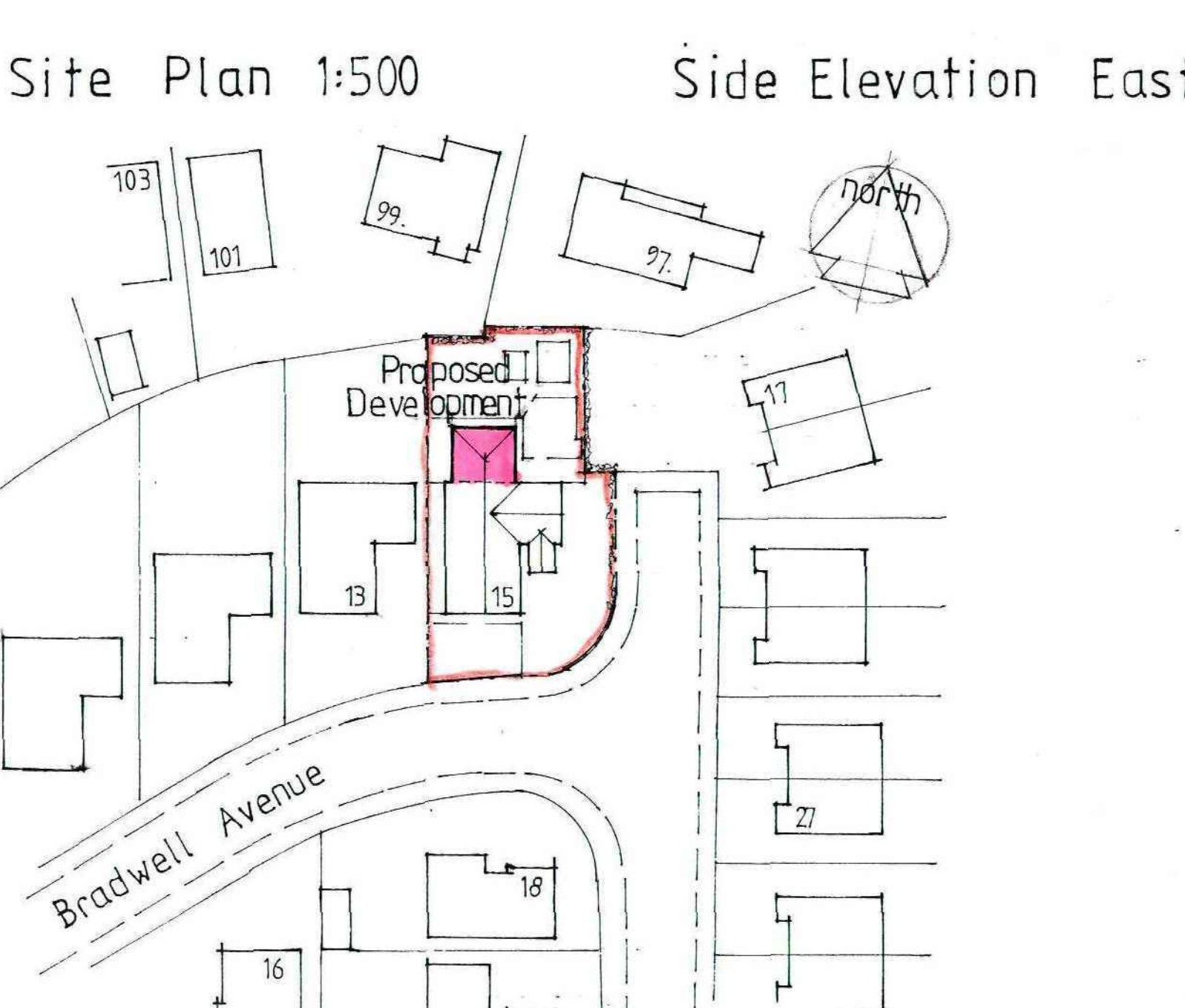
