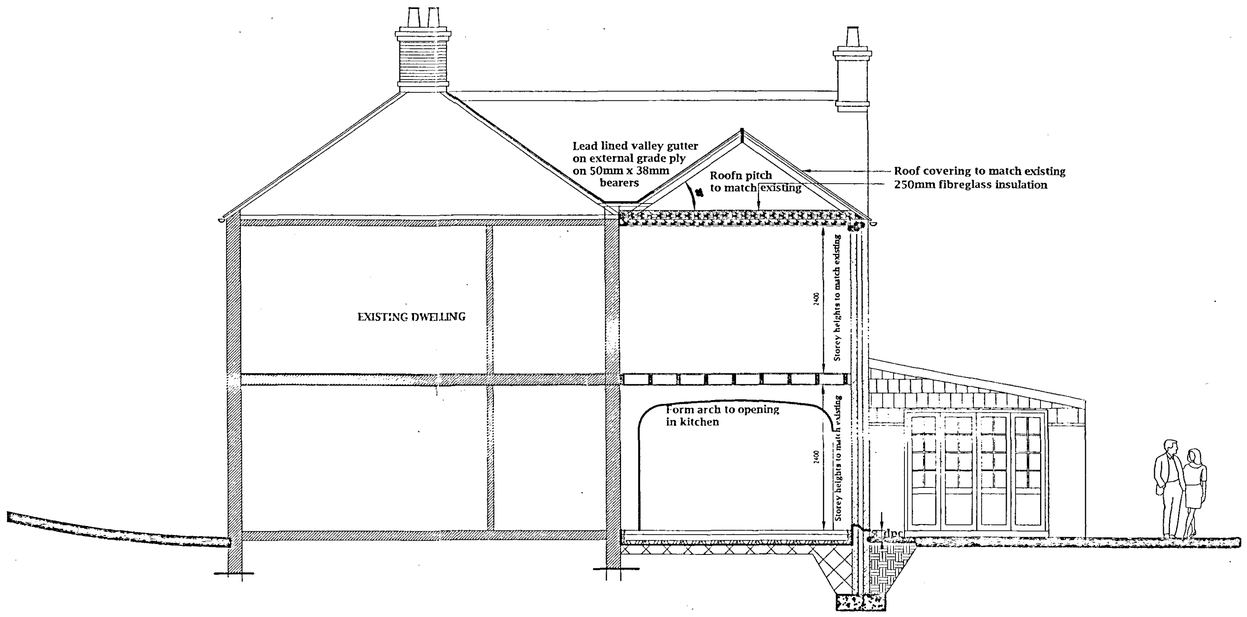
HEATING & HOT WATER EXTENSION

The existing heating and hot water installations is to be extended to incorporate the new extension. All new pipework is to be installed in strict compliance with the relevant Codes of Practice as regards materials, engineering design and workmanship and in accordance with the latest provisions of Part J of The Building Regulations 2000 in respect of Heat Producing Appliances Parts J1 to J6.
The extension to the system will be provided by low pressure hot water pipework distributed to wall mounted panel radiators supplied and fitted by specialist sub contractor and as directed by the client.

ELECTRICS

Extension to electrical systems to be in accordance with current IEE Regulations for Electrical Installations, 15th Edition and latest amendments. Electrical installation is to be carried out by an NICEIC approved contractor and to the requirements of the Area Electricity Board.

All new lighting fittings are to be fitted with energy efficient lighting with lamps that have a luminous efficacy greater than 40 lumens per circuit watt, all in accordance with the Building Regulations 2000, 2002 Edition, Part L1.



STEELWORK

All exposed steelwork internally is to receive Gyproc Fireline Board with taped and filled joints system to provide fire protection to structural steel sections in accordance with BS 476 Part 8:1972.
Provide the required no of layers of fire protection board determined by the situation in accordance with the manufacturers instructions and in accordance with BS 4 Part 1: 1980 .

GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel float finish on 100mm oversite concrete slab on on 1200 gauge vapour barrier 60mm Celotex double-R FL2060 insulation, including vertical edge insulation and calculated in accordance with BS EN ISO 13370, over 1200 gauge damp proof membrane. Damp proof membrane to be laid over 25mm sand blinding on 150mm hardcore.

NEW FOUNDATIONS

Strip foundations to be ST1 concrete to BS 5328:1981 225mm thick and minimum of 800mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm load-bearing strata and to Local Authority satisfaction.
Foundation width to be :-
Cavity walls 750mm

WINDOWS/DOORS OPENING

To be manufactured and supplied by an Approved manufacturer and supplied and installed to conform to the revised requirements of Part L1 of The Building Regulations 2000 as specified, weather stripped and beaded for double glazing with 16mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sq mm free air ventilation and have min 1/20th floor area opening lights. Patio doors ventilation of 10,000sqmm, if no opening lights are provided.
Windows to Kitchen, and Bathrooms to be provided with head ventilators giving 4000sqmm of free air ventilation.

EMERGENCY EGRESS

All windows to habitable rooms to have at least one opening window to provide a minimum of 0.33 sq. metres of clear opening with a minimum clear horizontal or vertical dimension of 450mm for escape purposes.
Sill height from finished floor level to be not less than 800mm and not greater than 1100mm.

Second floor bedroom windows to have a Davis safety escape ladder wall mounted adjacent to opening window.

