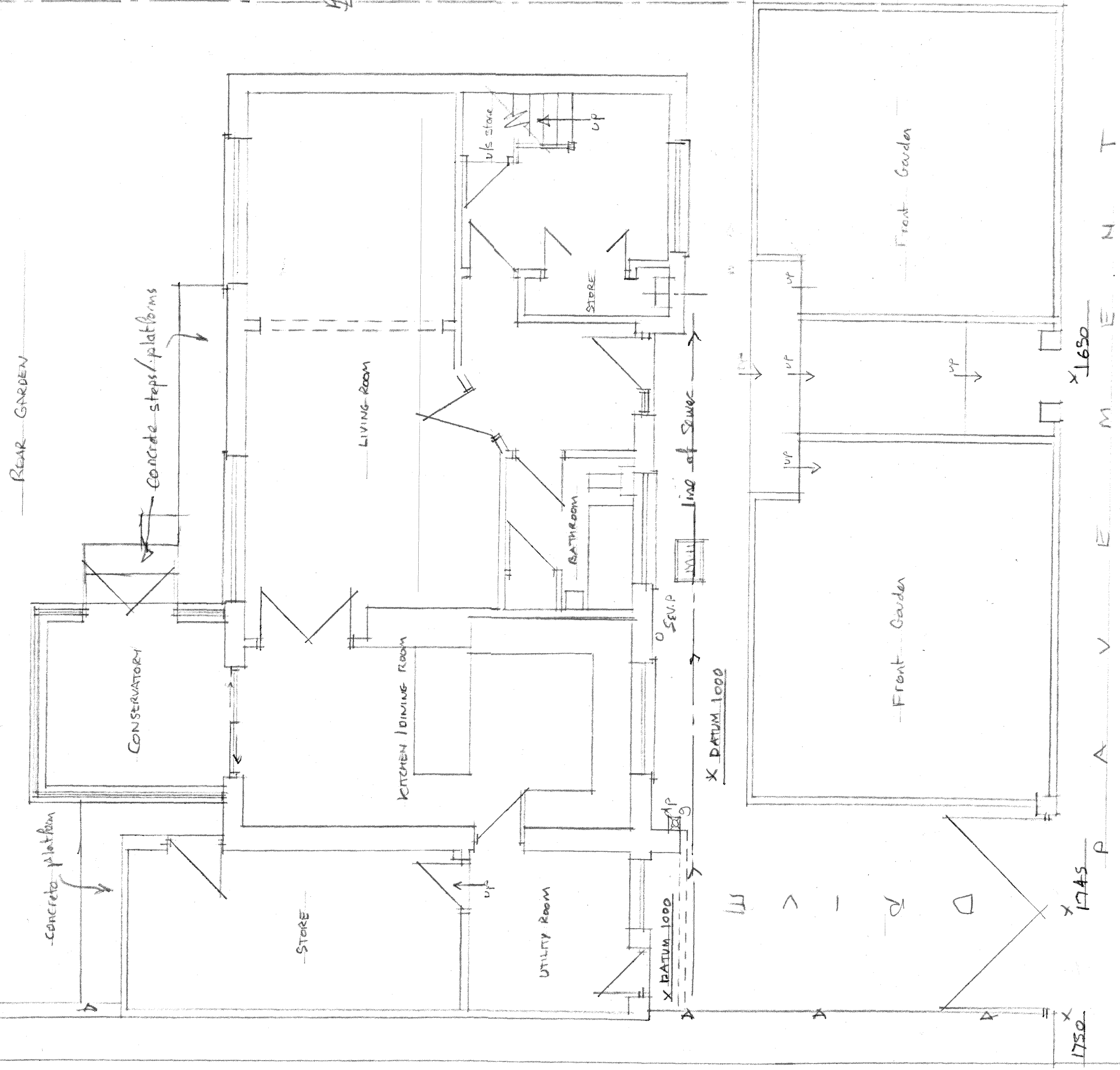
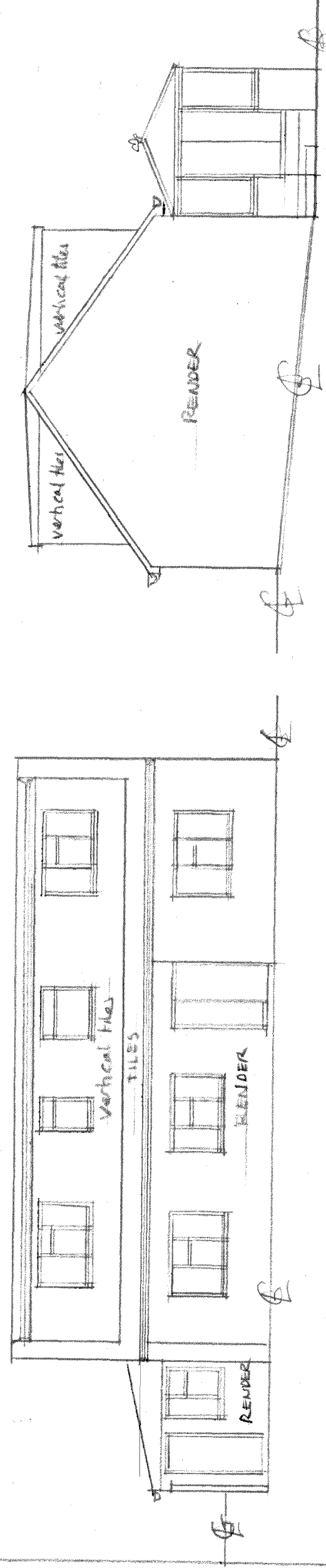


