

BUILDING SPECIFICATIONS WHERE
AND IF APPLICABLE ARE
SEE DRAWING DETAILS AS NECESSARY

New External Walls (Brick)
Cavity walls to be off existing and to be constructed with an outer leaf of 102mm thick facing brick to match existing. Maintain a min. 75mm wide structural cavity. Inner leaf to be 100mm thick loadbearing lightweight aggregate blockwork (min. 4.2 N/mm²). Incorporate 40mm thick kingspan THERMAWALL TW50 rigid board cavity insulation within cavity, held tight against blockwork using proprietary wall tie retaining clips (wall construction to give a U-value not greater than 0.35W/m²K). Blockwork to be dry-lined internally with 12.5mm plasterboard & 3mm skim finish on scrim reinforced joints. Build in s/steel safety type wall ties @ max. 450mm vertical & 750mm horizontal staggered c/s & @ 225mm vertical c/s adjacent openings. Close tops of cavities with 9mm Supalux cavity closers. Openings to have IG L1/S75 type lintels over, installed in accordance with manufacturers instructions (unless otherwise specified on drawing). Install Rytons Weep Hole Ducts (in colour to match wall) over all openings, @ 450mm c/s (min 2 per opening).

All openings to have thermally insulated vertical DCPs, lapped behind the stepped cavity tray DPC above opening and apped in front of the horizontal cavity DPC below the sill. All new walling to be bonded into existing walling, maintaining a continuous cavity as shown. Build in 150mm Code 4 lead flashings/soakers and stepped cavity tray DPCs where new cavity walls abut existing roof.

New Internal Walls (solid)

To be built in 100mm thick loadbearing blockwork as previously described, off existing loadbearing wall. Install Naylor's P100 concrete lintels over single door opening and naylor's R6 lintel where shown. Blockwork to be dry-lined both sides with 12.5mm gypsum plasterboard and 3mm skim finish on scrim-reinforced joints to both sides.

Internal Walls (studding)

To be formed with 75x50mm sw studs @ 400mm c/s with 75x75mm sw head and sole plates and 75x50mm sw noggins @ 1200mm staggered c/s. Partitions to be faced both sides with 9.5mm plasterboard and 3mm skim finish on scrim-reinforced joints. All partitions to incorporate 75mm mineral wool sound insulating quilt (min density 10kg/m³) packed tightly between studs.

New Suspended Timber First Floor

To be 22mm thick T&G jointed moisture resistant flooring grade chipboard on SC3 Grade floor joists @ 400mm c/s (see floor plans for joist sizes). Incorporate sw strutting between joists at mid-span. Incorporate 100mm mineral wool sound insulating quilt (min density 10kg/m³) packed between joists. Existing ceiling structures to remain intact.

New Windows

Manufactured in white PVCu to match existing. Fitted with hermetically sealed unit double-glazing with a min 16mm gap between panes. Opening lights to be weather-sealed and to provide min 3% of floor area to rooms served. Windows to be fitted with trickle-vents to give min 8000mm² opening to habitable rooms and 4000mm² to other rooms. Each new habitable room to incorporate an escape window with min clear opening size of 450mm wide x 750mm high (sill height max 1100mm above floor level). Any glazing extending to less than 800mm above finished floor level (windows) to be safety glazing to BS 6206. All glazing to comply with BS 6262.

New Internal Doors

Generally to be interior quality timber doors/frames to match existing.

Flat Roof

All roof timbers to be in Grade SC3 timber. Roof to be surfaced in 13mm limestone chippings bedded in bitumen on a 3-layer "high performance" built up felt system on 19mm thick WBP exterior quality plywood decking on 150 x 150mm sw joists @ 400mm c/s seated on and secured down to 100 x 50mm sw wallplate, secured down with 1000mm long galv ms holding down straps @ 1000mm c/s. 19mm sw fascia at eaves to incorporate proprietary eaves vent system, to give equivalent of a continuous 25mm ventilation opening. Incorporate 125mm thick Kingspan THERMAROOF TR31 rigid board roofing insulation between joists. Ceilings to be underdrawn with 9.5mm plasterboard and 3mm skim finish on scrim-reinforced joints.

Lateral Restraint

To be provided in roof/first floor by 30 x 5mm galv ms straps secured with Bswg x 75mm long nails to 3nr rafters/joists and built into wall @ 1.2c/s. Incorporate sw packs and noggins at strap locations, min 50mm thick and half rafter/joist depth.

Roof Drainage

New roof to drain to UPVC gutter, profile and colour to match existing, on brackets secured to fascia. Matching 63mm RWP's secured on pipe clips to manufacturers instructions. RWP's to discharge to vitrified clay trapped gullies where shown on drawing, fitted with cast alloy grating.

Below Ground Drainage

New surface water drains to connect to existing as shown via 100mm dia vitrified clay extra strength plain end pipes and fittings with flexible sleeve joints - all BS65:1981. Pipes to be laid to an even fall of min 1:80 and shall generally be laid with a 150mm granular bed and 150mm cover of selected fill.

