

**PATH/PATIO/
GARDEN**

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

NEW BRICKS

All new bricks, size and colour
to match existing and all tied to
existing walls where
appropriate. To inspectors
satisfaction.

NEW ROOF TILES

All new roof tiles to match
existing main roof tiles. To be
determined on site.

DRAINS

100mm diameter approved
UPVC bedded on "pea" gravel
and laid to 1:40 minimum falls.
Fit reinforced concrete lintets
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 gulleys
to be UPVC roddable gulleys.
"Exact" depth and position of
all drains to be determined on
site when building works
commence - all to Local
Authority satisfaction. Seal
redundant drains with concrete.

DRAINS

Foul water drains and surface
water drains to be kept separate
unless a combined system of
drains are on site.

D.P.C.

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

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

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

OR

Apply approved masonry
protection cream to wall
("Sovereign", "Stormdry",
"Dryseal" or similar) apply to
wall in strict accordance with
manufacturers specifications and
recommendations. All to
inspectors complete
satisfaction.

**DOOR AND WINDOW
DPC's**

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

**DRAINS - SURFACE
WATER DRAINAGE**

Take new surface water drains
to soakways 5.000m
minimum from any building,
roadways and public paths.
Soakways to be 1000mm x
1000mm x 1000mm minimum
size and in suitable sub strata.
Builder to take surface water
drains to "mains" drainage if
practicable - levels and
position of all drains to be
determined on site to Building
Control inspector's complete
satisfaction.

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.

ELECTRIC

To be to clients specification
and to I.E.E. Regulations. All
electrical work/installation to be
carried out by a suitably
competent/approved Electrical
Contractor. All new electrical
work to comply with the rules of
BS 7671 (IEE Wiring
Regulations). Electrical
contractor to be authorised by
either "BRE", "BST",
"ELECSA", "NARIT", or "NICEIC" for
"full competence" self
certification

OR

by installers on competence
schemes authorised by either
CORGI, ELECSA, NAPIT,
NICEIC, or OFTEC.

**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 architect before the
commencement of any works.

**SPECIFICATION AND
CONSTRUCTION
NOTES**

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

**TRICKLE
VENTILATORS
(BACKGROUND)**

New trickle ventilators to be to
BS EN 13141. Ventilators must be
marked with their equivalent
area.

FOUNDATIONS

600mm x 225mm STI grade
concrete all 750mm minimum
below ground level (measured
from ground level to bottom of
foundation trench) onto suitable
load bearing sub strata and all
with 1 No/layer A193 mild steel
mesh reinforcement and to
Approved Building Surveyor's
satisfaction and inspection.
Foundations to suit site
conditions.

FOUNDATIONS

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

FOUNDATIONS

300mm overlap to all new
foundations where stepped.

FOUNDATIONS

New foundations near to trees to
be designed in strict accordance
with booklet "BGN
3A" (Builders Guidance Notes)
ie 3 - Foundations and 3A -
Proximity of Trees in Clay Soils
all dated 1:2:1996.

FOOTINGS

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

FLASHINGS

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

**FASCIA AND BARGE
BOARDS**

Fit 200mm deep approved
UPVC white fascia and barge
boards.

FLOORS

All new floor levels to match
existing floors unless otherwise
stated on plan.

**GROUND FLOOR -
TIMBER
CONSTRUCTION**

22mm thick V313 grade wycroc
on floor joists as specified on
plan on DPC's on 112mm brick
sleeper/honeycomb walls on
100mm thick concrete oversite
on 100mm well consolidated
approved hardcore. Oversite
concrete to be level with ground
level or to be tanked with 1200g
heavy duty visqueen D.P.M.
under concrete oversite and on
25mm sand blinding on
hardcore. - Lap D.P.M. onto
DPC's and make good around
air bricks/ducts. Fit 100mm
thick CELOTEX insulation
(Reference Celotex GA 4100)
between new floor joists
supported on timber laths nailed
to sides of joists. Provide
225mm x 75mm air bricks/ducts
around floor at 1200mm
maximum centres.

**NEW GROUND FLOOR
JOISTS**

Fit 100mm x 50mm floor joists
at 400mm centres all on D.P.C.
on 112mm brick sleeper walls at
1500mm maximum centres.

