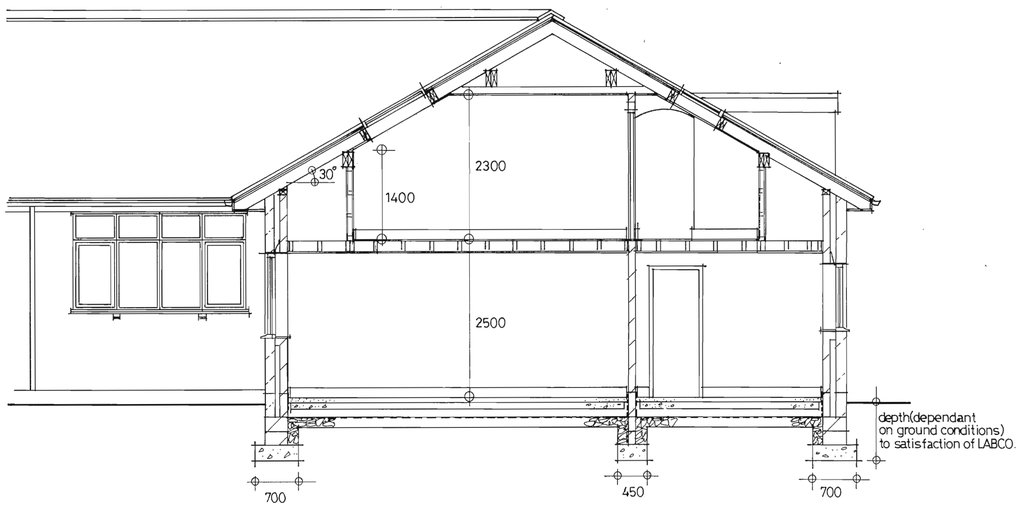
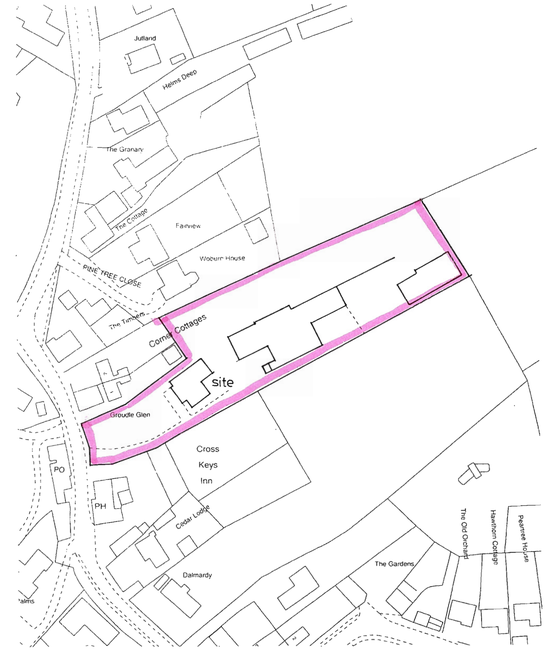
SPECIFICATION

