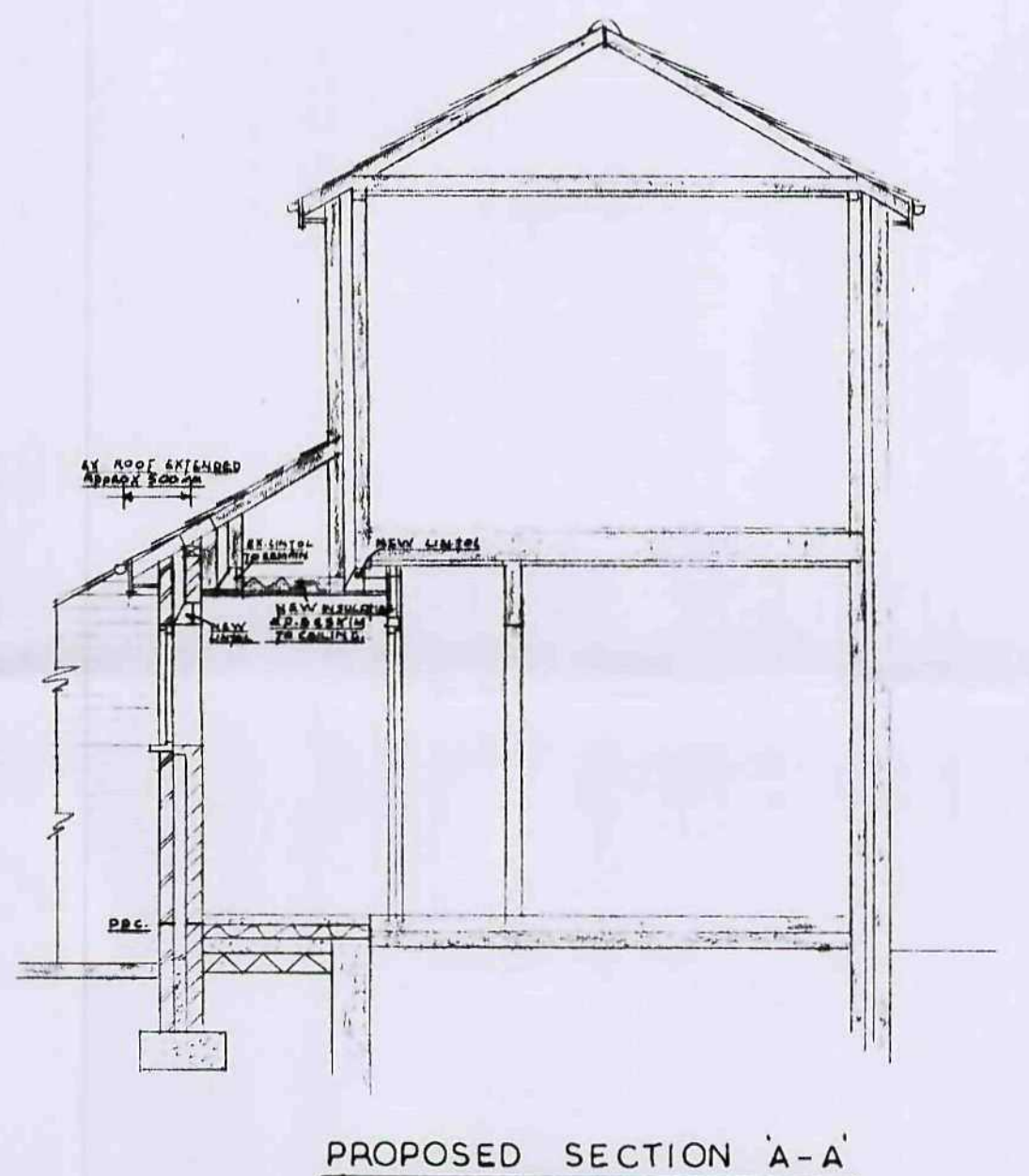
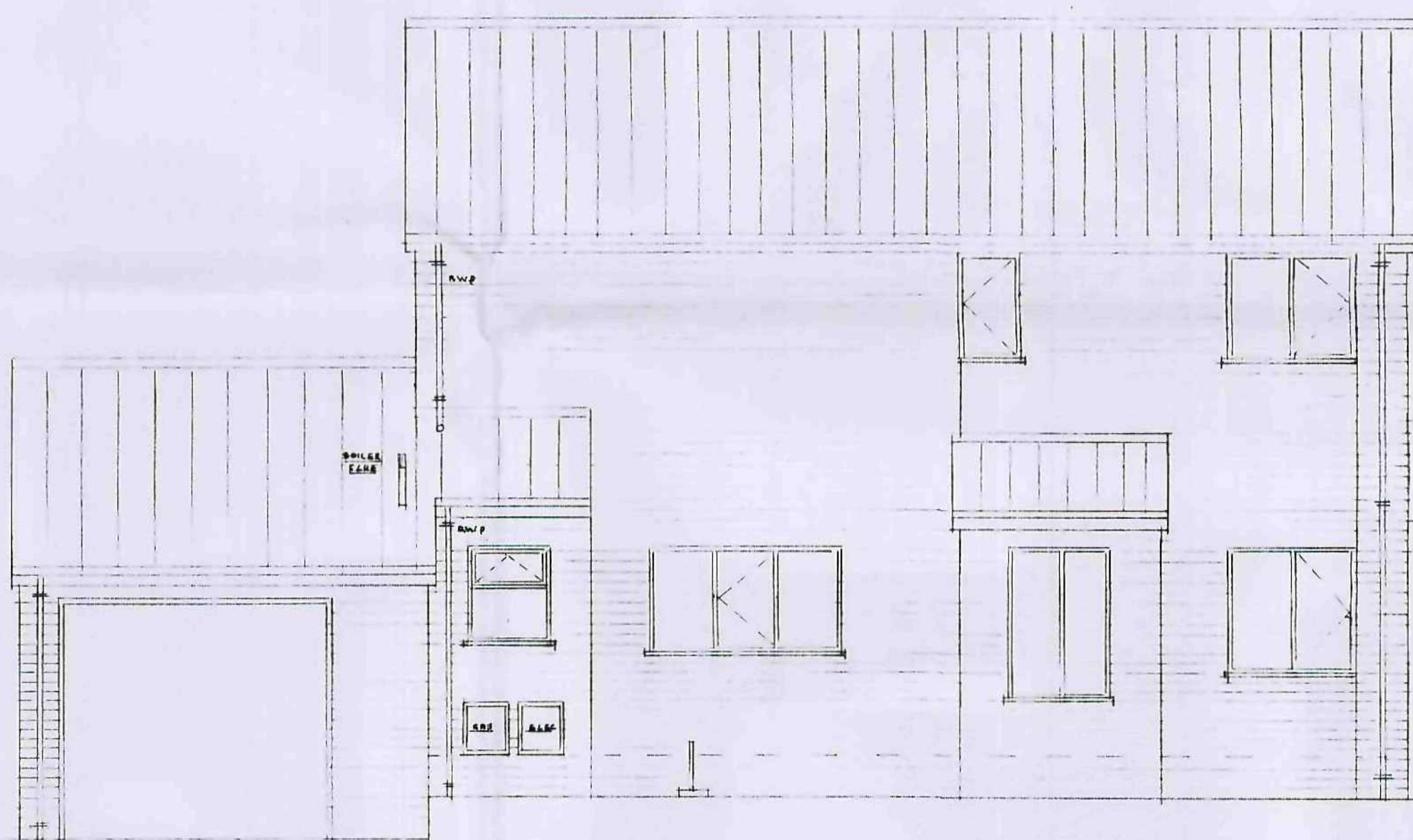
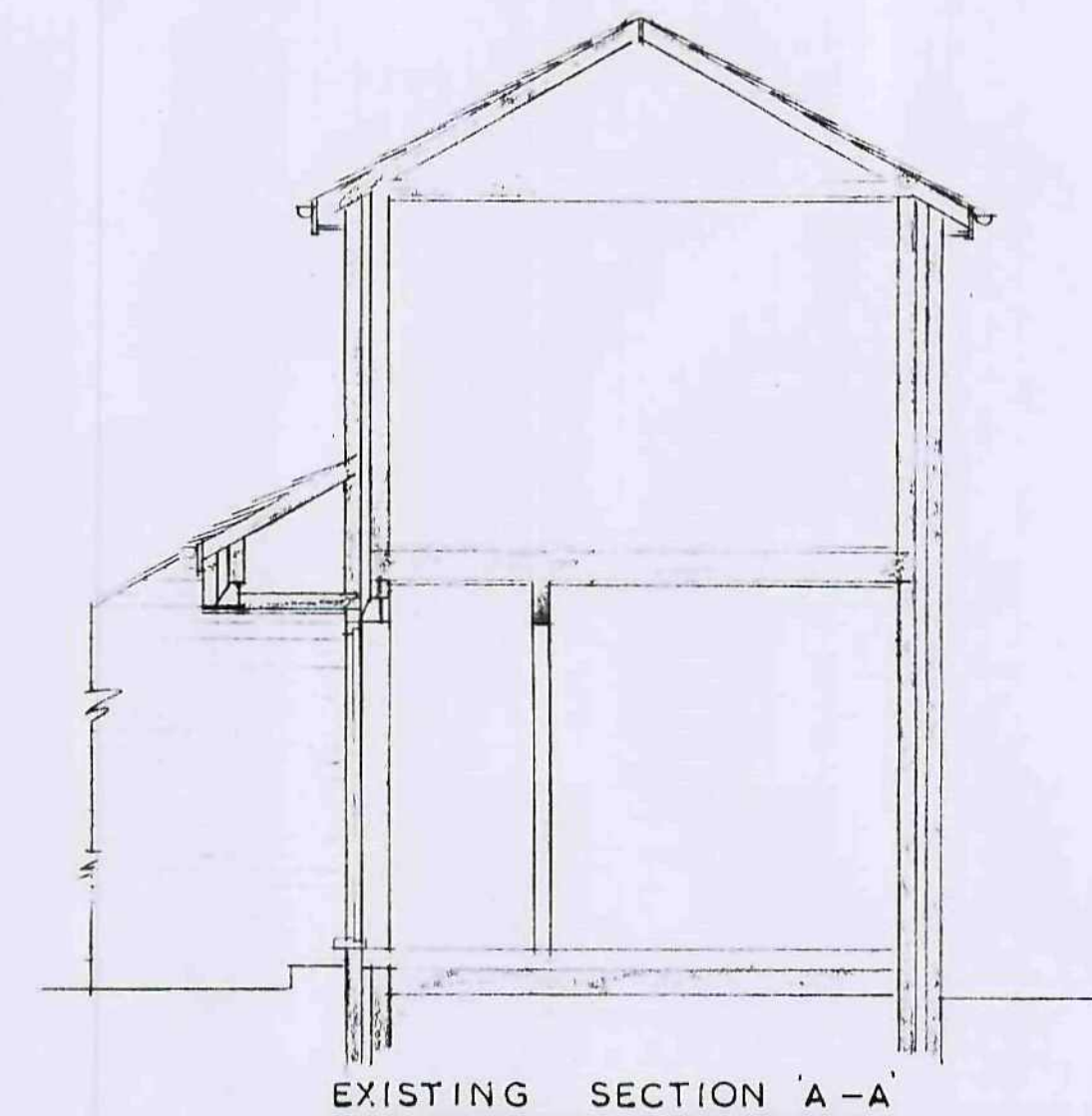
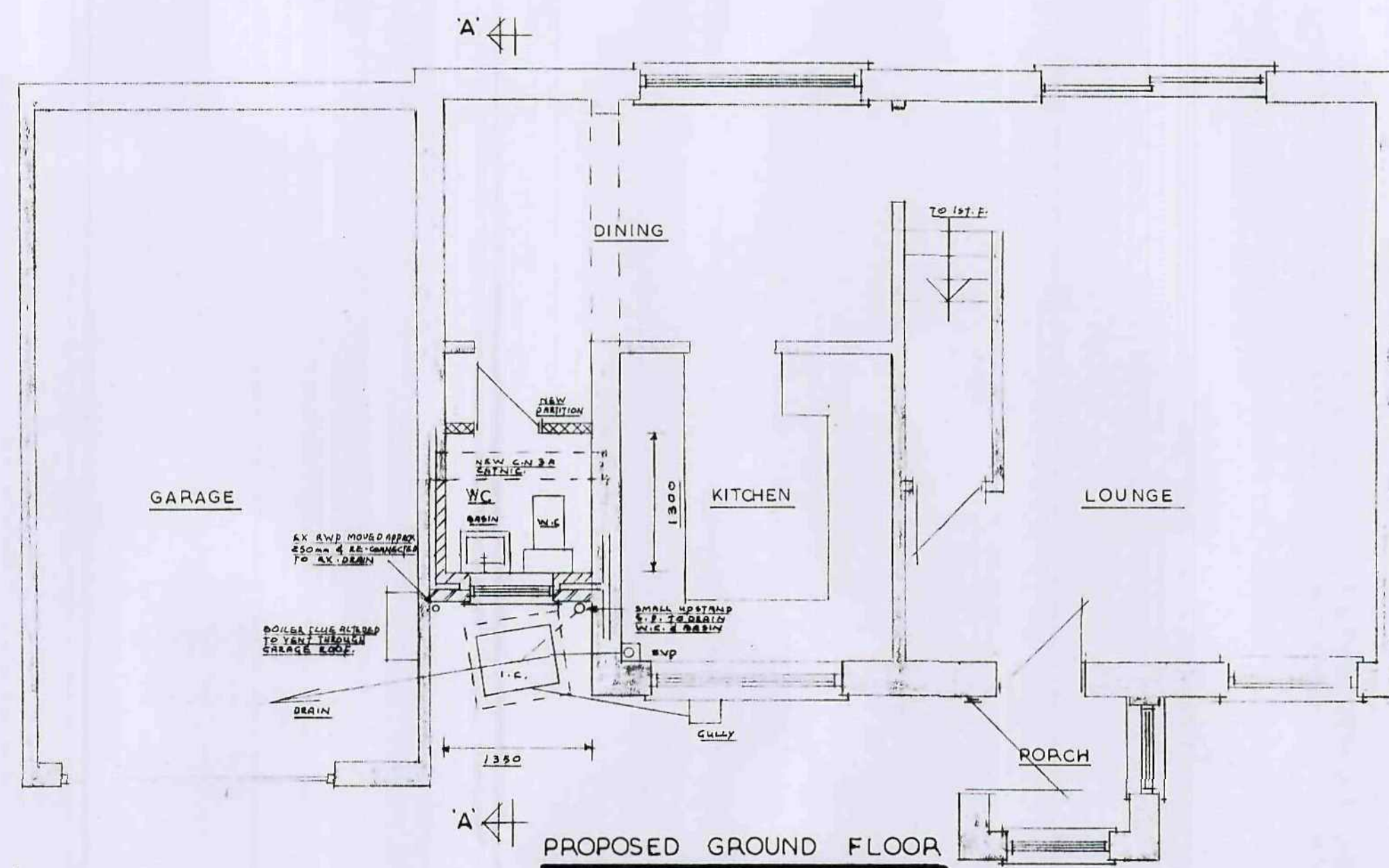
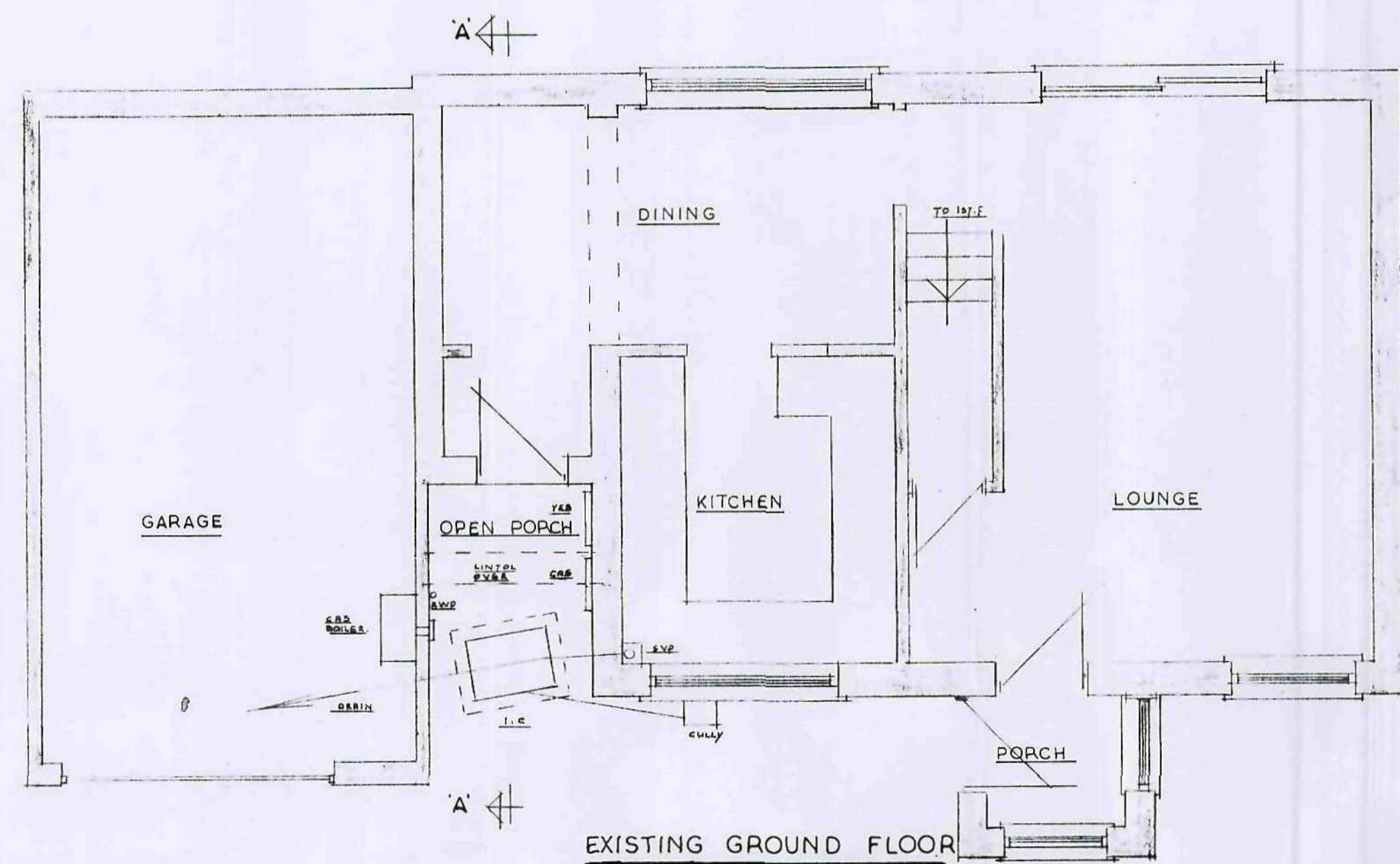
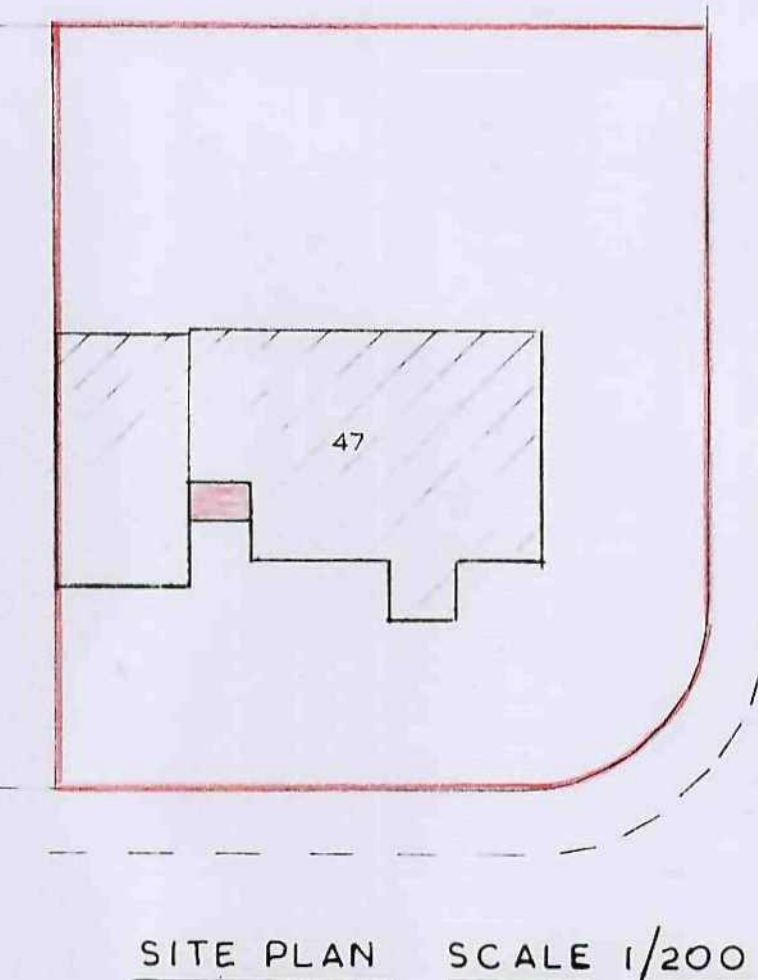
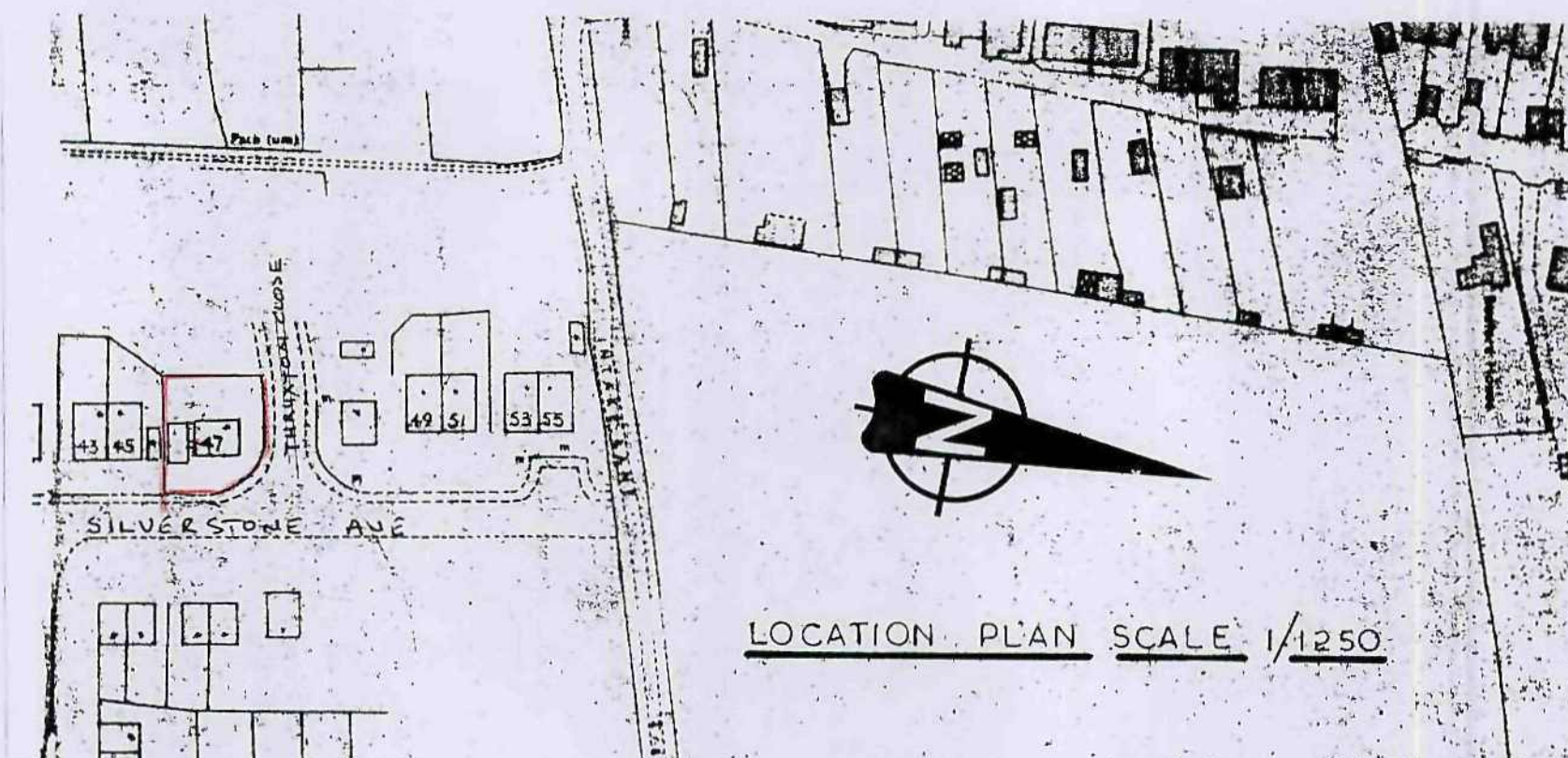




SPECIFICATION

- Existing roof to open porch to remain together with lintel support and roof extended approximately 500mm as show on section, comprising 100mm x 50mm rafters spiked to existing rafters at approximately 400mm and tiles to match existing laid on battens and