

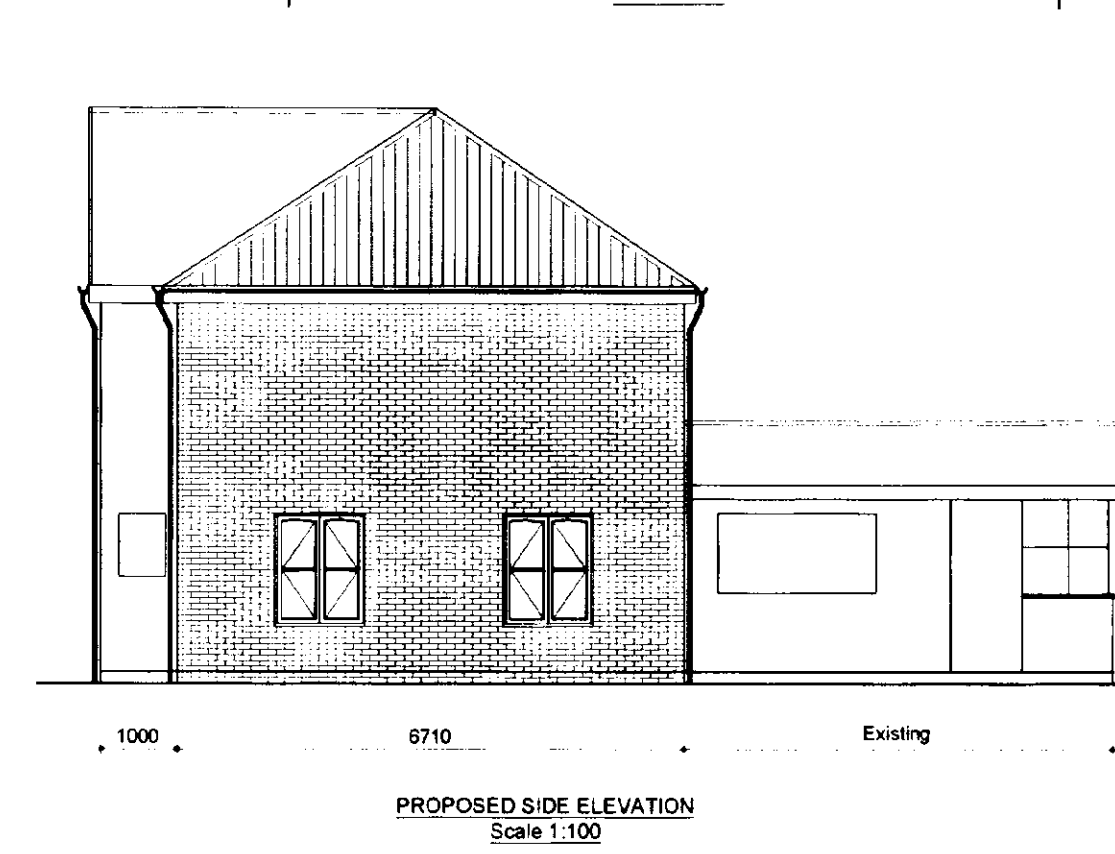
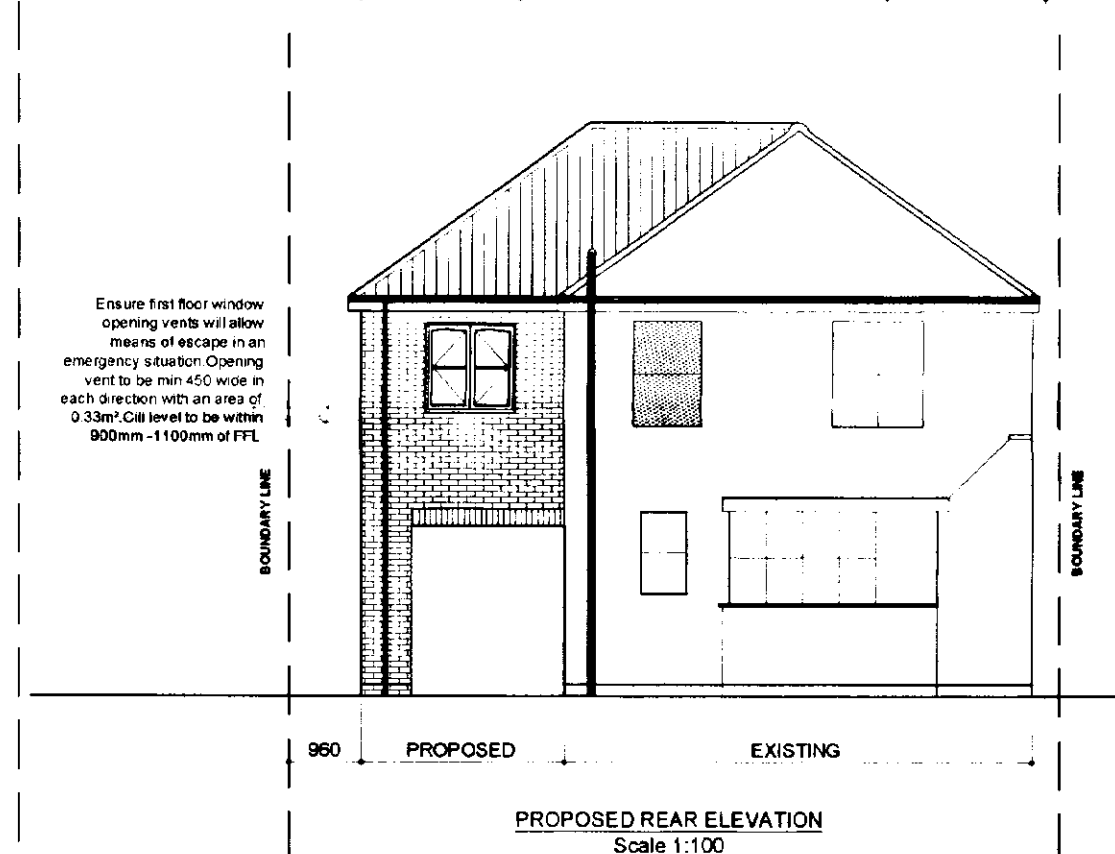
