

## SPECIFICATION NOTES

### FOUNDATIONS

To be 600 x 225mm deep mass concrete to external walls and 450 x 250 for internal walls. 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 Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

### GROUND FLOOR CONSTRUCTION

To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 50mm thick 'Driplate Flooring Grade SD' 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.

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

### EXTERNAL WALL CONSTRUCTION

265mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing, 63mm cavity infilled as work proceeds with 'Driplate' or similar insulation bats, 100mm internal skin of insulating blockwork with 15mm thick dense plaster finish internally.

New walls to be tied to existing by building in galvanised cradled 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 galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jams and sills to be closed by inserting proprietary insulated cavity closers.

Cavities to be sealed at highest point.

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

Cavities to be filled with weak mix concrete to ground level and top splayed to shed water outwards.

Gables to extend beyond roof level to form 200mm parapet with brick on edge copings.

### WINDOWS

To be constructed of timber frames with U value of 2.0 w/m<sup>2</sup>K.

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

To incorporate controllable trickle ventilators providing 8000mm<sup>2</sup> background ventilation.

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

'Velux' style roof lights to be fitted to kitchen and bathroom all double glazed etc as windows above. Joists to be trimmed as necessary to accommodate rooflights.

### LINTELS

To be IG type L1/S or similar insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.

### FIRST FLOOR CONSTRUCTION

To comprise: 22mm flooring grade chipboard on 125 x 50mm SC3 grade softwood joists at 400mm centres.

Heavy duty steel box lintel to be included over opening between new and old kitchen.

### ROOF CONSTRUCTION

To comprise concrete interlocking pan tiles to match existing on 38 x 25mm softwood battens gauged to suit tiling on untearable sarking felt to BS747:Part 2:Type IF on pre-made raised tie timber trussed rafters at 600mm centres (gable ladder fixed to end truss).

Roof pitch to match existing.

Manufacturer's roof truss layout and calculations to be submitted to the Local Authority for approval prior to installation.

Trussed rafters to be designed, braced and fixed in accordance with BS5268:Part 3:1985.

To be fixed at eaves level with galvanised truss clips on 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268:Part 3:1985.

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

New single storey roof to be constructed using 38x150mm softwood class SC3 raised tie trusses at pitch as detailed at 450mm centres. Roof cut into existing by using fill in rafters as necessary.

Fascias, gable barge boards and overhang soffit to be in 20mm softwood fixed to softwood noggins and rafter ends. Soffit details to match existing.

Proprietary eaves and ridge ventilation system to be installed in accordance with manufacturer's instructions.

150mm minimum thickness polyurethane insulation to be laid to roof space leaving minimum 50mm ventilation air gap between insulation and underside of felt.

### FLASHINGS

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

Roof valleys to be formed in Code 5 lead or rigid fibreglass.

### CHIMNEY CONSTRUCTION

Traditional brick chimney built to minimum 600mm above roof line complete with pot etc. Flue to be constructed using flue blocks or brick with flue liner. Any changes in direction not to exceed 30 degrees. Chimney to receive lead flashings and soakers as necessary.

### INTERNAL PARTITIONS

All first floor partitions to comprise 100 x 50mm pressure impregnated sw studwork framing clad on both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish. Double floor joist below each partition.

Lower floors to be in lightweight blockwork.

### INTERNAL DOORS

To be plywood faced doors ready for painting.

### WALL, FLOOR AND ROOF ANCHOR BRACING

External walls to extension to be strapped to roof and first floor with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level and first floor level and across first three gable rafters at all 2000mm maximum centres. Noggins to be provided under straps where necessary.

### CEILINGS

To be 12.5mm plasterboard throughout (including vapour barrier fixed to underside of joists all with taped joints and skim coat plaster or 'Artex' finish to match existing).

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

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

### HEATING

Existing heating to be extended into new extension. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

### MECHANICAL VENTILATION

Mechanical extract fan to kitchen to be rated at 50 litres per second.

Extract fan to toilet/shower room and to bathroom to be operated by the light pull switch and rated at 15 litres per second.

### RAINWATER GOODS

To be Upvc to match existing installed in strict accordance with manufacturer's instructions.

New gutters to match existing and be securely fixed to fascias, laid to falls complete with all required outlet positions, stopends etc.

New downpipes to match existing and be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

### STORM WATER DRAINAGE

#### UNDERGROUND DRAINAGE PIPES

To be 110mm diameter Upvc flexibly jointed pipes to BS4660 laid to self-cleansing gradient.

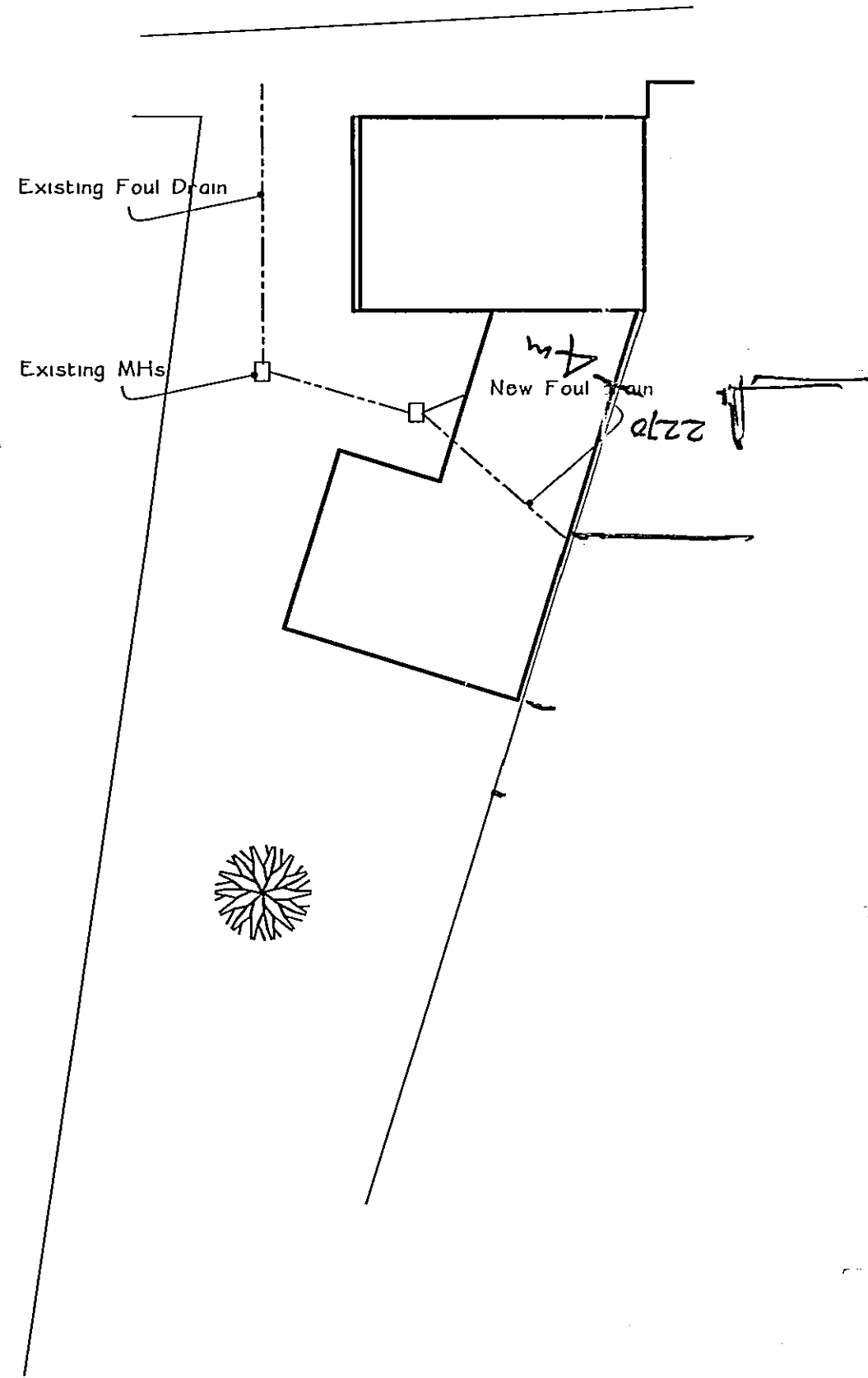
To be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

#### SOAKAWAY

Storm water pipes to drain into new soakaway constructed to CP501 and 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.

