

**SPECIFICATION AND CONSTRUCTION NOTES**

This plan to be read in conjunction with "Specification and Construction Notes"

**FOUNDATIONS**

600mm x 225mm STI grade concrete all 750mm minimum below ground level (measured from ground level to bottom of foundation trench) on a 100mm thick "CELOTEX" insulation (see schedule 1A193 mild steel mesh reinforcement and to approved Building Surveyor's satisfaction and suit site conditions.

**FOUNDATIONS**

All new foundations to be taken below invert level of any adjacent drains. Depths to be determined on site.

**FOOTINGS**

Bricks or approved concrete blocks or approved trench blocks to be used below ground level.

**GROUND FLOOR**

100mm thick concrete, float finish on 50kg visqueen on 100mm thick "CELOTEX" insulation (Reference Colour: 441 09) on "squegan" 120kg dry weight, 25mm sand bedding, on 100mm minimum well consolidated hardcore.

**FLASHINGS**

Provide 100mm high code 4 lead flashing and sockets where appropriate.

**ELECTRIC**

To be to clients specification and to I.E.E. Regulations. All electrical work/installations to be carried out by a suitably competent/qualified Electrical Contractor. All new electrical work to comply with the rules of Regulation (Part P) of the Building Regulations. Electrical Contractor to be authorised by either "BPEC", "BSI", "ELECTSA", "NAPIT" or "NICEIC" for "self certification" or

by installers on competence scheme (see www.electrical-competence.com) or NICEIC, or OFTEC.

**"SIZES AND HEIGHTS"**

"Exact" sizes and heights to be determined on site to clients specifications and Approved Building Surveyor's satisfaction. Builder to check all sizes on site prior to work commencing.

**C.M. SUPERVISOR**

The builder/contractor may need to appoint a C.P.M. planning supervisor before commencing work.

**SITE SIZES AND DIMENSIONS**

All dimensions to be checked on site. Do not scale from the drawing. Any discrepancies to be reported to the Project Surveyor and to the Project Superintendent immediately for their consent/assent of any works.

**EXISTING WALL BETWEEN KITCHEN/DINING ROOM**

Carefully take down existing wall and make good where necessary. If wall is load bearing builder to notify architect/structural engineer immediately for consultation before proceeding with demolition. To be determined on site.

**BOUNDARY**

All work on the boundary to be to adjoining owners complete satisfaction and in accordance with the Building Act (1984) and (1996). Make good on boundary where necessary to adjoining owners satisfaction.

**NEW BRICKS**

All new bricks, size and colour to match existing walls with appropriate mortar. To inspectors satisfaction.

**PATIO/PATIO GARDEN**

Make good to patio/patio/garden as necessary to covers satisfaction on completion.

**STONEFACED LINTELS**

Fit stonefaced reinforced concrete heads and chills to external door and window openings. Minimum end bearings - All to specialist design and supply. 225mm deep heads, 150mm deep chills.

**DRAINS**

100mm diameter approved UPVC tested on pea gravel underlay to 150 minimum falls. Fit complete drainage systems over drains where passing through walls. Protect with concrete to Local Authority satisfaction. All drains passing under new extension and all drains within 450mm of ground level. All new gutters to be UPVC roadable gutters. Exact depth and position of drains to be determined on site when building works commence - all to Local Authority satisfaction. Seal redundant drains with concrete.

**CAVITY/TRAY DPC/MASONRY PROTECTION CREAM**

Build in horizontal stepped cavity tray DPC to existing and new walls above new lead flashings - DPC's taped over lead flashings in wall.

**DOOR AND WINDOW DPC'S**

Fit "THERMABATE" or similar insulated D.P.C.'s around all new external cavity wall, door and window openings.

**EXISTING DRAINS**

"Exact" depths and positions of all existing drains and manholes to be determined on site when work commences. Builder to expose existing drains for Approved Building Surveyor's inspection if necessary. All determined on site. "Assumed" existing drains shown on plans.

**LOUNGE WINDOWS/ PROTECTION**

Fit 2400mm x 1500mm white UPVC double glazed windows with trickle vent and safety glass if within 900mm of floor level or door sides.

**D.P.C.**

Fit approved horizontal DPC's to new walls 150mm minimum above ground level.

