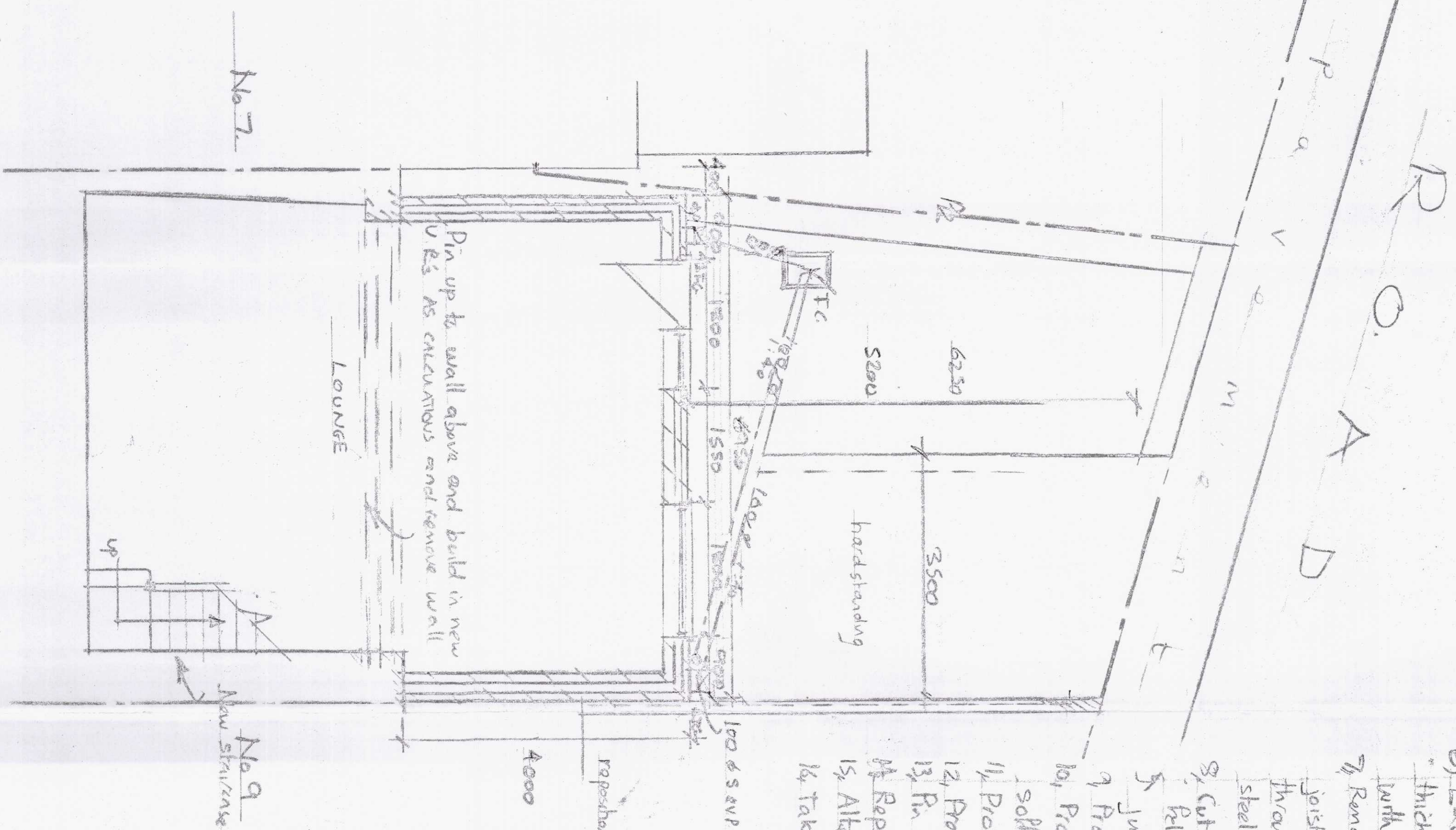