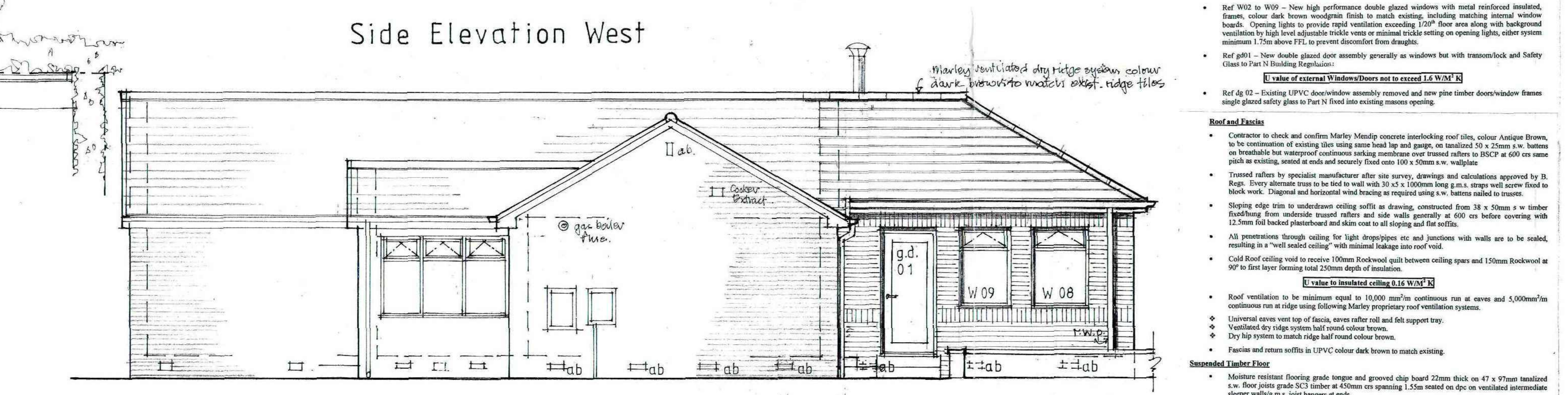
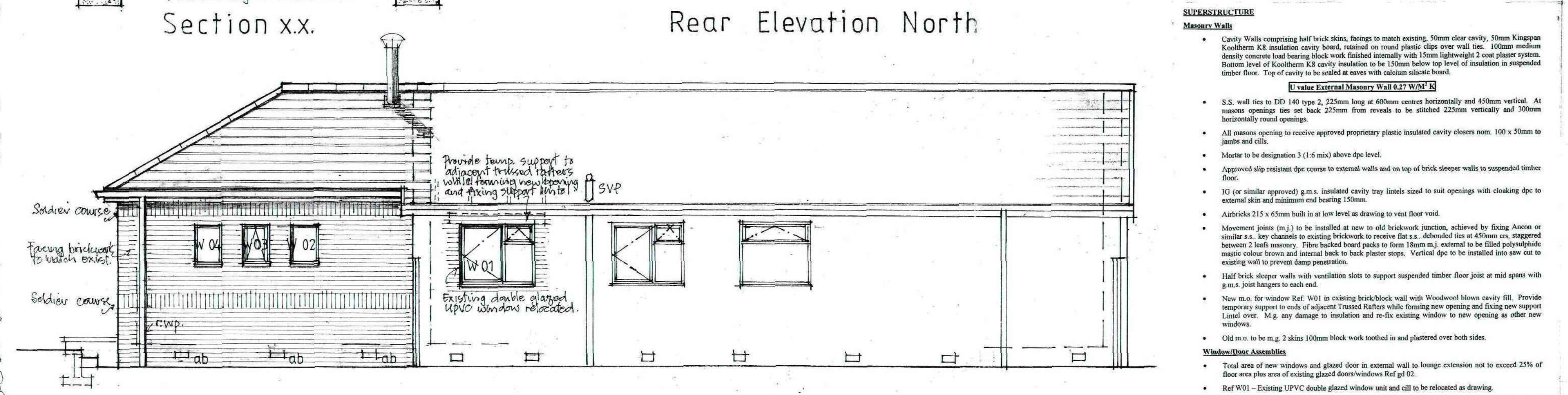
