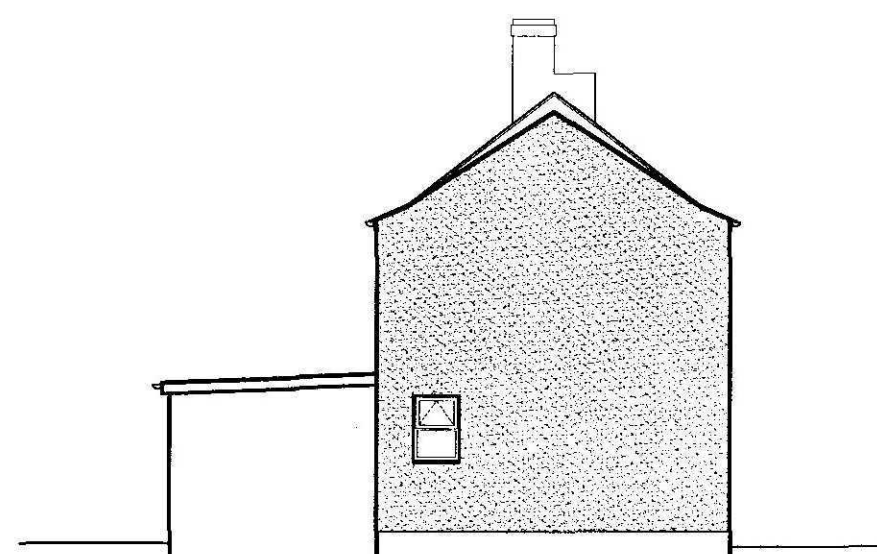




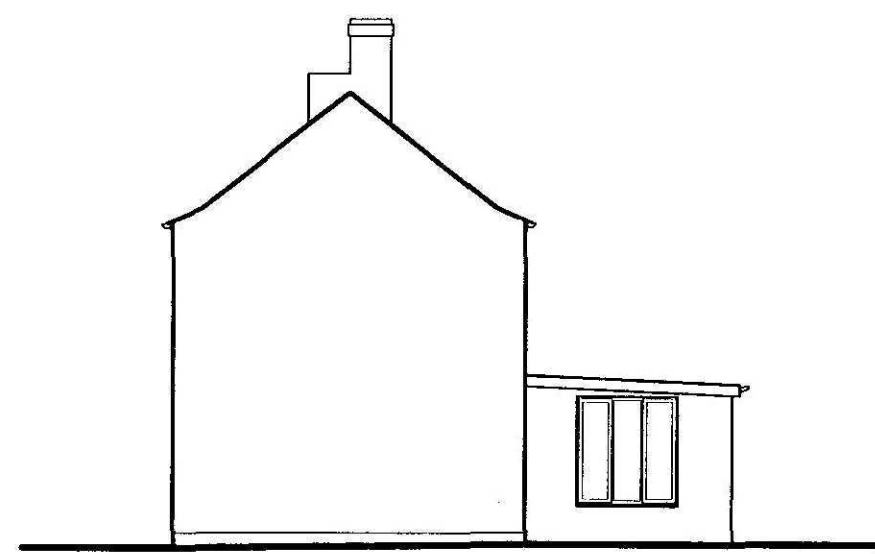
PROPOSED FRONT (NORTH) ELEVATION 1:100



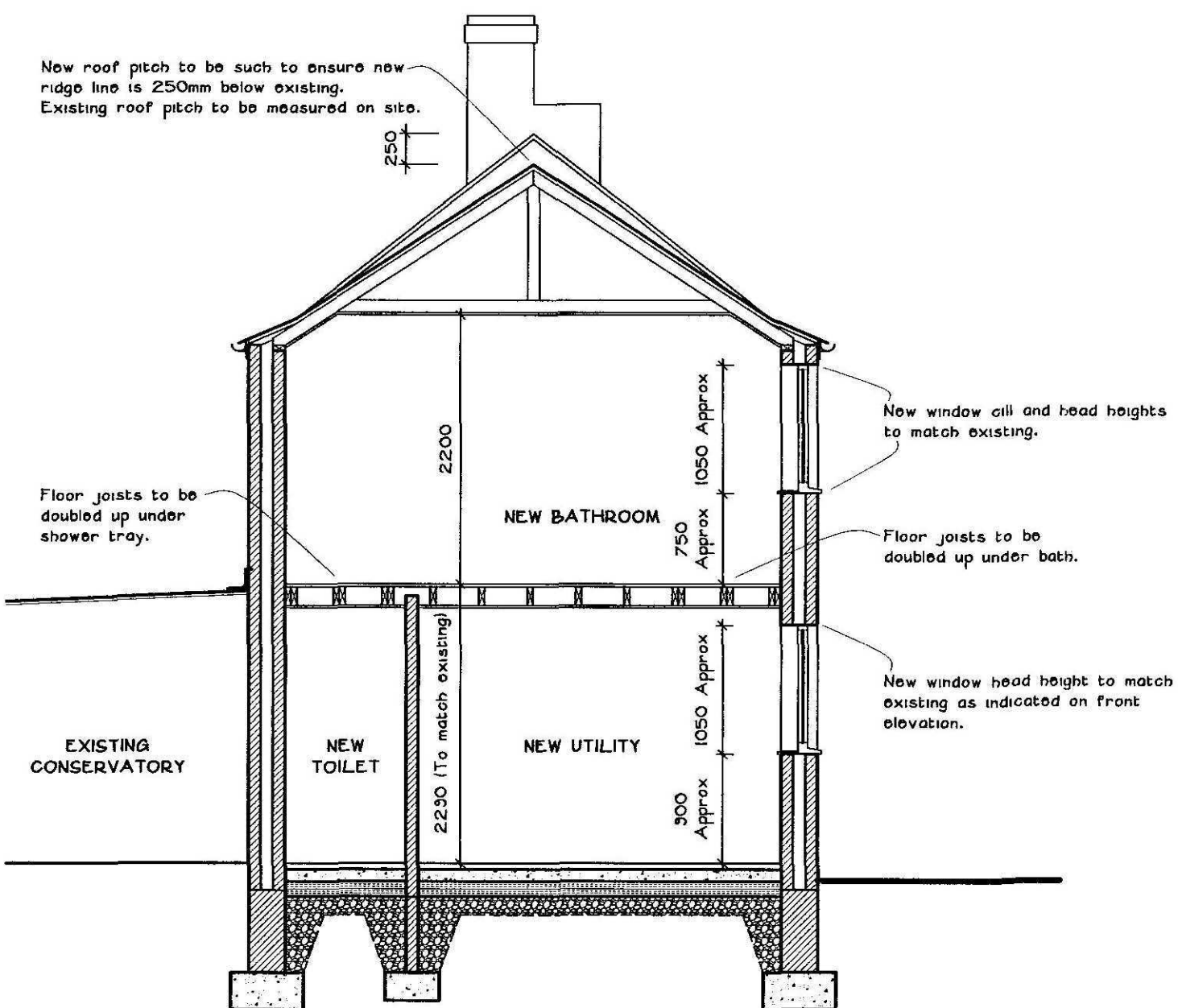
PROPOSED SIDE (EAST) ELEVATION 1:100



PROPOSED REAR (SOUTH) ELEVATION 1:100



UNCHANGED SIDE (WEST) ELEVATION 1:100



SECTION AA 1:50

GENERAL SPECIFICATION NOTES

NEW FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes as follows: 600 x 300mm deep to external walls, 450 x 225mm deep to internal walls. Underside to be founded at minimum 750mm below external ground level for 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 Local Authority Building Control Officer.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick mass concrete floor slab on vapour barrier on 120mm thick Jobite 'Jabfloor' flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and topped with wall dpc on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base. Overall construction to achieve a '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
300mm external cavity wall construction to comprise: 102mm external skin in common brickwork up to render stop and 100mm blackwork above to roof level. 100mm cavity infilled as work proceeds with 'Dixiterra' or similar insulation cavity bats. 100mm internal skin in 'Celcon' or similar insulating blocks with 13mm thick plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.22w/m2K.

Walls to be finished externally with two coat render with proprietary render stop at Dpe level. Common brickwork below render stop to be painted black all to match existing.

Walls below ground level to be constructed in foundation blocks.

New walls to be tied to existing by building in stainless steel 'crocodile' ties in strict accordance with manufacturer's instructions and forming 15mm 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).

