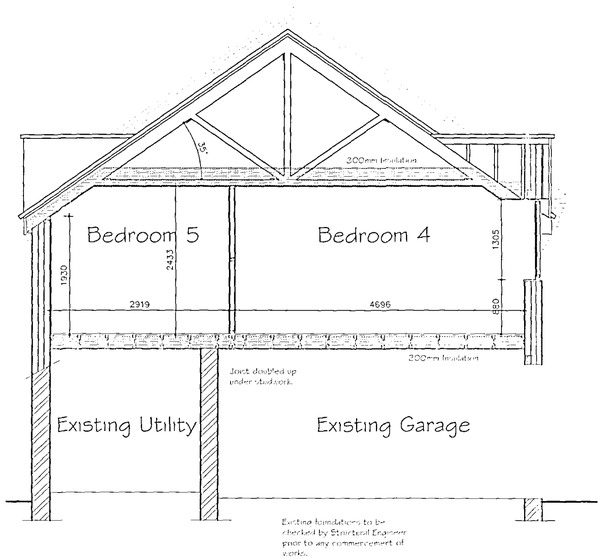


TYPICAL SECTION 1:50

SPECIFICATION NOTES

FOUNDATIONS
Existing foundations to be exposed and checked by Structural Engineer to confirm suitability prior to any works commencing. Size of foundations to be confirmed as adequate to support new extension prior to any works starting on site.

EXTERNAL WALL CONSTRUCTION
285mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing as near as possible, 83mm cavity infilled as work proceeds with 'Dritherm' or similar insulation bats, 100mm internal skin of 'Celcon, insulating blockwork with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills 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 (no gap between).

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

WINDOWS
Windows to be constructed from Upvc
to match existing with a 'U-value'of 1.8w/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.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows below 800mm above floor level and to doors and sidelights below 1500mm above floor level (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

LINTELS
To be IG type L1/HD 75 or similar heavy duty insulated tray over and 150mm minimum end bearing.

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.

PITCHED FOOF 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 untorable sarking felt to BS747:Part 2:Type 1F on pre-made trussed rafters at 600mm maximum centres.

Roof pitch approx 35°

All to be designed, braced, strapped and fixed in accordance with BS5268 : 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 5268 : 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 contiuous gap).

Roof insulation to be 300mm 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 (ie no gaps).

If insulation is required to a rafter section of the roof, then provide between rafters Celotex double –R GA2000 board (2 No layers of GA2050) or similar approved product, maintaining a min 50mm air gap between insulation and underfelt.
Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wallplate.

Ceiling to be 15mm plasterboard with skim coat plaster or Artex finish to achieve 10kg/sq. m.

FLASHINGS
Code 5 lead flashings / soakers to be provided to all roof cbutments with existing wall.

ROOF VENTILATION

Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows: –

1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.

2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.; attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.

3) Also on roofs where ceilings follow roofline ventilation is required at ridgeline with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.

4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt

Ensure 10mm gap underneath door to floor finish.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

FIRE PROTECTION TO BEAMS AND LINTELS
All exposed steel beams and lintels to be encased in two layers of 12.5mm thick plasterboard with staggered joints and wire bindings at 100mm centres all fixed in strict accordance with manufacturer's instructions. All to be finished with skim coat plaster.

INTERNAL FLOORS

18mm weyroc floor panels.
220x50mm SC3 grade tanalised timber joists, unless specified otherwise on joist plan, at 450mm centres with min 1 No. row herringbone strutting midspan.
12.7mm plasterboard and Artex finish, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord with clients instructions.
Provide 200mm insulation quilt between joists.

Note:
All floor joists are to be supported in joist hangors secured to external cavity walls. Joists are NOT to be built into external walls.

INTERNAL CEILINGS

Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Provide and fix 12.5mm Gyproc SoundBloc to all new non-roof ceilings (ie. Ceiling between two floors) and within floor provide 100mm thick fiberglass insulation. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling.

LIGHTING

In new dwellings provide internal efficient lighting to a third of the overall rooms (not including garages) to achieve a luminous efficacy greater than 40 lumens per circuit-watt (not using GLS tungsten lamps with bayonet cap or Edison screw bases). Provide external lighting which can be in a porch but not a garage or carport which automatically extinguish when there is enough daylight, and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases).

STUDWORK PARTITIONS

Form stud walls in 38 x 89 CLS softwood studs at 600mm centers with 38 x 89 CLS head and sole plates and noggins at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 25mm thick Isowool Acoustic partition roll between studs.

FIRE ESCAPE WINDOWS

All habitable rooms in the upper story's of a house should have a window with an unobstructed openable area that is at least 0.33m2 and at least 450mm x 750mm (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

WALL TILING

Provide and fix in new bathroom to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

JOINERY

Doors, frames, linings, skirting, architrave's, window board and timber moldings etc. to be of standard manufacturer

STRAPPING

Where rafters, floor joists and ceiling ties run parallel to the walls they are to be strapped at 1800mm centres. Straps to be fixed to a min. 3 No. rafters etc., having noggins between beforehand, and hooked into the cavity a min. 150mm.

Similar straps to be used at 1800mm centres to hold down the wall plate.

Straps to be 30 x 6mm galvanised mild steel.

SMOKE ALARMS

Provide mains operated self-contained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit.

DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS
Gutters and downpipes to be Upvc
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. Downpipes to connect onto existing.

APPROVED DOCUMENT PART M

Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

PARTY WALL ETC> ACT 1996

It is the owners responsibility to be aware of the above act which protects the owner and adjoining neighbors when building in close proximity to an adjoining neighbors boundary. Information regarding the above act can be found on the Office of the Deputy Prime Minister website:
www.safety.odpm.gov.uk/bregs/walls/htm

LOFT HATCH

Size approx. 550 x 700, to be insulated, draught stripped and fitted with suitable fastening to compress draught seal.

DECORATION

Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

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.

PLANNING DEPARTMENT
- 3 OCT 06
Ref. 1382/06

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Project: Proposed First Floor Extension
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Drawing Title: Proposed Section — Drawing number: DC102_/02

Scale: As Noted — Drawn: rlb — Revision:

Date: Sept 06 — Checked: