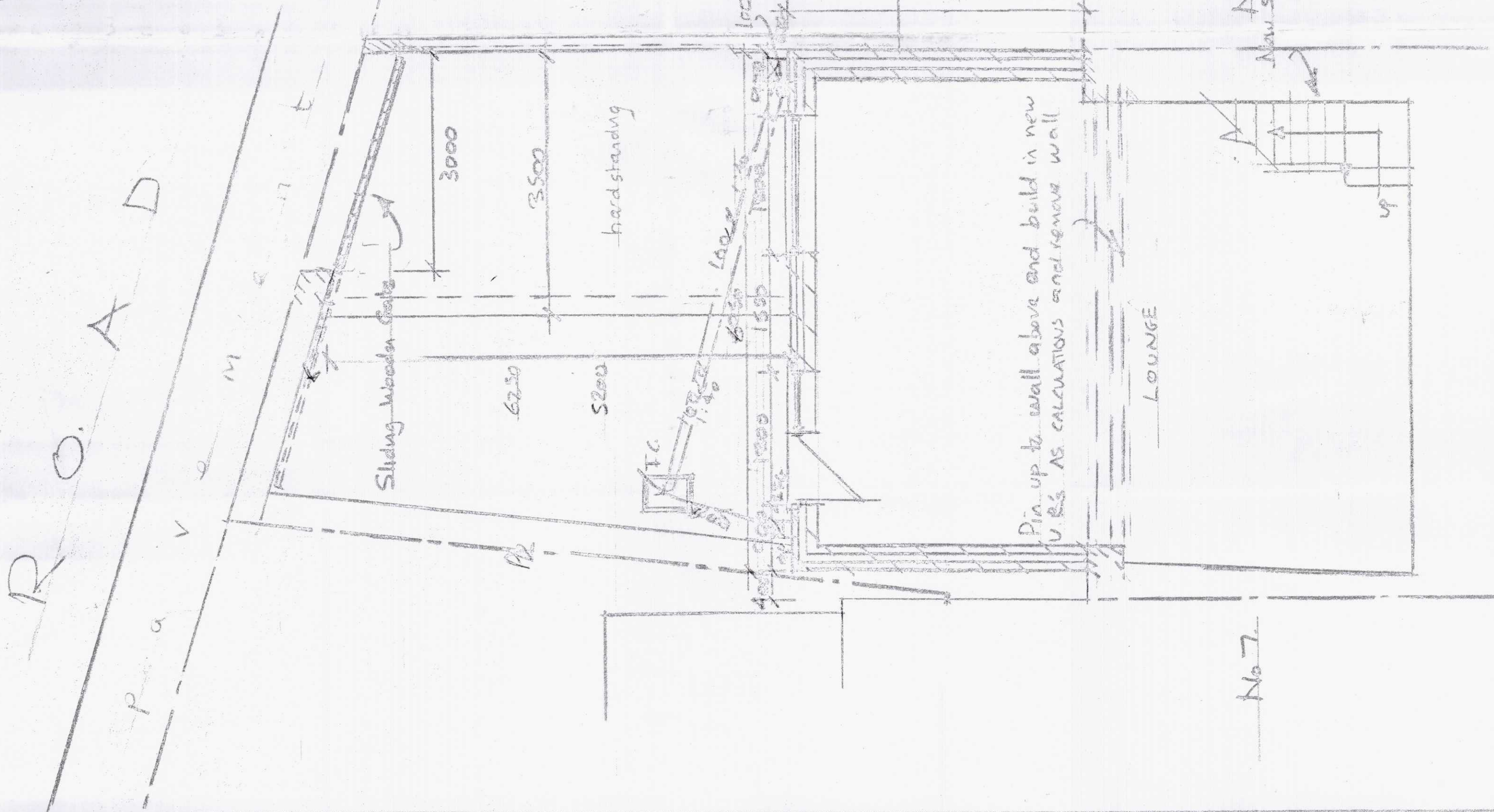
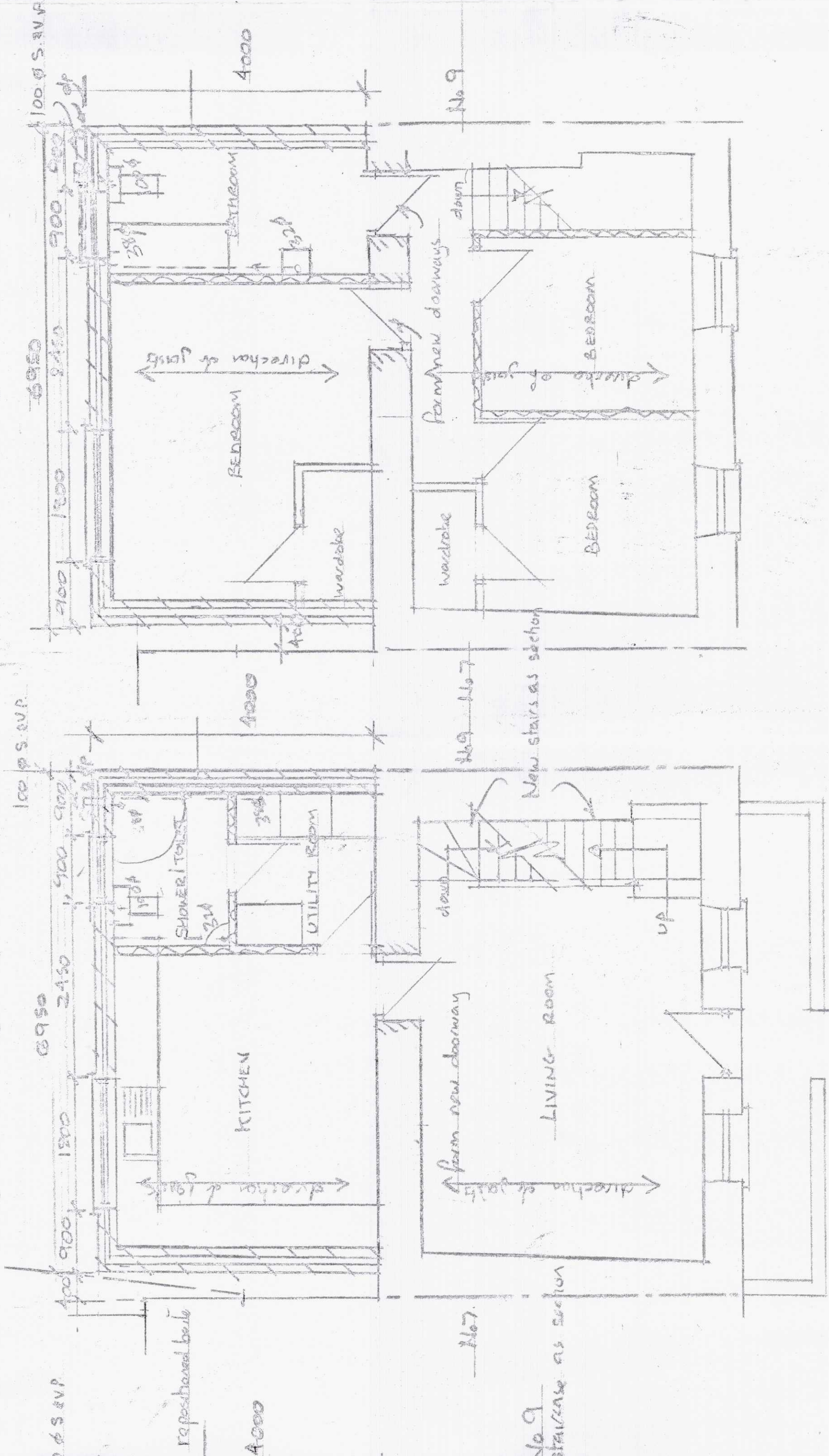