**NEW ROOF TILES (REAR ROOF)**

Fit REDLAND REGENT or similar tiles suitable for 15° roof pitch and colour to match existing roof tiles.

**ROOF RATHERS (REAR ROOF)**

Fit 150mm x 50mm rafters at 400mm centres.

**STRUTS (REAR ROOF)**

Fit 75mm x 50mm struts at 400mm centres.

**STEEL BEAMS/CHANNELS**

Use steel I-beams with 2 No/12.5mm plasterboards and skim to give 1/2 hours fire resistance minimum. All steel beams/channel to be fitted in strict accordance with calculations.

Steel beams/channel to be on concrete pad stones in accordance with the approved structural calculations. Structural calculations to be checked and approved by Local Authority prior to any work commencing on the site.

**SOFFITS**

Fit proprietary white upe soffits boards to manufacturers specification.

**ROOF PITCH/COVERING**

New roof tiles/stones to be suitable for roof pitch and in accordance with manufacturers recommendations and recommendations. "Exact" roof pitch to be determined on site or as specified.

**INSULATED PITCHED ROOF (INSULATION BETWEEN AND UNDER RAFTERS - 0.17 U VALUE (REAR ROOF))**  
Slates/tiles as specified on plan all fixed to manufacturers specification on 38mm x 25mm battens on TYVEK or similar proprietary breathable roofing felt on 150mm x 50mm rafters at 400mm centres with 100mm thick CELOTEX insulation (see schedule 1A193) between rafters and plasterboards (PL 4025) under rafters and skim finish. TYVEK proprietary breathable felt fitted to manufacturers specification/details. NOTE: Plasterboards if under rafter insulation and plasterboards are separate. Also fit all joints to insulation boards prior to fitting Duplex plasterboards.

**NEW ROOF TILES**

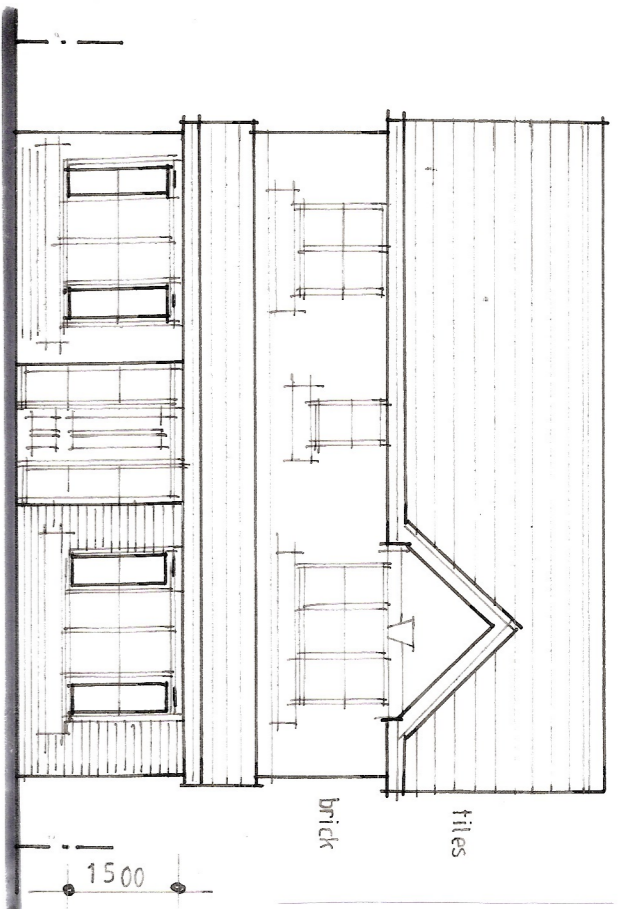
All new roof tiles colour and shape to match existing tiles where practicable. Tiles suitable for roof pitch and fixed to manufacturers specifications.