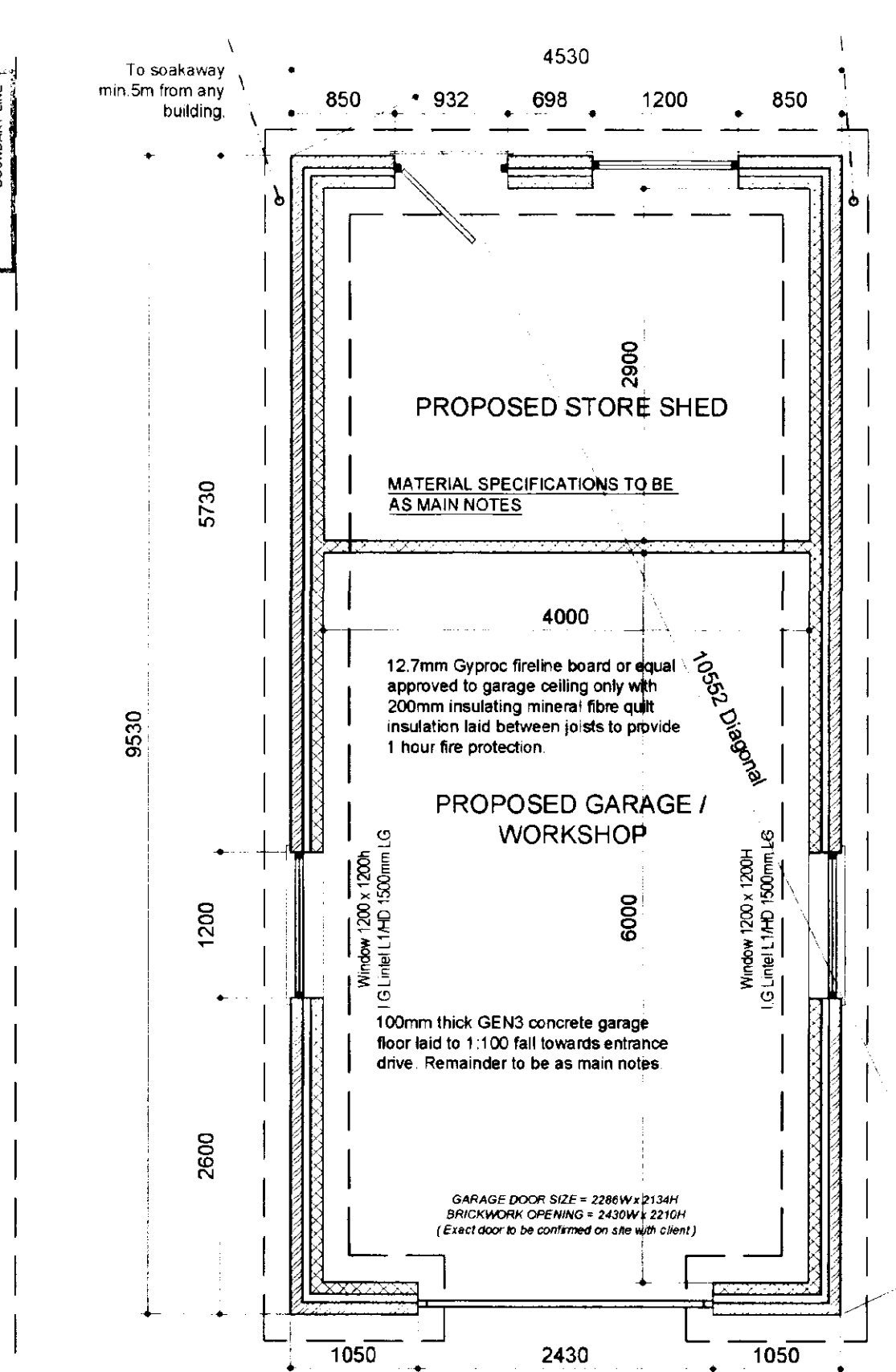
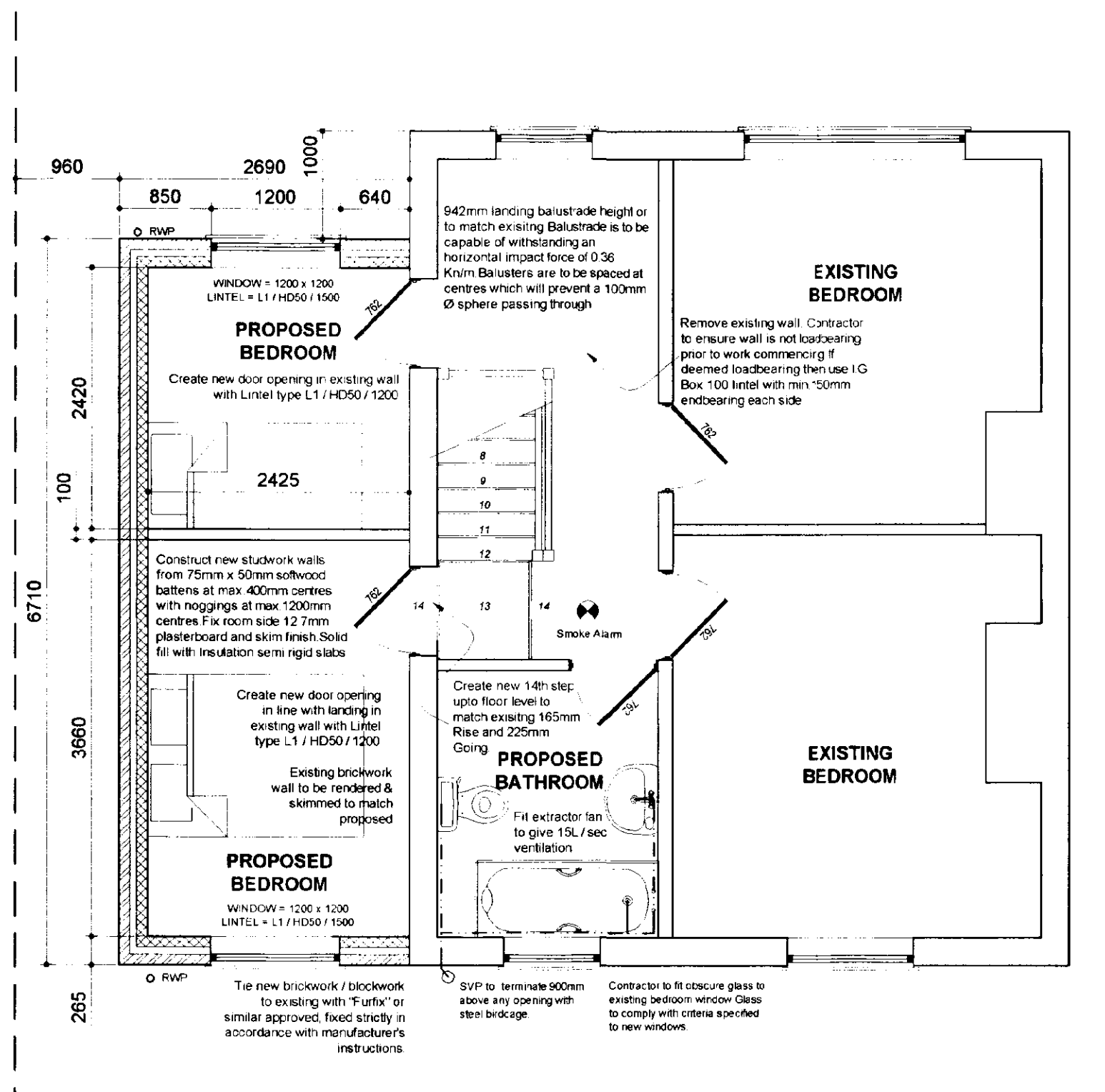
