## SPECIFICATION NOTES

### FOUNDATIONS

To be 600 x 225mm deep mass concrete to external 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 'Jablite 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 insluation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

### EXTERNAL WALL CONSTRUCTION

275mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing, 73mm cavity infilled as work proceeds with 'Dritherm' or similar insulation bats, 100mm internal skin of insulating blockwork with 13mm thick dense plaster finish internally.

New walls to be tied to existing by building in galvanised crocodile ties in strict accordance with manufacturer's instructions and forming 13mm 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 togethar with galvanised 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 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.

New inner skin to existing garage to be built off new foundation as specified in 100 mm blockwork skin tied in to existing walls using proprietary wall ties spaced as above drilled and plugged into existing wall and into bed joints in new wall. 75 mm cavity to be filled with drytherm or similar as before together with dpc damp proofing.

### WINDOWS

Some existing windows to be repositioned in new external wall.
New windows to be constructed of Upvc frames with U value of2.0 w/m2K

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

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation

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

### LINTELS

To be Heavy duty IG type or similar insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minmum end bearing.

### NEW INTERNAL WALLS

All new internal walls to be 100 mm lightweight block plastered both sides as before.

## ROOF CONSTRUCTION

To comprise concrete interlocking roof tiles to match existing on 38 x 25mm softwood battens gauged to suit tiling on untreated sarking felt to BS747:Part 2:Type 1F on pre-made 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 plain 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 roof junction to be formed by using reducing trusses 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.

250mm minimum thickness quilt insulation to be laid in roof space in two 100mm layers - first layer between ceiling ties and second layer at right angles to first over ceiling ties.

### 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.

Proprietary roof ventilation system to be installed in strict 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 ANCHOR BRACING

External walls to extension to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level and across first three gable rafters all at 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 ceiling ties 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.

### 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.

### 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.

### 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.

### MECHANICAL VENTILATION

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

## 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 CP301 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 overlayed 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.

## GARAGE FLOOR CONSTRUCTION

To comprise 125mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200mm gauge polythene membrane with 150mm laps turned up at all edges on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore.

Garage floor slab to be thickened to 300mm in doorways.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

### LINTELS

2No IG lintels as before be built in over each garage door opening with 150mm minimum end bearing.

### DRAUGHT PROOFING

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

### GLAZING IN CRITICAL LOCATIONS

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

### ENERGY EFFICIENT LIGHTING

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

## DRAINAGE SPECIFICATION NOTES

### WASTE PIPEWORK

Washbasins, shower and bath to be fitted with 40mm wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

### UNDERGROUND DRAINAGE PIPES

New foul and surface water drains to be 110mm# Upvc to BS4660 laid to self-cleansing gradient oadded 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.

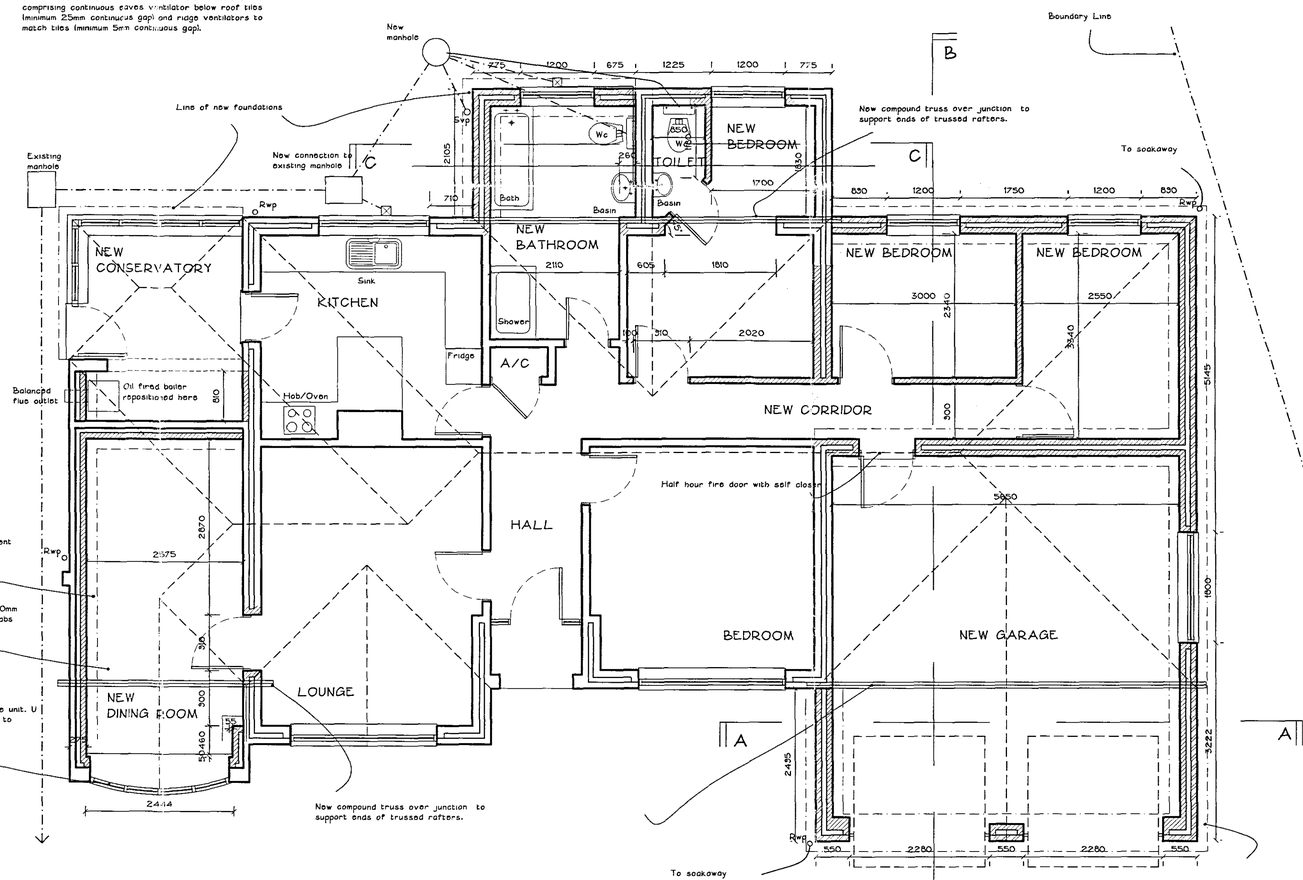
### NEW MANHOLE

To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

### NEW GULLY

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

Vent pipe to be 100mm# Upvc terminating 300mm above head of nearest window and fitted at top with balloon guard mesh.




PROPOSED FLOOR PLAN 1:50

DETERMINED PLAN

SHDC
Planning & Development
- 5 APR 2004
Ref: 0457/04

## 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 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 independant 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 B TURNER

Project
BUNGALOW
EXTENSIONS/ALTERATIONS

WILLOW COTTAGE
HUN GATE
SURFLEET

Drawing
SCHEME DRAWING

FLOOR PLAN

Scale: 1:50
Date: March 2004

Drawing Number
425-02