**ROOF**

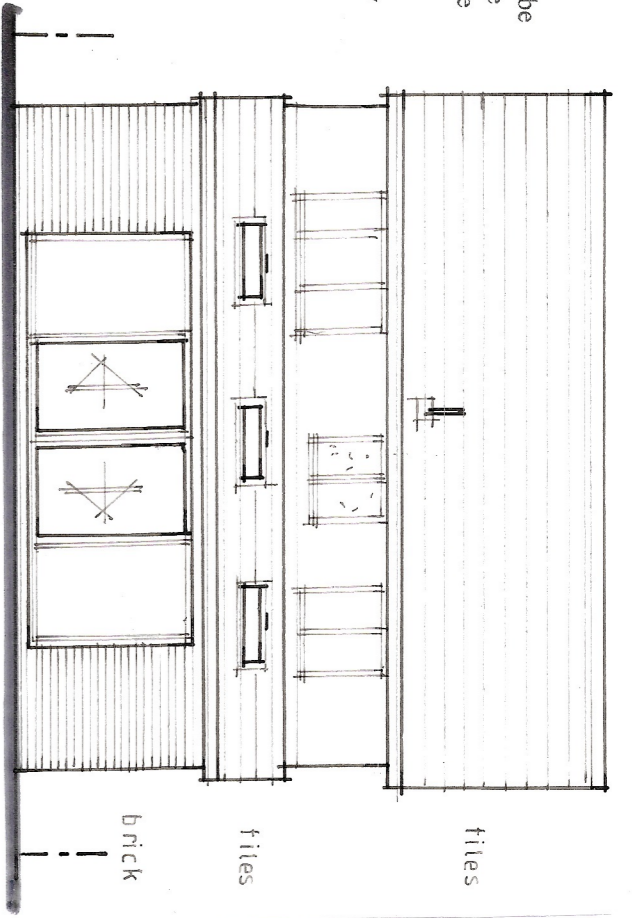
Tiles to match existing fixed to manufacturers specification suitable for roof pitch shown on plan on 38mm x 25mm battens on "TYVEK" or similar proprietary breathable specifications/details, or similar breathable roofing felt on rafters/trusses specified on plan.

**Ceilings TO ROOF STRUCTURE (FRONT ROOF)**

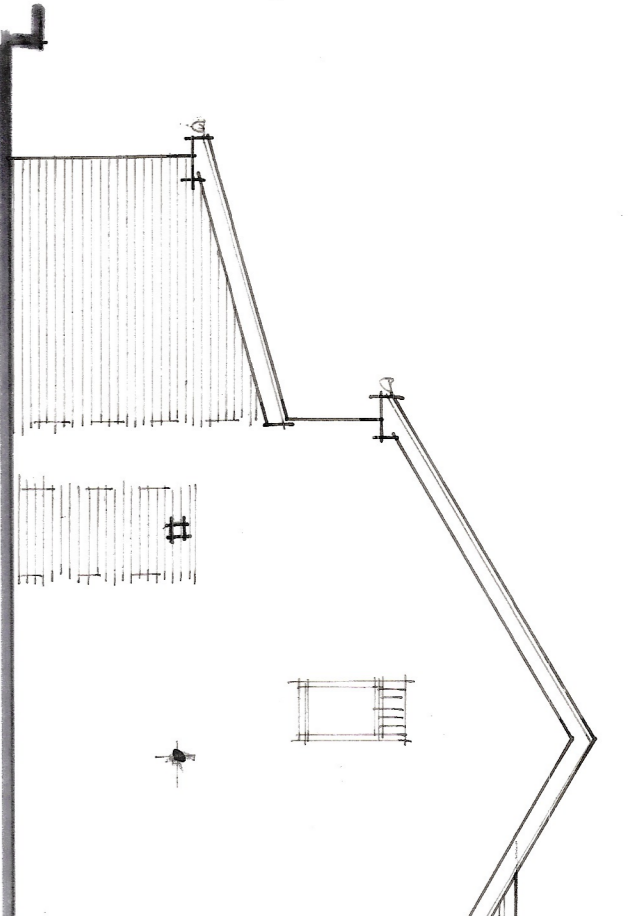
300mm thick gipswood or root-wool insulation fixed with 100mm thick insulation between trusses/joints and with 200mm insulation laid across trusses/joints 12.5mm Duplex plasterboard and skim.