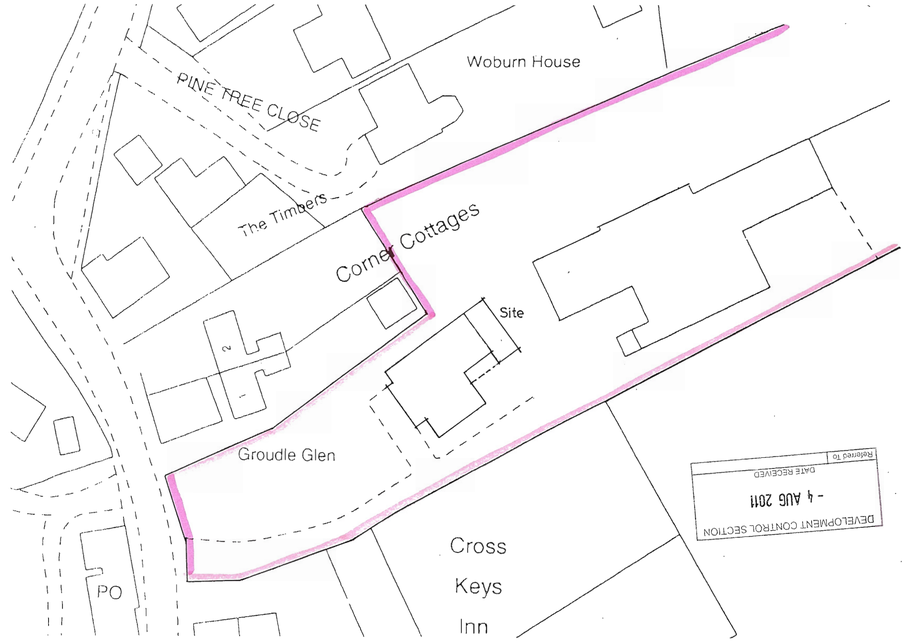
Roofs covered with Concrete tiles matching existing, on 50x25mm sw battens nailed through 38x12mm sw counter battens on a layer of Tyvek, or similar breathable sarking membrane, on 150x50mm sw rafters @ 600mm ctrs with 150mm thick Kingspan Kooltherm K7 Pitched Roof Insulation inserted between, under drawn additional layer of 25mm th ditto insulation, a vapour control layer, & 12.5mm th plbd. & 5mm th plaster skim. Roof purlins shall comprise 2 no. 225x75mm sw purlins bolted together.
Horizontal ceiling shall comprise 125x50mm sw ceiling joists @ 600mm ctrs spanning 2.37m max., under drawn 12.5mm th plasterboard and skim.
Provide 100x25mm sw longitudinal, diagonal, ridge, web and ceiling bracing with 30x5mm galvd.m.s. straps @ ceiling and rafter level @ 2m ctrs.
100x75mm min. sw wall plates.
Structural steelwork to be surrounded with 15mm th Fireline board to provide 30minute fire resistance.
PVC rainwater goods,discharging to hollow soak ways located 5m min from buildings & boundaries.
Catnic steel lintels with no base plates, above Band A rated UPVC windows, with argon filled double glazed units with 16mm cavities providing a U value of 1.6w/m2k. External doors shall achieve a max U value of 1.5w/m2k.
Note: Manufacturer's details will be required by the LABCO to confirm U values of windows and doors.
Install safety glass to BS 6206 in windows within 0.8m of floors & 1.5m from floors within 0.3m of doors.
Windows to have 5% min. room area opening light in habitable rooms, with 8000 sq mm trickle vents.
Windows to first floor Bedrooms shall provide a minimum clear opening of 450mm wide x 750mm deep , with cill heights no lower than 800mm , nor higher than 1100mm , respectively, above floor level.
First Floor shall be constructed of 22mm th t.& g. floor boarding on 170x63mm sw floor joists @ 450mm ctrs with 100mm th Rockwool laid between, under drawn 12.5mm th plasterboard and skim.
Ground floor in proprietary finish on 70mm th Lafarge Gyvlon Flowing Screed laid on 100mm th concrete slab on 100mm thick Kingspan Kooltherm K3 insulation having perimeter up stands to height of oversite, on a layer of 1200 gauge visqueen dpm. forming continuous link with wall dpc, on 150mm min th layer of blinded & consolidated limestone hardcore.
Internal walls in 75x50mm sw studding @ 600mm ctrs lined each side with 12.5mm th sound bloc pl.bd & skim, lined internally with 75mm th Rockwool, ,and also 100mm th lightweight load bearing conc. blockwork built off foundations and finished with 12.5mm th sand cement with 5mm skim coat.
External walls in 350mm th cavity construction comprising 150mm th natural stone (matching existing dwelling)outer leaf of 100mm wide cavity lined with 100mm thick Dritherm 32 cavity insulation batts, and 100mm th lightweight load bearing concrete blwk inner leaf finished internally with 12.5mm th sand cement & 5mm th skim coat.
Insulation shall overlap at junctions (around windows etc.) to limit thermal bridging.
Incorporate stainless steel butterfly wall ties every 900mm horizontally, 450mm vertically, and 225mm around openings .
Note:Incorporate expansion joints in external walls in accordance with BS 5268.
Install dpc, min 150mm above g.l. to all walls heads and reveals(thermo bate cavity closers) .
Use foundation blockwork below g.l. and Class B eng. Brwk equivalent between g.l. and dpc.
225mm th strip C35 concrete foundations, reinforced with layer of A252 steel mesh ,all to a depth satisfactory to the LABCO.
Drain runs in 100mm diam Polypipe laid in 150mm pea gravel surround, flexible jointed, to a min. grad of 1:80. Drains shall be protected, where passing through walls, (50mm clearance) with concrete lintels, and where below buildings, surrounded with 100mm th granular material.
Foundations shall be taken down below drainage invert where building covers same.
Central heating and domestic hot water via existing system.
Staircase shall comprise 12 risers, each 208.33mm dp, treads shall measure 220mm and pitch shall sit between 38° and 42°
There shall be 2m clear headroom, and handrails 900mm min height shall be fitted on both flanks. Balustrade, min 1100mm high on Landing and 900mm high on pitch, shall contain balusters @ 100 mm ctrs.
(DS) represents interlinked, mains operated, self contained smoke detectors to BS 5446 Pt.1
Electrical switches and sockets shall be fitted between 450 and 1200mm above floor level.
External lighting shall be automatically controlled, & 75% of all light fittings shall be capable of accepting high efficiency light bulbs.
Reasonable provision shall be made in the design and installation of the electrical installation in order to protect persons operating, maintaining, or altering the installation, from injury. The installation shall be carried out by a member of a competent persons scheme and able to issue a BS 7671 Certificate on completion of the works, and be Part P registered.



Section A-A



Site Location Plan. Scale 1:1250.



Site Plan. Scale 1:500

Project/Client. Proposed Alterations and Extension at Groudle Glen, High Street, Wroot, Doncaster for Mr.& Mrs.M. Walker.		Drawing No. 2011 / 17 / 02
Drawing. Section, Specification, and Site and Location Plans.	Date July 2011	Scales: 1:50, 1:500, 1:1250.

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