**STEELWORK - FIRE
RESISTANCE**

All new steelwork to be encased
to give ½ hours fire resistance
(minimum). Fit 1 No/12.5mm
plasterboard and skim

OR

Fit 2 No/12.5mm plasterboards
with taped joints. All to
Inspector's satisfaction.

**GUTTERS AND RAIN
WATER PIPES**

100mm diameter half round
UPVC gutters and 63mm
diameter UPVC rain water
pipes.

GLAZING

All new glass within 800mm at
floor level (1500mm at doors
and within 300mm of door
sides) to be either laminated or
toughened safety glass.

WALL INSULATION

Insulation taken 150mm below
floor insulation level - provide
weep holes at ground level to
wall every 900mm maximum
centres if necessary.

RADIATORS

Fit radiators off existing heating
system all with thermostatic
radiator valves and lag all new
pipes. All designed, supplied
and fixed by specialist.

EXTERNAL STEPS

Brick or/and concrete with
200mm maximum risers and
225mm minimum goings

SOFFITS

Fit propriety white upvc soffit
boards to manufacturers
specification.

WALLTIES

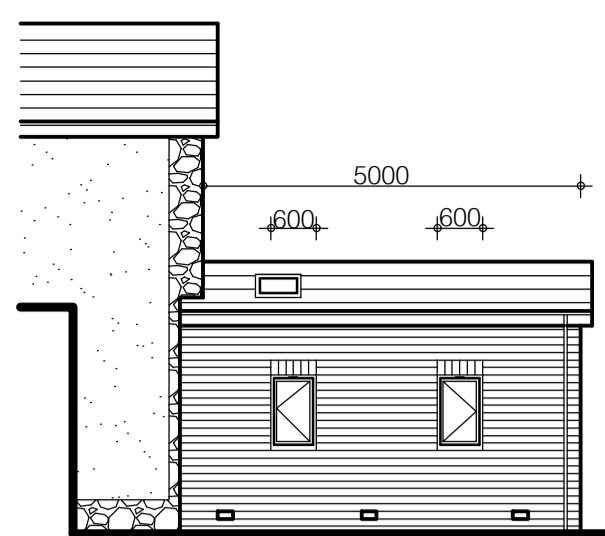
Fit stainless steel wallties to
DD140:Part 2:1987 suitable for
cavity widths stated on wall
specification.
900mm x 450mm maximum
walltie spacing for cavities
50mm to 150mm wide.
200mm minimum length of tie
for 50mm to 75mm cavities.
225mm minimum length of tie
for 76mm to 100mm cavities.
250mm minimum length of tie
for 101mm to 125mm cavities
Wallties every 225mm vertically
(300mm maximum) at door and
window reveals/sides