Joints and ends 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.

INTERNAL SOLID WALL CONSTRUCTION

To be 100mm thick blackwork as shown with 13mm thick plaster finish to both sides.

LINTELS

To openings in cavity walls, to be '1G' type 'LI/HD' or similar heavy duty insulated galvanneal steel lintels with cavity tray over and 150mm minimum end bearing.

Any other lintels to be as specified on the Plans.

WINDOWS

All new windows to be constructed from white Upvc frames with a 'U' value of 1.6W/m2K. Style as shown on elevations.

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.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation to habitable rooms and 2500mm2 minimum background ventilation to new Bathroom.

All new windows to have hinged casements as shown that open more than 30 degrees and have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

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

Internal window boards to be to client's requirements.

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 600mm 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.

DOORS

All internal and external doors to be to client's selected design.

MEANS OF ESCAPE

New windows as shown to incorporate an unobstructed openable area of at least 0.33m2 and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

FIRST FLOOR CONSTRUCTION

To comprise: 22mm flooring grade chipboard on 150 x 50mm SC3 grade softwood floor joists at 400mm centres fixed at each end into galvanneal steel joist hangers bedded into new and existing walls.

Solid strutting to be provided at 2000mm maximum centres.

Double joists and double strutting bolted together to be provided under bath and shower tray.

30 x 5mm cross-section galvanneal mild steel anchor straps to be fixed at 2000mm maximum centres to ends of joists and across 3No joists where running parallel to external walls. Timber noggin to be provided under all straps as necessary and to all floor edges between joists.

150mm thick quilt sound insulation to be provided between joists.

CEILINGS

Ceilings to be 12.5mm plasterboard fixed to underside of joists, rafters and ceiling ties.

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

Timber noggin to be provided to all unsupported joints in plasterboard.

MECHANICAL VENTILATION

To be provided to new Utility and Bathroom capable of extracting 15 litres per second.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE Regulations. Sink/air 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 radiator 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 (which is to be forwarded to the Building Control Officer).

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles or clay pantiles to match existing as near as possible on 36 x 25mm treated softwood battens gauged to suit tiling on unstarboard sarking felt to BS747 : Part 2 : Type 1P on pre-made 'rased-tie' trussed rafters at 600mm maximum centres.

Roof pitch to be such to ensure that new ridge line is 250mm below existing. Existing roof pitch to be measured on site.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1995.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanneal truss clips to 100 x 50mm softwood wallplate lapped in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS 5368 : Part 3 : 1995.

Timber runners to be provided at all truss node points for full length of roof.

PITCHED ROOFS GENERALLY

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

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

270mm thick quilt 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. Overall construction to achieve a 'U' value of 0.16w/m2K.

SLOPING CEILINGS

Insulation to sloping ceilings and to new collars to be fixed in two layers comprising: 50mm thick 'Celotex GA3050' fixed between the rafters and collars and then 60mm thick 'Celotex GA3060' fixed beneath rafters and collars (or similar roof insulation system to achieve a U value of 0.16w/m2K). 50mm minimum air gap to be maintained above insulation in rafters.