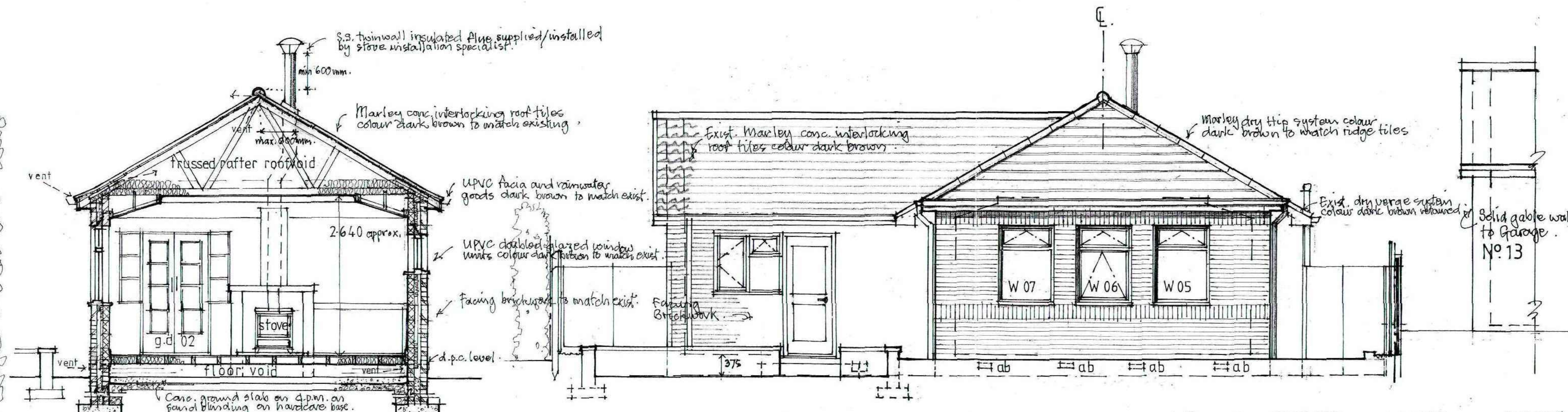
