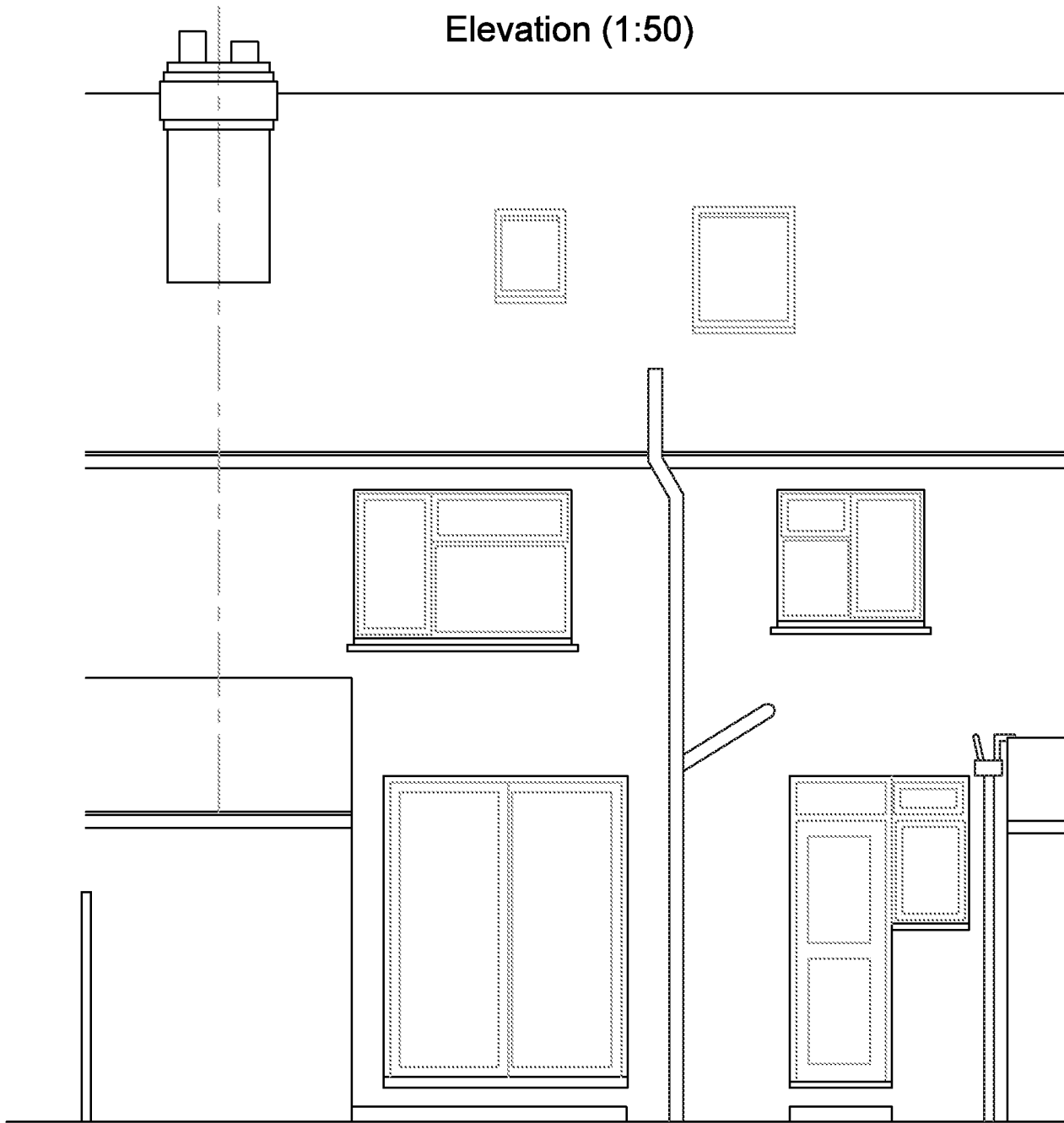