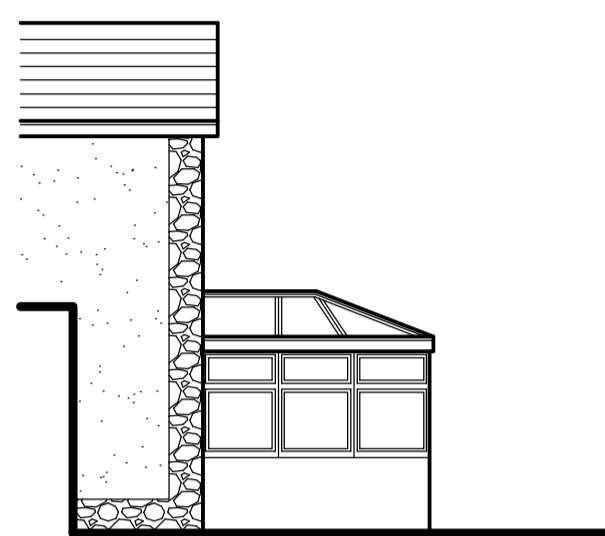
proposed rear elevation



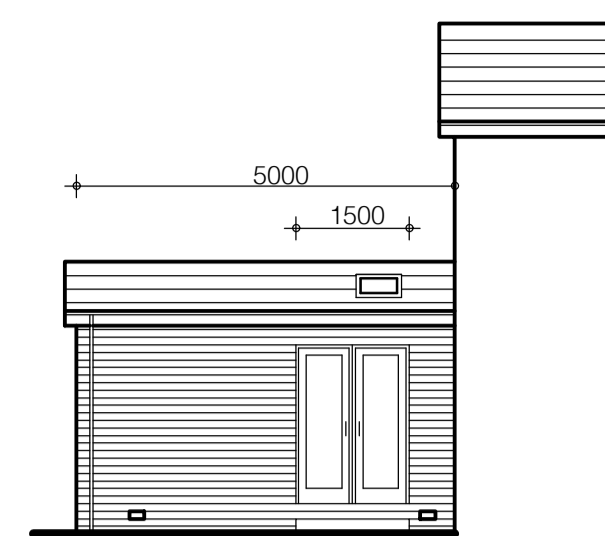
existing rear elevation



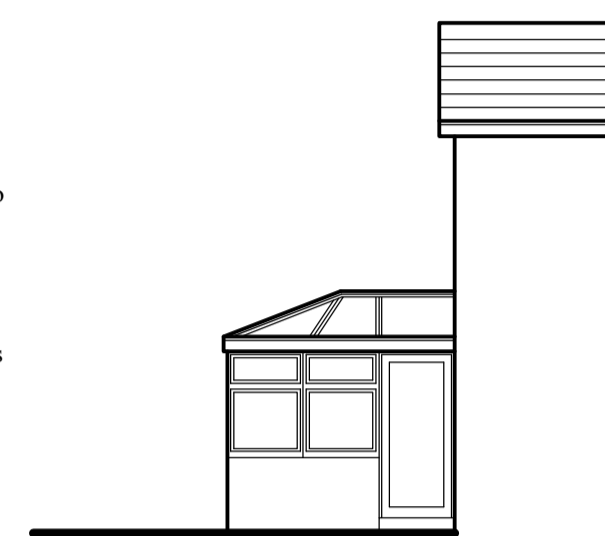
proposed side elevation



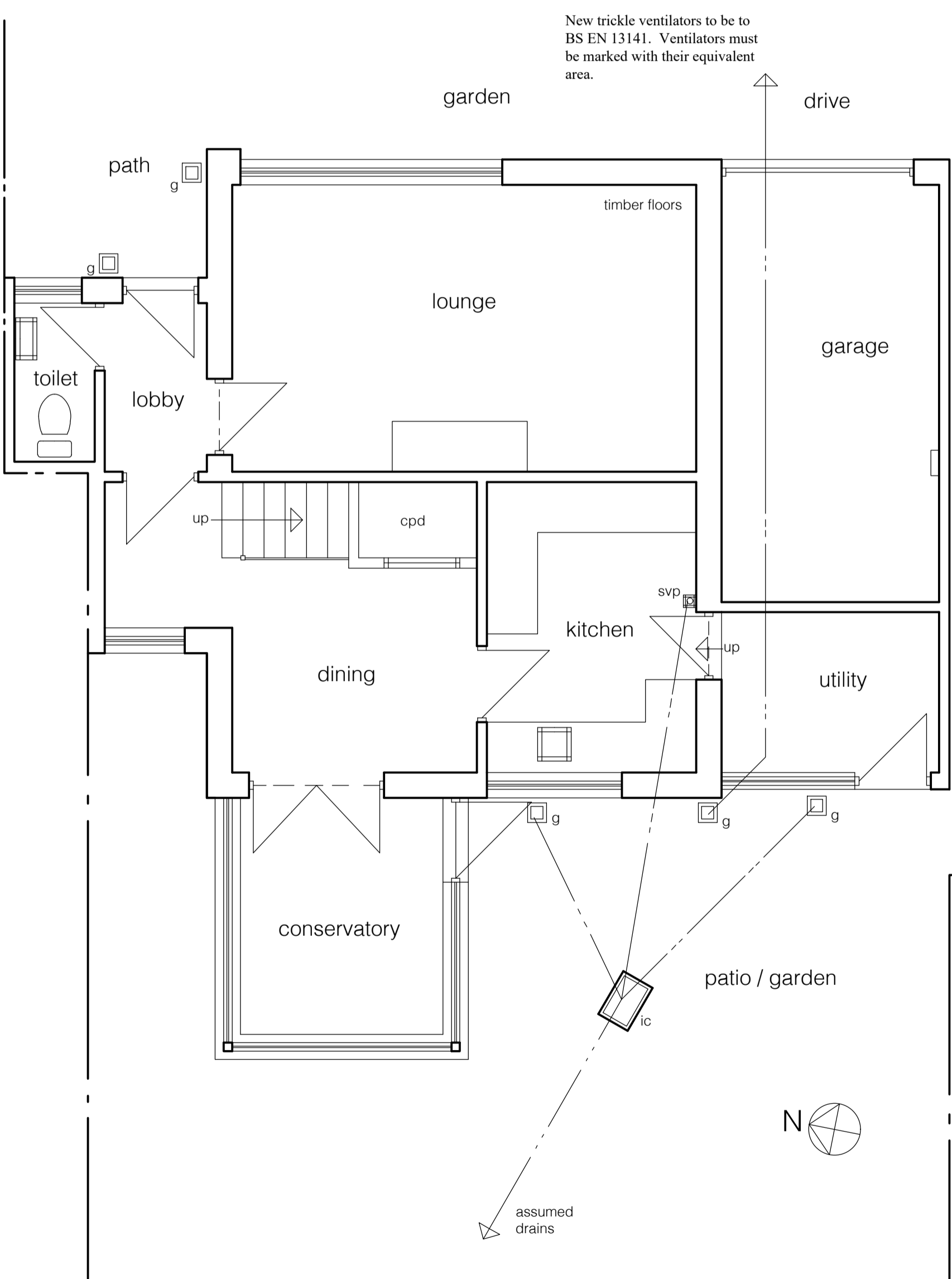
existing side elevation



proposed side elevation



existing side elevation



existing plan

**WALLS - TIE TO
EXISTING WALLS**

Tie all new walls into existing
walls by
"block ties" or approved
galvanised wallties.

**UNDERGROUND
WALL OPENINGS**

All underground openings
through walls/foundations for
drains, pipe ducts, cables etc to
be built up and sealed off to
prevent vermin access and
possible gas egress prior to
