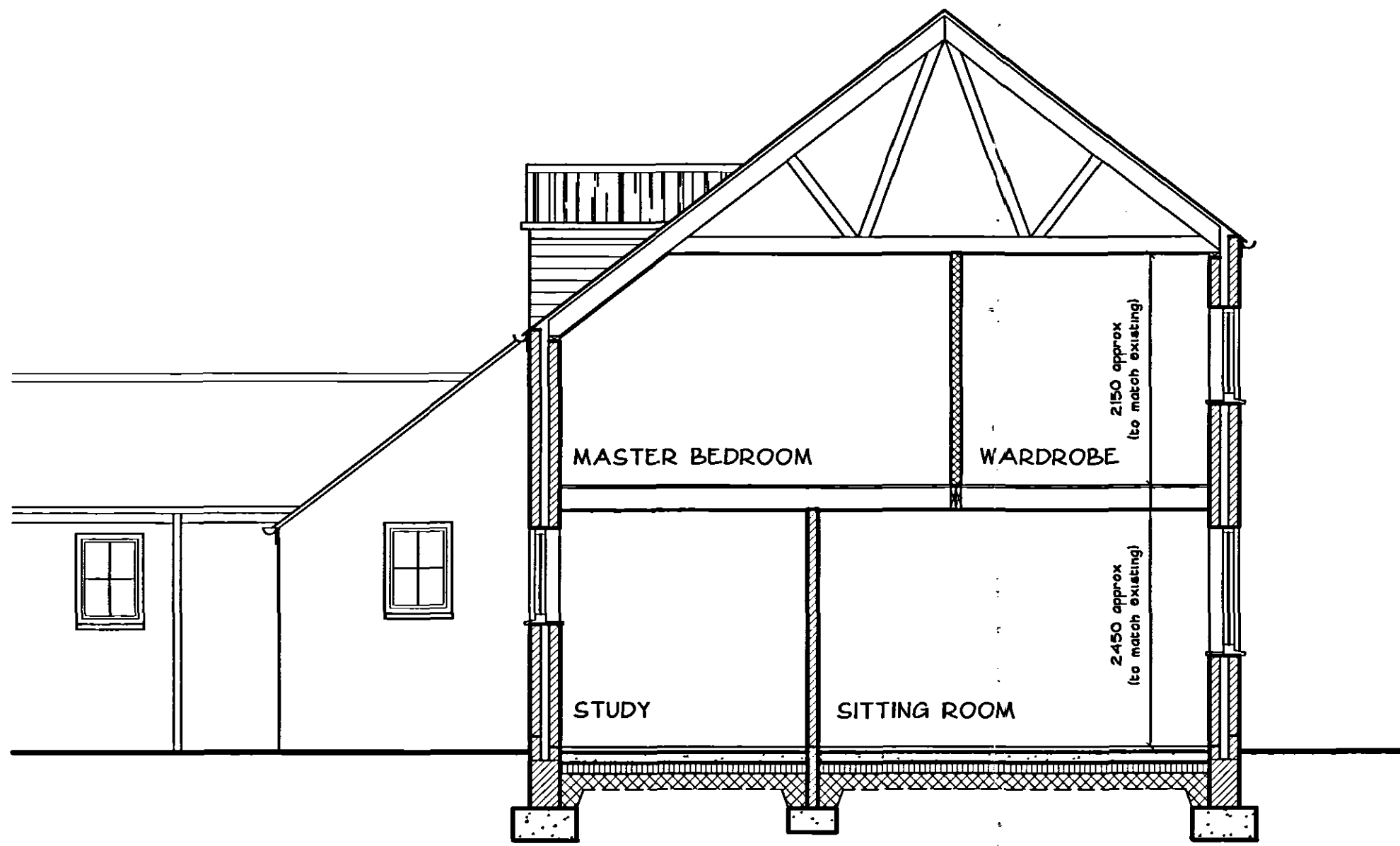
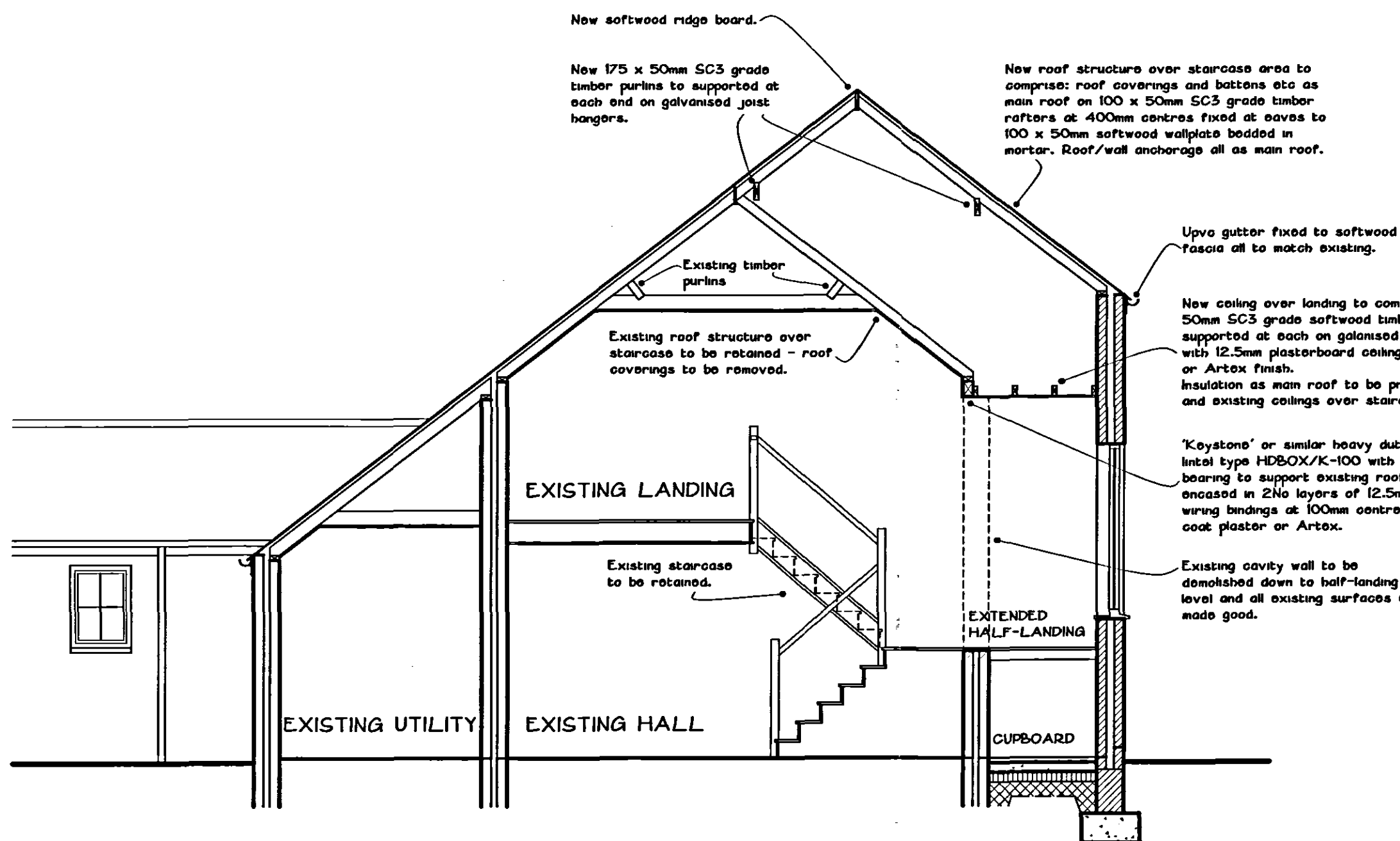