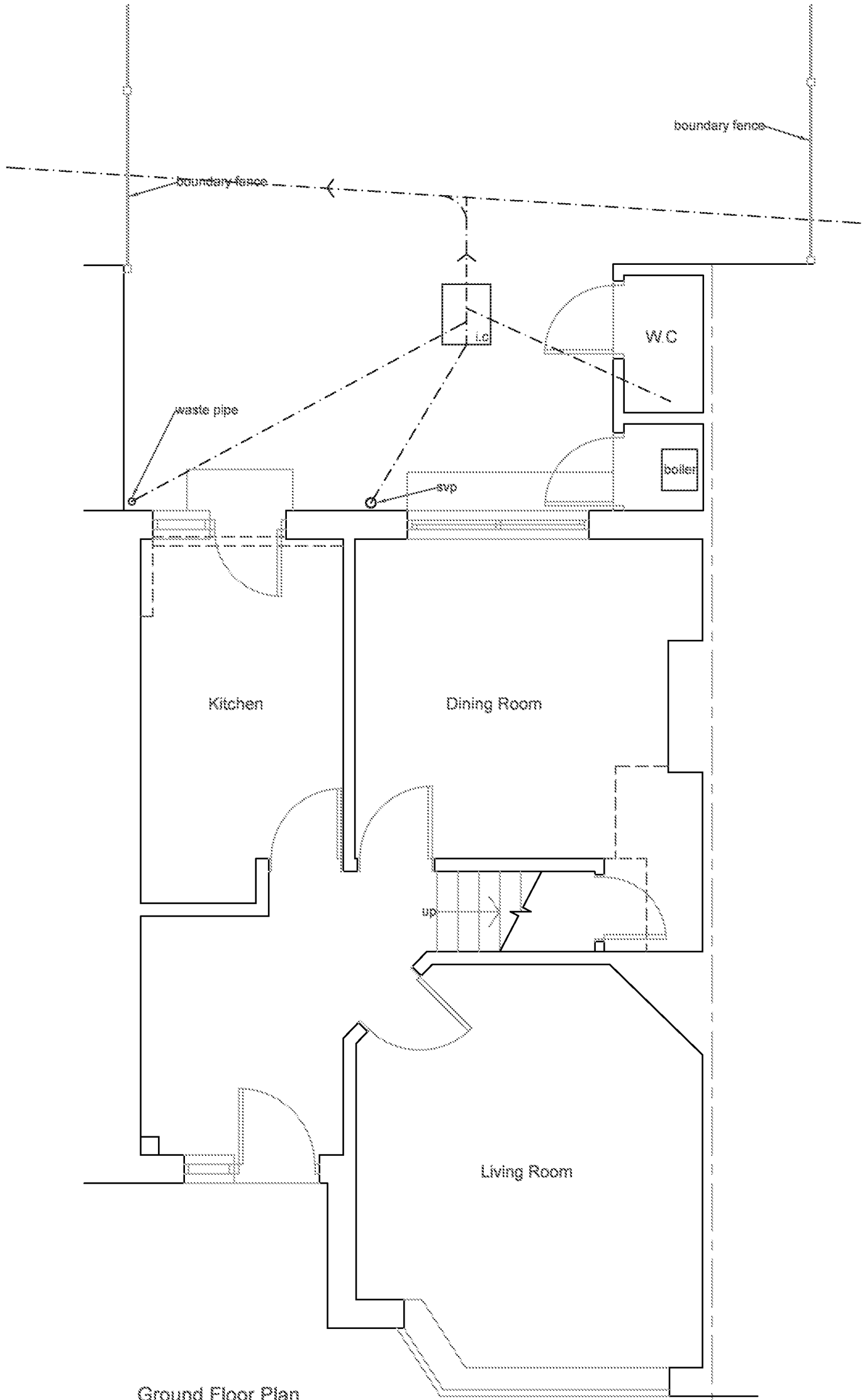