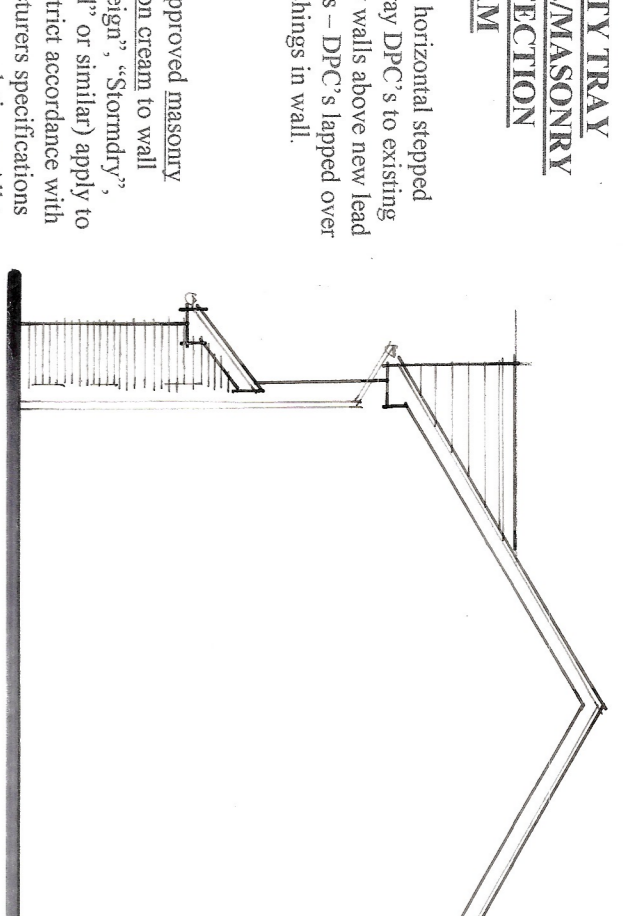
proposed front elevation



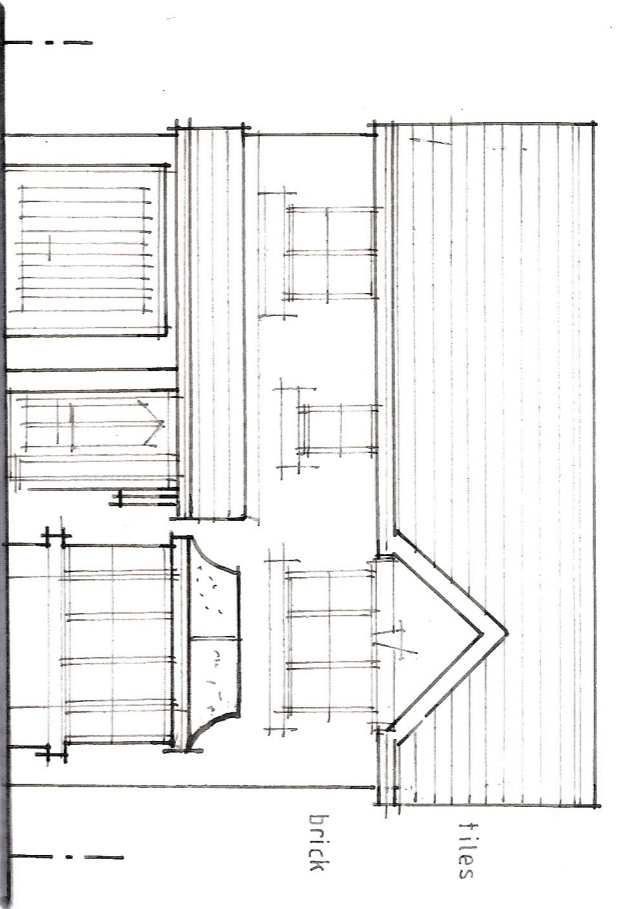
