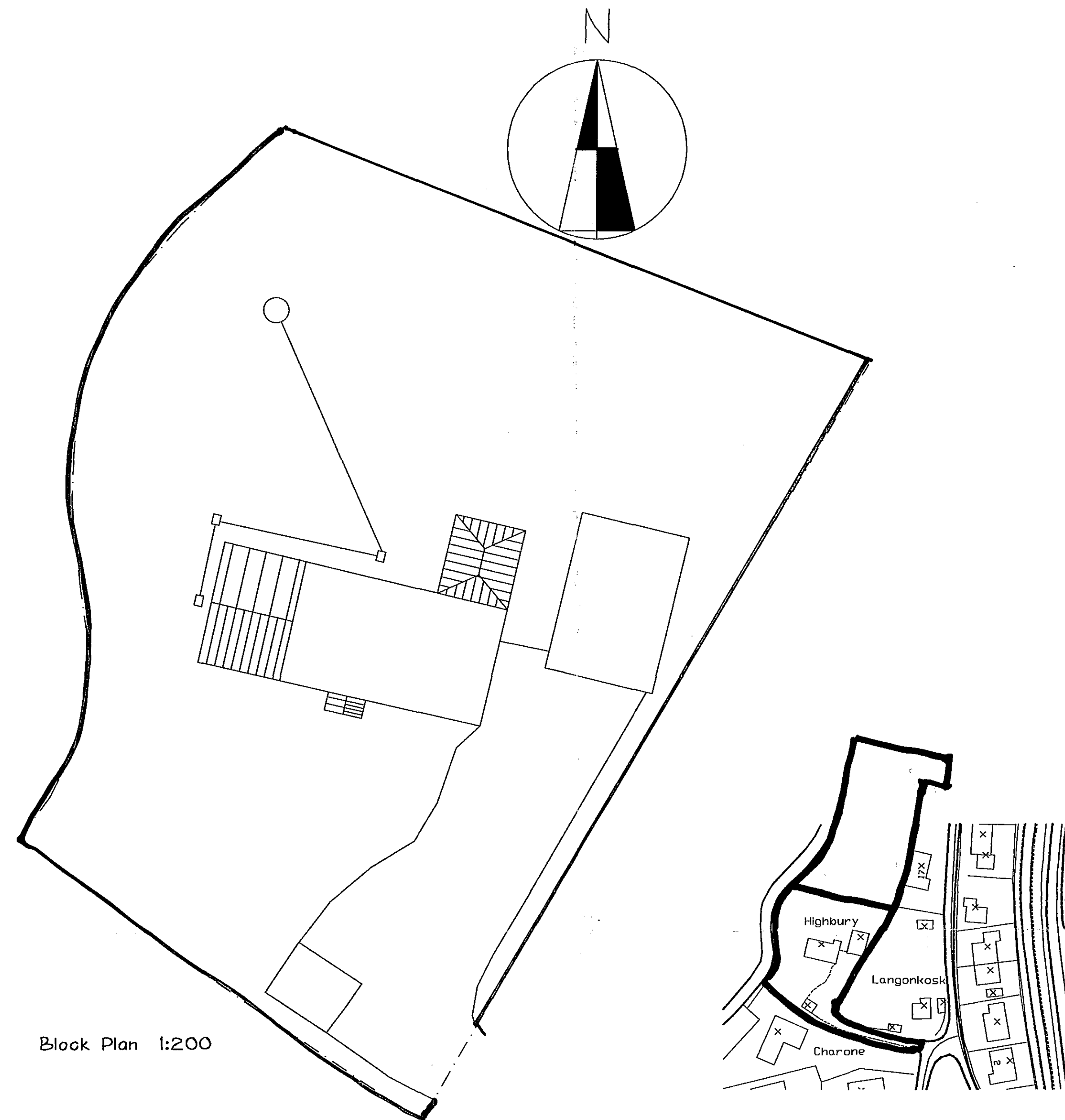