reinforced roofing felt. Plastic soffits and fascias and 100mm H.R. gutter and 65mm diameter RWP reconnected to drain serving existing RWP. Soffit vents provided to ventilate roof sufficient to provide the equivalent of a 10mm wide continuous gap, 2 no. tile vents provided in existing roof up near flashing to assist through ventilation. Existing plasterboard to ceiling of open porch removed and ceiling insulated with 100mm thick fibre glass laid between joists and 150mm thick laid across joists. Ceiling reboarded with 12.5mm thick plasterboard with skim finish.
- New front wall built in facing bricks to match existing with 100mm wide cavity and 100mm thick Thermalite or Celcon blocks to inside leaf and insulated with 100mm thick mineral fibre. Single leaf wall of existing garage to have cavity insulation and block work as for front wall. All new walls to have 2 coat plaster finish internally. Double triangle stainless steel wall ties to new wall at 750mm horizontally, 450mm vertically and 225mm adjacent to reveals. Screw in wall ties to be used on garage wall. Cavities to be made continuous with existing sealed at eaves and reveals and filled with concrete to within 225mm of DPC. All reveals to be insulated. New internal partition built out of 75mm x 50mm timber studs at 400mm centres and finished with 12.5mm thick plasterboard and skim to both sides, insulated between studs with 75mm thick mineral fibre insulation. New door and skirting to match existing.

- New walls to be built off 600mm x 225mm concrete foundations taken down min. 750mm below G.L. or to greater depth as required by Building Control. New G.F. to be solid as existing and comprise 65mm thick Grano screed