

Roof. Roof covering colour and type to match that of main property. On 25mm x 50mm treated battens complying to BS5534 Part 1 1990 Klober Permoliight permeable underlay on prefabricated roof trusses to BS 5268 Part 3. By Mardenwood Timber Engineering Ltd on timber wall plates.

ALL ROOF DIMENSIONS TO BE CONFIRMED PRIOR TO THE ORDERING OF TRUSSES

Diagonal, longitudinal and horizontal bracing to be 25mm x100mm sawn timber twice nailed to each truss in accordance with truss manufacturers design calculations and recommendations.

Wallplates anchored down at maximum 2000mm centres using 5mm x 30mm x 1200mm once bent restraint strapping fixed in accordance with TRADA specifications.

Level ceilings to be insulated with at least 340mm of mineral wool cross bonded above ceiling level, to give a UValue not exceeding 0.13W/m2K

12.5mm FireLine plasterboard ceiling with a 3mm dense plaster finish.

A 50mm clear air space to be maintained between underlay and insulation.

Fascia, soffit and barge boards to be of uPVC and sized to suit roof truss section

Superstructure.

Two coat cement based render system finished to match existing on 100mm dense concrete block, laid in a 1-1-6 cement, lime, sand mortar. 50mm clear cavity75mm Celotex or Kingspan partial fill insulation on 100mm Calcon Solar. Durox or Thermalle Turbo aerated concrete block laid in a 1-1-6 cement, lime, sand mortar. 12.5mm plasterboard on plaster dabs finished with a 3mm dense plaster skim to achieve a U Value of 0.20W/m2 K or better. Cavity to be closed at head, eaves and gables with Rockwool Quafire or other approved closing system.

Stainless steel wall ties, at maximum 600mm horizontal and 450mm centres staggered on alternative courses. Ties to be placed on each course of blockwork at reveals. Insulation retainers to be fitted in accordance with manufacturers recommendations.

All window and door thresholds, sills, jambs and heads are to be finished with proprietary thermal rebate closers.

Lintels.

From the Caimc Cougar or IG LVS range with minimum 150mm end bearing and fully bedded on mortar and with DPC rays installed as required by manufacturers recommendations. Weep vents to be provided at a minimum of 2 per lintel or at a maximum of 675mm centres. Caimc Type CL3 or C30 lintel stop ends inserted as per manufacturers recommendations.

Internal finish to be 12.5mm British Gypsum wall board on plaster dabs with all perimeters sealed. Joints to be taped and filled to provide a finish suitable for direct decoration.

All Reveals are to be sealed using Cavity Trays of Yeovil Ltd Type H universal cavity closer, insulator and damp proof course. DPCs.

HyLoad pitchpolymer horizontal dpc at a minimum of 150mm above finished external path level. Cavity trays where required to be HyLoad or Cavity Trays of Yeovil depending on availability at time of construction.

Windows / Doors.

All windows, glazed external doors, and patio doors are to be double glazed using two panes of 4 or 6mm Pilkinton K glass (soft coating) hermetically sealed units with a minimum 22mm air space between panes. All sashes are to be draught sealed complying with the requirements of BS 637. Windows to achieve a UValue not exceeding 1.40 W/m2K. Glazed doors are to achieve UValues not exceeding 1.20 W/m2K. uPVC Frames are to be manufactured in accordance with BS 7412 from extruded profiles to BS 6375-1 designed for wind pressures 2000+. Operation and strength characteristics to BS 6375-2. Frame reinforcement to be Aluminium alloy or galvanised steel.

All habitable rooms above ground floor level are to be provided with suitable secondary means of escape. This is to be achieved by providing windows which are fitted with openable sashes giving an unobstructed opening of at least 450mm in width and a minimum of 0.33M2 in area. The bottom of the opening must not be less than 800mm or more than 1100mm above the finished floor level.

All glazing within defined within Approved Document N as "Critical Areas" is to be toughened or laminated glass which in the event of accidents will break safely.

Natural Ventilation.