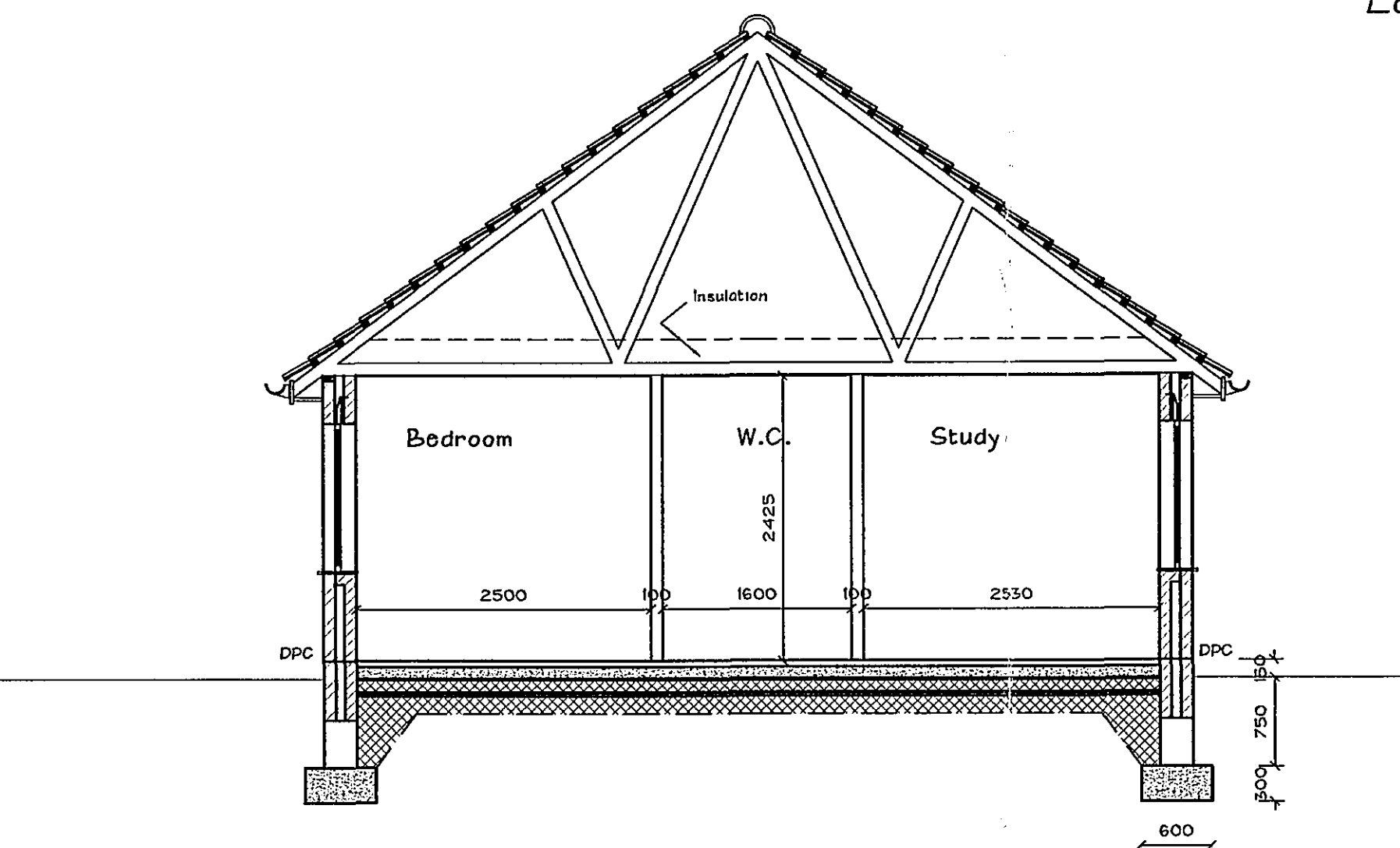




