

GENERAL SPECIFICATION

All work is to comply with the current edition of the Building Regulations and associated legislation.

This drawing is to be read in conjunction with Drawing Numbers 1 and 3.

All materials specified and used are to be in strict compliance with Manufacturer's recommendations.

Figured dimensions are to take preference over scaled dimensions.

All work is to comply with current Health and Safety legislation.

FOUNDATIONS

Foundations to be as shown on the drawing and be 600x225mm under external walls and a minimum of 1m. below ground level, or until earth gives a suitable bearing capacity. Concrete grade to be GEN3 to B.S. 8500. If steps are required in foundations the width of the step must be 2x depth or 300mm, whichever is the greater.

EXTERNAL WALLS

New external walls below ground level to be 350mm, wide dense concrete blockwork cavity walls incorporating a cavity width of 150mm.

External walls above ground level to be 350mm, wide cavity walls comprising an external leaf of facing brickwork to match existing for colour and texture, a 148mm, wide cavity and an inner leaf of 100mm, insulation blockwork, plastered 15mm, internally. Rendered plinth feature below a projecting plinth brick to be retained.

External walls to rear extension to receive a 2 coat external sand/cement render to match existing rendered surfaces.

Concrete lintels to be placed in external walls if and where drains pass under. Cavity wall insulation, including the porch, to be Celotex CW4100 100mm, thick fixed to inside face of inner leaf as work proceeds using cavity tie clips.

Weak concrete cavity fill is to be placed in cavity from foundation to within 225mm, of d.p.c. finished with the top surface sloped to the outer wall.

I ties to comply with BS1243:1978 and to be non-ferrous vertical twist type placed at mm. horizontal centres, 450mm. vertical centres and 300mm. vertical centres adjacent penings in walls. strip to BS6515 laid continuously, a minimum of 150mm. above avities to be closed using Type FWC insulated Cavicloser by

GROUND FLOOR CONSTRUCTION TO PORCH
Ground floor construction to be approved floor finish on 145x50mm. C24 floor joists @ 400mm. centres on a 100x50mm. s. w. wall plate on a horizontal d.p.c. on honeycombed sleeper walls on a concrete slab on a visqueen 1200 gauge d.p.m. on 150mm. hardcore blinded with sand. 110mm. board insulation Celotex XR4110 is to be placed between joists with all joints tightly butted and secured with Celotex Insulation Clips. The void between joists and inner leaf of walls is to be insulated also. The void between isome ventilated using Cavibrick high performance air bricks by Cavity Trays of Yeovil. Free airflow rating of 7500mm2., maintaining air flow under existing floor.

Air bricks to be in two opposing walls to give cross ventilation and must not be placed below the highest adjacent ground level.

Ground Floor level in new Porch is to be as adjacent hallway.

Skirting boards throughout are to match existing.

GROUND FLOOR CONSTRUCTION REAR EXTENSION

Ground floor construction to be approved floor finish on minimum 65mm. sand/cement screed on a vapour control layer on Celotex GA4000 insulation 100mm. thick, with all joints tightly butted. Lay Celotex TB 4020 insulation 20mm. thick to all perimeter edges.

Main insulation boarding to be laid on a 100mm. concrete floor slab with sand blinding as necessary on a 1500 guage damp proof membrane, tucked up the sides of the floor slab and under the horizontal d.p.c. on 150mm. well consolidated hardcore blinded with sand. Ground Floor level in new extension is to be lower than the existing floor level as indicated on Section D - D.

Skirting boards throughout are to match existing.

New bi-fold doors are to be powder coated aluminium, to suit brick opening and to be 24mm. double glazed units incorporating low emissivity glass, Argon filled, Class A rating. Trickle vents are to be fitted.

Glazing to all doors to floor level to be toughened safety glass.

WINDOW TO PORCH

New window to be pvcU, to suit brick opening and to be 24mm. double glazed units incorporating low emissivity glass, Argon filled, Class A rating. Trickle vents are to be

LINTELS

Lintels in brick / block construction to be Catnic insulated steel lintels with built in d.p.c. and integral plaster key, manufactured and designed in accordance with BSEN845-2:2003, type to suit width of wall with a minimum bearing of 150mm. to each side of opening to suit required span. Type CX 150 /100 over bi-fold doors to South-West elevation and TypeCG110/100 over porch door and new windows to North-West and South-East elevations. Inner and outer leaves of masonry to be raised

NEW PITCHED ROOF CONSTRUCTION TO REAR EXTENSION

New pitched roof to be concrete interlocking roof tiles to match existing on 50x25mm. tanalised roofing battens on a breather membrane on 150x47mm. C24 rafters @ 400mm. centres. Rafters to be secured to wall plates using a birdsmouth connection. Additional fixing to be provided using proprietary truss clips as indicated on Section B - B on Drawing No.2.

Celotex GA4080 insulation, 80mm. thick, laid between rafters leaving a 20mm. ventilated airspace above the insulation 80mm. thick, laid between rafters leaving a 20mm. ventilated airspace above the insulation 80mm. thickness directly under joists and face with 12.5mm. plasterboard and plaster skim. ("U"value 0.15W/m2/K).

Fascias and barge boards to be white pvcU.

NEW PITCHED ROOF CONSTRUCTION TO PORCH

As above incorporating 100x47mm. C24 rafters and 97x47mm. C24 ceiling joists as indicated on Section C - C on Drawing No.2.

FLASHINGS AND SOAKERS

Is above work or dicated on Section C - C on Drawing No.2.

LASHINGS AND SOAKERS

Pashings and soakers generally are to be cons

SOFFIT VENTILATION

Soffit ventilation to be provided using ventilator type SSV-15 (80mm. wide) by Cavity Trays of Yeovil. Airflow rating is 25000mm.2 per metre run. d in Code 5 leadw

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Proposed Ground Floor Plan and Roof Plan.
Existing First Floor Plan and Proposed Elevations.