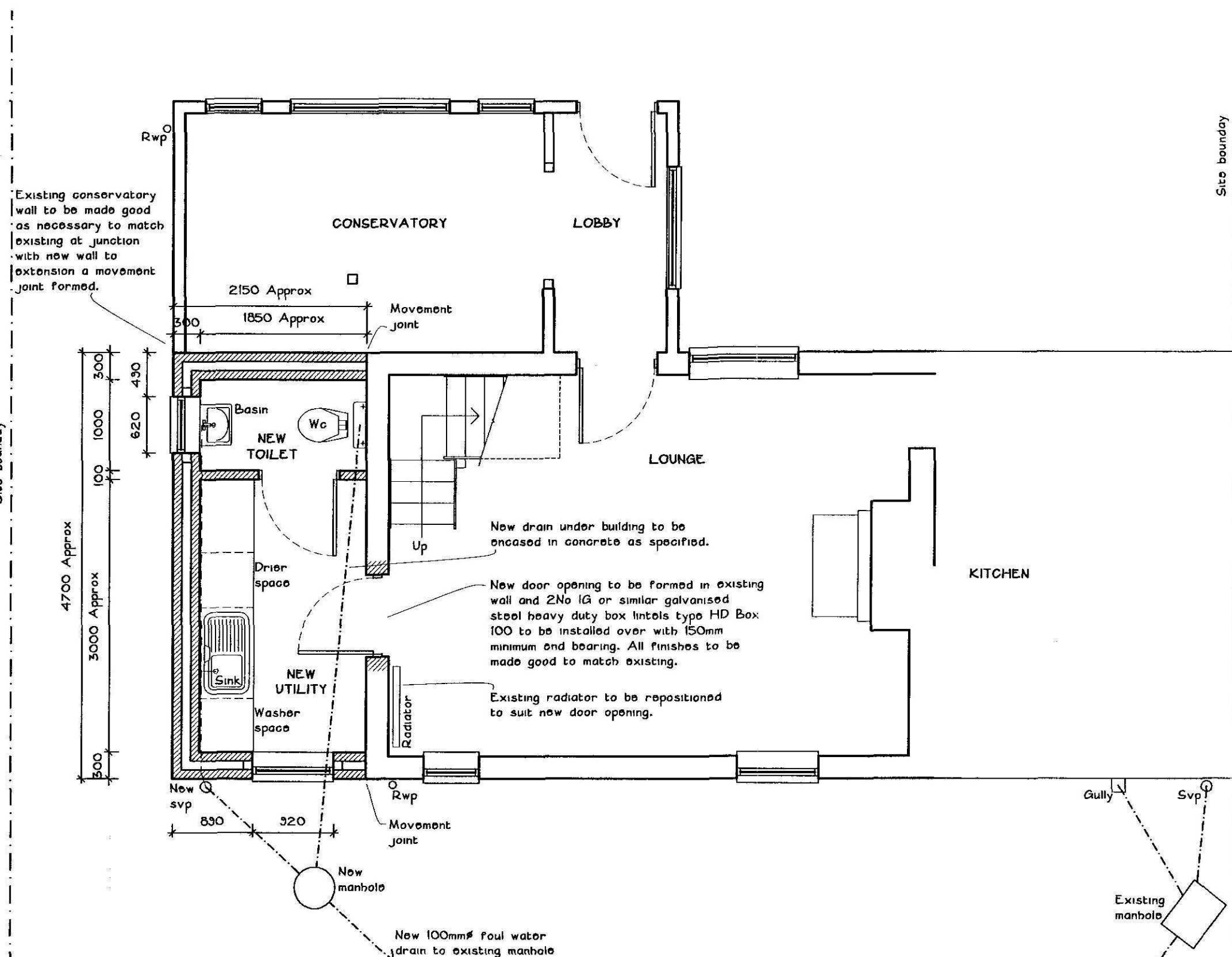
The joints of the insulation beneath rafters to be taped using 'Celotex Insulation Taps' and the perimeter edges to be sealed with mastic to provide a vapour control layer.

A 25mm softwood batten is then to be installed on the line of the rafters and collars onto which the plasterboard ceiling is then to be fixed. Ceiling to be 12.5mm plasterboard with taped joints and skim coat plaster finish.

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

FLASHINGS

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



PROPOSED GROUND FLOOR PLAN 1:50

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK

Sinks, shower trays, basins and baths to be fitted with 40mmf wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

RAINWATER GOODS

New gutters to match existing and be securely fixed at eaves and laid to falls complete with all required outlets positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions and to be to and drain into existing gutters.