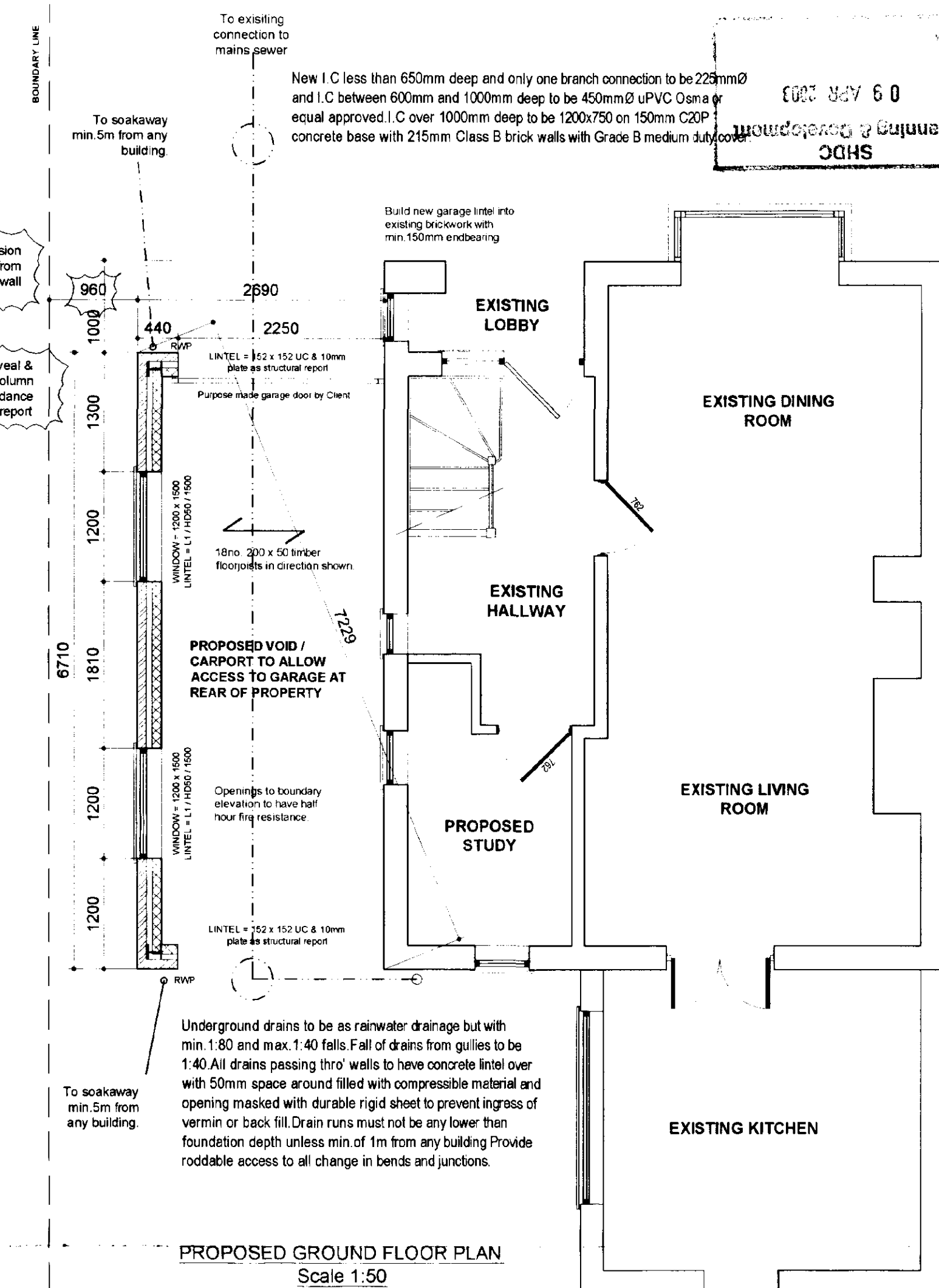
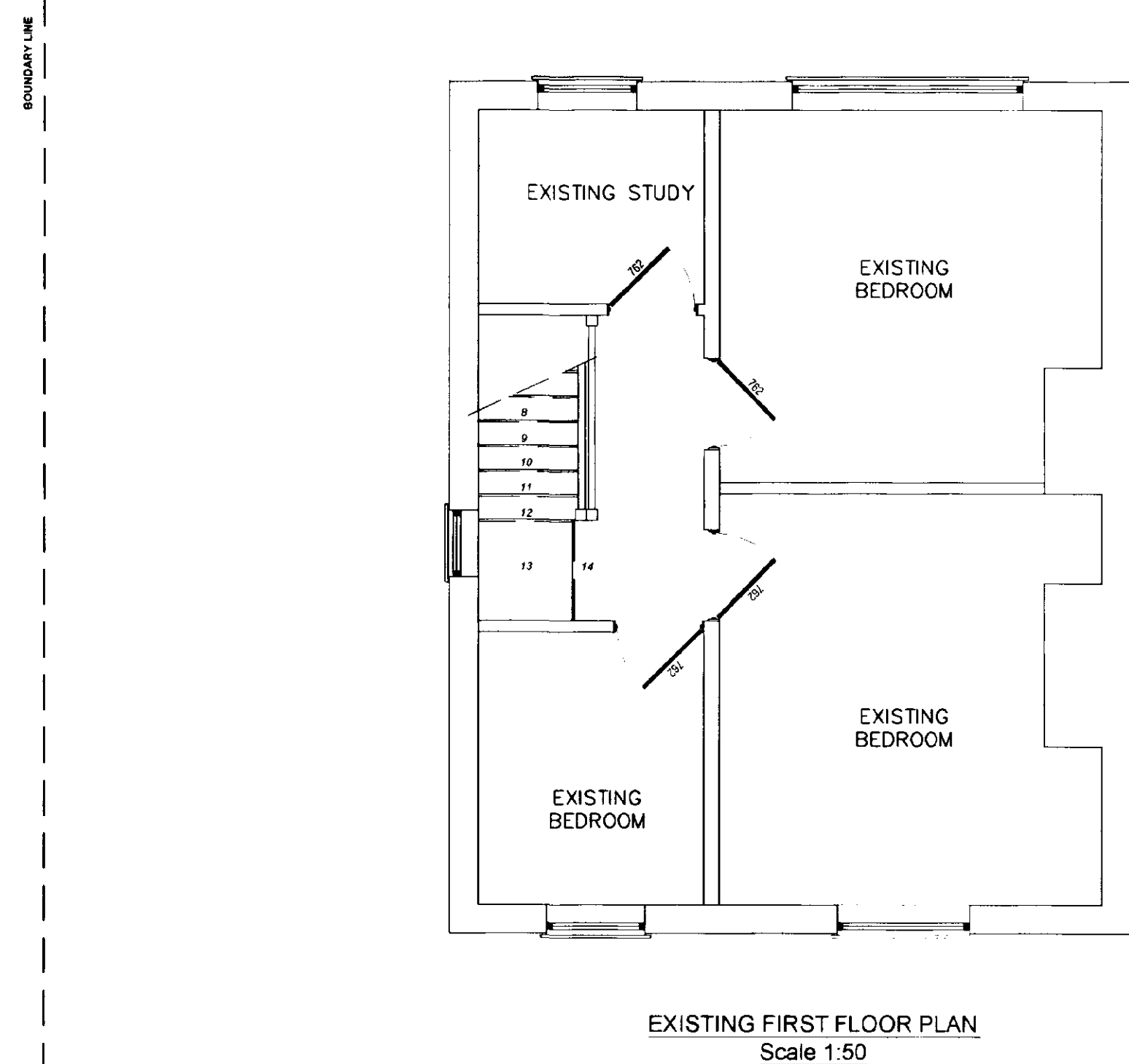