backfilling trenches. All to
Approved Building Surveyor's
satisfaction.

**EXTERNAL WALL
CONSTRUCTION**

105mm brick to match existing
walls 100mm thick "Dritterm
37" wall insulation 100mm
thick Thermalite "Turbo"
Blocks
or
100mm thick Celcon "Solar"
Blocks
or
100mm thick Thomas
Armstrong "Airtec" Blocks
Fit 52.5mm CELOTEX
insulated plasterboards (dot and
dab) with skim finish or taped
joints.
All to Inspector's satisfaction.

**FAMILY ROOM
WINDOW/S (1.40W/
m2k)**

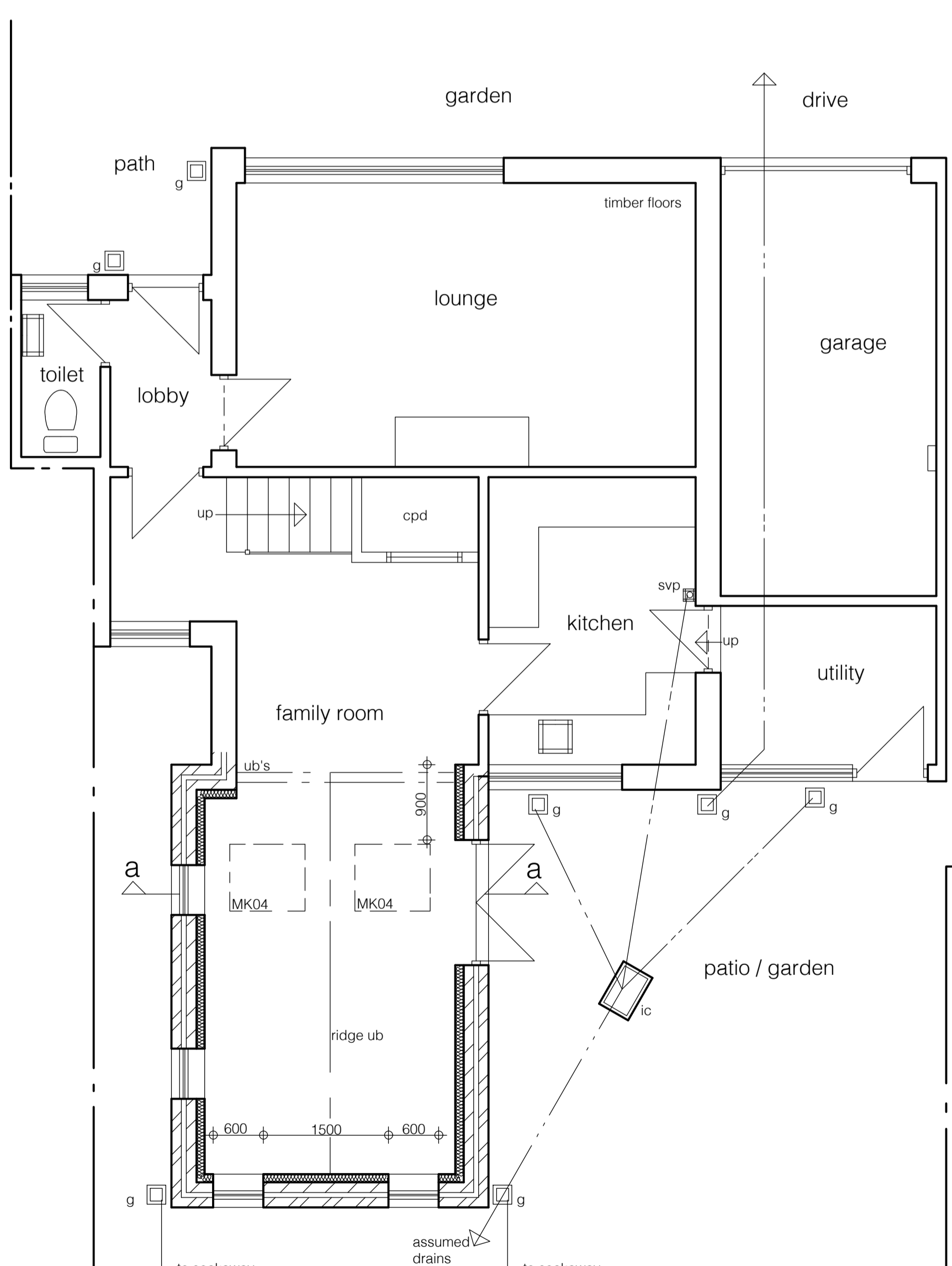
Fit 600mm x 1000mm white
UPVC double glazed window/s
with trickle vent and safety
glass if within 800mm of floor
level or door sides.

