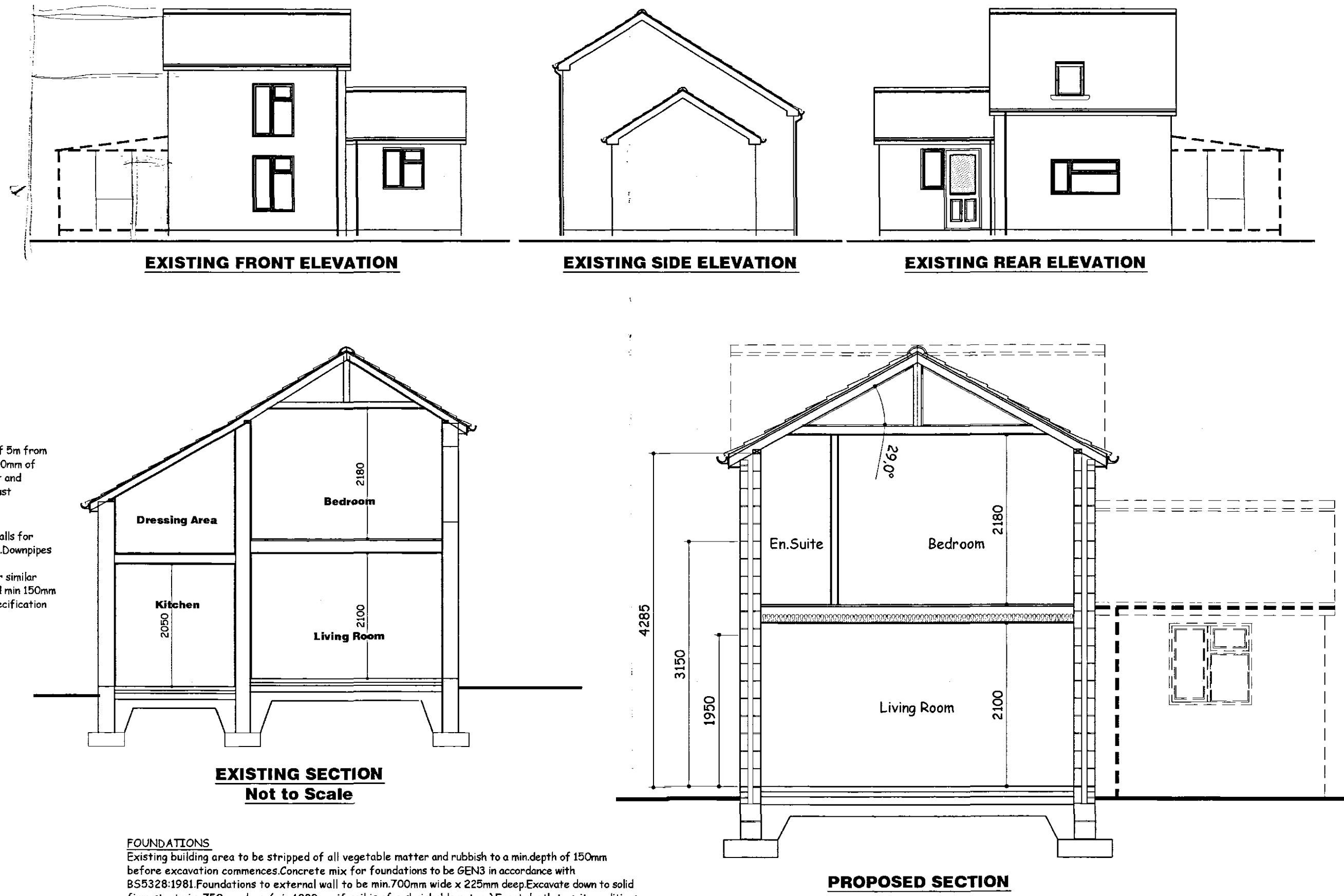
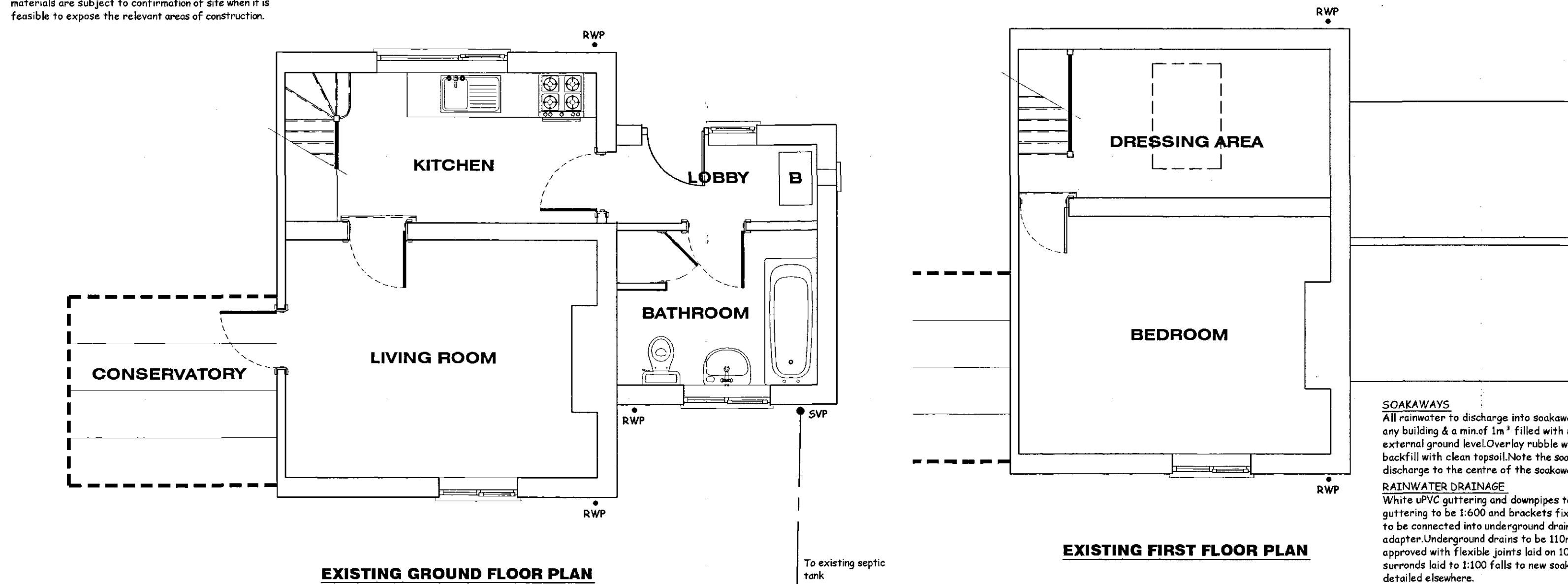
