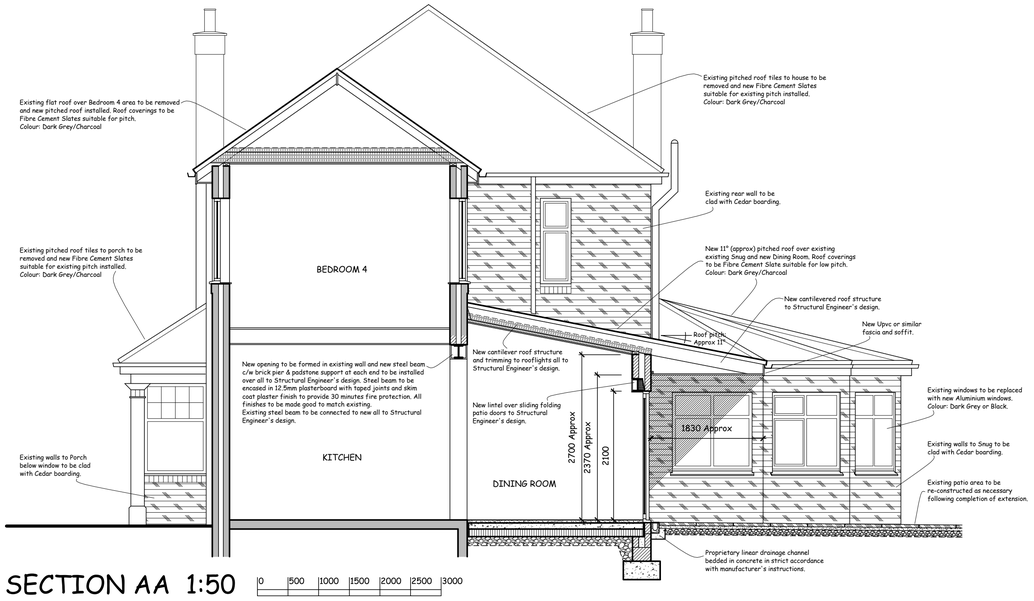
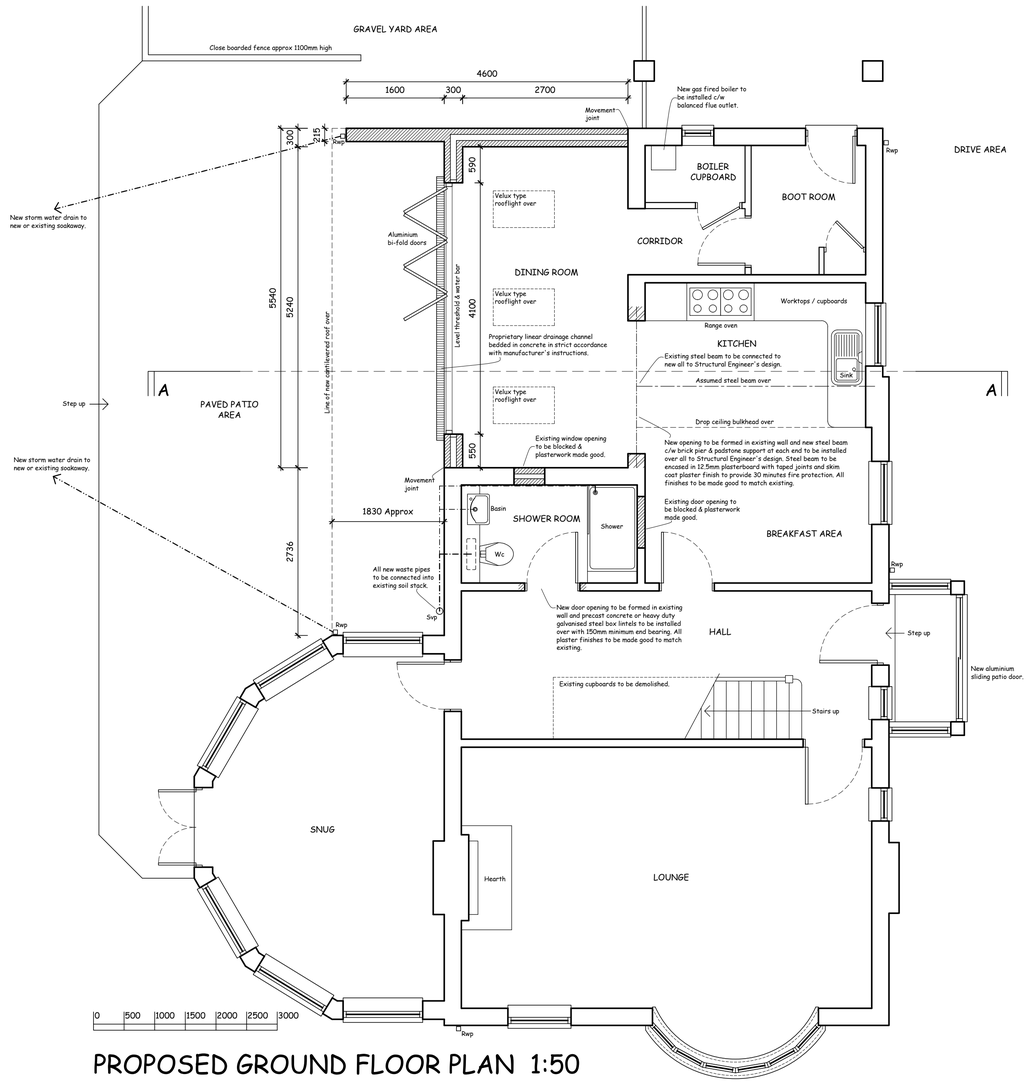