EXISTING



Rear Elevation (south)

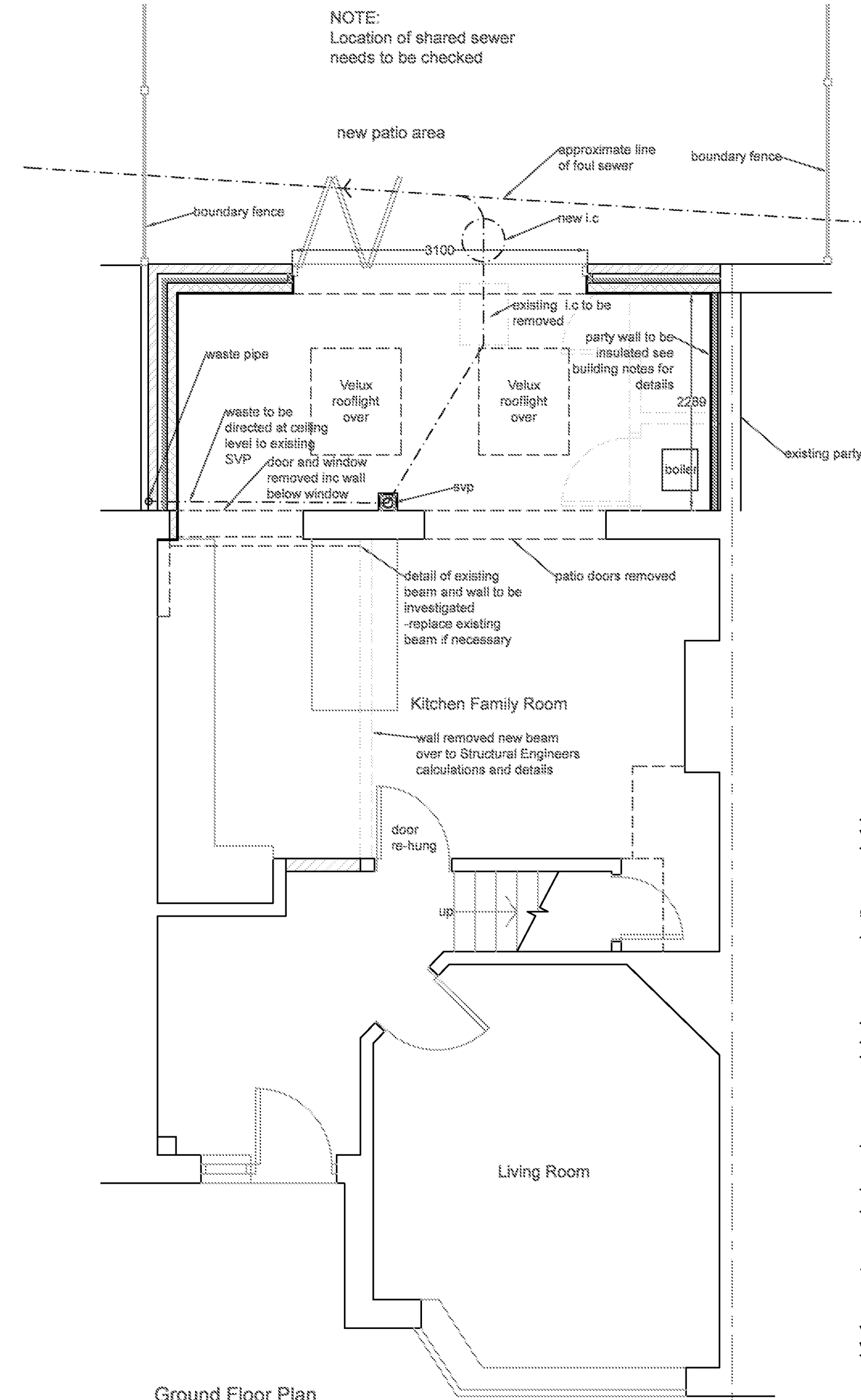


Plan (1:50)

PROPOSED



Rear Elevation (south)



Plan (1:50)

DRAWINGS

The attached Drawings to be read as an integral part of this specification

THE PROJECT

Single Storey rear extension.

STRUCTURAL ENGINEER

Drawings and notes to be read in conjunction with structural Engineers Calculation and Details.