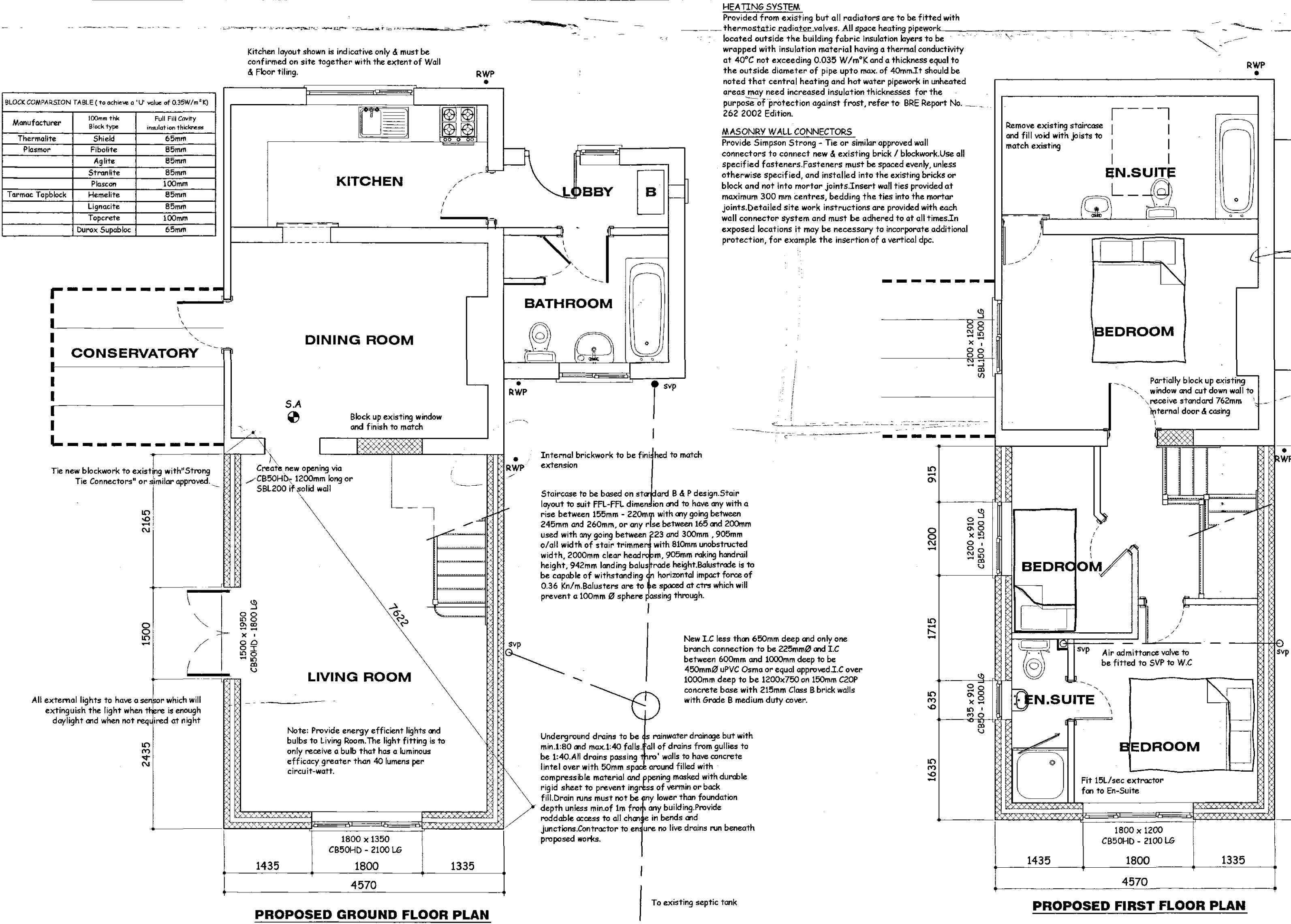


Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.



All new window opening vents to first floor to allow means of escape in an emergency situation. Opening vent to be min 450 wide in each direction with an area of 0.33m². Gill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



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.
1st course of Class B brickwork & 2nd course of Red Engineering brickwork below D.P.C. on outer face and 1st course of 7N/mm² on inner skin of cavity face. Elsewhere to be 7N/mm² 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 100mm thick GEN3 concrete sub-floor on 60mm Celotex Double R 6A2000 rigid insulation board (provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c. level) or similar approved 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 600mm 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 COURSE (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. D.P.C. 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 2m per opening.

EXTERNAL WALLS
All external walls to be 275mm overall thickness comprising of:
-100mm Thermolite Shield insulating blockwork with 20mm Two Coat sand / cement render to match existing
-75mm 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 D.P.C.'s should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermolite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties. External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at junks 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 junks and cills 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 cill.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 750mm 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 Superglaze 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 4 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.

TIMBER WALLPLATES
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
Tie 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 3m fixings per strap.

ROOF FINISH
Roof tiles to 420 x 334 Concrete Interlocking Double Pantiles with min 75mm headlap and 345mm max gauge to clients requirements / approval fixed in accordance with manufacturers instructions and in accordance with BS 5534: Parts 1 and 2. Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features. Fix tile roofing to make the building sound and weather-tight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion. Provide 50x25 preservative treated timber battens. Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be saw square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead flashing to all abutments with min 75mm upstand.

ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.

Installation Guidelines
Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails.

Eaves:
There is no need to provide any vents into the left at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation. To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Carrier. Stop the membrane short of the fascia and lap it onto the Eaves Carrier. Pack closed eaves with fibrous insulation to reduce thermal bridging.

Verge detail
Lap the Tyvek® underlay 50mm onto the gable or flying rafter.

Ridge / hip detail:
Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge / hip line. There is no need to provide vents at the ridge.

Valley detail:
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.

Abutments:
Turn up the Tyvek® underlay beneath flashings not less than 50mm.

Penetrations:
Seal around all penetrations using Tyvek® Butyl Tape.

ROOF INSULATION
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a 'U' value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

CEILING LINES
All ceilings to be 15mm plasterboard to BS1230.

Ceilings to be Cove and a skim finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped 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 u/side 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 when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C. 100mm a Multikwik or similar approved
W.H.B. 32mm a uPVC with 75mm Deep sealed trap
SINKS 40mm a uPVC with 75mm Deep sealed trap
SHOWERS 40mm a uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe runs exceed 1.8m.

NO DRESSINGS
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.

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.

Client: Mr P Vial Planning & Development SHDC
"Sunrise"
South Eau Bank 09 DEC 2004
Throckenholt
PE12 0QW Ref: 1623/04

Site: Two Storey Living Room & Bedroom Front Extension

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PLAN
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Date: nov04 Scale: 1:50 / 1:100

Drawing No: rem 960 - 01