SECTION AA 1:50

0 | 500 | 1000 | 1500 | 2000 | 2500 | 3000



PROPOSED GROUND FLOOR PLAN 1:50

0 | 500 | 1000 | 1500 | 2000 | 2500 | 3000

GENERAL SPECIFICATION NOTES

NEW FOUNDATIONS : DINING ROOM
Foundations to new external walls be 600 x 300mm C28/35 concrete strip footings reinforced with one layer of A393 mesh incorporated into the bottom of the footings (75mm cover) to span over any soft spots. Underside to be founded at minimum 750mm below external ground level (or minimum 1000mm if shrinkable subsoil is encountered). New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Building Control Officer.

GROUND FLOOR CONSTRUCTION : DINING ROOM
To comprise 50mm sand/cement screed on 100mm thick C28/35 concrete floor slab on vapour barrier on 120mm minimum thickness 'Jablite Jabfloor' or similar flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base. Overall construction to achieve a minimum 'U'value of 0.22W/m2k.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL CAVITY WALL CONSTRUCTION : DINING ROOM
300mm external cavity wall construction to comprise: Proprietary external cedar cladding fixed to 100mm external skin in blockwork, 100mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks (min compressive strength 3.5N/mm²) and finished internally with 13mm thick two coat plaster finish. Overall wall construction to achieve combined 'U' value of 0.28W/m2k.

Walls below ground level to be constructed in foundation blocks (min compressive strength 7.3N/mm²)

New walls to be tied to existing by building in stainless steel 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (ie: no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external walls.

LINTELS
To patio door, to be insulated lintel to Structural Enguneer's design with 200mm minimum end bearing and cavity tray over.

ROOF CONSTRUCTION : DINING ROOM
To comprise: 'Eurocell Slateskin' GRP sheet roof tile system or suitable fibre cement slate roofing - Colour: Dark Grey / Charcoal all fixed in strict accordance with manufacturer's instructions on 38 x 25mm treated softwood battens gouged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on cantilever roof structure & trimming to rooflights all to Structural Engineer's design.

Roof pitch approx 11° but to suit height available below existing windows.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and monopitch abutment vents at top abutment with existing house wall. Vent system to comply with BS 5250 : 2002 & BS 5534 : 2003. Care to be taken to ensure unobstructed passage of air from roof void. A 10mm gap to be left between the top tiling batten and vent fixing batten. Roof underlay to be left 10mm short at roof apex.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level and lateral restraint straps fixed to gable walls and across first three gable rafters all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

ROOF INSULATION TO SLOPING ROOF
Roof space insulation to sloping rafters to be fixed in two layers comprising: 100mm thick 'Celotex GA4000' fixed between the rafters and then 40mm thick 'Celotex TB4000' fixed beneath rafters (or similar roof insulation system to achieve a U value of 0.18w/m2k). 50mm minimum air gap to be maintained above insulation in rafters.

The joints of the insulation beneath rafters to be taped using 'Celotex Insulation Tape' and the perimeter edges to be sealed with mastic to create vapour control layer and air leakage barrier.

Ceilings to be 12.5mm foil backed plasterboard fixed through insulation to timber trusses behind.

Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum instructions.

All insulation works to be carried out in strict accordance with manufacturer's instructions and to be continuous with wall insulation.

Fascias and soffits to be in Upvc or timber as required by client.

FLASHINGS
Code 5 lead flashings / stepped flashings / soakers to be provided to all valleys and roof abutments.