Location Plan 1:1250



Typical Section Through Extension 1:50

SPECIFICATION NOTES

FOUNDATIONS

To be 600 x 300mm deep mass concrete to external walls. Underneath to be founded to 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 Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5520.

GROUND FLOOR CONSTRUCTION

To comprise 50mm sand/cement spread on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick 'Jabite' Flooring Grade insulation on 1200 gauge polythene membrane, with 150mm laps and turned up at all edges and lapped with wall dpc at an 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

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

EXTERNAL WALL CONSTRUCTION

280mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing as near as possible, 70mm cavity infilled as work proceeds with 'Drytherm' or similar insulation bats, 100mm internal skin of 'Coflora' insulating blockwork with 15mm thick dense plaster finish internally.

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 1500mm vertical centres where next to an opening.

Jams and sills 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 in no gap between.

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

WINDOWS AND DOORS

Windows and doors to be constructed from UPVC frames with a 'U'-value of 2.0w/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.

To incorporate controllable trickle ventilators providing 4000mm² background ventilation.

All windows to have a combined openable area equalling a minimum of 1/20th of the floor area of the room.

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 below 800mm above floor level and to doors and sidelights below 1500mm above floor level in critical locations to be laminated or toughened safety glass in accordance with BS6205.

LINTELS

To be 10 type L1/H/D 75 or similar heavy duty insulated galvanneal steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.

INTERNAL DOORS

All new internal doors to match existing unless otherwise specified by Client.

EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing all to client's requirements.

MEANS OF ESCAPE

Windows to each new Bedroom and Kitchen 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.

SMOKE DETECTION / FIRE ALARM

Mains operated, self-contained, ceiling mounted smoke alarms to be installed in circulation areas within 7m of doors to high risk rooms and within 3m of bedroom doors. Where more than one alarm is installed, they should be interconnected so that detection of smoke by any one unit activates the alarm in others.

Self-contained alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to conform to the IEE Regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and should be positioned to facilitate routine maintenance. Occupants of the dwelling to be provided with information on use of equipment and it's maintenance.

CONSERVATORY

WALL, FLOOR & FOUNDATIONS

All to be constructed as main extension.

ROOF AND WINDOWS

To be constructed from UPVC frames with double glazed sealed units and polycarbonate roof. Colour of frames to match house windows.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows below 800mm above floor level and to doors and sidelights below 1500mm above floor level in critical locations to be laminated or toughened safety glass in accordance with BS6205.

PITCHED ROOF CONSTRUCTION

To comprise concrete interlocking roof tiles - style to suit pitch and colour to match existing as near as possible, on 38 x 25mm softwood battens gauged to suit tiling on untearable sarking felt to BS7472:Part 2:Type IF on pre-made trussed rafters at 600mm maximum centres.

Roof pitch approx 37° to be checked on site.

All to be designed, braced, strapped and fixed in accordance with BS5260 : Part 3 : 1985.

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 to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plane of rafters and ceiling ties to BS 5260 : Part 3 : 1985.

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

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

Roof insulation to be 250mm thick quilt insulation laid in roof space in two layers - first layer between ceiling ties and second layer at right angles over ceiling ties. Roof insulation to be continuous with wall insulation in no gaps.

Ceiling to be 12.5mm plasterboard with skim coat plaster or Artex finish.

FLASHINGS

Grade 5 lead flashings / soakers to be provided to all roof abutments with existing wall.

WALL / ROOF ANCHOR BRACING

External walls to extension to be strapped to roof with 30 x 5mm cross-section galvanneal mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level at 2000mm maximum centres and 300mm long lateral restraint straps fixed to gable wall at 600mm maximum centres across timber noggin.

DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS

Gutters and downpipes to be UPVC to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES

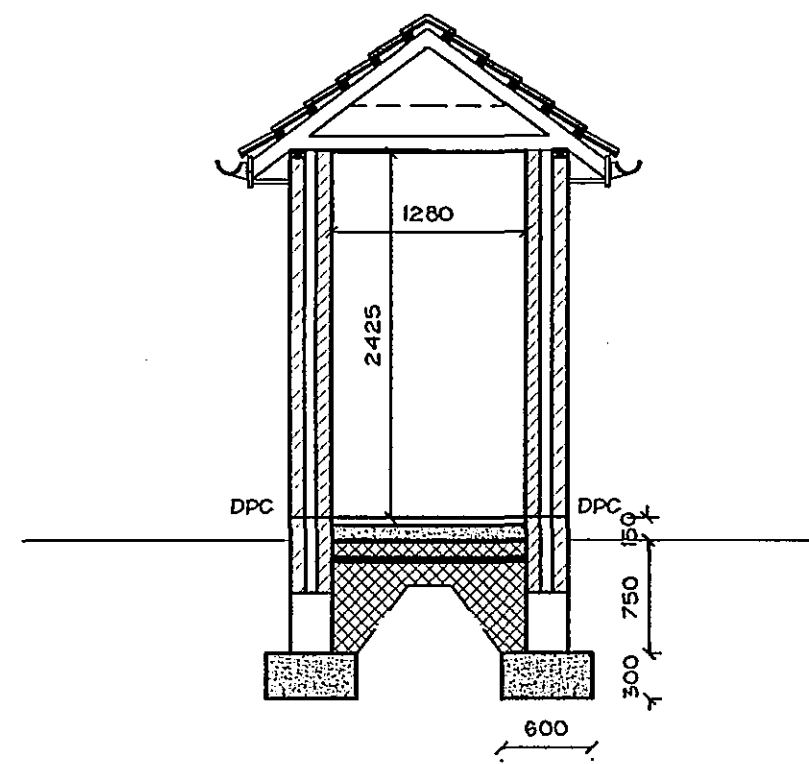
New surface water drains to be 100mm UPVC to BS4660 laid to self-cleaning gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