proposed rear elevation



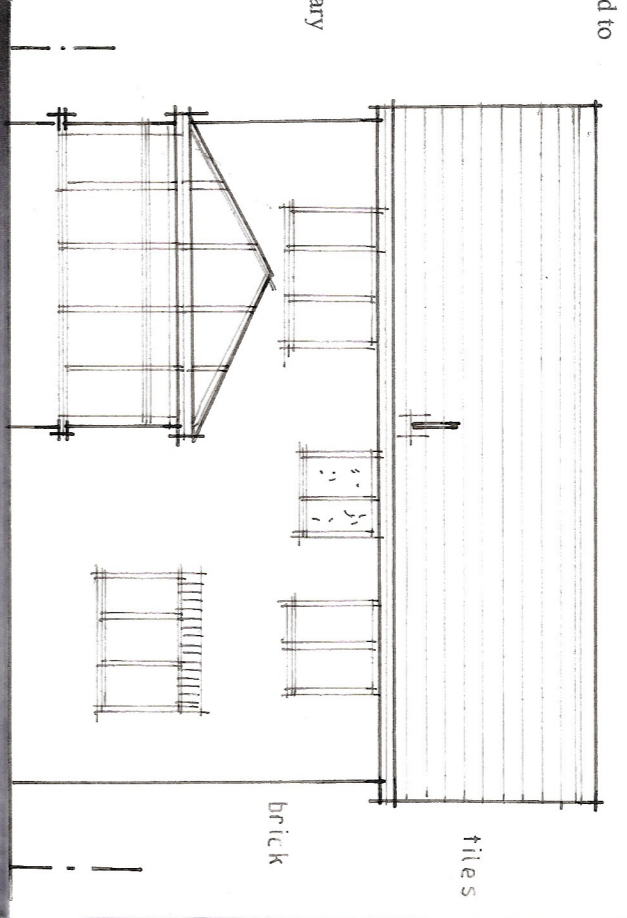
proposed side elevation



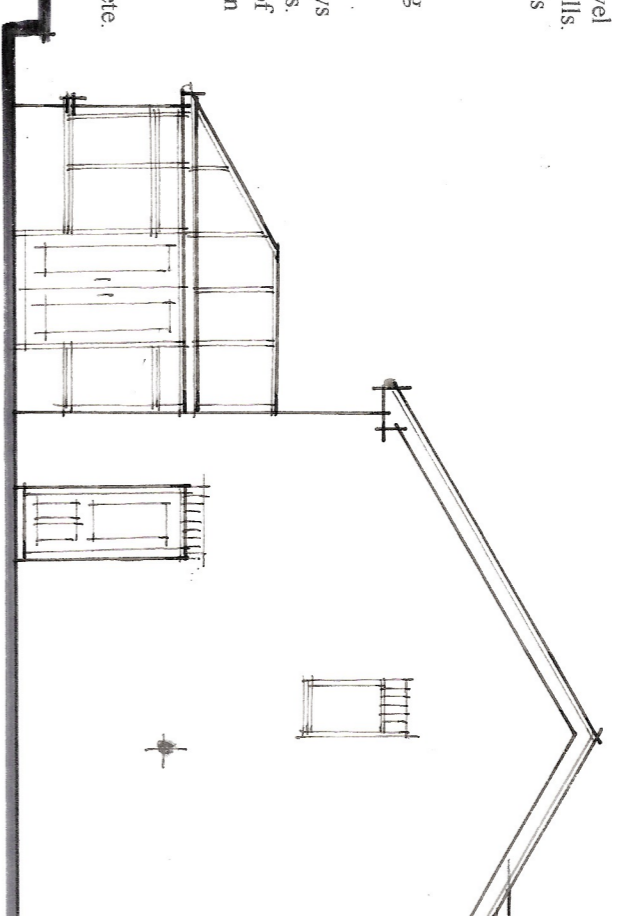