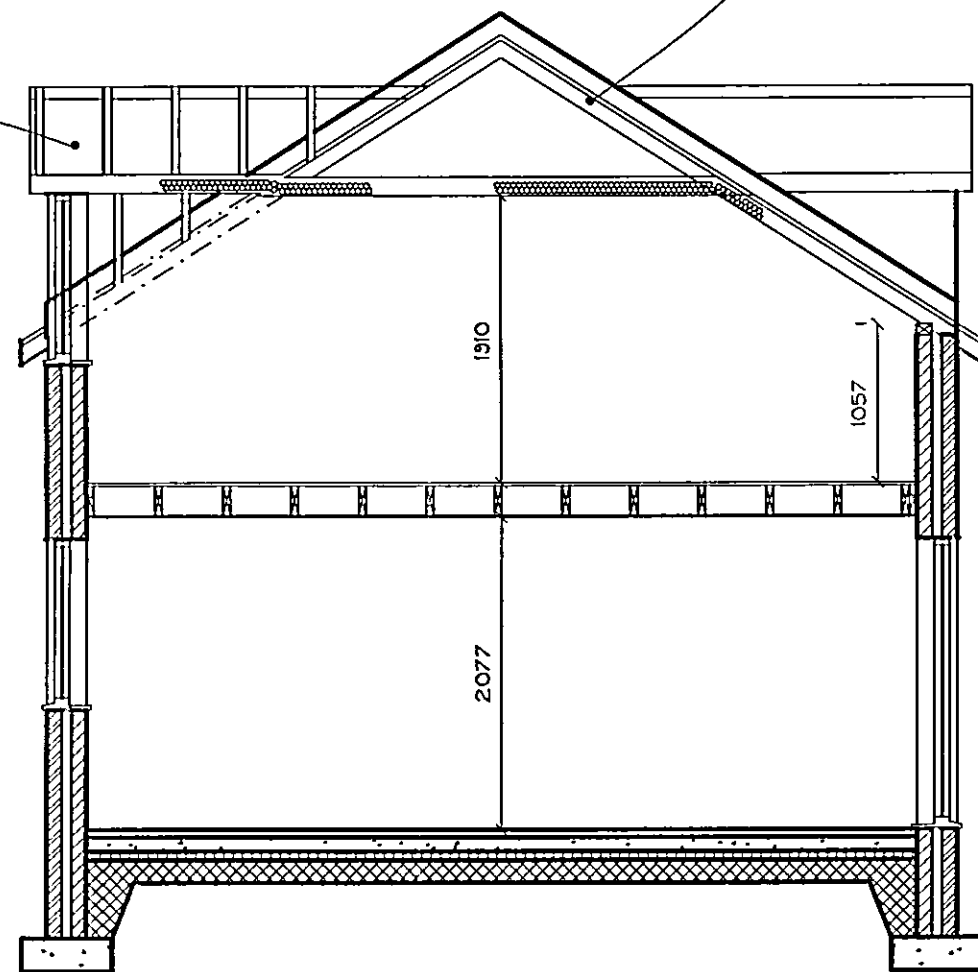
#### EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing.

