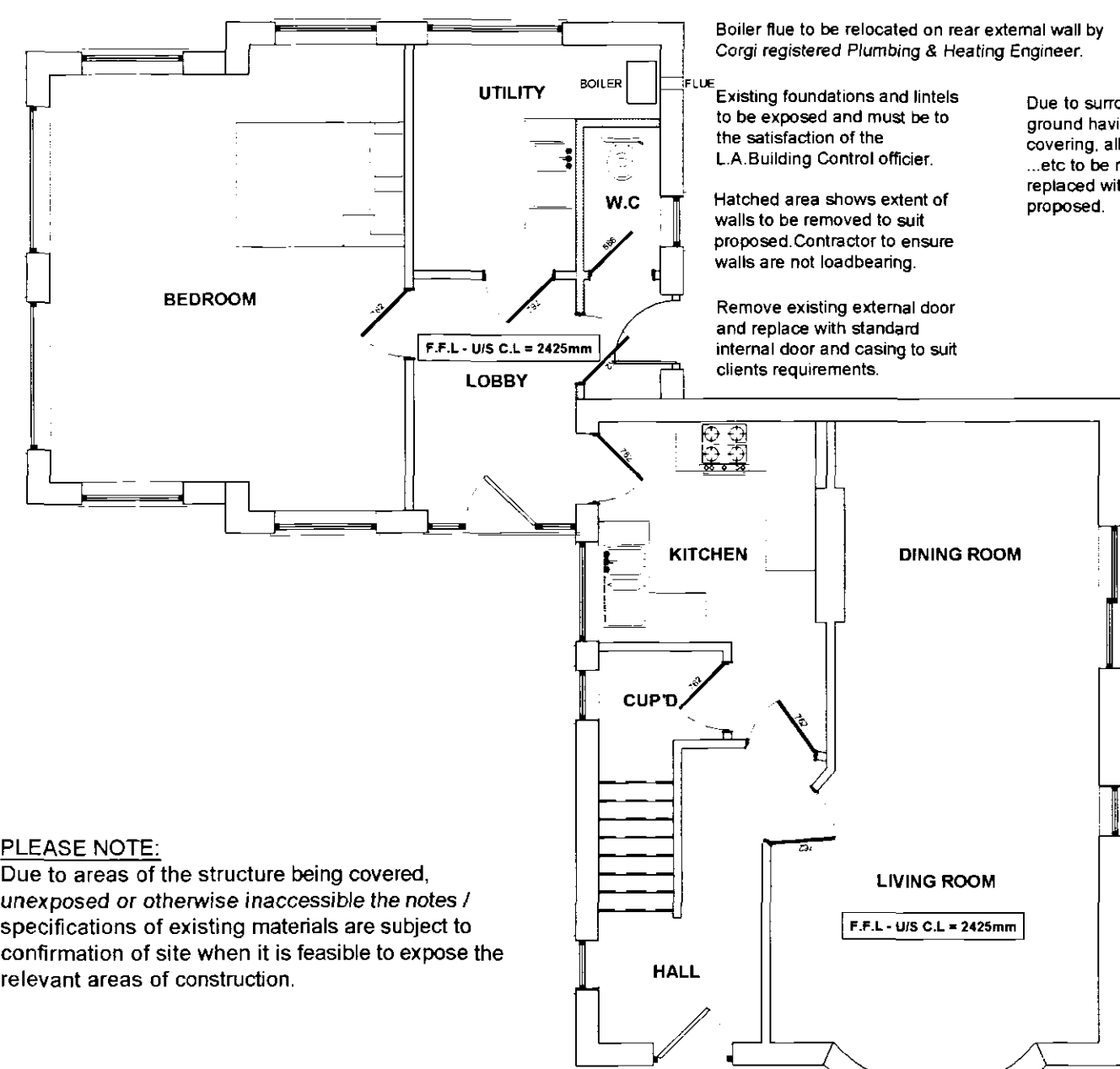