LINTELS

To be fabricated from galvanised steel to BS EN 10142 1991 Specification for hot dipped zinc coated steel. Lintels to be as manufactured by IG Limitec, as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM of floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All DPC's to be bedded on mortar.

Flues are to be provided with a DPC at their junction with the roof by the use of three courses of clay engineering bricks to BS 3921 laid break bond.

NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628:Part 3:1985.
Below DPC (in 1:3 cement/sand)
Cavity walls above DPC to comprise internal skin of Toplite Standard 100mm concrete blocks with 90 mm cavity. External skin of FL Grade brickwork to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) below DPC to comprise 100mm Toplite Hemelite Standard concrete blocks.
Cavity to be filled to ground level with weak mix concrete splayed outwards.
Walls above DPC (in 1:1:6 cement/lime/sand)
Cavity walls to comprise 102.5mm outer skin facing brickwork, 80mm cavity containing 40mm Celotex double-R "tuff-R" CW2040 insulation, a 50mm clear cavity and an inner skin of 100mm Toplite Standard concrete blocks to give a minimum U value of 0.35W/m.sq. C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with Celotex double-R "tuff-R" CW 2025 Insulation behind to give 1.2W/m.sq. C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 750mm ctrs horizontally and 450mm ctrs vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with manufacturers recommendations.

All facing brickwork to be durability designation FL

FIRST FLOOR CONSTRUCTION

All first floor joists to be SC4 grade to depth of the existing joists. Joists to be approx. 170mm x 50mm at 450mm ctrs over the new first floor area and supported from loadbearing walls using mild steel joist hangers against the existing wall.. Provide solid blockingunder the area of flooring occupied by the bath.. Provide lateral restraint straps perpendicular to span at max 2.0m ctrs, built into cavity wall and screwed back to a minimum of 3no. joists with solid timber noggins below. Noggins to extend at least half the depth of the joist and be at least 38mm thick. Edge pack between last joist and wall.

WALL AND ROOF STRAPS

Secure each structural member to wall plate using BAT galvanised steel joist framing anchors all in accordance with the Buyilding Regulations Section A1/2 items 1C33 to 1C38 and shown on diagrams 18 & 19.
Wall Plate to be 100mm x 50mm and to be fixed with BAT straps 30mm x 50mm x 1000mm long at 2000 ctrs.

ROOF CONSTRUCTION TRADITIONAL

Roof to be framed up to a pitch to match the existing roof using pressure treated timbers SC4 grade with rafters, 100mm x 38mm at 450mm ctrs, and 147mm x 50mm ceiling joists at 450mm ctrs.
At eaves, birdsmouth rafters over 100mm x 50mm treated softwood wall plates secured to walls with 30mm x 50mm x 1000 BAT galvanised mild steel holding down straps at 2000mm crs.
At apex of roof, provide and fix rafters to 25mm treated ridge board.
Form valley gutter at junction with existing roof as shown on the drawing using 50mm x 38mm treated bearers, external grade plywood gutter board and Code 5 leadwork laid to fall.
Leadwork to be carried out in strict accordance with the Lead Sheet Associations recommendations
Roof structure to be covered with untearable roofing felt, treated battens size 50mm x 38mm and roofcovering to match the existing.

ROOF VENTILATION

Provide Glidevale ventilators at eaves to provide the equivalent of 25mm continuous ventilation.
Provide and fix Glidevale ridge ventilators to ridges to give the equivalent of 5mm continuous ventilation.
Maintain 50mm min air gap over insulation at rafter positions.

VENTILATION

All new window opening lights to exceed 1/20th of room floor area.
All new habitable rooms to have trickle vents (8000sq.mm free air).
Windows to Kitchen and bathrooms to have trickle vents (4000sq.mm free air). Kitchen to have either 60 litre/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Bathrooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute over-run timer to give three air changes per hour.
All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

INSULATION

Provide and lay between ceiling joists 250mm fibreglass quilt insulation (Owens Corning Crown Wool) ensuring quilt does not restrict eaves ventilation.

FOUL DRAINAGE

Internal waste pipes to be 'Osma' or similar approved UPVC connected to the appliance in the approved manner with 75 mm deep seal traps.
Wastes to be:-

Sinks	38mm
Shower	38mm
Bath	38mm
WC	110mm

Sinks to discharge into sealed gulley with screwed access cover. Gulley to continue to inspection chamber. Sink to discharge into Back Inlet Gulley as shown on drawing.

Underground drainage to be 110 mm 'Osmadrain' with flexible joints to a fall of 1:60 on main runs.
Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete-paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE

Form outlet to new valley gutter in leadwork to discharge into new square section hopper located at the junction of the new and existing brickwork,
Provide a new black downpipe in 100mm diameter pvc, Provide upturned bend to downpipe position and connect to existing underground surface water drainage system..

Developers are advised to establish there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

DETERMINED PLAN

SHDC
Planning & Development
30 JAN 2004
Ref 0120104

AMENDED PLAN
Ref: Bcc/1244/03 4.11.03

Client:-
Ms Karen Perry

Project:-
Alterations & Extensions to Japonica House

Drawings
Section & Specification Notes

Date :	*Drawn*
Sept. 2003	**JDL**
Job No. **1596**	*Drawing No.* **WD2**
Scale **1:50**	*Revision No* **4**