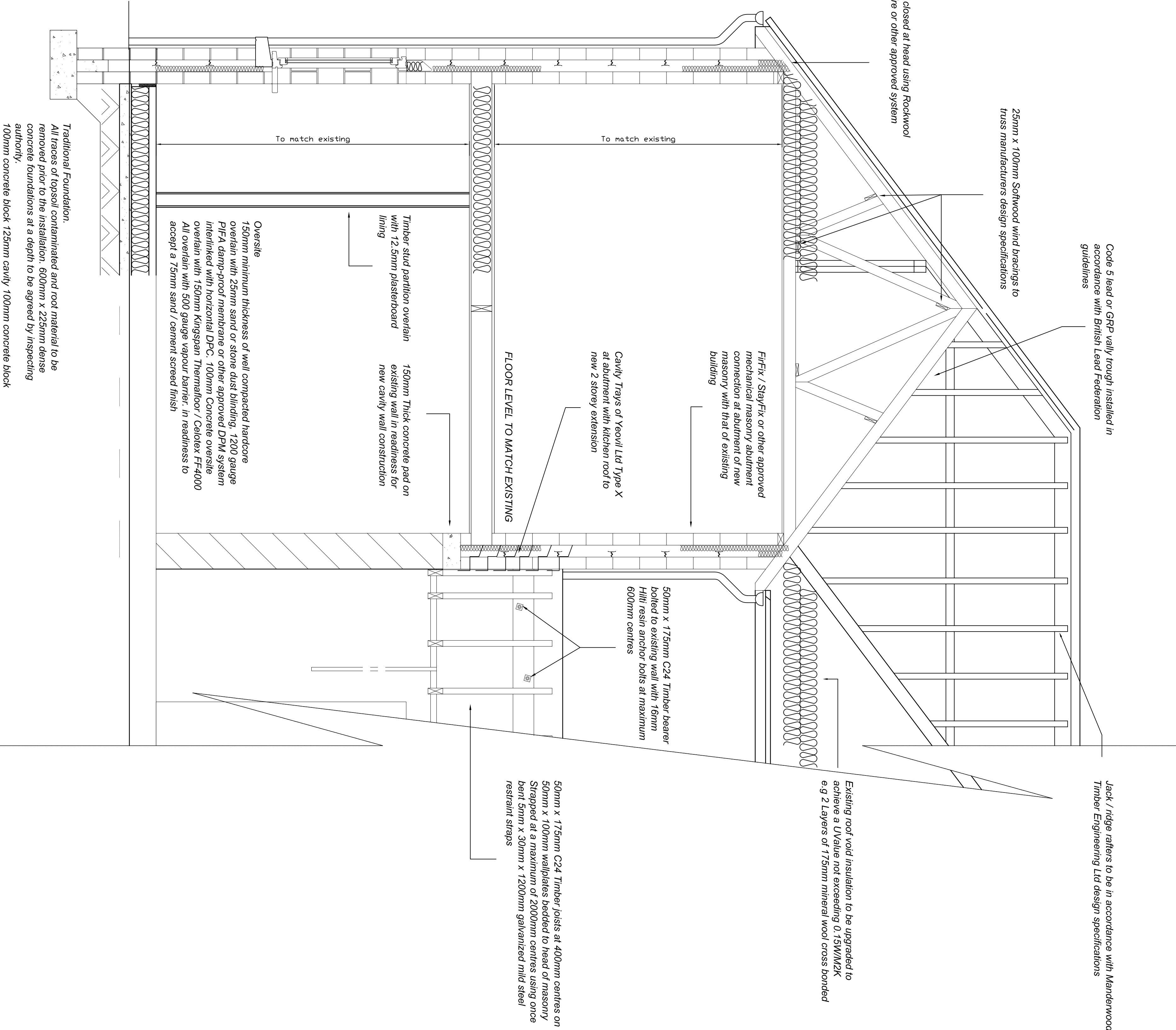
Window openings to all habitable rooms are to be at least 5% of the floor area of teh room served and some part of the operable area is to be at least 1.75M above floor level.

Background ventilation to all habitable rooms by "trickle" ventilators equivalent to 8000mm2 in area. All other rooms are to be fitted with "trickle ventilation equivalent to 4000mm2.

Mechanical Ventilation.