GENERAL NOTE:

All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant, current British Standards and Codes of Practice. Any reference to any Approved Document relates to the relevant Approval Document of the Building Regulations. Works should be completed in compliance with BS8000.

Do not scale off drawings. All works to be measured on site before commencement. Any subsoil drainage or structural elements uncovered affecting the works should be brought to the attention of the Client and/or the Building Control Officer before continuing any work.

MORTAR

Mortar to be of mix proportions necessary to achieve adequate strength and durability to accord with NHBC standards.

STRUCTURAL

All beams, pads, trimmers and bearings to Structural Engineers design. Structural timber to be kept away from any live flue faces min. 50mm. Any new exposed steel work to be enclosed with 12.5mm plasterboard and skim coat plaster to give min ½ hour fire protection, or, 3 coats Albi Firecoating paint.

FOUNDATIONS

New concrete foundations to be in accordance with Structural Engineers calculations & details. Depth to be agreed on site with Building Control Officer. Foundation depths to take in account proximity of trees.

LINTELS

Lintels to be provided over all structural openings in pressed steel to BS5977, galvanised to BS7269. Cavity trays/damp proof protection must be provided over all external openings either separately or as combined part of lintels. Adequate end bearings of 150mm min must be provided and lintel to be firmly bedded in mortar. All window openings to have proprietary Cavity Beams by Catnic, or similar approved, and to be fully compliant with AD Part L and to Building Control Officers approval. In all cases manufacturers recommendations to providing adequate fire resistance should be strictly followed.

MASONRY/BLOCKWORK

Concrete blocks throughout to be solid and manufactured to BS6073 parts 1 and 2 and designated by manufacturer as suitable for their intended location and structural, acoustic and thermal requirements are met.

CAVITY TRAYS AND FLASHINGS

Lead flashings to min 150mm up-stand Code 4 to be provided where roofs abut brickwork with stepped flashings where pitched roofs abut wall at an angle. Cavity tray must rise minimum 140mm across cavity, weep holes at max 450mm c/c with at least 2 holes per opening. Any valleys or gulleys to be lined with Code 5 lead.

Cavity closers above all external openings.

DPC

Horizontal DPCs to be minimum 150mm above adjacent ground level and stepped as necessary to suite site topography with min. 150mm laps. DPC to be either ASTOS or similar bituminous based felt dpc (to BS6398:1983) or 500 microns black polythene (2000g) to BS6515:1984. Proprietary dpc's/thermal cavity closers to be provided horizontally (cill) and vertically (jambes) to all openings in external cavity walls.

GROUND FLOOR CONSTRUCTION to achieve min U-value of 0.19W/m²K
75mm reinforced sand/cement screed finish on 500 gauge polythene on 75mm Celotex GA4005 installed to manufacturers instructions on 1200g polythene DPM well lapped to wall DPCs. On 150mm thick concrete slab re-inforced with A193 mesh top & bottom on DPM on min 150mm thick well consolidated granular fill blinded with sand.

20mm Celotex T-Break TB3000 insulation to be inserted around perimeter of new floor construction against inner face of external wall construction to an overall depth of 75mm.

FLOOR VENTILATION

Existing ground floor ventilation to be continued through new floors to terminate externally. Where necessary existing air bricks are to be altered or relocated in order to maintain cross ventilation to existing floors.

EXTERNAL WALL. To achieve min U-value of 0.27W/m²K
Outer leaf 103mm Face brickwork to match existing property, 100mm cavity partially filled with 50mm Celotex CW4000 insulation or similar approved extending 150mm below dpc. Inner leaf 100mm Tamac Supabloc 7 finished internally with 13mm Dense Plaster (includes 2mm skim coat).

Stainless steel wall ties to be used suitable for partial fill cavity wall to BS1243:1978 installed generally at 450mm c/c vertically and 600mm horizontally and 225mm vert. at reveals. Walls at window/door reveals to be closed using proprietary dpc/thermal cavity closer.

All cavities to be continuous.