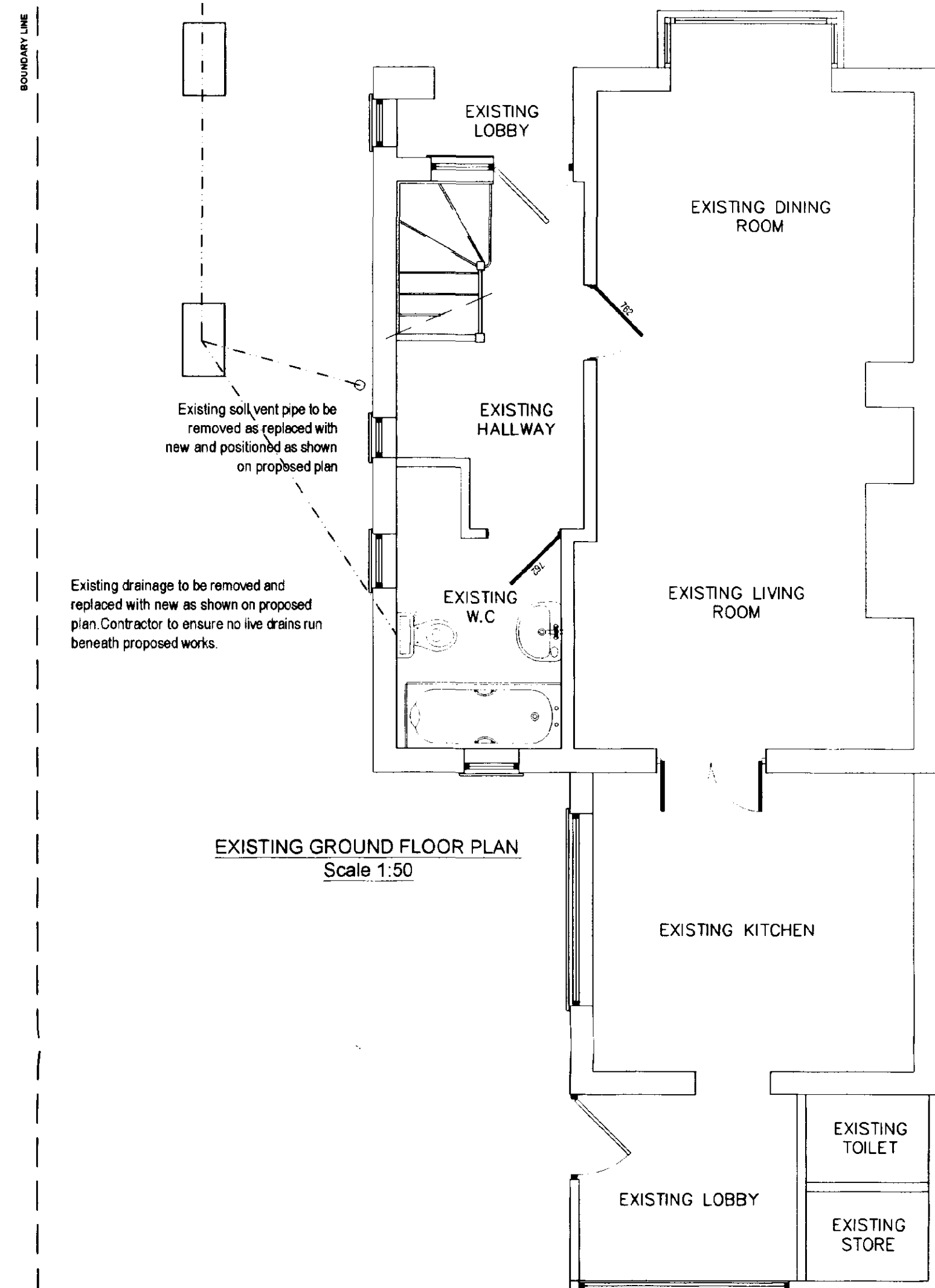
Contractors are responsible for checking all dimensions and before erecting any materials. Any discrepancies should be brought to the attention of the Client and Local Authority.