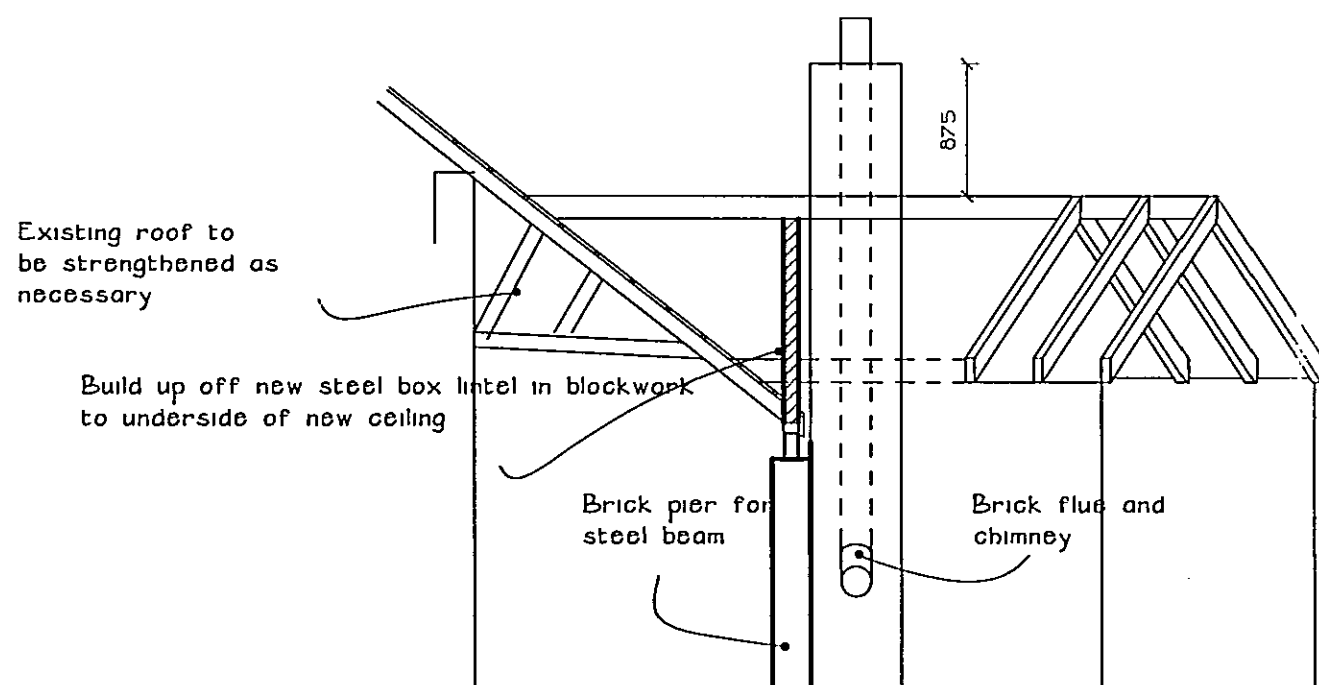


PROPOSED BLOCK PLAN 1:200

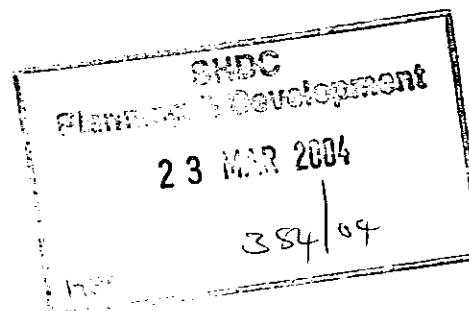
Traditional dormer construction comprising of 100 x 50mm sw treated stud cheeks clad externally in WBP bonded external quality plywood with code 4 lead covering to cheeks. Insulated as for roof and plasterboard and skim as before. Roof to have double rafters at dormer position and to be trimmed as necessary.



PROPOSED SECTION B-B 1:50



PROPOSED SECTION C-C 1:50



## 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. This 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 5268: 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.

A Amended to Building Control requirements. 23/03/2002

### Revisions

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### Client

MR & MRS A WICKS

### Project

COTTAGE EXTENSION

104 HIGH ROAD  
MOULTON

### Drawing

Proposed Sections  
And Block Plan

Scale Date  
1:50 / 1:200 March 2004

Drawing Number

430-02