proposed side elevation



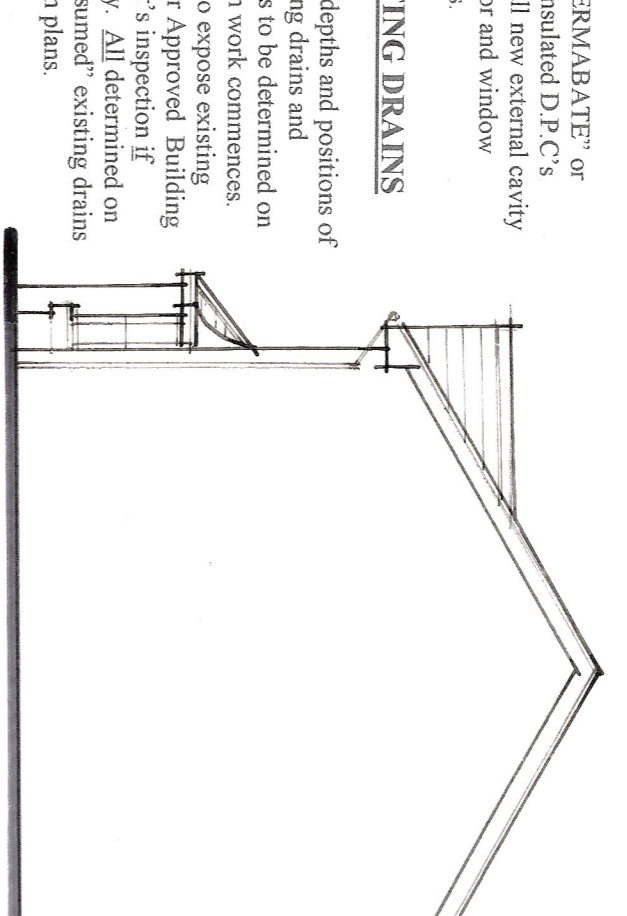
existing front elevation



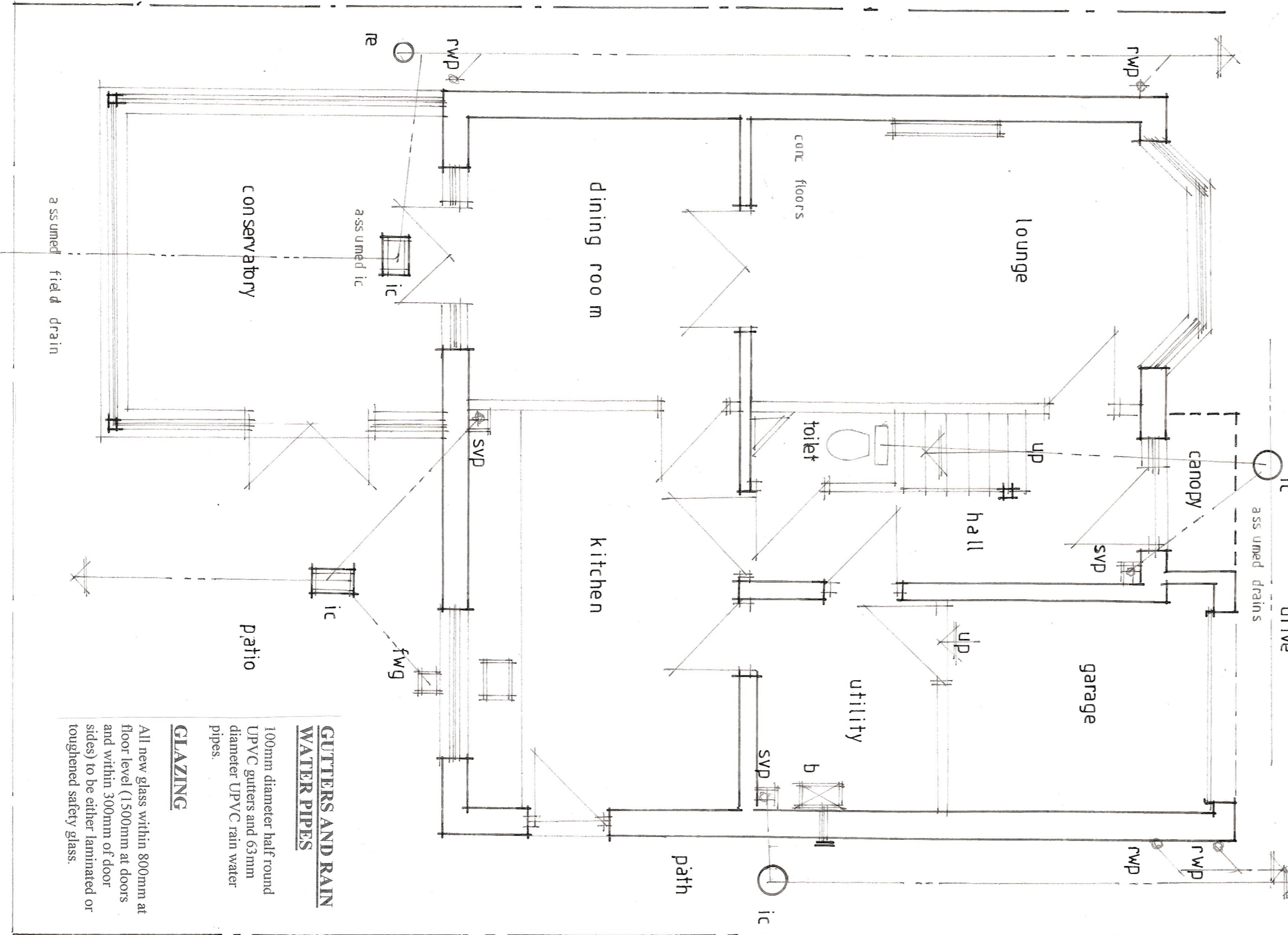