SECTION AA 1:50



SECTION BB 1:50

GENERAL SPECIFICATION NOTES

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 to be as follows:
600 x 300mm deep to external cavity walls.
450 x 225mm deep to 100mm internal block walls.
Underalls to be founded at minimum 750mm below external ground level for minimum 1000mm if shored 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 5 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick 'Jabite' 'Jabfloor 100' 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 bedding 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
200mm external cavity wall construction to comprise: 100mm external skin in blockwork, 80mm cavity filled as work proceeds with 'Dribbers' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks with 15mm thick dense plaster finish internally.

Walls to be finished externally above dpc with two coat render with proprietary render stop at dpc level.

Overall wall construction to achieve combined 'U' value of 0.3W/m2K.

Walls below dpc level to be constructed in 230 and 100mm thick foundation blocks.

New walls to be tied to existing by building in galvannead 'crossed' 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 render.

Leaves of cavity wall to be tied together with galvannead wall ties at 750mm horizontal centres and 450mm vertical centres (500mm vertical centres where next to an opening).

Jamb 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 gap between.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin of cavity walls and at floor level to internal skin.

INTERNAL SOLID WALL CONSTRUCTION
To be 100 thick blockwork as shown with 15mm dense plaster finish both sides.

Bituminous based damp proof course to be built in at floor level.

LINTELS
To be 'Keystone' type 'HD/K-70' or similar heavy duty insulated galvannead steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum end bearing.

To arched window on extended landing, to be 'Keystone' or similar insulated galvannead steel special 'Full Arch' lintel with cavity tray over and 150mm minimum end bearing.

To internal opening to New Sitting Room to be 'Keystone' type 'HDBOX/K-100' or similar heavy duty galvannead steel external box lintel with 150mm minimum end bearing.

To other internal openings unless specified otherwise on plan to be 'Keystone' type 'BOX/K-75' or similar galvannead steel internal box lintel with 150mm minimum end bearing.

FIRST FLOOR CONSTRUCTION
To comprise: 22mm flooring grade chipboard on 135 x 55mm SC3 grade softwood floor joists at 400mm centres supported at each end on galvannead steel joist hangers fixed to blockwork.

Solid strutting to be provided at 2000mm maximum centres.

Double joists and double strutting bolted together to be provided under stud partitions, baths and shower trays.

To be infilled between joists with 100mm minimum thickness of 'Fibreglass' sound insulation to ensure compliance with Approved Document E.

30 x 5mm cross-section galvannead 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.

FIRST FLOOR PARTITIONS
To comprise: 100 x 50mm softwood studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish. Wall between Bedroom and En-Suite to incorporate 100mm thick quilt sound insulation.

WINDOWS
All new windows to new extensions to be constructed from timber frames with a 'U-value' of 2.0W/m2K. Style as shown.

Glazing to be double glazed sealed units using 'Trikington-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 6000mm2 background ventilation to habitable rooms and 4000mm2 to Kitchens.

Existing windows where re-used, are to be re-glazed to comply with the above specification.

All windows to have a combined operable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Escape windows as indicated on plans to incorporate a 'means of escape opening' being an unobstructed operable area of at least 0.35m2 and which is at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.

Internal window boards to be to client's requirements.

DRAUGHT PROOFING
Draught stripping to be fitted to all operable 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 in critical locations to be laminated or toughened safety glass in accordance with BS6206.

ROOF CONSTRUCTION
To comprise concrete interlocking roof tiles to match existing as near as possible on 30 x 25mm softwood battens gauged to suit sloping on unobstructed sarking felt to BS747:Part 2:Type IF on pre-made 'rashed tie' trussed rafters at 600mm maximum centres.

Roof pitch to match existing.

All to be designed, braced, strapped and fixed in accordance with BS5260: 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 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: 1995.

Timber noggin 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 turned into top of wall cavity and to be continuous with wall insulation in gap between.

Insulation to sloping ceilings over Bedroom to be in two layers comprising: 50mm thick 'Celotex' fixed between rafters and 45mm thick 'Celotex' fixed under rafters for similar roof insulation system to achieve a U value of 0.2 W/K. 50mm minimum air gap to be maintained above insulation and ensuring continuity with wall insulation.

CEILINGS
Ceilings to be 12.5mm plasterboard with taped joints and skim coat plaster or Artex finish as required by Client.

Timber noggin to be provided to all unsupported edges of plasterboard.

DORMER WINDOW
Dormer window to be formed in roof structure as follows: Side clink construction to comprise: external timber boarding on treated softwood battens on sheathing plywood faced with building paper on 100 x 50mm softwood studwork clad internally with 12.5mm plasterboard on vapour barrier with taped joints and skim coat plaster finish internally. To be insulated in two layers with 30mm thick 'Celotex' fixed between studs and 45mm 'Celotex' fixed to inside face of studs. All work to be carried out in strict accordance with manufacturer's instructions including provision of timber backstops between studs and vapour control barrier between insulation and plasterboard lining.

