractor. Figured dimensions to take precedence over scaled.

All working dimensions must be taken from, checked &/or verified by the main contractor on site prior to the manufacture of all items & the placing of all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervising officer or consultant for Instructions.

The main contractor must ensure that all appropriate architects, surveyors, supervising officer, consultants &/or specialists drawings are read in conjunction with this drawing.

All work is to comply with the current building regulations, local authorities bye–laws stipulations & requirements of statutory bodies.

Serve all notices to the authorities concerned.

All work is to comply with the current editions of the British Standards Institution codes of practice.

All materials & components to to comply with the current editions of the Building Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & to locate the positions and lines of all services (e.g. water, gas, electricity, telephone, rediffusion, sewage etc.,) on, over, under & around the site which could in any way affect the positioning of the buildings. Copies of the correspondence & a full report of the findings must forwarded to the architect, surveyor, supervising officer or consultant before building works commence.

This drawing is copyright.

AMENDMENTS

rev.	date.	description.

M.John Crowther & Associates.
Architect, Surveyors Planning Consultants
Suite 2, Cobb House, 82 Newport Road, Caldicot, Mons. NP6 4BR
(0291) 423636 (0291) 423737 email crowth@lineone.net

Site
Proposed Alterations and Extensions to 6 Tan House Court, Shirenewton Monmouthshire. NP16 6AH

Element/Worksection
Outline Specification, Section BB and Valley detail

PLANNING		Scales *1 : 50 @ A1*
Drawn *MJC*	Date *23\04\20*	CAD Ref. *C:\CAD\1519\1519–3*
Checked	Date	Drawing No. *1519-3*