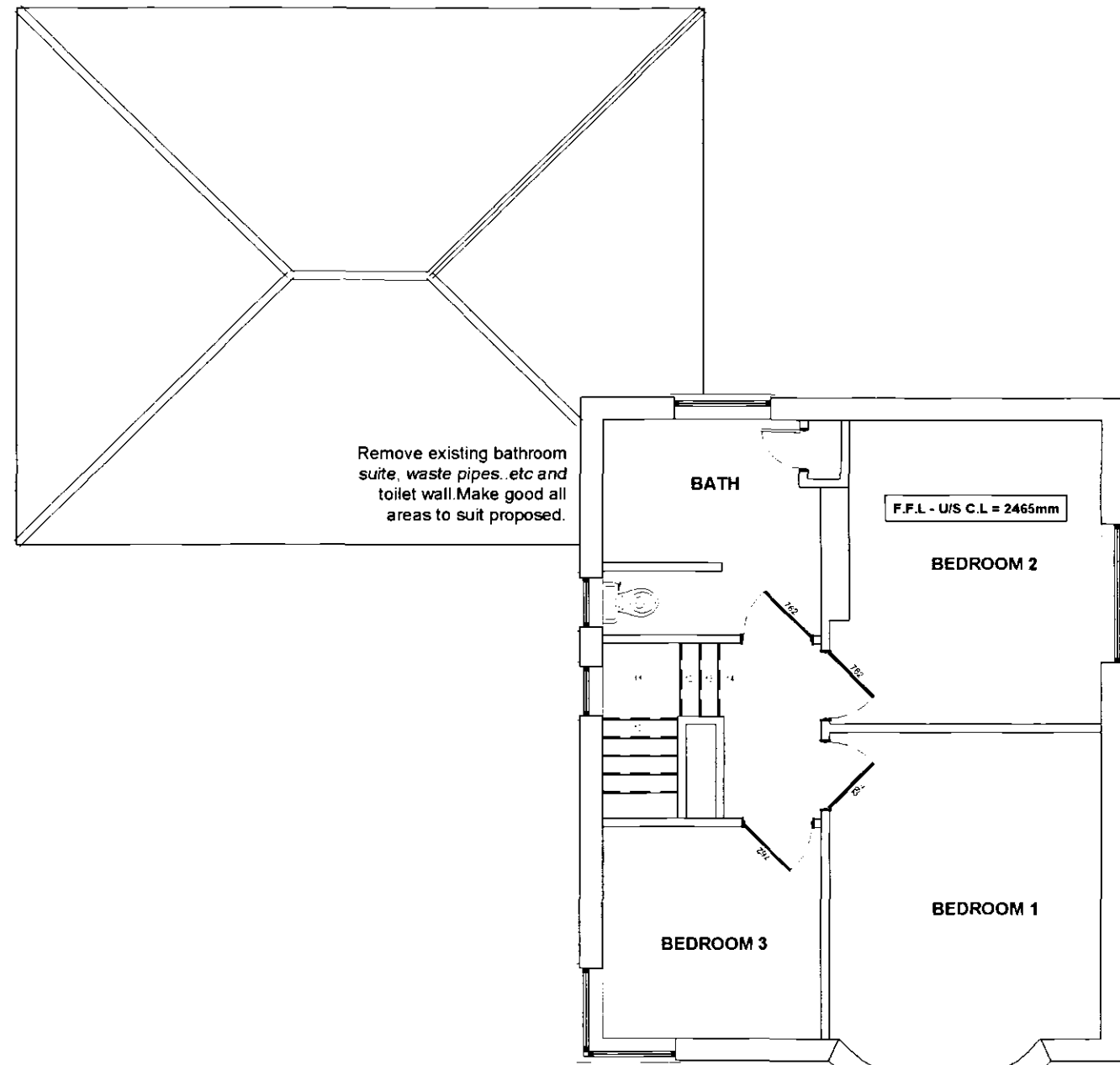




