ADDITIONAL SPECIFICATION – TO BE READ IN CONJUNCTION WITH ATACHED DRAWINGS.

Dormer cheeks / front panel construction

New tiles to match extg (or re-hang extg) on sw battens on slating felt on 50x100mm studding @ 450mm cts, 100mm Celotex insulation, 12.5mm foil backed plasterb'd & skim. Provide Code 4 lead soakers at cheeks and to apron onto extg roofslope. New fascia board to provide 25mm air gap behind and insect-proof screen over. 100x150mm header beam over new d/glazed windows with doubled 50x100mm studs each side of any opening and at dormer corners.
Dormer cheeks built off doubled 75x150mm sw rafters per side.

Garage Pitched Roof Construction (TRUSSED RAFTER)

Pitch to match existing. Roof tiles/slates to match existing, or as approved by the Local Authority on suitably sized sw treated battens at suitable gauge, fixed in accordance with manufacturers instructions and all installed in accordance with BS5534:2003& BS 8000: Pt 6 1990 on untearable roofing felt to BS 747 type 1F on :-
Trussed Rafters @ 600crs designed and braced in accordance with BS5268-3:1998
Design details to be supplied by trussed rafter manufacturer to builder who will submit these to The Local Authority Building Control for approval prior to manufacture & installation.
Site measurements to be taken by builder and supplied to truss manufacturer. 30 x 5 Galvanised mild steel restraint straps @ 1200 ctrs maximum.
All structural timber to be grade C16 unless noted otherwise.

Cavity Wall Construction

102 Facing brick (to match existing), or as approved by Local Authority, all mortar joints to have tooled flush finish.
Walls to be restrained at ceiling level and along plane of rafters using 30 x 5 ms galvanised straps @ 2000 max cts screwed to joists / rafters.
Piers at each corner and at max 2.0m centres.

Foundations

Class B Engineering bricks below DPC.
Depth to be agreed with Local Authority Building Inspector on site and to suit extg ground conditions.
Contractor to check ground conditions on site to ascertain suitability of footings as shown. If ground conditions found to be unsuitable for this type of footing, then Specialist advice should be sort for suitable foundation types.

Garage Ground Floor Construction

100mm thick concrete slab, on 1200 gauge visqueen polythene DPM, on 50mm sand blinding, on well consolidated hardcore in max 150mm layers. DPM to be lapped into DPC.

Internal Garage Partitions

100mm Thermalite conc blocks to separate garage from storage area.

Internal Plumbing to Loft Room

Wastes :-
100mm diameter uPVC to wc.
32mm diameter uPVC to whb.
40mm diameter uPVC to shower.
All to be fitted with 75mm deep seal traps. All wastes to be laid to suitable falls.

Drainage (Plastic)

All new drainage to be agreed on site with Building Inspector at time of build and to be approved prior to final installation.
All to current Building Regulations.
Rainwater to discharge via PVC-U gutters and down pipes style and type as existing, discharging into new back inlet gullies and / or existing down pipes and gullies.

Note: Contractor to appraise existing drainage and locate them prior to starting on site. Any drainage runs shown are assumed as no inspection chambers are on site or covers to existing chambers were not lifted.

New Loft Room Ventilation

Mechanical extract ventilation provided by electrically powered mechanical extract fan to extract at a rate of 15 litre/second.
All other rooms to have trickle ventilation of 4000 mm^2

Glazing

Laminated or toughened glass to be fitted to any glazed area between floor level and 800mm above that level; or between floor level and 1500 above that level in a door or side panels adjacent to the door.
All new glazing to be double glazed low 'E' glass (min) 1.8 w/m2k