SPECIFICATION

1. Take down and remove existing rear extension and steps together with decking to garden. Remove existing ceiling and wall plaster together 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 skin 100mm thick dense concrete blockwork with 125mm wide banded cavity, with wall ties spaced 750mm horizontally, 450mm vertically and 225mm reveals. Provide 50mm clear cavity and 75mm thick Calotex CW4000 insulation to inner skin to be held in position by retaining clips on wall ties
4. Build in horizontal d.p.c.'s min 150mm above ground level, tie into existing walls using S.S. twisted fixings and close cavities at top with slate
5. Form new openings with 'C' type lintels, built in horizontal and vertical d.p.c.'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. Provide with min vent areas = 1/20th floor areas, first floor bedroom window to have min 750 x 1500 opening for fire escape. Provide and fit 250mm² brick 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 (1:3:1) screed on 100mm thick grade 20 concrete slab on 100mm thick Calotex CW4000 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 waxy board on 195 x 44 C24 joists @ 400mm with row of strutting to joists @ midspan to eaves and over areas. Provide 100mm thick rockwool insulation between joists at both levels and form ceilings throughout with 125mm plasterboard and 2 c/s skin. Provide lateral restraint straps @ 900mm at ground and first floor levels together with gable ie 30 x 50mm galvanneal mild steel minimum 1200mm long. Form new partitions with 75 x 50mm s.w. studs @ max 600mm faced both sides with 125mm filled studs, fit 50mm thick insulating quilt between studs
9. Put back existing roof as necessary and form new with concrete tiles to match existing to be laid strictly in accordance with manufacturers instructions on breathable felt and treated battens on manufactured trusses @ max 600mm spaced with 2 No B.T.C.'s and connect, together with 2 No B.T.C.'s to existing F.C. with 100 x 45 drains and fittings min 1:40 fall to connect on a soffit to siltet basin and turned to flow of sewer with concrete backing
10. Provide upvc fascias and bargeboards with 115mm h/r pvc gutters with 60mm downpipes to 2 No new B.T.C.'s
11. Provide and install 60 litre mechanical vent to kitchen, 40 litre 1/2" mech vent to Utility Room and 15 litre 1/2" mech vent to Bathroom and Shower Field. Install heat detector to kitchen
12. Provide and install smoke detector to each of 3 No. levels to be connected to mains with battery back-up
13. Pin up to work above and install new u.b.'s as calculated to lower ground floor and remove existing wall, build in 3 No. staircases as detailed, Form new clearways, block out openings
14. Reposition existing boiler check adequacy to eated heating and hot water service.
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 to construct new hardstanding with concrete finish



PROPOSED LOWER GROUND FLOOR



PROPOSED FIRST FLOOR

JOB	PROPOSED TRIPLE STOREY PINCHES
ROOF	REAR EXTENSION & HARDSTANDING (AMENDED)
ADDRESS	28 MORGAN STREET, THE AVON
MERTHYR TYDFIL, CF47 8TP	
DRAWN	DATE
20/2	1/50
APRIL 2000	20/2