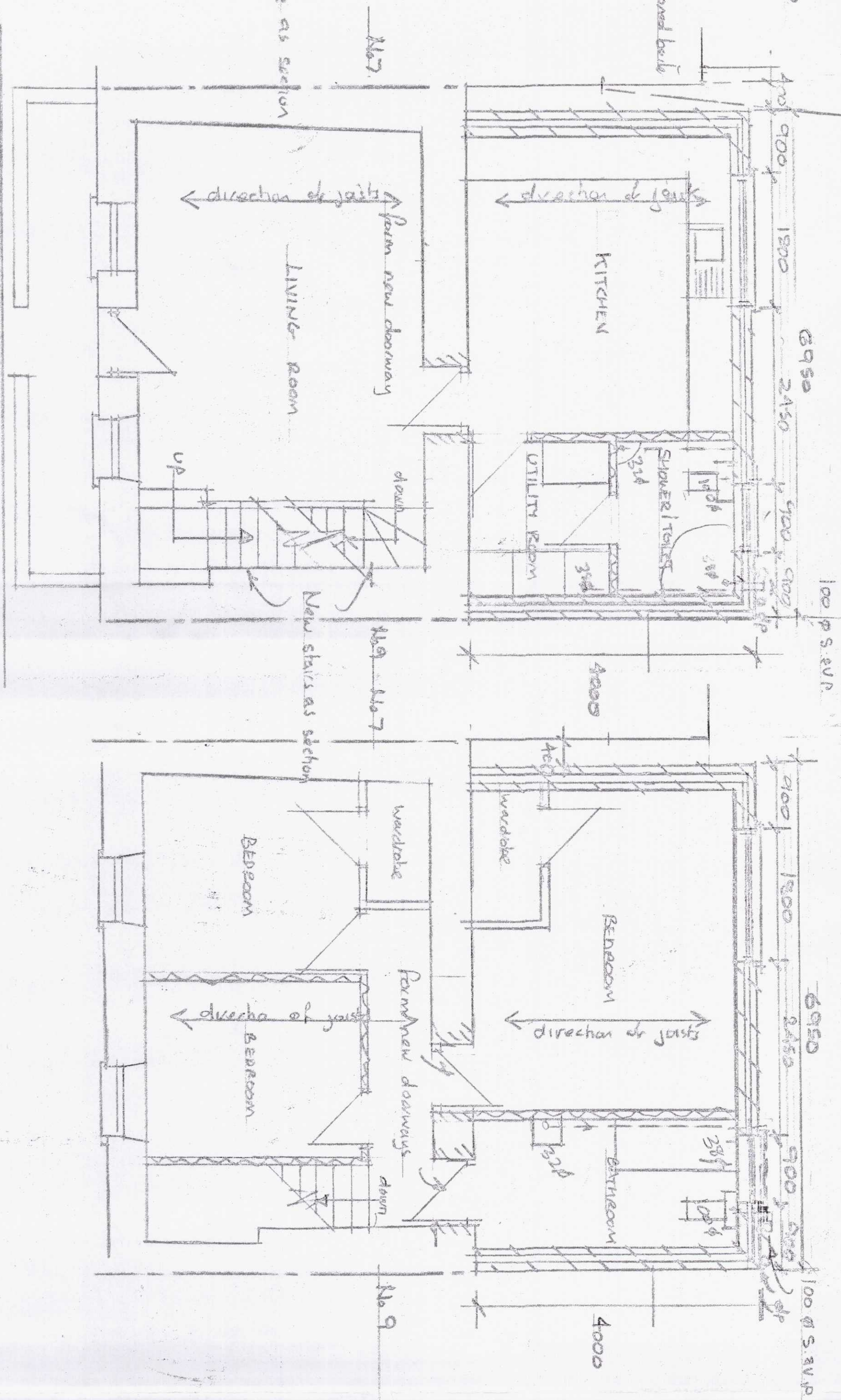