Above Ground Drainage

In UPVC pipework with solvent welded joints, installed in accordance with BS 5572:1978. Existing 100mm dia soil and vent pipe to be extended to serve new bathroom where shown to terminate min 900mm above any opening within 3m and fitted with birdproof guard. No connections to be made to soil pipe within 200mm of a WC connection, except that wastes up to 50mm dia may connect on the same centre-line.

Waste runs to appliances as follows:

	min dia (mm)	max run (mm)
WC	100	no limit
Bath	40	3000
"	30	4000
Shower	40	3000
"	50	4000
Washbasin	32	1700
"	40	3000

Use 75mm deep seal traps or if max run is exceeded use re-sealing tap.

Mechanical Ventilation

New bathroom to have extract fan with a min extract rating of 15 litres/sec.

Heat Producing Appliances Contractor responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new radiators complete with TRVs. Contractor to check and report on the adequacy of the existing CH boiler to cater for the increase in space heating requirements prior to commencement of the works on site. In larger output boiler is required, the Contractor must confirm the requirements to the building owner at tender stage.

Electrical

Existing general power and lighting circuits to be extended/modified to cater for the extension and alterations, to building owner requirements. All installation work to be carried out by qualified electricians fully conversant with BS 7671.

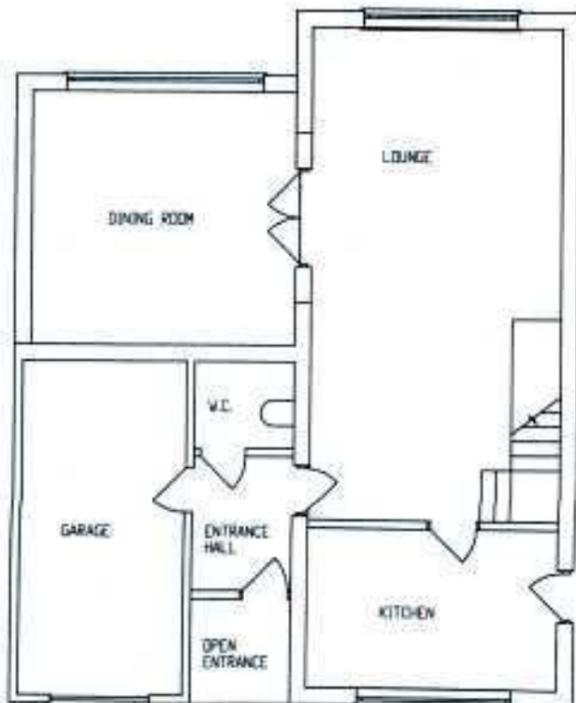
Alterations

Carefully remove existing roof structure, doors/frames and stud partitions where shown on the drawing and make good in all associated areas.

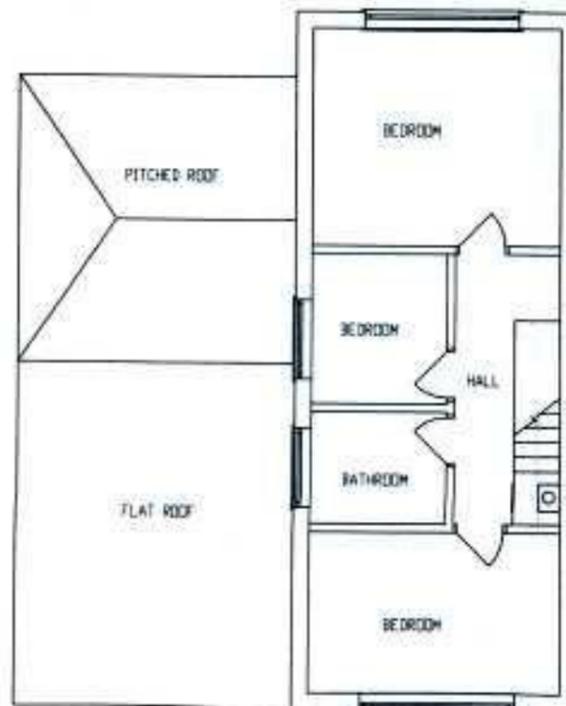
NOTES

DO NOT SCALE DRAWING

THESE DRAWINGS ARE TO BE USED FOR BUILDING REGULATION PURPOSES ONLY. ALL DIMENSIONS TO BE TAKEN FROM SITE.



Existing Ground Floor Plan



Existing First Floor Plan

06/62/90290/W2
OFFICE COPY

REVISED DATE
30 JAN 2006
OF RECEIPT
KIRKLEES METROPOLITAN BOROUGH COUNCIL
20 JAN 2006
RECEIVED

REV	AMENDMENT	REV BY	DATE	REV NO.

DRAWN	GD	PROPOSED FIRST FLOOR EXTENSION FOR MR. GARY DYSON
DATE	14 JAN 06	DF
APPROVED		
DATE		
SCALE	1:100	19, THE PADDOCK, KIRKHEATON, HUDDERSFIELD, HDS DER
IF IN DOUBT ASK		DRG No. PADDOCK 1 Sheet 1 of 2