existing rear elevation



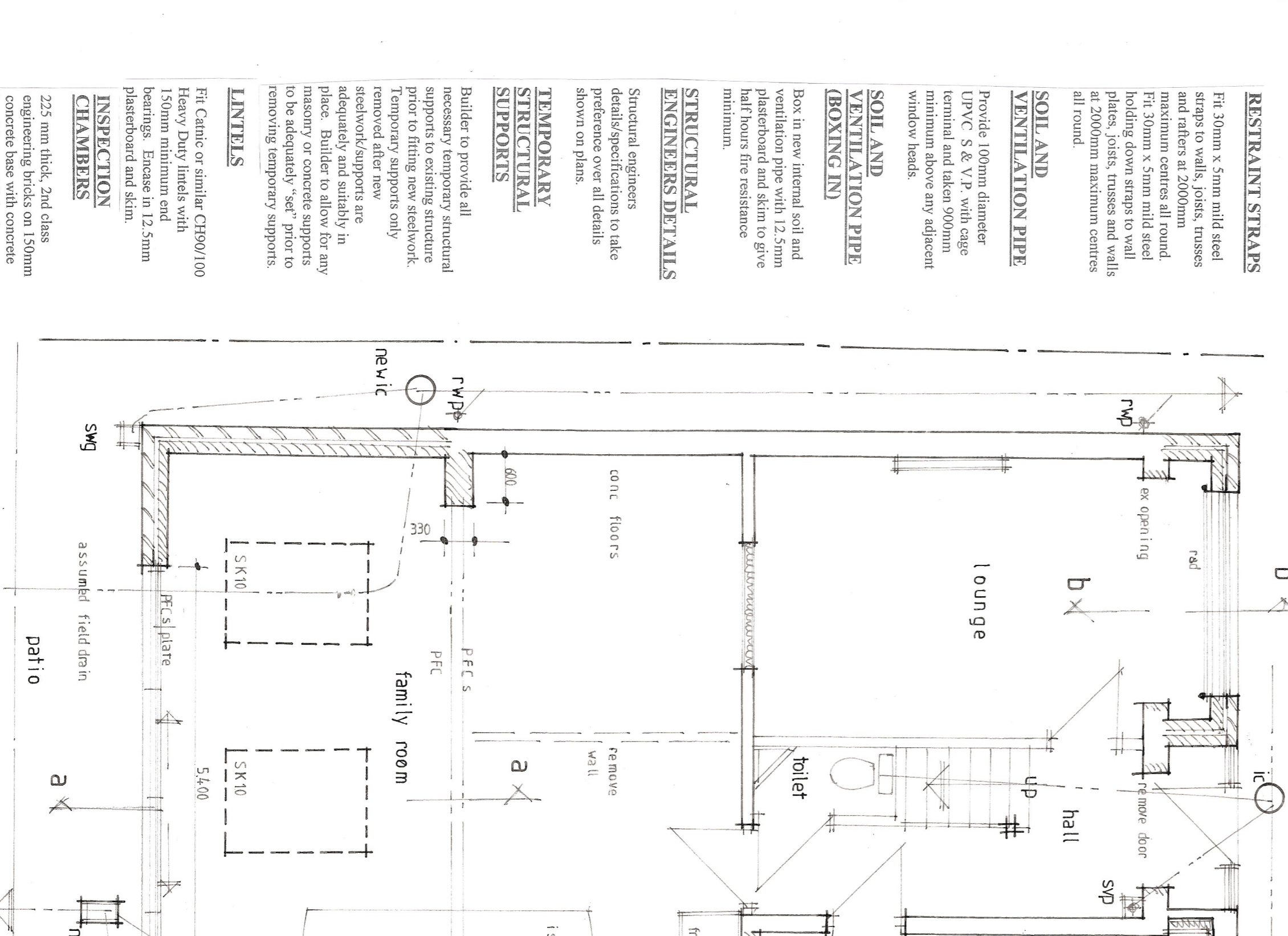
existing side elevation



