

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions. All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials. All works to be to the satisfaction of the Building Inspector. The contractor is to ensure the appropriate L.A. "cards" and/or notices are dispatched to the Building Inspector when necessary. The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering. The contractor is to make good any disturbed surfaces etc. whether included in the works or not. The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive. All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain. Depth of foundations to be to the satisfaction of the Building Inspector. Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

Ground Floor .

19mm T&G floorboards on timber floor joists 47x145mm@450mm ctrs C16 timber(to Trada tables). Kingspan K103 floor board between joists on treated timber support battens. 250mm vertical perimeter insulation between end joist and masonry. 150mm minimum sub floor space, ventilated with cavity installed cranked vents built into external wall at 2m ctrs (see walls). Joists sat on and wrapped with hyload dpc at ends. All to achieve 0.16 U value.

OR 65mm sand/cement screed on 500 gauge dpm membrane on 90mm kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure. 150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc. Dwarf walls if required. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions. If relevant maintain ventilation to existing sub-floor space.

All to achieve 0.16 U value.

Contractor to provide price for both for client consideration.

If required by building control provide a gas membrane to be continuous under floor, wrapped/sealed to existing and extend to new outer brick leaf.

External Walls.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level. Cavity wall construction; 102 mm facing brickwork, 100 mm (incl 10mm cavity (low emissivity) cavity, with 90 mm thick Celotex Thermaclass cavity wall 21 insulation board, 100mm high strength block (H+H Celcon) (lambda=0.18) inner leaf and all load bearing walls. (Or Alternative external wall build up by contractor to be approved by building control inspector). 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm min horizontally and every 450mm min vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings. Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings. Lintels- IG L 1/S 100 (insulated). To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flushing. To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Refer to drawing .

Roof Construction.

Natural roofing slates to match existing and suit pitch. Siga Slate "Permanent Easy Slate" system with "Permanent Apex " (min pitch 12 deg). On 38 X 25mm SW treated battens on counter battens on Kingspan Nilvent or Tyvek breathable sarking membrane. On 70mm Kingspan Kooltherm K7 pitched roof board on rafters. A further 70mm Kingspan Koolthem K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.15 w/m2k.

12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens. 100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no rafters at ridge and eaves level with SW noggins between and under straps. 10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves board either 19mm treated SW, plywood or UPVC (to client's choice) on battens fixed to rafters.

19mm treated SW, plywood or UPVC at gable, (barge boards fixed to gable ladder). Dry verge/ridge.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Gutters to have grill over RWP outlets.

Flashings.

Lead or Nicholson's Masterform alternative to lead installed to manufacturers recommendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings, treated with patination oil. 150 mm min cover. 150mm min laps. 25mm into existing brickwork joint with lead joint wedges and clips (bottom edge) at 500mm max ctrs and pointed with caulking compound. Max sheet lengths 1500mm, minimum laps of 150mm. Copper clout nails. Cavity trays built into wall. All in accordance with the Lead Sheet Association.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest bend.

WC -100mm dia waste connected to SVP or direct connection to drain run. Shower 76mm deep seal trap ,40mm dia pipe. Basin 76mm deep seal trap ,32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection. Sink waste pipe 38 mm dia with 76mm deep seal trap to discharge to drain.

Internal walls / openings.

All beams and lintels to be double boarded to give 30 minutes fire resistance.

Internal Partitions

75 X 50 sw studs at 600 ctrs. faced with 2 layers 12.5mm Gyproc moisture resistant wallboards suitable for shower room and skim. Provide 3 floor joists for base +noggins between floor/ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs .All to give 30 minutes fire resistance to utility room wall including all wall perimeters and junction with door frame etc.

Windows

Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton . To achieve a whole unit U value of 1.4w/m2K OR a WER band B. Windows facing boundary (as indicated FR on elevation) to be 30minutes fire resistant. Timber windows with wired or Pyrodur glass or similar. Check with client prior to ordering.

Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. Windows and doors to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs.

Roof lights

New rooflights to client's choice. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Doors

To client requirements.

External doors double glazed with toughened or laminated solar K glass. To give a U value of 1.4 w/m2k or better.

Utility door and frame (doorset with certification) to be fire resistant to FD30s. Including junction with stud wall.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended.

Provide mains wired smoke detector to hall and new porch area. All interlinked with battery back up.

Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.

Mechanical Ventilation

Shower room and utility-provide mechanical extract fan to give 15 & 30 litres/sec extract rate .Fifteen minutes overrun.

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwps, sps, svps etc.

Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations.

Comprising 100 mm dia supersleve drain pipes with flexible connectors, inspection chamber etc. Laid to 1 in 40 fall

(Min). All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete.

Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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NOTES / KEY:

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project

SINGLE STOREY SIDE
EXTENSION-PORCH, SHOWER
ROOM & UTILITY

status

Planning & Building Regs

drawing

SPECIFICATION.

drawn by

DD.

date

OCT 25

scale

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