ROOF INSULATION.
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovelat rafter tray in accordance with BS5328:1981. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate 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.

ROOF FINISH.
Concrete Plain Roof Tiles to match existing and Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on unbreakable sarking felt type IF with min 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION.
Roof ventilation to be achieved via fascia level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap. Provide at both sides of roof to ensure cross ventilation.

CEILING.
All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be Cove and an Artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.

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 / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING.
All new plumbing to have the following waste sizes:
WC-100mm ø Multitwix or similar approved
W.H.B-32mm ø uPVC with 75mm Deep sealed trap
SINK-40mm ø uPVC with 75mm Deep sealed trap
SHOWER-40mm ø uPVC with 75mm Deep sealed trap
Provide access points at 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 be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION.
To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ROOF / LOFT ACCESS.
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

SOAKAWAYS.
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m² 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.
uPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway or existing connections. Soakaway specification detailed elsewhere.

HEATING SYSTEM.
Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

BUILDING CONTROL SPECIFICATION

FOUNDATIONS.
Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix 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 two courses of 7N/m² on inner skin of cavity face. Elsewhere to be either 7N/m² 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 100mm 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 and must be compacted in 150mm thick layers. 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 "Hyload" or similar approved 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 Dritherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermalite Shield 2000 insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support of wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.
Note: If Thermalite Shield blocks are not to be used then the cavity is to be widened to suit and wall tie spacing adjusted to suit. Contractor to ensure cavity wall meets required 'U' value.

CAVITIES.
Close all cavity walls at jamba with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x ...mm wide (to equal cavity width) at jamba and ends of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the sill.

MORTAR.
All mortar to be 6:1:1 sand/cement/lime or equal approved and to be a consistent colour throughout duration of contract. Finish mortar joints as agreed with Client on site.