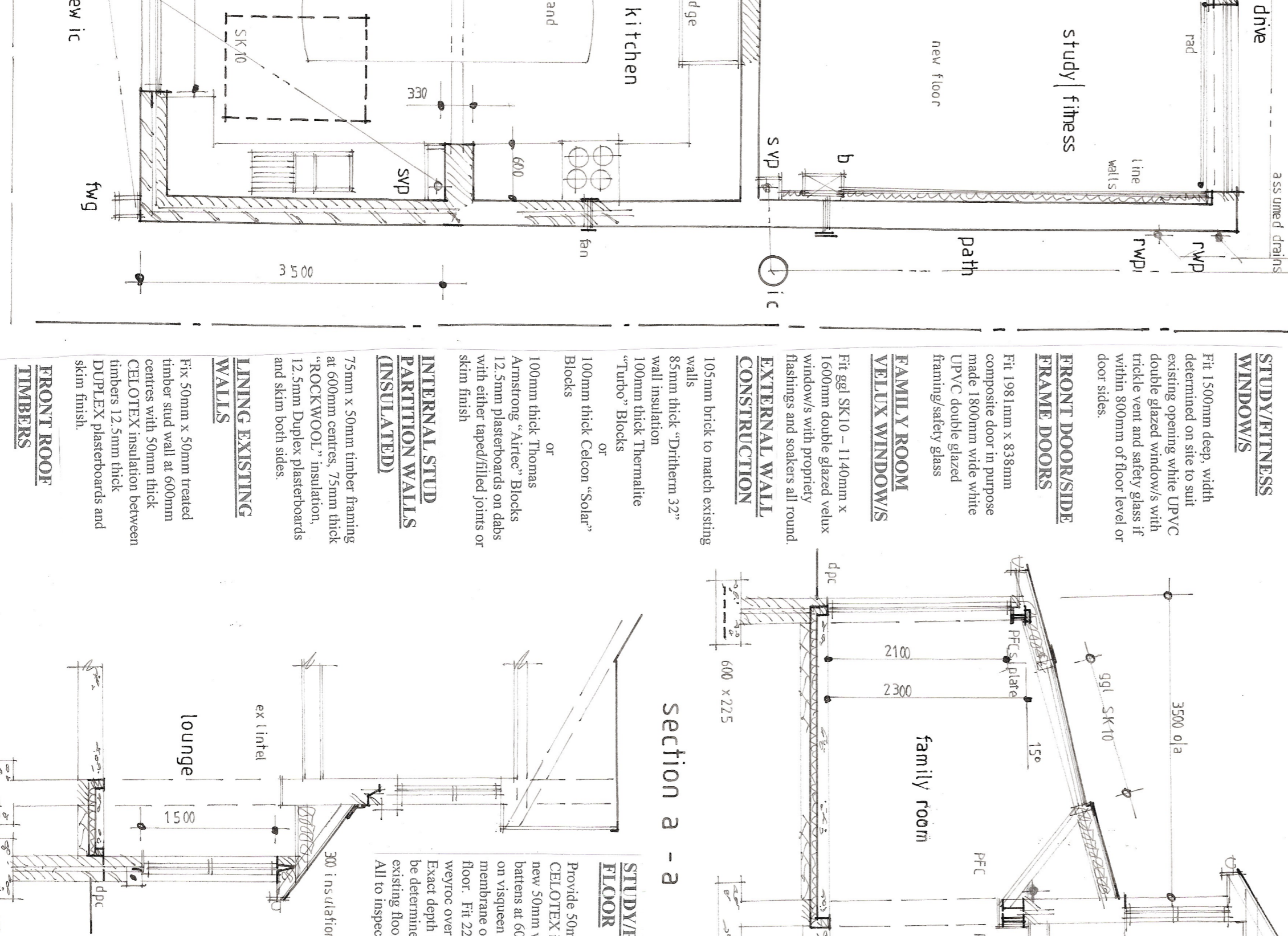
existing side elevation



existing plan



proposed plan



section a - a  
section b - b