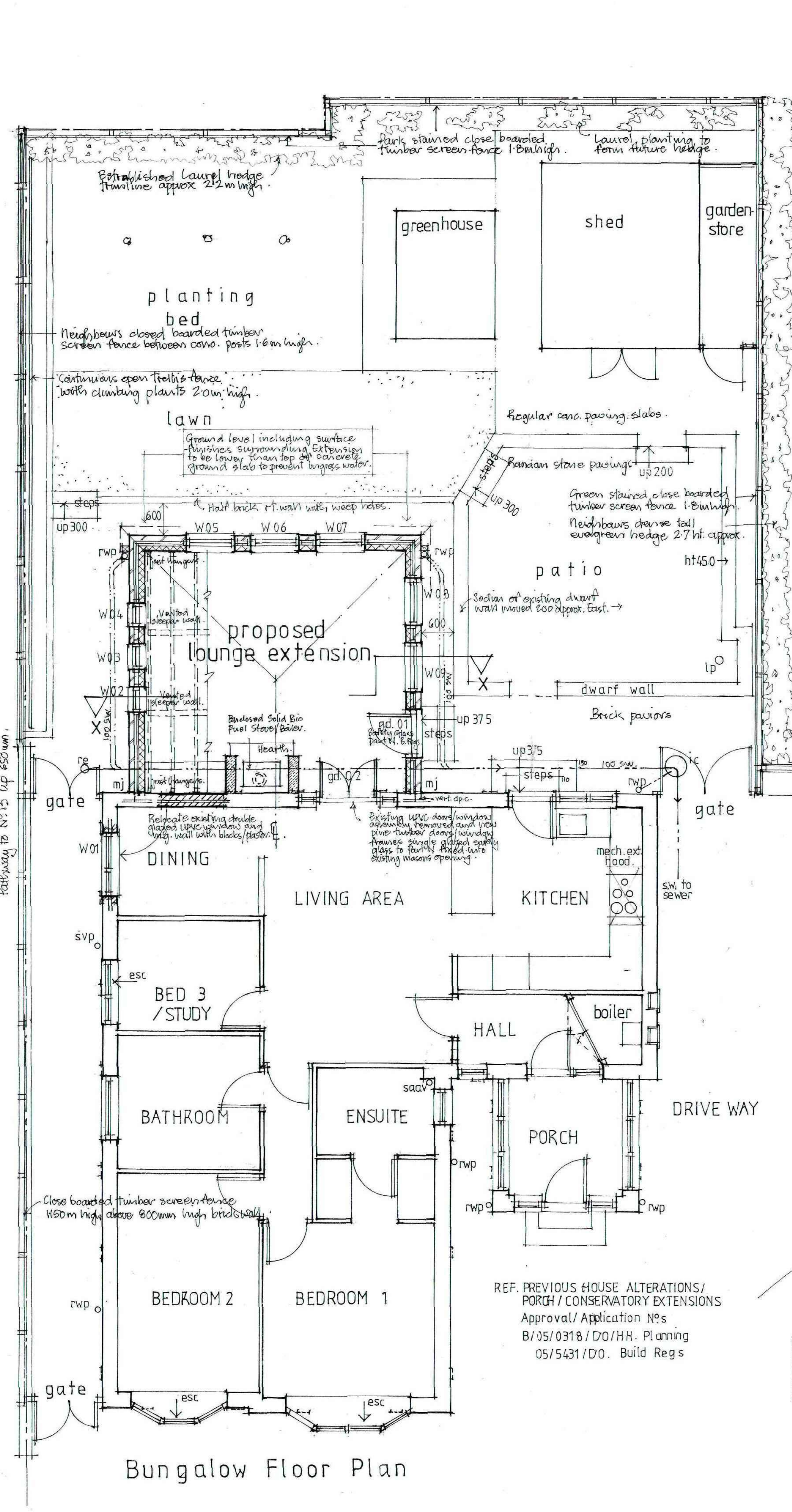




Section xx.

Rear Elevation North

Side Elevation West

Side Elevation East

Site Plan 1:500

OUTLINE SPECIFICATION OF WORKS

General Matters:

- Drawings No's 445/001 & 002 are, General Arrangement drawings produced for the purpose of obtaining Planning Permission and Building Regulation Approval only.
- It will be the Building Contractors responsibility to develop Drawg No 445/002 in more detail, ensuring at all times compliance with relevant approvals, current Building Regulations, Manufacturers/Suppliers recommendations and relevant British Standard Codes of Practice covering all elements of the works.
- All materials used in the construction shall be of good quality and fit for purpose.
- The electrical services to the existing conservatory must be terminated at the distribution board by a suitably qualified electrician, before any work commences on site, in the interest of Health and Safety.

Demolition of Conservatory

- The glazed roof and window/door elements are to be carefully taken down and stacked on site ready for possible collection by others. Stoneblock work cavity walls, sleeper walls and all foundations are to be grubbed up and timber suspended floor dismantled, all materials to c.a.
- Care to be taken not to damage existing 100mm drain encased in concrete under conservatory.

SUBSTRUCTURE

Below Ground Works

- Strip footings 750 x 200mm 35 Newton concrete at variable depths to suit prevailing ground conditions following excavation. Minimum cover 450mm G.L. to top of concrete. Bottom of foundation excavation to be agreed as suitable load bearing strata with Building Inspector before any concrete poured.
- External wall footing some 300mm wide comprising two 1/2 brick skins in corresponding flaps (or approved front resistant 10N foundation block work) in designation 1 (1:3 mix) mortar up to o.c. level. 100mm cavity filled with concrete up to G.L.
- S.S. wall ties to DD 140 type 2 - 225mm long at maximum 900mm centres horizontally and 450mm vertically.
- Ground slab 100mm 30 Newton concrete on Visqueen 1000 dpm on sand blinding on compacted hardcore bed. Visqueen to be turned up perimeter of slab.
- 2 No rainwater pipes into Hepworth or similar plastic drainage system comprising double hopper fittings, bedded on and surrounded 100mm concrete, to receive sealed r.w.p. connector and cover plate removable for rodding. 100mm diam underground plastic s.w. pipes surrounded with pea gravel to existing S.W. drain as drawing.

Roof and Fascia

- Contractor to check and confirm Marley Mendip concrete interlocking roof tiles, colour Antique Brown, to be continuation of existing tiles using same head lap and gauge, on unaltered 5 x 25mm s.w. battens on breathable but waterproof continuous sarking membrane over trussed rafters to BSCP at 600 c/s same pitch as existing, seated at ends and securely fixed onto 100 x 50mm s.w. wallplate.
- Trussed rafters by specialist manufacturer after site survey, drawings and calculations approved by B. Regs. Every alternate truss to be tied to wall with 30 x 5 x 1000mm long g.m.s. straps well secured fixed to block work. Diagonal and horizontal wind bracing as required using s.w. battens nailed to truss.
- Sloping edge trim to underdrawn ceiling soffits as drawing, constructed from 28 x 50mm s.w. timber fixed from underside trussed rafters and side walls generally at 600 c/s before covering with 12.5mm foil backed plasterboard and skim coat to all sloping and flat soffits.
- All penetrations through ceiling for light drop/types etc and junctions with walls are to be sealed, resulting in a "well sealed ceiling" with minimal leakage into roof void.
- Cold Roof ceiling void to receive 100mm Rockwool quilt between ceiling spans and 150mm Rockwool at 90° to first layer forming total 250mm depth of insulation.
- Roof ventilation to be minimum equal to 10,000 mm²/m continuous run at eaves and 5,000mm²/m continuous run at ridge using following Marley proprietary roof ventilation systems.
- Universal eaves vent top of fascia, eaves rafter roll and felt support tray.
- Ventilated dry ridge system half round colour brown.
- Dry hip system to match ridge half round colour brown.
- Fascias and return soffits in UPVC colour dark brown to match existing.

Suspended Timber Floor

- Moisture resistant flooring grade tongue and grooved chip board 22mm thick on 47 x 97mm tanalized s.w. floor joists grade SCS timber at 450mm c/s spanning 1.55m seated on dpc on ventilated intermediate sleeper walls g.m.s. joint hangers at ends.
- Kingspan Thermafloor T.F. 70 insulation 100mm thick cut to friction fit with sides and ends spayed foam before being pushed home resulting in adhered airtight construction.

Plasterwork

- Wall plaster Thistle brown/white following by Thistle Multicoat nominal thickness 15mm.
- G.m.s. lath fixed to all corners and plaster stops to windows and doors.
- 12.5mm foil backed plasterboard and skim to stove flue encasement and sloping/flat ceilings.

Solid Bio Fuel Stove

- Make and model of appliance not yet determined, but features will include door to firebox and ash container, enclosed appliance, boiler facility, dedicated combustion air by pipe from outside, S.S. insulated twin wall flue with cleaning chamber immediately over stove.
- Stove recess as drawing to have solid concrete constructional health filling recess and projecting 150mm from sides and 300mm at front with 30mm upstand to floor all as per J Building Regs.
- Stove to be HETAS certified approved appliance. Stove and flue to be installed by HETAS registered Engineer and certified on completion.

Gutters and RWP's

- UPVC dark brown colour/sections to match existing.

Electrical Installation

- Work to employers requirements by B. Regs part P registered, contractor to provide certificate on completion certifying works N.I.C.E.I.C. or similar.