**FAMILY ROOM
WINDOW/S (1.40W/
m2k)**

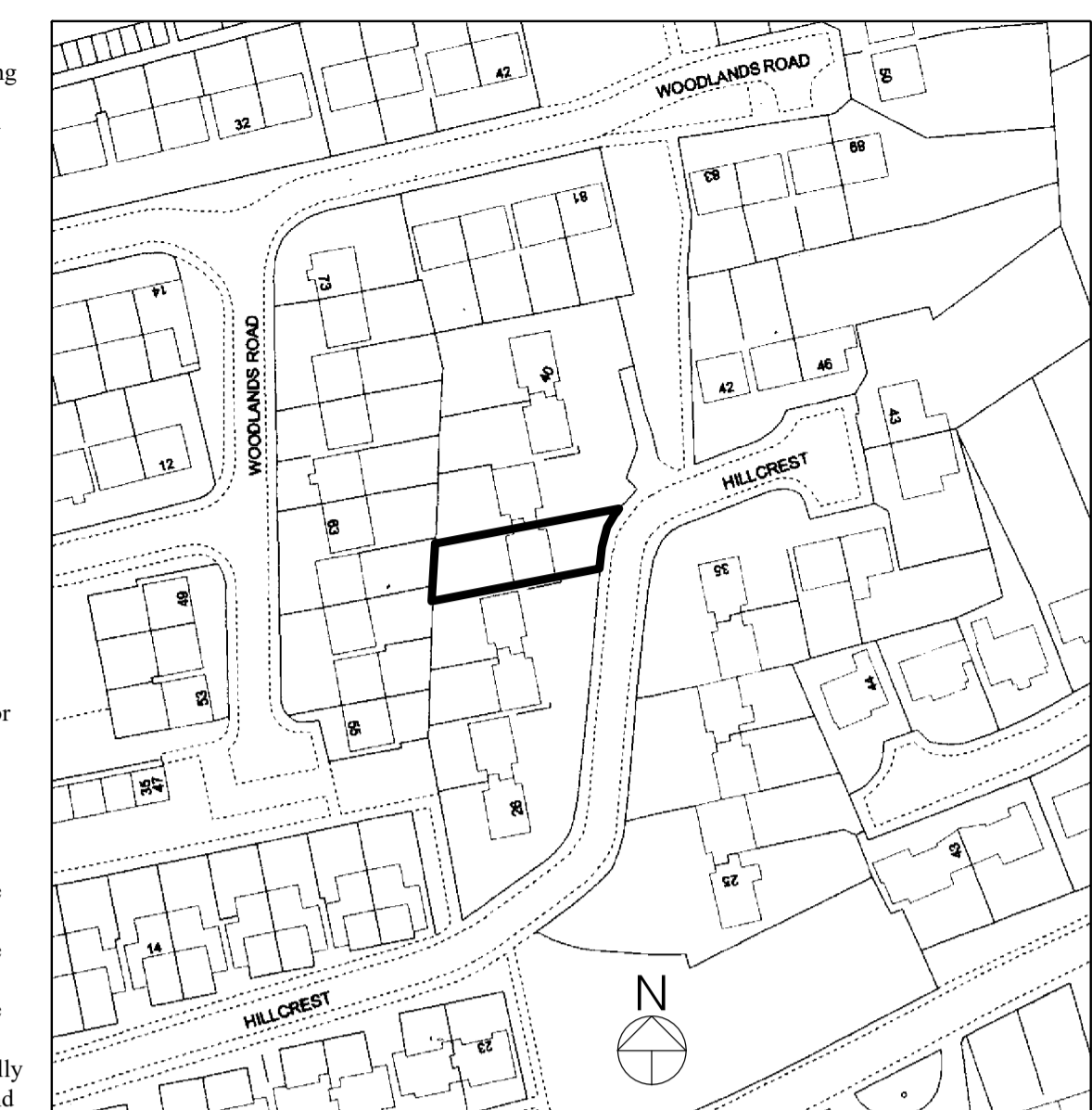
Fit 600mm x 1800mm white
UPVC double glazed window/s
with trickle vent and safety
glass if within 800mm of floor
level or door sides.

