

PROPOSED SINGLE STOREY REAR EXTENSION & REAR DORMER

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

PRELIMINARY WORK: REMOVE EXISTING CONSERVATORY. REMOVE EXISTING PITCH ROOF

- FOUNDATIONS TO DIMENSIONS STATED DEPTH TO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION (REINFORCING MAY BE REQUIRED).
 - DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40. CONSTRUCT NEW IC 775X690X230mm BRICKWORK. ALL IAW BS 8301.
 - DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 743. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.
 - WALLS TO BE TIED TO EXISTING. MATCHING 100mm OUTER SKIN, 75mm CROWN DRY THERM 32 INSULATION. 100mm THERMAL BLOCKS & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNICK CLB70/100 TYPE LINTELS OVER WITH 150mm END BEARINGS & BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. WALLS TO BE TIED 450mm HIGH 750mm WIDE & 225mm TO REVEALS.
 - ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
 - WINDOW OPENINGS TO HAVE MINIMUM OPENINGS OF 1/20TH OF FLOOR AREAS. ALL WINDOWS DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16mm AIR GAP SOFT LOW 'E' COATED ARGON FILLED UNITS & SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.6W/m²K BAND C.
 - HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm² OTHER ROOMS (SHOWER ROOMS KITCHENS) 4000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL. KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN. SHOWER ROOM TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FAN.
 - GLAZING TO COMPLY WITH BUILDING REGULATIONS PART N. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
 - HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X733mm SITED 800-1100mm FROM FLOOR LEVEL.
 - UTILITY TO BE FITTED WITH ARTIFICIAL LIGHTING & VENTILATION. MINIMUM 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVERRUN OPERATED FROM LIGHT CORD.
 - TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTRES FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.
 - EXTENSION FLAT ROOF: 75X170mm C24 JOISTS AT 450mm CENTRES. TAPER FIRRINGS FOR MINIMUM FALLS OF 1-60. COVER WITH 126mm CELOTEX WARM ROOF DECKING INSULATION. FIT 3 LAYERS OF FELT TO BS 747 & LAID TO CP144 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH. CLAD UNDER WITH 12.5mm PLASTERBOARD & SKIM.
 - OVERSITE: 75mm SCREED 100mm CONCRETE ON 1200G POLYTHENE CONTINUOUS WITH DPC. 100mm CELOTEX INSULATION ON 25mm BLINDING WITH 100mm CLEAN BROKEN HARDCORE.
 - PLUMBING TO COMPLY WITH BS 5572. WASTES PVC. WCs 100mm SINK BASINS & SHOWER 40mm ALL WITH 75mm DEEP SEAL TRAPS. 100mm SOIL VENT PIPE TO TERMINATE MINIMUM 900mm ABOVE HIGHEST WINDOW LEVEL.
 - PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
 - STAIRS: RISE 208mm. GOING 231mm. PITCH 42° MAXIMUM. OVERLAP 16mm MINIMUM. HEADROOM 2000mm MINIMUM MEASURED VERTICALLY OFF PITCH LINE. TREADS 800mm WIDE 28mm THICK. UNIFORM TREADS EQUAL NOSINGS. LANDINGS TO HAVE MINIMUM 800mm GOING. HAND RAILS 900mm HIGH MEASURED VERTICALLY OFF PITCH LINE. MAXIMUM OPENINGS 100mm BETWEEN BALUSTERS. TAPER TREADS TO HAVE MINIMUM 50mm GOING.
 - NEW FLOOR TO BE 21mm T & G FLOORING QUALITY CHIPBOARD ON 75X 170mm C24 JOISTS AT 400mm CENTRES LAID ALONG SIDE EXISTING JOISTS & PACKED ABOVE CEILING WITH NOGGIN'S MID SPAN. ATTACH OLD JOISTS TO NEW WHERE BINDERS ARE REMOVED. USE LING LEG JOISTS HANGERS (BATT SPEEDY LONG LEG 450mm LONG).
 - PROVIDE DOUBLE RAFTERS UP SIDES OF VELUX & DOUBLE TRIMMERS TOP & BOTTOM.
 - ANY EXPOSED AREAS OF BEAMS TO BE ENCASED IN TWO LAYERS OF 12.5mm PLASTERBOARD & 7mm GYPSUM SKIM.
 - PROVIDE FULL 1/2HR FIRE RESISTANCE TO NEW SECOND FLOOR BY EXTENDING FLOOR BOARDING OUT TO EAVES.
 - DORMERS: 100X50mm CROSSED BRACED STUDS AT 400mm CENTRES CLAD TO OUTSIDE WITH 12.5mm EXTERNAL GRADE PLYWOOD, BREATHABLE FELT, 25X38mm SOFT WOOD TREATED BATTENS & BROWN VERTICAL TILE HANGING. FIT 75mm CELOTEX BETWEEN STUDS FLUSH TO ROOM SIDE THEN COVER WITH 12mm CELOTEX WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm PLASTERBOARD & SKIM. DORMER CHEEKS WITHIN 1000mm OF ANY BOUNDARY TO BE LINED WITH SHEET SUPERLUX.
- CONTINUED ON SHEET 2

