

PROVIDE & INSTALL "NEW" SERVICES INSTALLATION TO EXISTING TWO-STOREY TERRACED HOUSE & NEW TWO-STOREY EXTENSION

- 1. NEW ELECTRICAL INSTALLATION.
- 2. NEW COLD-WATER (RISING MAIN) INSTALLATION.
- 3. NEW GAS SERVICE INSTALLATION

WORK TO EXISTING HOUSE (TWO-STOREY TERRACED HOUSE)

- 1. NEW CONCRETE GROUND FLOOR, SAME SPECIFICATION AS 'NEW' EXTENSION
- 2. NEW STUD/PLASTERBOARD INTERNAL WALLS, GROUND/1ST FLOOR ROOMS
- 3. NEW PLASTERBOARD/SKIM COAT OF PLASTER TO CEILINGS (GROUND & 1ST FLOOR ROOMS) INCLUDING INSULATION.
- 4. NEW SKIRTING BOARDS THROUGHOUT - (GROUND & 1ST FLOORS)
- 5. NEW INTERNAL DOOR-LININGS/ARCHITRAVES - (GROUND & 1ST FLOORS)
- 6. NEW INTERNAL DOORS, (GROUND & 1ST FLOORS)
- 7. NEW UPVC DOUBLE-GLAZED WINDOWS - (GROUND & 1ST FLOORS)
- 8. NEW WINDOW BOARDS, CILLS - (GROUND & 1ST FLOORS)
- 9. DECORATION (INTERVALT) THROUGHOUT

SPECIFICATION FOR 'NEW' TWO-STOREY REAR CONSTRUCTION

CONCRETE STRIP FOUNDATION : STRIP FOUNDATION TO BE 680mm WIDE x 300mm DEEP, TO BE TAKEN DOWN TO A SUITABLE BEARING, TO BE DETERMINED ON SITE BY L.A.

CONCRETE FLOOR SLAB : 50mm THICK CEMENT/SAND SCREED, ON 100mm THICK CONCRETE SLAB, ON 150mm THICK CELCORP (O.S.A.) FLOOR INSULATION, TURNED UP - 25mm WIDE x 100mm DEEP AT SIDES (PERIMETER), ON 1200 GAUGE VISQUEEP D.P.M., TURNED-UP AT SIDES, AND CARRIED ACROSS INNER SKIN OF CAVITY WALL, BELOW D.P.C. ON 150mm THICK HARDCORE BED, WELL ROLLED & CONSOLIDATED - TOP SURFACE BLINDED WITH SAND/DUST.

CAVITY WALL CONSTRUCTION : 330mm THICK (O/A) IN EXTERNAL WALLS, COMPRISING TWO-SKINS 100mm BLOCKWORK (7¹/₂mm²), 130mm THICK O/A CAVITY BETWEEN SKINS OF BLOCKWORK, 80mm THICK CELCORP 'RR' INSULATION (O.S.A.), SECURED TO INNER SKIN IN CAVITY-SPACE, 50mm THICK CLEAR CAVITY; BOTH SKINS (OUTER/INNER) TIED TOGETHER WITH TIES/RETAINING CLIPS, @ 900mm C/S HORIZONTALLY, 450mm C/S VERTICALLY; VERTICAL D.P.C./THERMABATE CLOSURES AT DOOR/WINDOW REVEALS; D.P.C. TO BOTH SKINS (MINIMUM) 150mm ABOVE G.L.; CATHIE LINTEL (O.S.A.) TO SUIT WALL THICKNESS (330mm), OVER ALL OPENINGS IN CAVITY WALL, WITH MINIMUM 150mm END-BEARING

STAINLESS STEEL VERTICAL FURTEX CONNECTORS TO BOTH SKINS OF CAVITY WALL, WITH VERTICAL D.P.C. BETWEEN SKINS (IN CAVITY), BEDDED IN C/S.

WALL PLATE : 100mm x 75mm DEEP SC3 S/W WALL-PLATE, BEDDED IN C/S, AND SECURED WITH GALVANISED (ONCE BENT) STRAPS @ MAXIMUM 3.00m C/S.