All electrical mechanical ventilation fans are to be compliant with BS EN 60335-2-80 and BEAB approved. Kitchen mechanical extraction to external atmosphere must be equal to 30 litres per second if provided by cooker hood or 60 litres per second if the fan is installed elsewhere within the kitchen.

Bathroom, utility room and en suite are to be fitted with mechanical ventilation equal to 15 litres per second. Separate W.Cs. are to be fitted with mechanical ventilation equal to 6 litres per second



Section A

First Floor.

Structural timbers to comply with BS 4978 or BS EN 519. 50mm x 175mm C24 joists at 400mm centres. Joists parallel with first floor stud partitions and beneath bath are to be doubled up in accordance with the TRADA Technology span tables and Approved document A of the Building Regulations. Lateral support provided by 5x30x1200mm once bent galvanised mild steel straps at a maximum of 2000mm centres and spanning at least 3No joists at suitably supported on noggings that are at least 2/3 the depth of joists. Herringbone strutting at mid span or 2000mm centres whichever is the lesser dimension of all joists.

19mm waterproof Weyroc floor deck glued and nailed to joists, 100mm 10KG/M3 mineral wool between joists and 12.5mm Gyproc Fireline or 15mm standard plasterboard ceiling suitably finished with a 3mm dense plaster skim. Giving 30 minutes of structural fire protection

Internal Walls. (First Floor)

Internal stud partitions to. Typically 460mmx92mm CLS graded timber studs at 400mm centres with sole and head plies of similar section. 12.5mm DB plasterboard linings to BS 1230 suitably finished with a 3mm dense plaster skim. Minimum 25mm 10 Kg/M3 mineral wool quilt fitted between studs complying to the requirements of Approved Document E.

Rain water Drainage.

110mm x 60mm Osma Ogee rainwater gutters to BS 4576 laid to self cleaning falls and discharging via 65mm diameter downpipes to BS 4576

Surface Water Drainage.

Roadable pot gutters at base of rainwater downpipes connected to 100mm Osma drain laid to falls and connected to existing drains in accordance with Welsh Water Dwr Cymru and Approved Document H recommendations.

Foul Water Drainage.

All installations to comply with BS EN 12056-1 clauses 3-6, BS EN 12056-2 clauses 3-6 and BS EN 12066-5 clauses 4-6, 8, 9 & 11. Access to be provided at convenient locations to permit cleaning and testing of pipework. 40mm diameter waste pipes are to be provided to bath, shower and sinks, all fitted with 75mm accessible sealed traps and if runs exceed 3.0M then anti-siphon traps are to be installed in place of standard 75mm deep traps.

32mm waste from wash hand basins with 75mm deep traps as described above. If pipe runs exceed 1.8M then anti-siphon traps are to be installed in place of standard 75mm deep traps. 100mm Soil Ventilation pipe is to discharge directly to manhole with vertical distance between lowest connection and the invert level of the manhole to be at least 450mm. Sole ventilation pipe is to discharge to atmosphere at least 900mm above any opening and where it passes through the roof it must be provided with a suitable Code 4 lead slate and collar with a minimum rise of 150mm and be terminated with a bird proof cage fitting.

All admittance valves if fitted are to terminate above the highest flood level of the appliance served and be kept clear of any insulation materials.

All gullies, underground drainage, manholes etc are to be from the "Osma Drain" range of fittings and laid strictly in accordance with the regulations currently in force. All connections to Dwr Cymru Welsh Water adopted drains are to be carried out by a contractor approved by Dwr Cymru Welsh Water.

Space Heating

All heating installation to be carried out by a "Gas Safe" registered installer and a safety certificate is to be provided on completion of works.

Gas fired condensing boiler complying with a SEDBUK rating of at least A 90%+ efficient. Fitted with boiler interlocks. Zone controlprovided by thermostats at both ground and first floor levels. (generally lounge and bedroom 1). Thermostatically controlled valves are to be fitted to each and every radiator and a timing device fitted at the boiler to control the periods when the heating system operates.

Boiler control to be installed so that the boiler switches off when there is no demand for heat.

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Drawing	Section A		
Revision No			
Drawn	J P :: AGK		
Scale	1 / 100 :: 1 / 50		
Date	20 / 01 / 2021	Approved	