SPECIFICATION

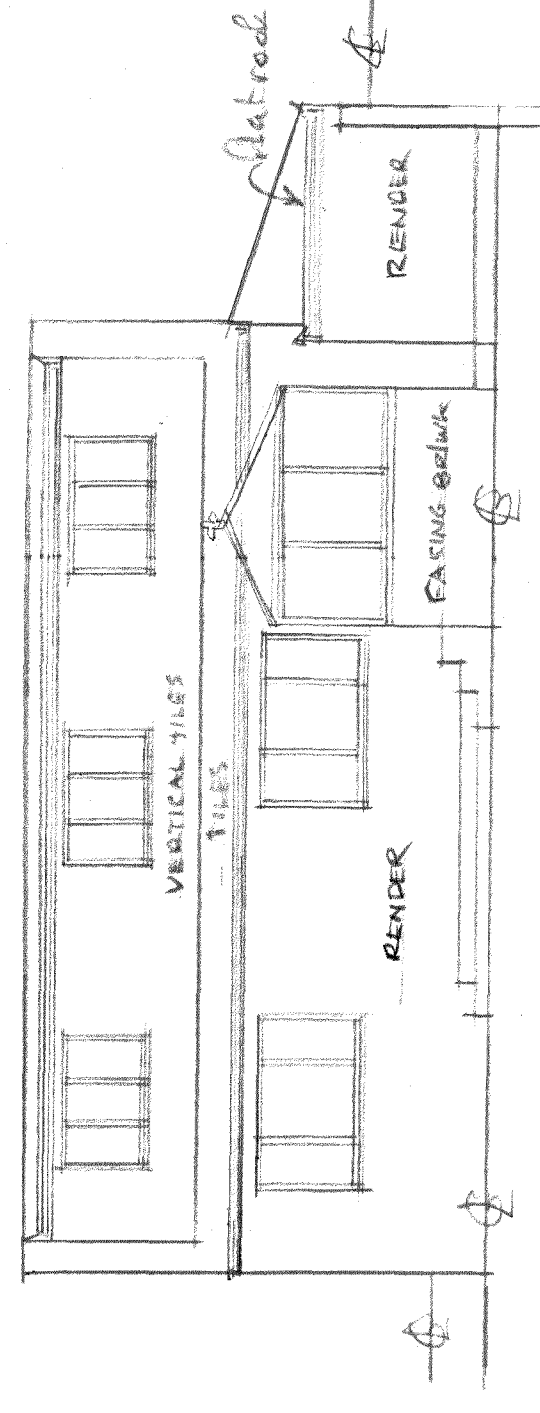
1. Take off existing flat roof complete over store to side and roof over chilly room, including roof brisles, decking and flat roof joists, ceilings and wallplates and beams and remove all from site
2. Existing external skin to U/R and Store to remain which also acts as retaining wall to neighbour. Existing Bent Parade of U/R to remain
3. Take down and remove internal partition and rear and rear side walls with doorway including foundations
4. Take up and remove concrete platform to rear of store. Take down and remove exty conservatory including walls, base and foundations
5. Excavate trenches adjacent to external skin of store U/R adjacent to neighbours and also adjacent to retaining walls extending beyond store to allow for extent of new extension, existing foundations all along length of new extension to be widened and strengthened to accommodate new additional skin with cavity and new cavity work to be built off existing/new foundations
6. Provide and build new internal 100mm medium dense concrete block inner skin to position shown with 125mm thick formed cavity with ss wall ties spaced 750mm c/h horizontally, 450mm vertically and 225mm @ reveals. Thicken up walls to internal skin as shown in Section A-A' on drawing 2 of 2 to form retaining walls. Provide and install 100mm thick Calotex insulation to inner skin to be held in position by retaining clips or wall ties
7. Provide and build in new d.p.c.'s min. 150mm above ground level tie into existing walls using ss fluted fixings and close cavities at top with slabs
8. Form new openings with fabric open back 19mm thick Calotex insulation to inner skin to be held in position by retaining clips or wall ties
9. Break up ground within new external walls and excavate to reduced levels. Form new ground floor with F.F.L. as existing with 50mm thick concrete/slab (13) poured on 100mm thick grade 20 concrete slab on 1200g D.P.M. on 120mm thick Calotex insulation on 1200g D.P.M. on sand bladed hardcore 150mm thick to be well rolled and consolidated. Provide and install 25mm thick Calotex to perimeter of concrete slabs to prevent 'cold bridging'.
10. Provide and build in new double glazed windows, doors and roof lantern to have minimum vent areas = 1/20th floor areas and have minimum 'U' values of 1.4 W/m²K and have 9000mm² trickle vents fitted to heads for background ventilation, window from new bedroom to have minimum operable area (0.33m²) 750 x 450mm for fire escape, with maximum distance from F.F.L. to operable area to be 1100mm
11. Cut back existing main roof as necessary and form new flat roofs with EPDM rubbering roofing to be laid strictly in accordance with manufacturers instructions on 19mm thick external quality plywood on Gyring pieces laid to fall on -
12. (A) 220 x 47mm C16 grade s.w. flat roof joists at 400c supported by jacks hangers off 220 x 47 s.w. beams rambolted to wall @ 900c
13. (B) Pos. - Joists @ Max. 600c to be designed, manufactured and delivered to site by specialist company and laid in accordance with manufacturers instructions fixed to s.w. wallplates both sides in turn strapped to inner skin @ 900c
14. Provide 135mm thick Calotex insulation between flat roof joists of option 1 with 50mm thick Calotex to U/R finished with 125mm filled @ 225s skin
15. Provide 300mm thick recovered insulation between top of pos. joists
16. Form ceiling with 125mm plasterboard and skim
17. Provide and build in FV250 fascia ventilator to provide continuous 25mm ventilation at junction to existing walls. Provide and build in Code 4 lead flashing upstand to ventilator and dressed over roof and over ventilator. Provide and build in new cavity trays behind flashing
18. Form new partitions with metal or 75x50mm s.w. studs @ max. 600c to be faced both sides with 125mm filled and 225s skin finish
19. Provide and install new M.H. over existing same line in position shown, provide and install 2 No. sealed waste outlets to connect to new manhole with 100mm diameter drains and fittings to connect on a socket to socket basis and timed to flow of sewer with concrete benching. Provide bathroom suite and kitchen sink and connect with pvc waste to diameters shown with rodding eyes at all bends. Provide 2 No. precast concrete lintels above drains where they pass through external walls.
20. Provide and install safety glazing to BS 6206 to all critical locations. Provide and install new smoke alarms to 2 No. GFI units and FIF
21. Provide and install 60mm/sec mech. vent to kitchen, 15 liter/sec mech. vent to Bathroom. Provide and install heat detector to kitchen
22. Carry out all new Electrical Installations to clients requirements in accordance with latest I.E.E. Regulations and Part P of Building Regulations. Electrical certificates will be required upon completion of work.