NEW GULLIES

External gullies to be pre-formed polypropylene roddable back inlet gullies set in concrete in strict accordance with instructions.

SOAKAWAYS

Storm water pipes to drain into new soakaways constructed to CP501 minimum 5000mm from any building 18000mm 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.



Typical Section Through Porch 1:50

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 required to meet the requirements of Part P (Electrical Safety) must 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

HEATING

New radiators to be of such a size as to adequately heat the required area.

New radiators to be installed and fixing in accordance with manufacturers instructions and to good building practice.

Heating supply to new radiators to be taken from existing heating system.

Contractor to confirm that existing heating system capable of supplying the additional required heating before work commences on site.

All new radiators to be fitted with Thermostatic valves, and appropriate pipework to be insulated as necessary to promote energy conservation.

Where possible new heating pipework to be run under new finished floor slab.

WATER SUPPLY

Provide new Hot and Cold water supply to the new shower and wash hand basin.

Provide new cold water supply to new W.C.s.

Where possible water supply pipes to be run below finished floor level.

Where pipes have to be run in roof space, pipes to be insulated with material with a Thermal Conductivity not exceeding 0.0045 W/mK.

Water supplies to be fed from existing water supply system.

FOUL DRAINAGE

New foul drainage pipework to be 100mm Dia UPVC pipework.

Pipework to be bedded on and surrounded in pea gravel.

Pipework to be laid at a self cleaning level, min 1:40.

New inspection chambers to be proprietary Polypropylene.

All branches to discharge at or above the level of the horizontal diameter.

Channels & branches to be bunched up to at least the top of the outgoing pipe and at a slope of 1:12.

The branching should be rounded at the channel with a radius of at least 25mm.

Where pipes pass through wall or foundations, they require an arched lintelled opening to give a 50mm clearance around the pipe with the opening masked both sides with a rigid sheet material.

New foul drainage to connect into existing foul water system as noted.

INTERNAL DRAINAGE

Shower room waste to discharge into new inspection Chamber.

W.C. to discharge directly into inspection Chamber via a min 75mm dia pipe with 75mm trap. Min 40mm drainage pipework for Wash Hand Basin and shower with min 75mm trap.

MECHANICAL VENTILATION

Shower Room

Provide mechanical ventilation to new en-suite shower room. Ventilation to be direct to external air and to provide an extraction rate of 15 litres per hour. Mechanical ventilation to be connected to shower room lighting circuit and to have a 15 minute overrun.

INTERNAL PARTITIONS

All new internal stud partitions to be 100mm thick and comprising softwood timber studwork, framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish. To be infilled between plasterboard skins with quilt sound insulation.

**DETERMINED
PLAN**

NOTES

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.

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 clients 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 manufacturers 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 5260 : Part A is to 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.

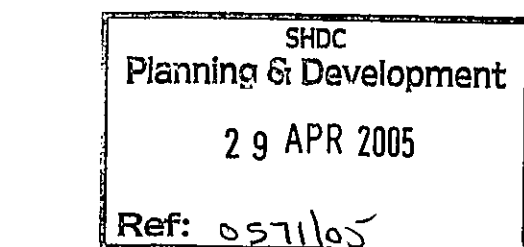
HEALTH AND SAFETY

The Employer / Client shall 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, and independent Planning Supervisor will be required.

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 will be deemed to be included.



Revisions

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Client
MR & MRS KNIGHT

Project
BUNGALOW EXTENSION AND CONSERVATORY

**7 LITTLE COMMON LANE
HOLBEACH CLOUGH**

Drawing
**PROPOSED SECTIONS
SITE PLAN
LOCATION PLAN**

Scale Date
1:50 1:200 1:1250 April 2005

Drawing Number

475-02