NEW WINDOWS & DOORS INCLUDING PATIO DOOR SYSTEM
All existing windows & doors to be removed and replaced with new. Al to be proprietary aluminium windows, doors & sliding folding patio door system installed in strict accordance with manufacturer's instructions, To have a 'U' value of 1.6W/m2k.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

All door/window frames to be recessed 30mm to ensure that they lap over the cavity closure.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

ROOF CONSTRUCTION : BEDROOM 4
Existing flat roof over Bedroom 4 to be removed and new pitched roof installed comprising: 'Eurocell Slateskin' GRP sheet roof tile system or suitable fibre cement slate roofing - Colour: Dark Grey / Charcoal all fixed in strict accordance with manufacturer's instructions on 38 x 25mm treated softwood battens gouged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on roof structure as follows:

- 125 x 50mm C24 grade softwood rafters at 400mm maximum centres.
- 170 x 50mm C24 grade softwood ceiling ties at 400mm maximum centres.
- C24 hip rafters and ridge board to suit.
- Rafters and ceiling ties to be bolted together at eaves and fixed down to 100 x 50mm softwood wallplate bedded in mortar.

Roof pitch to match existing house roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match roof tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

270mm thick quilt or similar insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation. Overall construction to achieve a 'U' value of 0.16w/m2k.

Ceilings to be 12.5mm foil backed plasterboard.

Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum instructions.

All insulation works to be carried out in strict accordance with manufacturer's instructions and to be continuous with wall insulation.

ROOF CONSTRUCTION : SNUG
Existing flat roof over Snug to be removed and new pitched roof installed comprising: 'Eurocell Slateskin' GRP sheet roof tile system or suitable fibre cement slate roofing - Colour: Dark Grey / Charcoal all fixed in strict accordance with manufacturer's instructions on 38 x 25mm treated softwood battens gouged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on roof structure as follows:

- 200 x 50mm C24 grade softwood rafters at 400mm maximum centres.
- 170 x 50mm C24 grade softwood ceiling ties at 400mm maximum centres - existing joists to be checked for suitability to be retained.
- Rafters and ceiling ties to be bolted together at eaves and fixed down to 100 x 50mm softwood wallplate bedded in mortar.
- Rafters and ceiling ties to be fixed at opposite end to stainless steel joist hangers fixed to existing house wall.

Roof pitch approx 11° but to suit height available below existing windows.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and monopitch abutment vents at top abutment with existing house wall. Vent system to comply with BS 5250 : 2002 & BS 5534 : 2003. Care to be taken to ensure unobstructed passage of air from roof void. A 10mm gap to be left between the top tiling batten and vent fixing batten. Roof underlay to be left 10mm short at roof apex.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level and lateral restraint straps fixed to gable walls and across first three gable rafters all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

270mm thick quilt or similar insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation. Overall construction to achieve a 'U' value of 0.16w/m2k.

Ceilings to be 12.5mm foil backed plasterboard.

Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum instructions.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with the latest edition of the IEE Regulations. Socket outlet and lighting positions all to client's requirements.

All electrical work is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should therefore be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING
Internal lighting installation to be provided with energy efficient lighting so that every one in four lighting points or one per 25m2 can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING
Existing water fed heating system to be extended to all new areas.

Radiators to be designed and installed by a competent heating engineer and to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion.

MECHANICAL VENTILATION
To be provided to new Shower Room capable of extracting 15 litres per second. Ventilation system to be operable by light switch c/w timed overrun once light is switched off.

DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS
All new gutters and downpipes to be Upvc to match existing. Gutters to be securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc.

Downpipes to be securely fixed to walls using proprietary clips and to be complete with all swan necks and shoe outlets etc.

All to be installed in strict accordance with manufacturer's instructions in positions indicated and to drain to new or existing soakaways as indicated.

UNDERGROUND DRAINAGE PIPES
New storm water drains to be 110mmØ Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

SOAKAWAY
If required, storm water drains to drain into soakaway constructed to CP301 minimum 5000mm from any building (6000mm in clay soil). To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

GENERAL NOTES

COPYRIGHT

This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued.

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing. Always use figured dimensions.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the client's or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A shall be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

It is the Employer / Client's responsibility to ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Works Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations 2015, it is his/her responsibility to appoint and employ an independent Principal Designer and a Principal Contractor.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.

Revisions

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Client
MR & MRS A CONSTANTINOU

Project
NEW DINING ROOM & RE-ROOFING OF EXISTING HOUSE

88 GEDNEY ROAD
LONG SUTTON
PE12 9JU

Drawing
SCHEME DRAWING

PROPOSED FLOOR PLAN
SECTION AA
SPECIFICATION NOTES

Scale
1:50 @ A1

Date
March 2022

Drawing Number
22/1387-02