**FAMILY ROOM
VELUX WINDOW/S**

Fit GGL MK04 - 780mm x
980mm double glazed velux
window/s with propriety
flashings and soakers all round.



proposed plan



location plan 1:1250

**FAMILY ROOM
DOORS**

Fit 1500mm x 2100mm white
UPVC double glazed with
"PLANITHERN TOTAL high
performance low-emissivity
glass U value of 1.3w/m2k and
all with 12000 square millimetre
trickle vents at high level and
1/20th floor area opening sashes.
Fit "ESCAPE" sashes, 450mm
minimum width, 0.33 square
metre minimum area and
1100mm maximum height from
floor level to all new bedroom
and inner room windows as
stated on plan.

EXISTING SIDE BUSH

Carefully remove existing side
bush including all roots and
make good to inspectors
satisfaction.

C.D.M. SUPERVISOR

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

TIMBER TREATMENT

All new timber to be treated
with approved preservative.

WALLPLATES

100mm x 50mm timber
wallplates bedded on walls and
fixed to walls with 30mm x
5mm mild steel straps at
1200mm centres all round.

**TRIMMERS AROUND
VELUX WINDOWS**

Fit 2 No/rafters around new
velux window openings - sizes
to match rafters specified on
plan or/and to match existing
rafters.

**WINDOWS AND
EXTERNAL DOORS -
U VALUES**

All new windows to achieve a U
value of 1.40W/m2K and doors
to achieve a minimum U value
of 1.40W/m2K

DRY VERGE SYSTEM

Provide propriety UPVC verge
system all to manufacturer's
specifications. Colour to match
tiles and to client's satisfaction.

WINDOWS

All new windows to be approved
white UPVC double glazed with
"PLANITHERN TOTAL high
performance low-emissivity
glass U value of 1.3w/m2k and
all with 12000 square millimetre
trickle vents at high level and
1/20th floor area opening sashes.
Fit "ESCAPE" sashes, 450mm
minimum width, 0.33 square
metre minimum area and
1100mm maximum height from
floor level to all new bedroom
and inner room windows as
stated on plan.

**DOOR AND WINDOW
OPENINGS**

Door and window opening sizes
NOT to exceed 25% of the floor
area.

**NEW GROUND FLOOR
VENTILATION**

Provide 225mm x 75mm air
bricks at 1200mm to ventilate
new timber ground floor. To
inspector's satisfaction.