All details shown are based on typical site conditions for that area. Any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for Structural Calculations or "SAP" calculation. If deemed necessary then these will be a chargeable extra.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.



ROOF CONSTRUCTION
Lay 300mm mineral fibre insulation to roof area to achieve a U value of 0.16w/m²K. 150mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on unferable sarking felt with min 150mm overlaps.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators or to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be layered perpendicular to all joist runs. Fix boards at a min 150mm centres.

CEILING
All ceilings to be 12.7mm plasterboard to BS1230.

SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to outside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C. = 100mm x Multitwik or similar approved.
W.H.B. = 32mm x uPVC with 75mm Deep sealed trap.
SINK = 40mm x uPVC with 75mm Deep sealed trap.
SHOWER = 40mm x uPVC with 75mm Deep sealed trap.
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to match existing or to clients requirements.

SOAKAWAYS
All soakaways to be min of 5m from any building & a min of 1m³ filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

HEATING
Provided from existing with new radiators to have thermostatic radiator control valves.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance does not conform.

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete m/f for foundations to be GEN3 in accordance with BS5328:1981. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep (min 1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A. Building Inspector. Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.
3no Courses of Class B brickwork below D.P.C. on outer face and 1no course of 70mm² on inner skin of cavity face. Elsewhere to be either 70mm² concrete blockwork or full width trench blocks. Both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved. Provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c. level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto D.P.C. within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 800mm. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min U' Value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C.)
Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm cavity filled with Crown Ditherm (or equal approved) built in as work progresses.
-100mm Thermaite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at jambs with Thermaite insulated cavity closers fitted strictly in accordance with manufacturers instructions. Close top of cavity walls with 75mm Ditherm or similar approved insulation batt supported on wall ties.

MORTAR
All mortar to be 6:1:1 sand/cement/tile or equally approved and to be a close match to existing as possible.

WALL TIES
Cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements. Opening vents to give 1/20th of floor area rapid ventilation to all rooms. All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6252 and to have a 16mm Air gap with a Low E glass inner pane to achieve a min U' value of 2.0 w/m²K. Note all windows to have a perimeter weathertight both internally and externally.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer. Trusses to be set at max 600mm centres with all necessary 100x25 bracing. Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A. Building Inspectors approval prior to installation of any roof truss.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
The roof structure to blockwork wall with 30x5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

FIRST FLOOR FINISHES
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with 250mm insulation packed tightly in floor void to achieve min U' value of 0.25w/m²K. Finish underside of floor with 12.7mm Gyproc Frelime Moisture Resistant boarding to achieve 30mins Fire Resistance.

FIRST FLOOR JOISTS
200x50 timber joists at max 400mm ctrs with solid herringbone abutting at mid span. Joists to be fixed using proprietary "Joist Hangers" fixed in accordance with manufacturers instructions. Provide 2no 200x50 joists to be doubled-up under studwork partitions and solid bridging joists. Contractor to ensure cut ends of joists are treated with a suitable preservative prior to installing.

SOAKAWAYS
All soakaways to be min of 5m from any building & a min of 1m³ filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to match existing. Falls for guttering to be 1:800 and brackets fixed at max 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Cera uPVC or similar approved with flexible joints laid on 100mm peagavel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

Legend:
D' - 09/04/03 - Draw No. amended to 400mm
C' - 20/02/03 - Amended to Clients instruction
B' - 18/01/03 - Amended to suit planning
A' - 03/12/02 - Amended to SHDC letter dated 13/11/02

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