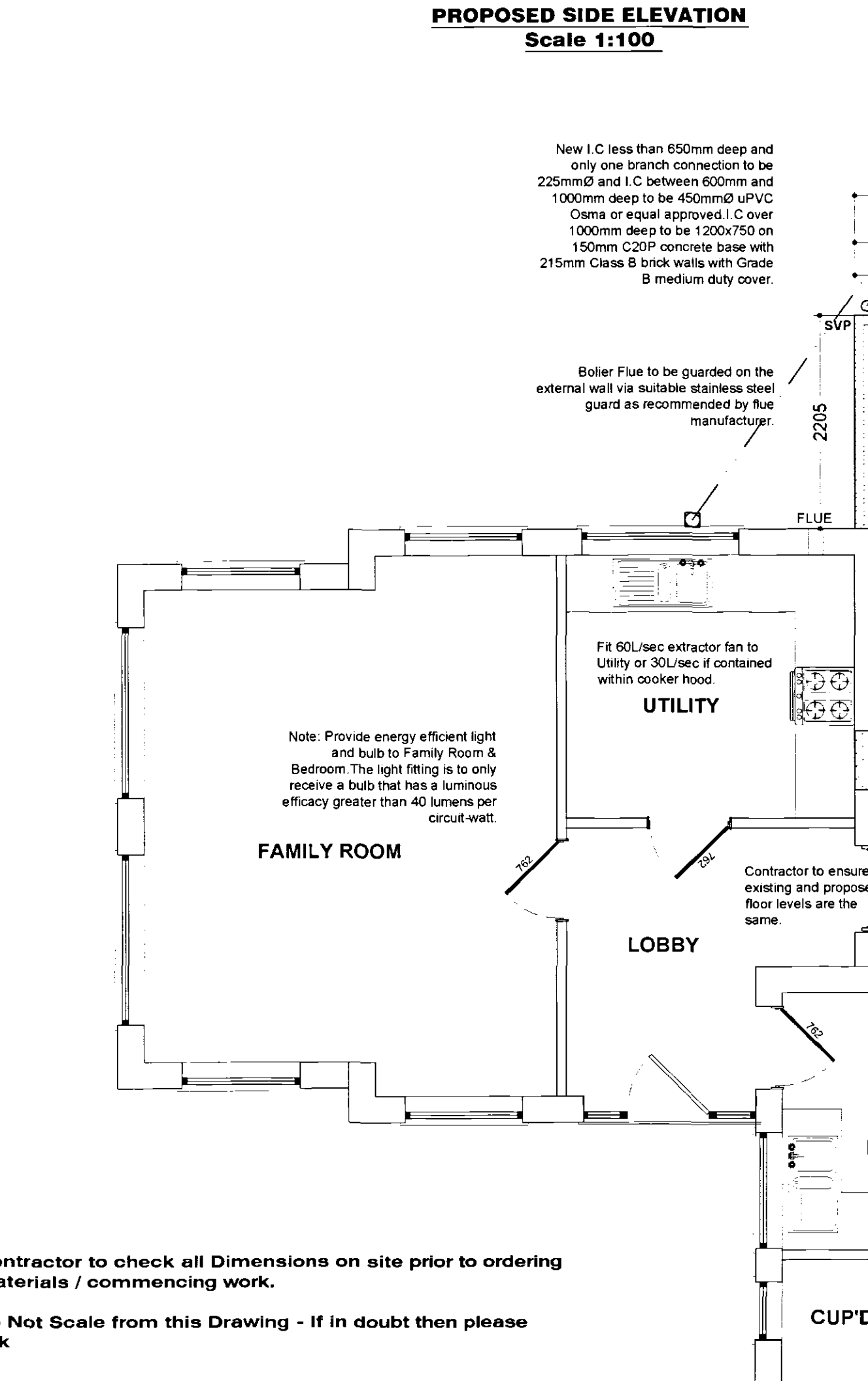
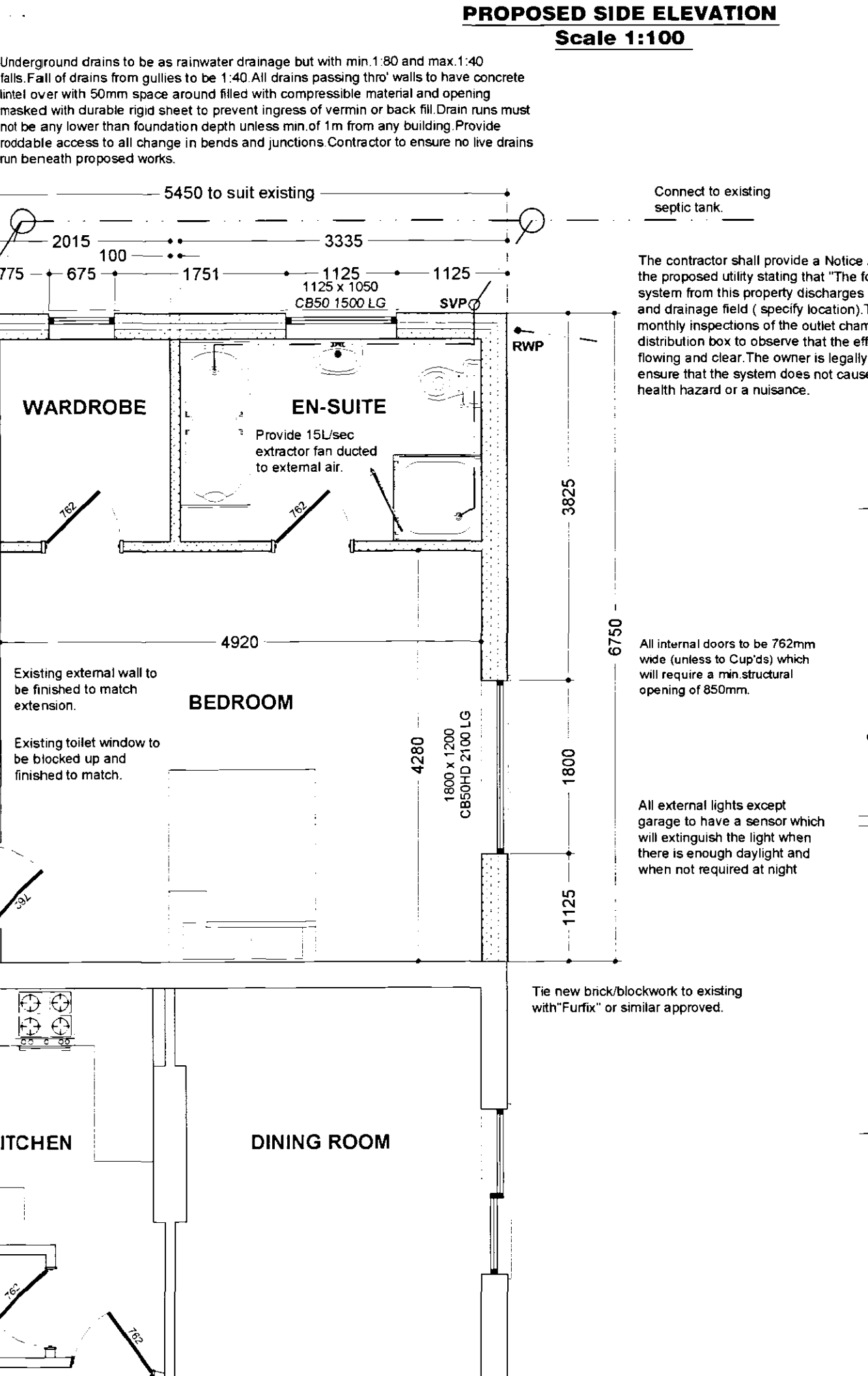
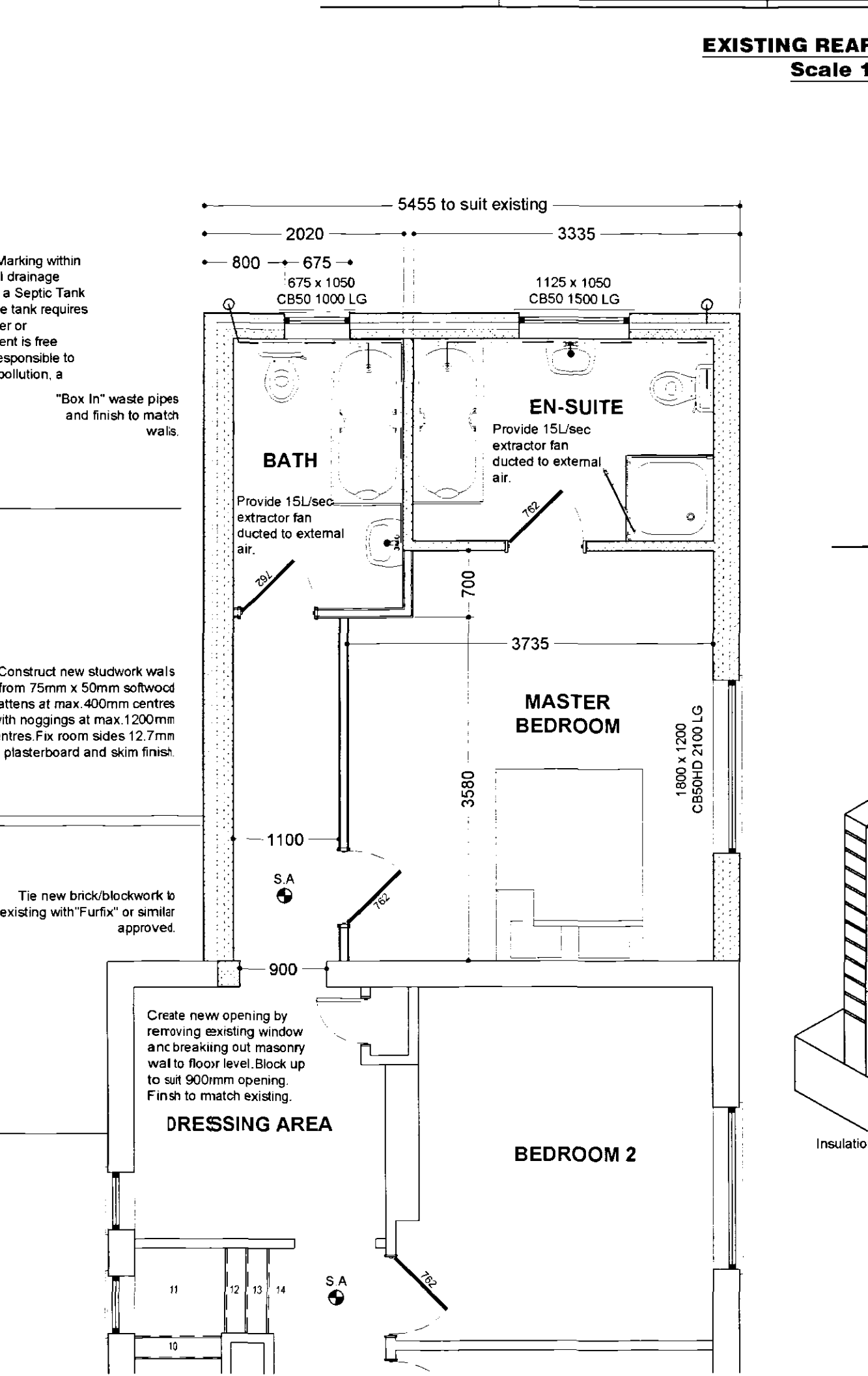
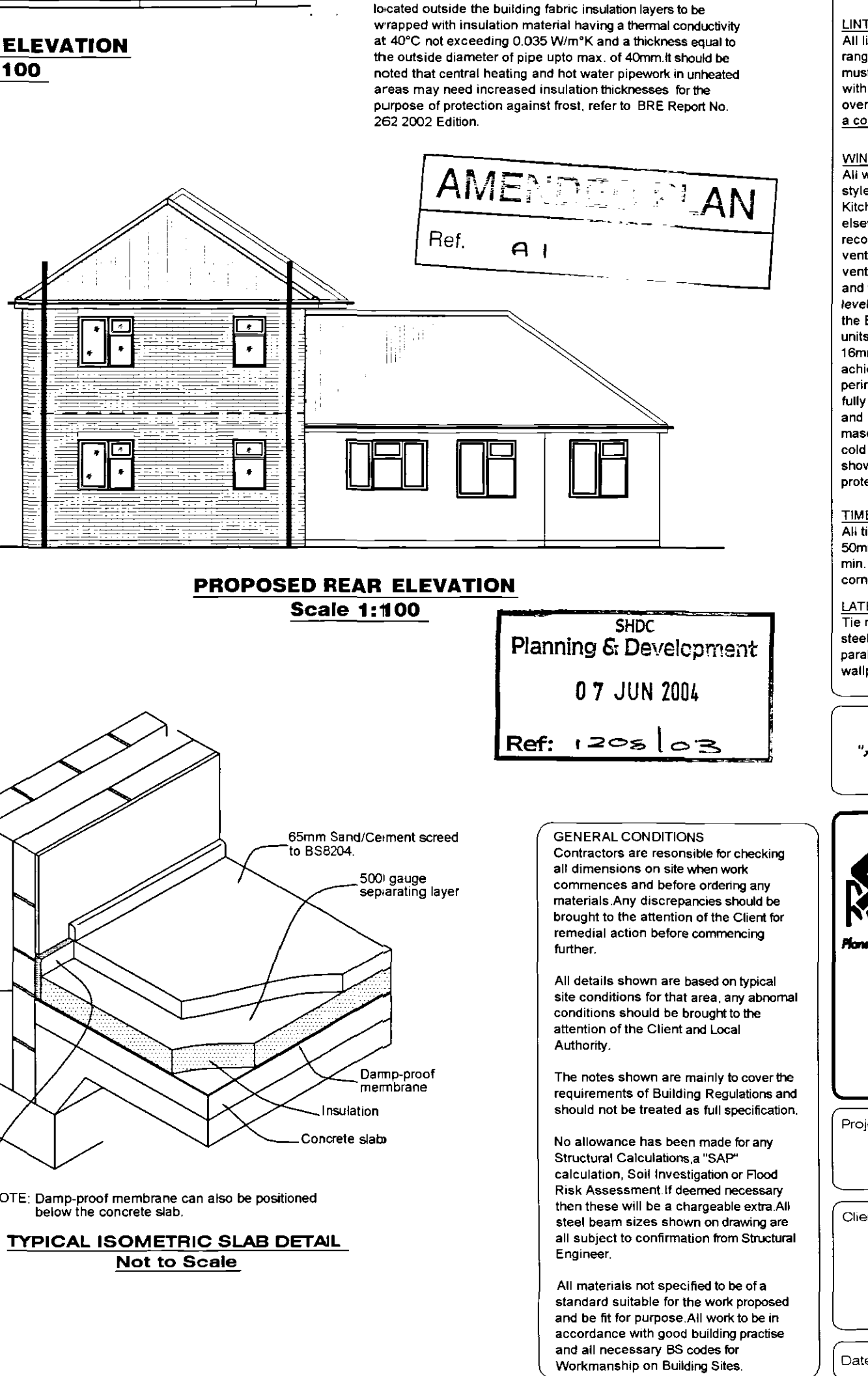
WALL TIES.
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS.
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: Lintels are not to have a continuous baseplate.

WINDOWS & DOORS.
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C.s and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min 10mm to avoid cold bridging. Provide reconstituted stone subtile to windows as shown. Submit to clients approval. Ensure subtile is fully protected throughout duration of building works.

TIMBER WALL PLATES.
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. 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.



GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

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 any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

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.

REV DESCRIPTION:
"A" - 27.05.04 - Extension Shape amended

Project: Proposed Two Storey Bedroom & En-Suite Extensions

Client: Mr M Killick
"Westhaven"
353, Westhorpe Rd
Gosberton
PE11 4ER

Date: July03 **DRG No.:** MK01 **REV:** A