TRUSSES : GANG-NAILED ROOF TRUSSES (PURPOSE-MADE) @ 400mm C/S, SECURED TO WALL-PLATE (BOTH SIDES)

ROOF : TILE/SLATE : TYPE/COLOUR TO MATCH EXISTING (TERRACED) HOUSE, INCORPORATING VENT-TILES (BOTH SIDES), INCLUDING RIDGE/VERGE-TILES. LEAD-FLASHING TO BE INCORPORATED AT JUNCTION OF NEW/EXISTING ROOFS (LEAD-VALLEYS)

RAINWATER GOODS : UPVC RAINWATER GUTTERS, FIXED TO UPVC FASCIA-BOARDS - BOTH SIDES, INCLUDING ALL FITTINGS :- R/W OUTLETS, NOZZLES FOR DOWNPIPES, STOP-ENDS.

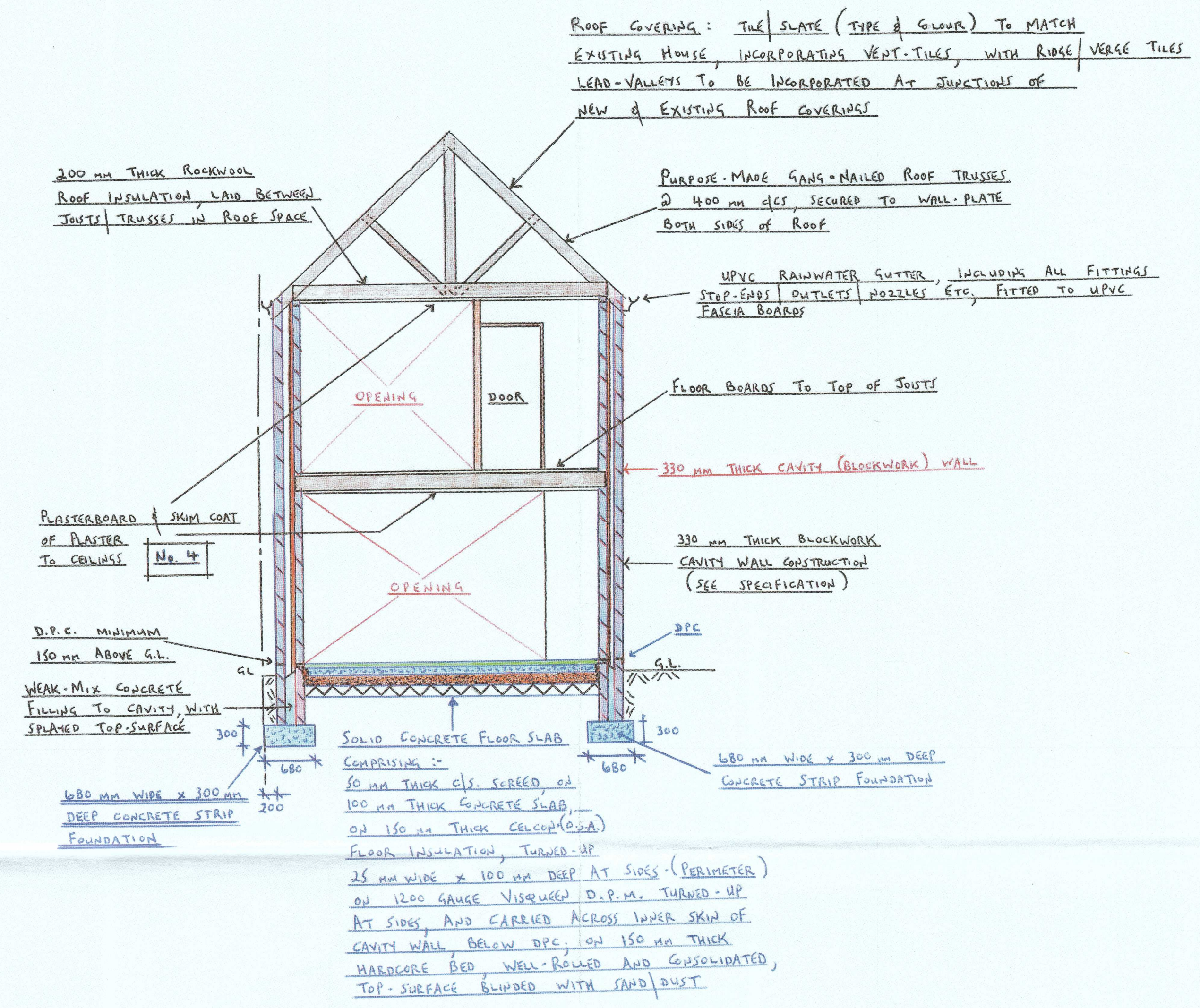
FASCIAS : UPVC FASCIAS

SOFFIT-BOARDS : UPVC SOFFIT-BOARDS, INCORPORATING VENTILATION GRILLES - (PROVIDE AIR-CIRCULATION IN ROOF-SPACE).

