

Roof:
413mm x 330mm Interlocking concrete roofing tiles to BS EN 491, colour and pattern to match existing dwelling laid in accordance with manufacturer's instructions. 75mm Minimum headlap on 50x25mm treated s/w battens on Breathable sarking membrane (Kingspan nilvent) min 150mm lap on treated s/w rafters at 400mm crs. All roof tiles including ridges, hips, verges, etc. are to be mechanically fixed with nails or manufactured clips to comply with BS5534:2014.

Roof pitch: 40 Degrees

First Floor Ceilings:
Truss rafters left exposed.

Gutters:
100mm half round uPVC gutters Colour to match main building fixed at 900mm crs with brass screws Pipes, fittings and accessories: PVCu to BS EN 12200-1:2016. 63mm dia PVC-u downpipes at positions as shown on plan to BS EN 12200-1:2016 plugged and screwed to brickwork at 1800mm crs with brass screws.

250mm Soffit As per detail

Velux Windows:
780 x 980mm Velux window(s) GGL-M04-3000 in positions as shown on drawing fitted in accordance with manufacturers instructions. Incorporating Slate flashings EDL-M04-000 or tile flashings EDZ-M04-2002. Provide internal lining LSB-M04-2002.

Ground Floor Ceiling:
To provide half hour fire resistance to consist of 2 layers of 12.5mm plaster board with all joints taped and staggered and Bonding plaster: BS EN 13279-2:2014. Thickness: 8mm and finish plaster: BS EN 13279-2:2014. Thickness: 2mm.

Walls:
300mm Cavity Walls: 100mm outer leaf, 100mm cavity and 100mm inner leaf.

Brickwork in outer leaf of external cavity walls 215x65x100mm facing brick to match existing dwelling to BS EN 772-3:1998 Mortar: Cement/lime/sand 1:1:6. Bond: As per drawing. Joints: Weather struck pointing as work proceeds.

Blocks in inner leaf of cavity wall, insulation block compressive strength: 7 N/mm sq. Work size 440mm x 215mm. Mortar: 1:1:6 cement/lime/sand. 'K' Value: 0.55 w/m. sq. deg. c. Bond: Stretcher. Finish: Fairface.

Wall ties to BS EN 845-1:2013+A1:2016. Galvanised/stainless 225mm long steel wire. Max centre of 900mm horizontally and 450mm vertically. Wall ties to be spaced not more than 300mm crs apart vertically within 225mm of openings and unbonded jambs.

All cavities closed below wallplate level with 10mm masterboard to prevent cold bridging. Cavities closed at gables with 12.5mm masterboard or equal.

All door and window reveals and window cills to be fire sealed and thermally insulated with Rockwool TCB cavity barrier. Door and window heads to be fire sealed and thermally insulated with Rockwool TCB cavity barrier where concrete lintels are used.

Concrete cavity fill to ground level and minimum 225mm below DPC. DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level.

Vertical DPC's is to be provided to all reveals and horizontal DPC's to the top of lintels and the underside of sills and thresholds. DPC's to BS 6515: 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge.

Provide insulated 'Catnic' Lintel over all external cavity wall openings.

Windows:
To be uPVC white 20mm hermetically sealed double glazed units fully reinforced with Aluminium sections and fitted in accordance with manufacturer's instructions. Designs as per drawing.
Glazing to windows to be fitted with 4mm toughened safety glass to both panes of double glazed units within 800mm of floor level. Provide 100mm opening restrictors to all windows above ground floor level.
All glazing to doors and sidelights within 1500mm of finished floor level to be toughened safety glass to both panes of glazed units.
All glazing to achieve a WER band C or 1.6 W/m²K rating.

Fire escape windows to have a clear opening at least 450mm high and 450mm wide with an unobstructed opening area of at least 0.33m². The lower edge of the window shall not be less than 800mm and not more than 1100mm above finished floor level.

Stud Walls: To consist of 100x50mm s/w vertical studs at 400mm crs with 12.5mm plasterboard and skim finish.

½ Hour Fireproof Stud Walls: To consist of 100x50mm s/w vertical studs at 400mm crs with 2 layers of 12.5mm staggered plasterboard and skim finish to both sides of stud walls,

Staircase: 900mm wide overall, Risers & Goings as shown on drawing all risers and goings equal, max rake of stair 42 degrees. 260x25mm s/w treads let into 275x38mm string. Provide 50x75mm h/w handrail fixed to wall to outside side of winders. Handrail 900mm above pitch line. Balustrade to landing to have 32x32mm h/w balusters at 100mm crs to 50x75mm handrail at 900mm above landing level finished into half newel at wall.

Concrete Lintels

Max Span (mm)	Depth (mm)	No. of Bars	Diam. of Bars	Bearing (mm)
1200	150	2	Y12	150
1500	150	2	Y12	150
2000	225	2	Y12	225
2400	250	2	Y16	225
3000	300	2	Y20	225

For spans 1500mm and over, lintels to have Y10 bars at top with 6mm stirrups at 150mm centres.

Cavity Walls Steel Lintels

Code	Standard Lengths (mm)	SWL (kN) 1:1/3:1	Weight (kg/m)	Nominal height 'h' (mm)
CG90/100	750 - 1500	15	6.13	140
	1650 - 1800	18	7.63	140
	1950 - 2100	20	8.26	160
	2250 - 2400	22	8.88	180
	2550 - 2700	26	10.15	220
CX90/100	2850 - 3600	26	12.96	220
	3300 - 3900	50	20.5	232
CXL290	4200 - 4800	32	20.5	232
	3300 - 4800	83	43.5	213

Product codes refer to 'Catnic' lintels.

DPC's to BS 6515: 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level. DPC in single skin external walls to be located 150mm min above finished ground level and bonded to DPM in floor. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge.

Ground Floor:
To consist of 100mm concrete on 1200 gauge polythene dpm overlapped with dpc on 25mm binding on 225mm well compacted layers of hardcore not exceeding 600mm total depth free from organic material. Provide self levelling screed over concrete garage floor.

Foundations:
600mm wide x 225mm deep concrete strip foundations 1:3:6 mix, 15N/mm² at 28 days, to bear on suitable firm undisturbed ground to satisfaction of the Local Building Control Officer, minimum depth 750mm, (See Section).

Drainage:
Gulley traps to be horizontal or vertical B.I.G.T's in PVC with rebated tops to receive 150x150mm galvanised ms gratings. Gulley's to be hunched and bedded in concrete with 75x75mm precast concrete gulley surrounds on 3 no sides and in-filled with concrete and weathered down to grating. Drains upvc wavin 100mm dia drainpipes with precast 'O' ring connectors all tees and junctions to be upvc compatible with wavin system. All pipes to be laid evenly to falls shown and bedded and surrounded in maximum 150mm pea gravel. All pipes below ground level to be 100mm dia.

Where pipes pass through walls provide RC lintels over. Void around pipe to be filled with compressible material such as rockwool. Openings closed with slate externally either side of pipe. Long radius channel drains to be used at manholes. Wastes: All wastes to have 75mm dia deep seal traps. All wastes above floor level to be 38mm dia pvc. Both soil and storm drains to connect to local authority foul and storm water drains.

Pedestrian Door:
PVC external door style as per drawing fitted with 5 lever lock and fitted with thumb turn easy opening device to the inside of the door and 1½ pairs of hinges. All ironmongery to be stainless steel. All glass to be safety glazing.

Garage Door:
2# Henderson metal 2134x2134mm Up and Over garage doors

GaragePlans.co.uk



Standard Specification
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