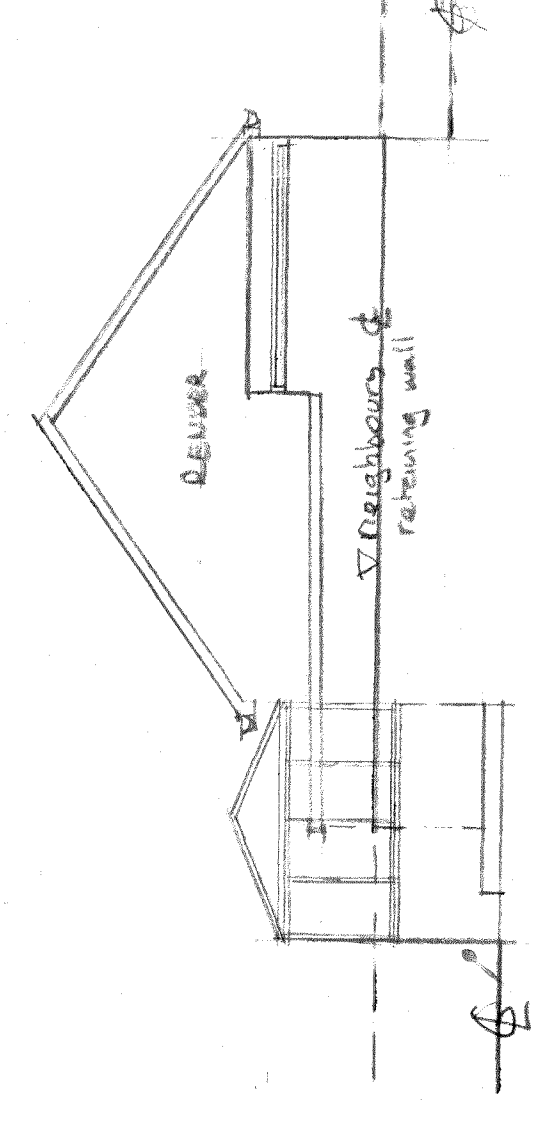
EXISTING GROUND FLOOR / SITE LAYOUT



EXISTING FRONT ELEVATION



7072 223 6254



EXISTING SIDE ELEVATION

AMENDMENTS SA: Specification amended to current 'U' values A: ceiling	PROPOSED SINGLE STOREY FLAT ROOF EXTENSIONS TO PROVIDE SELF CONTAINED UNIT	2018	ADDRESS ELLAND HOUSE, 12 FAIRVIEW ESTATE, OLD SWANSEA ROAD, SWANSEA, N.T.	DATE 1.50.1100	SCALE 1:10	PROG No 102	PERIOD AUG. 2022 March 2023	ACTIONS
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