**POSITION OF ROOF
WINDOWS**

Exact position of Velux roof
windows to be determined on
site to suit existing/new rafters.
ROOF WINDOWS
Fit "Velux" or similar roof
windows all double glazed with
"K" glass to give 2.2 U Value
and fitted to manufacturers
specifications with propriety
flashings and soakers all round
and suitable for roof pitch
shown on plans. - Trim around
opening with 2No/rafters as
specified on plan. Windows
fitted with 12000 square
millimetre trickle vents and with
1/20th minimum floor area
opening sashes.

**ROOF PITCH/
COVERING**

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

NEW ROOF TILES

Fit REDLAND REGENT or
similar tiles suitable for 15o
roof pitch and colour to match
existing roof tiles.
ROOF RAFTERS
Fit 150mm x 50mm rafters at
400mm centres.

**INSULATED
PITCHED ROOF
(INSULATION
BETWEEN AND
UNDER RAFTERS -
0.15 U VALUE**

Slates/tiles as specified on plan
all fixed to manufacturers
specification on 38mm x 25mm
battens on TYVEK or similar
propriety breathable roof felt on
150mm x 50mm rafters as
400mm centres with 100mm
thick CELOTEX insulation
between rafters and fix 72.5mm
insulated plasterboards across
face of rafters, skim finish or
taped joints. To Inspector's
satisfaction.

**STEEL BEAMS/
CHANNELS**

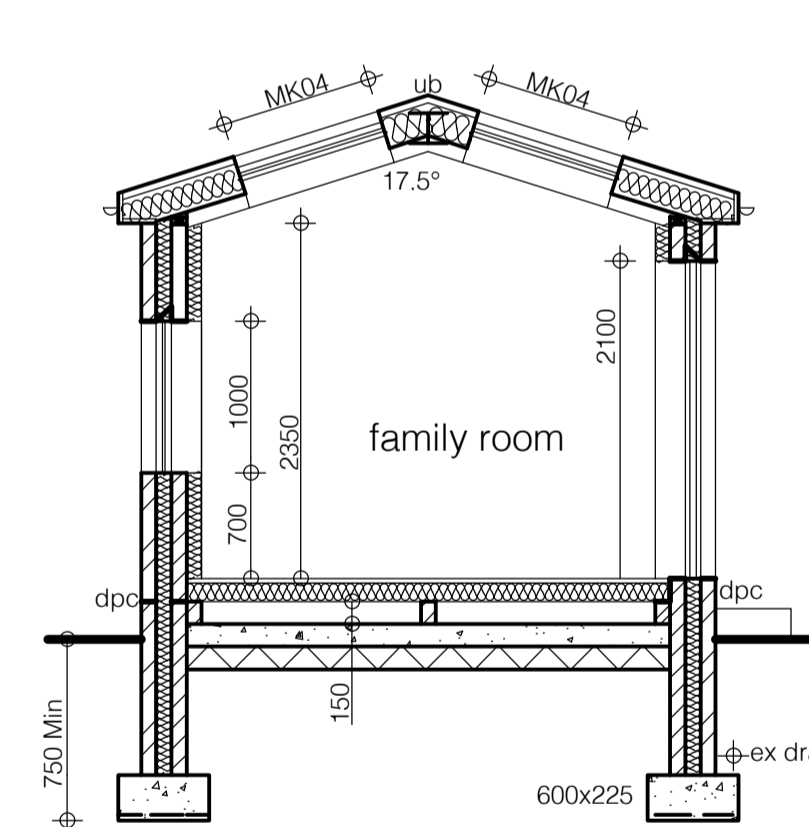
Encase all steel beams/channels
with 2 No/12.5mm
plasterboards and skim to give
1/2 hours fire resistance
minimum.
All steel beams/channels to be
fitted in strict accordance with
approved structural calculations.
Steel beams/channels to be on
concrete pad stones in
accordance with the approved
structural calculations.
Structural calculations to be
checked and approved by Local
Authority prior to any work
commencing on the steelwork.

RESTRAINT STRAPS

Fit 30mm x 5mm mild steel
straps to walls, joists, trusses
and rafters at 2000mm
maximum centres all round.
Fit 30mm x 5mm mild steel
holding down straps to wall
plates, joists, trusses and walls
at 2000mm maximum centres
all round.

DRY RIDGE SYSTEM

Provide propriety UPVC dry
ridge system all to
manufacturer's specification/
fixing details. Colour and shape
of new ridge tiles to match
existing or/and to client's
specifications.



section a - a