Workmanship

- All works to comply with BS 8000 and any other relevant BSCP's along with recognised good working practice.

EXTENSION TO BUNGALOW

Mr. & Mrs. Knowles

15 Bradwell Avenue, Dodworth, Barnsley

Drawing AS PROPOSED

Job No. 0445

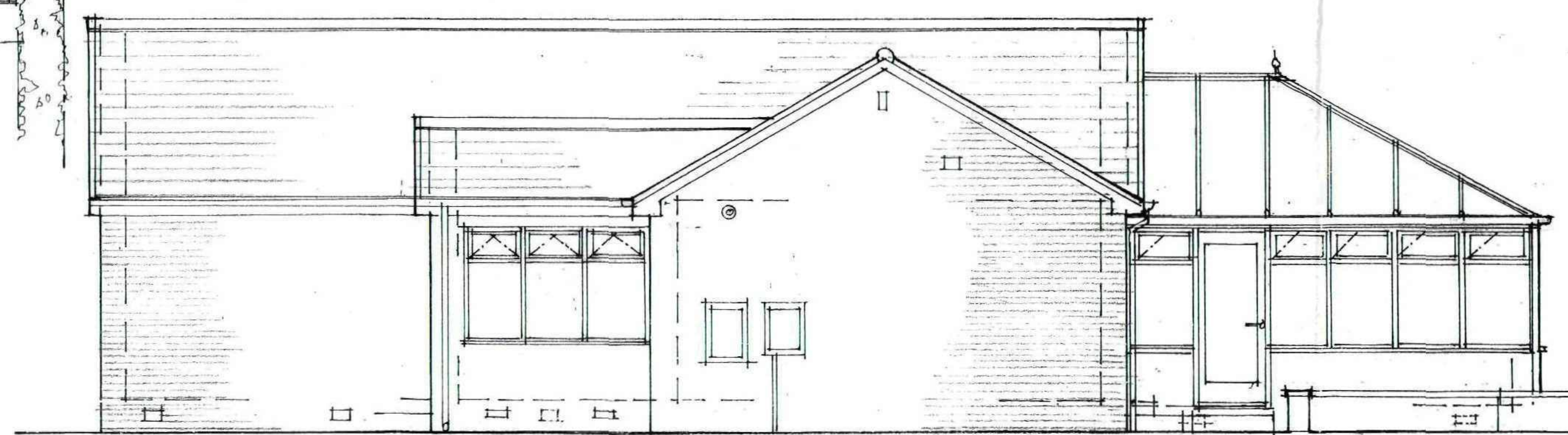