laid on 1200 gauge dpm on 70mm thick Kingspan insulation on 100mm thick site concrete on 150mm consolidated hardcore.
- New window to be in wood grain plastic to match existing, double glazed in obscure glass with glazing to achieve a 'U' value of 1.80 and have 16mm air space between panes. Lintel over to be Catnic CN14A. Opening light to provide min 1/20 room floor area ventilation. Frame to be sealed around perimeter to prevent air leakage.
- Fan to be provided in new W.C. to have capacity of 30litres per second. All electrical work to comply with Part P of Building Regulations and to be designed, installed, inspected and tested by a person certified as competent to do so and who is registered with a Competent Persons Scheme and can issue a test certificate under BS7671. New radiator to be provided in W.C. run from the existing central heating system. Builder to include in his quotation a P.C. sum for the supply and fitting of the new W.C. suite and agree the extent of any wall and floor ceramic tiling.
- New W.C. to drain into existing foul inspection chamber via short soil pipe in position shown on plan and connected into existing inspection chamber via 100mm diameter V.C. pipes with flexible joints and laid to min. gradient of 1 in 40 and with 150mm pea gravel bed and surround.
- Builder to include in his quotation for re-positioning the existing gas and electricity meter boxes and all associated alterations and also for altering the flue of the existing gas boiler in the garage so that it vents up through the roof and not through the wall as at present.



PROPOSED G.F. W.C. FOR MR. & MRS. A. NELMES, AT 47 SILVERSTONE AVENUE CUDWORTH, BARNSELY. SCALE 1/50 TH.