UNDERGROUND DRAINAGE PIPES

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

Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

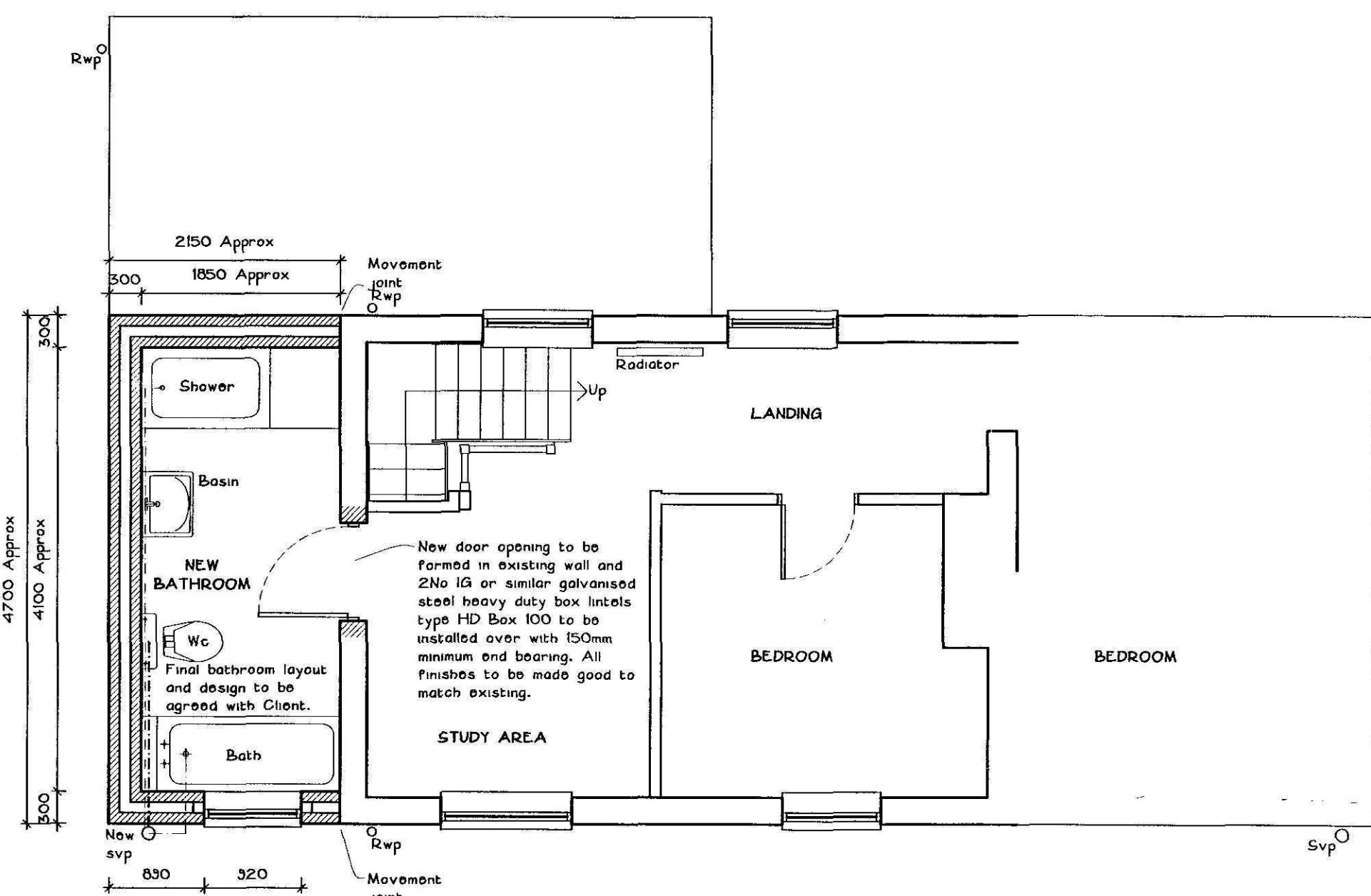
New drains where passing under building to be bedded and surrounded in 150mm minimum thickness concrete. Proprietary movement joint infill of gas inert material to be inserted into concrete surround at 5000mm maximum centres to maintain flexibility.

SOIL & VENTILATING PIPE

To be 100mmf Upvc terminating at minimum 300mm above head of nearest windows and fitted at top with ballon guard mesh.

NEW MANHOLES

To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.



PROPOSED FIRST FLOOR PLAN 1:50

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 work.

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

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 Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations 2007, it is his/her responsibility to appoint and employ an independent CDM Co-ordinator and a Principle 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 KERFOOT

Project

TWO STOREY HOUSE EXTENSION

THE WHITE HOUSE
CHOPDICE DROVE
GOSBERTON CLOUGH

Drawing

SCHEME DRAWING

PROPOSED FLOOR PLANS
SECTION
PROPOSED ELEVATIONS

Scale

As shown

Date

August 2011

Drawing Number

1158-02