Roof construction to comprise: Roof covering as main roof on 150 x 30mm softwood ridge board and 100 x 30mm SC3 grade softwood rafters at 400mm centres fixed to dormer cheeks with galvannead truss clips: 100 x 30mm softwood ceiling joists with ceiling and insulation all as main roof.

Main roof structure to be trimmed as necessary including provision of the following:
- 225 x 75mm softwood trimming beam to dormer head.
- Double trusses bolted together under dormer cheeks.

WALL / ROOF ANCHOR BRACING
External walls to extension to be strapped to roof with 30 x 5mm cross-section galvannead 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.

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

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

MECHANICAL VENTILATION
To be provided to En-Suite capable of extracting 30 litres per second.

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

ENERGY EFFICIENT LIGHTING
Internal lighting installation to be provided with energy efficient lighting so that every mill in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per output-watt.

HEATING
Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
Shower tray and basin to be fitted with 40mmf wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

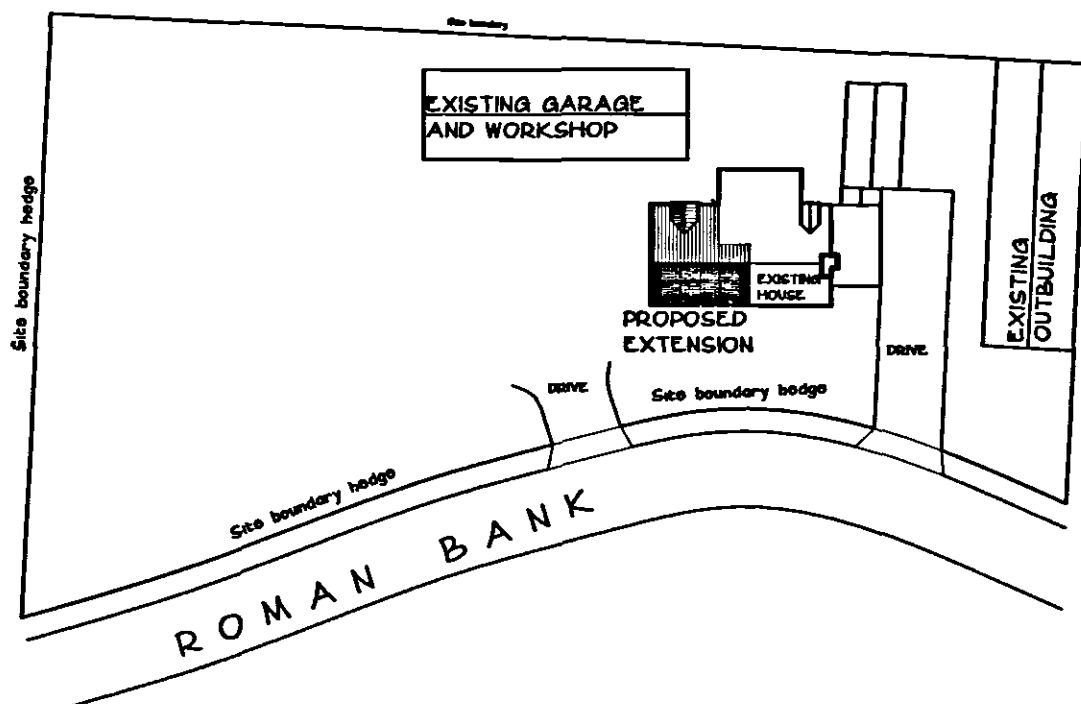
RAINWATER GOODS
Gutters and downpipes to be Upvc to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, awn necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES
New foul and surface 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.

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

SOAKAWAYS
Stare water pipes to drain into new soakaways constructed to CP501 minimum 5000mm from any building where possible. 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.



SITE PLAN 1:500

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 dimensions, 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 5265: 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

Richard J Diggle
Building Design Consultant

194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ

Telephone/Fax: 01406 380952
Mobile: 07771 621902
E-mail: richard@diggle.biz

Client

MR & MRS C MORRIS

Project

TWO STOREY HOUSE EXTENSION

WALNUT COTTAGE
ROMAN BANK
SUTTON CROSSES

Drawing

DETAIL DRAWING

SECTIONS

SITE PLAN

Scale

As shown

Date

October 2004

Drawing Number

446-03