PITCHED ROOF - CEILING AT RAFTER to achieve min U-value of 0.16W/m²K
Interlocking tiles (such as Sandtoft 20/20 tiles with 100mm headlap) to be installed to Manufacturers specifications to suit shallow pitch of 15 degrees, installed to BS5554 and BS9000 on treated 38x25mm softwood battens (or size to roof manufacturers specification), on breathable membrane (fix battens to side of rafters to allow the membrane to sag between the rafters). On 47x147mm rafters (sizes in accordance with Structural Engineers calculations and details) 125mm Celotex insulation is to be 'friction fitted' between the rafters with the lower face of the insulation flush with the bottom of the rafter. A layer of 18mm OSB is to be fixed to the underside of the rafters. A layer of Celotex 30mm insulation is to be fixed to the underside of the rafters. ceiling to be finished with 12.5mm plasterboard joints taped and skimmed.

- Provide support with to Structural Engineer's design and calculations.
- Celotex products to be fitted in strict accordance with manufacturers specifications and instructions

PARTY WALL UPGRADE

Existing wall to be striped of any impurities. 60 + 12.5mm Celotex PL4000 is to be adhered to the existing walls using dabs of gypsum adhesive, in strict accordance with manufacturers details and specification. Joints between the boards are to be tightly butted together, jointed using the appropriate tape and jointing material to create a vapour control layer.

GLAZING

to achieve min U-value of 1.6W/m²K
All new doors and windows externally to be PVC-u. Window style to be in accordance with Planning Approval, manufacturer and detail to be advised by client. All windows to be double glazed. All windows and glazing to comply to BS6262, 8206 and Building Regulations Approved Document N1. All opening lights and doors to be fitted with effective draught-strips.
-Windows to give a minimum ventilation of 8000sq.mm. background ventilation. Background ventilation by means of trickle ventilator slot channel cut through head of frame.
-Joints between frame and slidding to be sealed with proprietary silicone sealant.
-Frames must overlap insulated closers by min. 25mm
-Glazing below 850mm from floor level to be safety glass and approved by Building Control.

ELECTRICAL

Electrical requirements and layout to be advised by client. All installations must comply with IEE Regulations and all relevant Codes of Practice. New wall mounted 13amp sockets to be installed between 450-1200mm from finished floor level.

All Electrical work must be carried out to BS7671:2001 (chapter 13) and AD P of Building Regulations, by a Competent Person who is on an Approved Register and who is self-certifying their own work. A declaration of compliance with Building Regulations to be submitted to Building Control within 30 days of completion of installation.

ALARMS

Alarms to be according to BS5446 pt.1 interconnected mains operated with battery backup and wired direct to fuse board on separate circuit. Sounders to be ceiling or wall mounted and positioned min 300 from any light fitting. Position as necessary in-

1 Heat Detector in Kitchen Area
1 Smoke Detector in Ground Floor Hallway
1 Smoke Detector in First Floor Landing

HEATING & HOT WATER

Existing heating and hotwater system to be extended by Gas Safety Registered Heating Engineer and be commissioned and tested by Gas Safety Registered Engineer. All new radiators to be fitted with thermostatically controlled valves.

LIGHTING

Fit 100% energy saving light fittings in new extension. Any use of downlighters must be informed to Building Inspector and details of units and installation must be submitted and approved by Building Control prior to installation.

RAINWATER GOODS

All PVC-u deepflow rainwater goods to be in accordance with Approved Document H and must be provided for all roofs greater than 6m² in area discharging to min. 68mm dia. downpipes at locations on plans and connected directly to existing rainwater fittings where possible.
All existing gutters and downpipes to be undisturbed. Guttering to new extension to match existing throughout.

SOAKAWAYS

Investigate site for position and suitability of existing soakaways. Provide new soakaways on site for additional rainwater drainage as required by Building Control Officer. Any new soakaways to be minimum 5M from building minimum 1200x1200x1000mm below invert of pipe constructed from geocellular units. All constructed to BS8301:1985

SEWER

Any new foul water drainage 110mm Osmdrain (or similar approved) to be connected to existing, laid and connected to existing in accordance with Building Regulations to be approved on site by Control Officer. Where pipes pass through walls provide masking to both sides of wall with rigid sheet material to prevent entry or fill or vermin. (Min 50mm space to be allowed all round pipe).