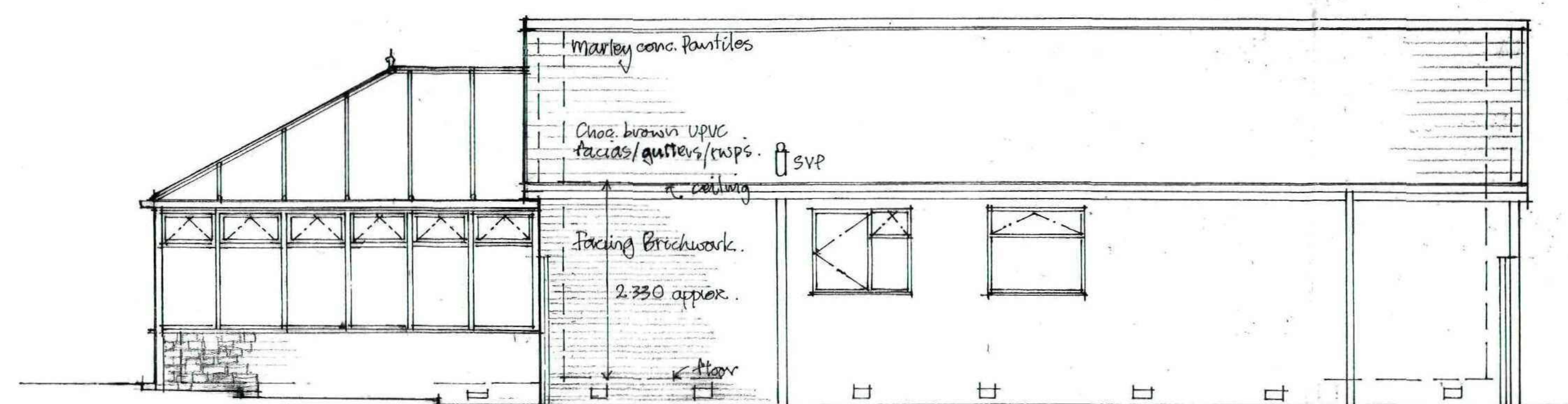
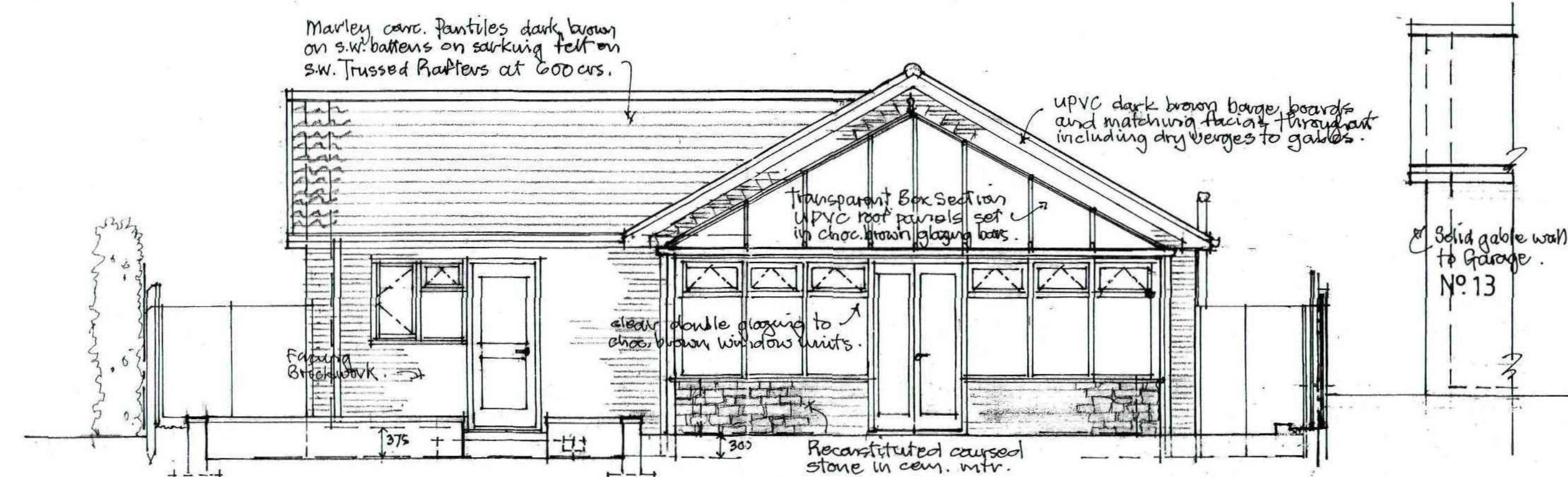
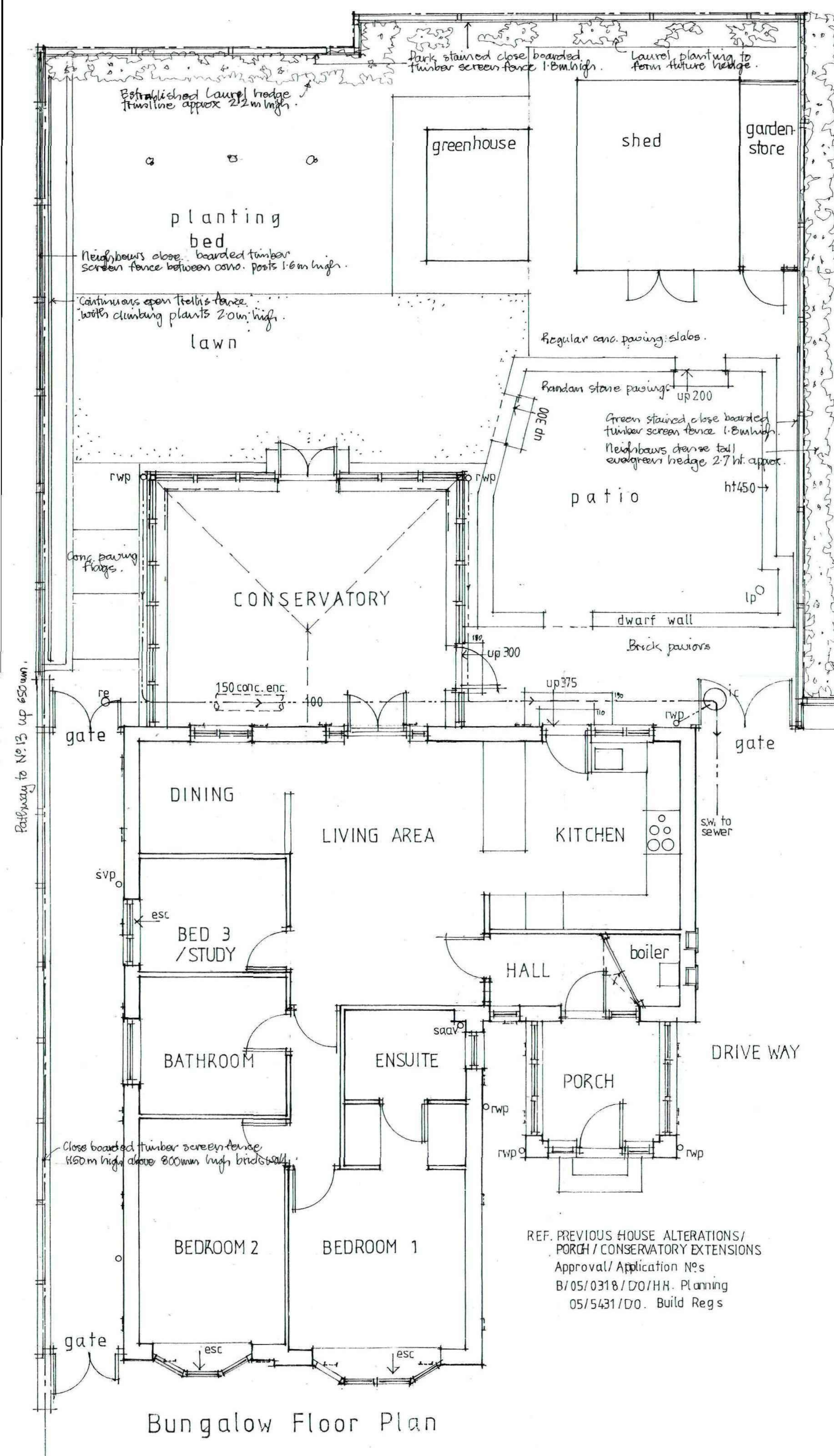
Drawing No. 002

Date 04/2012

John Willoughby

Scale 1:50

137 Staincross Common, Staincross, Barnsley S75 6ND Tel. 01226 382493.



Location Plan
scale 1:1250

EXTENSION TO BUNGALOW

Mr. & Mrs. Knowles
15 Bradwell Avenue, Dodworth, Barnsley

Drawing AS EXISTING

Job. No. 0445

Drawing No. 001

Date 04/2012

John Willoughby

Date	04/2012
Scale	1 : 50

137 Staincross Common, Staincross, Barnsley S75 6ND Tel. 01226 382493