SPECIFICATION

1. Take down and remove existing rear extension and steps together with steeling to ground. Remove existing ceiling and wall plaster to weather with internal partitions throughout.
2. Excavate trenches and provide and lay grade 25 concrete strip foundations to levels and sizes shown.
3. Form new cavity walls with 2 No skins 100mm thick dense concrete blockwork with 125mm wide formed cavity, with wall has spaced 75mm c/c horizontally, 450mm c/c vertically and 225mm c/c reveals. Provide 50mm clear cavity and 75mm thick Calotax CW4000 insulation to inner skin to be held in position by retaining clips on wall ties.
4. Build in horizontal d.p.'s min 150mm above ground level, tie into existing walls using S.S. fixed G-rings and close cavities at top with slate.
5. Form new openings with 'Cahri' 'open back' type lintels, build in horizontal and vertical d.p.'s, together with p.c. concrete sills, close cavities with insulated cavity closers.
6. Provide and build in new upvc double glazed windows and doors to have 'u' value of 1.6 W/m² K with min vent areas = 1/10th floor areas, first floor bedroom window to have min 750x250 opening for fire escape. Provide and fit 2500mm² mesh vents to heads of windows for background ventilation.
7. Excavate within extension to reduced levels and form ground floor throughout existing and extension areas with 50mm sand/cement (1:3) screed on 100mm thick grade 20 concrete slab on 100mm thick Calotax CW4000 insulation on 1200g R.P.M on 150mm thick hardcore to be well rolled and consolidated and blinding with sand. Provide and build in 25mm thick Calotax insulation at edges of slab to prevent cold bridging.
8. Remove existing staircases and existing ground and first floors complete form new to existing and extension with 22mm thick wyapec boarding on 195x44 C24 joists @ 400mm with row of strutting to joist @ midspan to eotg and oth areas. Provide 100mm thick retained insulation between joist at both levels and form ceilings throughout with 125mm plasterboard and 2 c/s skin. Provide lateral restraint straps @ 900mm c/c at ground and first floor levels together with gable ie 30x50mm galvanised mild steel minimum 1200mm long. Form new partitions with 75x50mm s.w. studs @ max 600mm c/c. Fixed bath sides with 125mm plbed 15mm, fit 50mm thick insulating quilt between studs.
9. Cut back existing roof as necessary and form new with concrete tiles to match existing to be laid strictly in accordance with manufacturers instruction on breathable felt and treated battens on manufactured trusses @ max 600mm c/c fixed to s.w. wall plates in btm stopped to inner skin @ 750mm. Provide new code 4 lead valleys at junction with neighbours roofs. Provide and install 300mm thick feltwood insulation between top of clg joist/trusses.
10. Provide upvc fascias and bargeboards with 115mm h/r pvc gutters with 6ty downpipes to 2 No new B.T.C.s.
11. Provide and install 100mm Ø S.W.P. and connect, together with 2 No B.T.C.s to existing F.C. with 100d drains and fittings min 1:40 fall to connect on a siphon to socket basis and turned to flow of sewer with concrete backing.
12. Provide and install 60 litre/sec mechanical vent to kitchen, do like for med vent to Utility Room and 15 litre/sec vent to Bathroom and Shower Toilet. Install heat detector to kitchen.
13. Fit up to work above and install new U.B.s as substitutes to lower ground floor and remove existing wall, build in 3 No staircases as detailed, form new stairways, block out openings.
14. Reposition existing boiler check adequacy to extend heating and hot water services.
15. Alter and extend electrical installations to clients requirements to Part P of Building Regulations. Switches and sockets to be located between 450-1200mm.
16. Take down existing rear boundary wall as necessary. It construct new hardstanding with concrete finish.



Proposed Lower Ground Floor



PROPOSED 6-ROUND FLOOR

PROPOSED FIRST FLOOR

208	PROPOSED TRIPLE STOREY PITCHED ROOF REAR EXTENSION & HARDSTANDING		
ADDRESS	(AMENDED)		
208	MR MORGAN STREET, THE AWA MERTON TOWNSHIP, C47 STP		
DRAWN NO	SCALE	DATE	DRAWN
2 of 3	1:50	APRIL 2000	A COLLINS