-Any new SVP to terminate 900 above any opening within 3M.
-New drainage to be laid to min 1.60 fall. Any new Inspection Chambers to be 450x450 proprietary installed to manufacturers recommendations.
-All Drainage to BS EN8301 and Approved Document H
-Where pipes pass beneath a building they are to be encased in min. 100mm layer of pea shingle with concrete overlay min. Where passing through foundation walls RC lintel to be provided. Pipes laid deeper than foundations within 600mm to be fully encased in concrete up to the underside of foundations.
-Below ground drains to be Osma flexible jointed pipework or similar.

WASTES

Layout of existing Drainage to be checked on site prior to commencement of any work.
All wastes to be in PVC-u

Waste sizes:

Sink to be 40mm diameter
Drainage to kitchen appliances to be as manufacturer's instructions.

-Provide rodding eyes at each change in direction.
-All appliances to be fitted with 75mm deep seal traps.
-All plumbing to comply with BS 12056 Sanitary Pipework)
-All new wastes to be laid to minimum 1.60 fall
-Layout of existing drainage to be checked on site prior to commencement.
-New sinks where shown to terminate into external gully.
-Any waste exceeding 1700mm to be fitted with anti-siphonic valves.
-Manufacturer, Osma, or similar approved.

THE SITE / EXISTING BUILDINGS

Existing Buildings on/adjacent to the Site
As Block Plan

Existing Mains/Services
Positions of existing mains services must be checked on site prior to commencement of work.

Existing Trees
Any trees which may affect foundations within 35m of new buildings to be checked with Building Control Officer for effect on foundation depth.

Risks to Health and Safety
The nature and condition of the site/building cannot be fully and accurately ascertained before it is opened up. The structure must be maintained in a safe and secure manner by shoring and supporting as necessary where hazards are identified during the work.

Demolitions
Provide all temporary and permanent supports to demolitions as necessary.

British Standards
Where applicable the materials are to comply with the relevant British Standards and the work carried out in strict accordance with the relevant codes of practice issued by the British Standards Institute.

Local Authority
The work is to be carried out in strict accordance with and to the approval of the Local Authority administered by the Building Control Officer. No work is to be carried out prior to receipt of Planning Permission from the Local Authority.

Building Regulations
All work is to be carried out in strict accordance with relevant parts of the Building Regulations Act 1984 and the Building Regulations 1985 and all subsequent revisions to the Approved Document 2005.

It is the Contractor's responsibility to prepare structural calculations to roof, lintels and beams to all openings as required by the Building Control Officer

Blocking Up
Block up all openings, where shown, in construction to match existing. Where infilling masonry, ensure new work is well finished to existing. Ensure all standing up is finished flush with existing surfaces.

New Openings
Form new openings in walls where shown and where necessary provide adequate support over and outside weathering etc. if required. Support to be to Structural Engineers calculations and details where necessary.

Existing Structures
All existing structure affected by the new work should be exposed and checked on site for adequacy where required by the Building Control Officer. New lintels to be by Catnic or IG or similar approved (or PCO) and fitted in strict accordance with manufacturers instructions and recommendations.

Internal Finishes
To be specified on site by Client

Water for the Works
The mains water supply to the premises will be available to the Contractor for the purposes of the Works.

Power for the Works
The mains electrical supply comprises lighting and 240V ring main socket outlets. It is the Contractor's responsibility to ensure compliance with safety legislation and safe working practices in relation to the use of the Client's electrical supplies.

Revisions

Rev	Description	By
c	Annotation Amended	LW
b	Block Plan Added	LW
a	Building Regulations	LW

All dimensions to be checked on site prior to commencement of work, except for planning purposes.
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Client: Mr & Mrs Harris

Project Address:

25 Henry Avenue
Rusington
West Sussex

Drawing Title:

Existing and Proposed Plan and Elevation

Drawing Number: 1123.01.c

Scale: As stated printed @ A1

Date: 12/08/2017