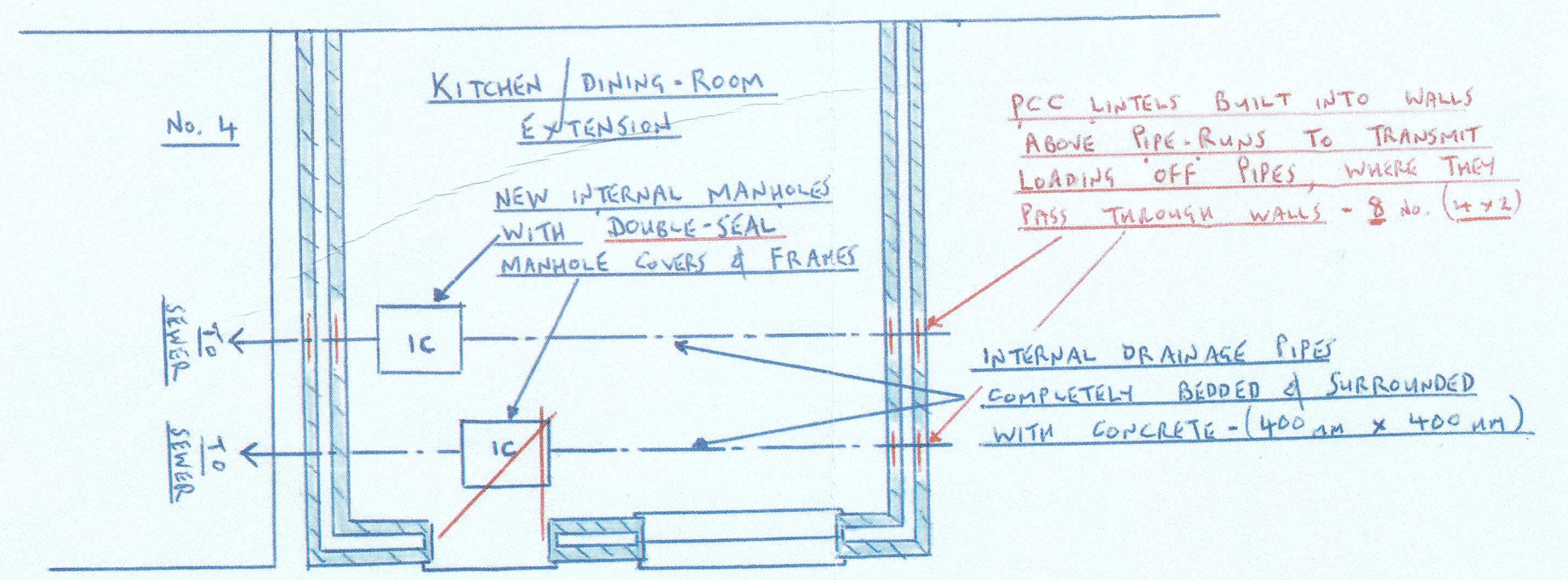
DRAINAGE : (*) PROVIDE & INSTALL 'DOUBLE-SEALED' MANHOLE COVERS & FRAMES (2 NO.) TO 'NEW' INTERNAL MANHOLES - PREVIOUSLY EXTERNAL MANHOLES

DRAINAGE PIPES/RUNS : TO BE COMPLETELY SURROUNDED WITH CONCRETE, WHERE THEY ARE LOCATED WITHIN NEW 'EXTENSION' BUILDINGS; P.C.C. LINTELS TO BE INCORPORATED ABOVE POSITIONS/LOCATIONS WHERE THEY PASS THROUGH CAVITY WALL - TO DISTRIBUTE LOADING OFF PIPE

* STRUCTURAL CALCULATIONS FOR NEW BEAMS/R.S.J.' - PROVIDED BY STRUCTURAL ENGINEER - (SEE ATTACHED/SEPARATE CALCULATION SHEETS)



SECTION 1:50



PLAN 1:50

PROPOSED TWO-STOREY REAR (SOUTH) EXTENSION; KITCHEN (GROUND FLOOR), BEDROOM/BATHROOM (FIRST FLOOR)

AT 5 MARY STREET, BLAENGWYNFI, PORT-TALBOT, SA13 3TT, FOR MR. D & MRS. E. HUXTABLE