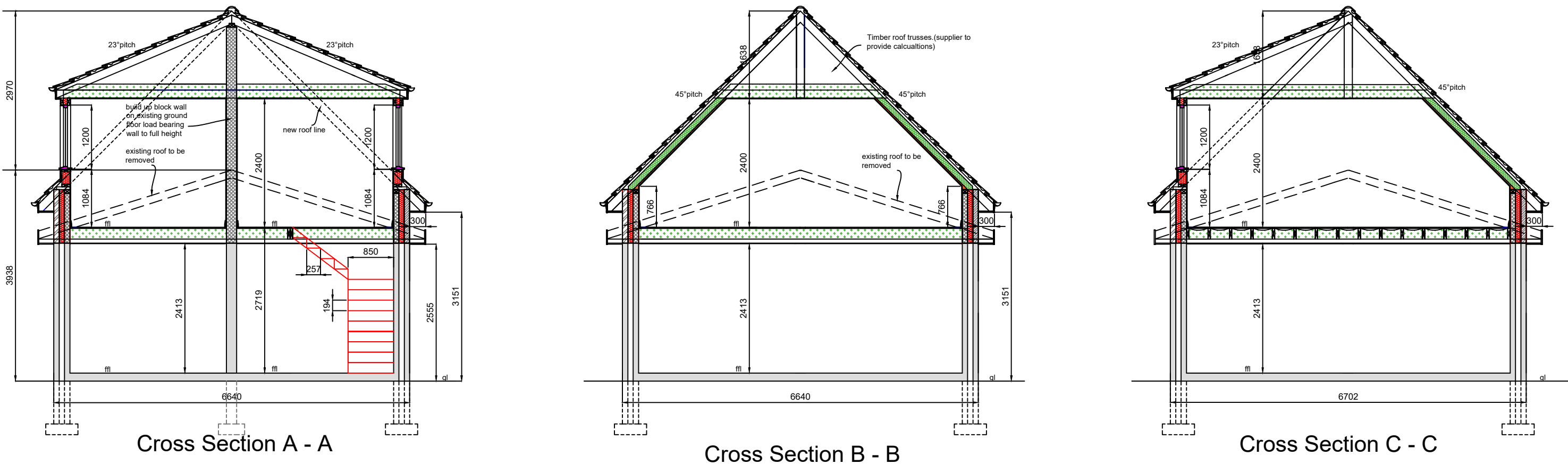




Roof Construction Principal Roof(45° pitch) Dormer Roof (23° pitch)

The existing roof will be removed and replaced with new 45 degree timber roof trusses as indicated.

Timber roof trusses fixed to 100 x 75mm softwood wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm x 1.2m long galvanised steel straps bent at right angles to give min 75mm fixing to the top of the wall plate. (Roof truss supplier to provide structural calculations for the trusses)
Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at maximum 2m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking to a minimum of three rafters.
Roof tile are to be Marley Modern concrete tiles and to be fixed in accordance with manufacturers instructions and to BS 5534 on 38 x 25mm preservative treated softwood battens on Tyvek@ breathable membrane
Ceiling to be 12.5mm thick plasterboard with joints filled and taped and finished with 3mm plaster skim. 50 x 38mm noggins to provide support at joint, edges and light fittings
Insulate between and above ceiling members with a minimum of 270mm thk fibreglass insulation blanket.
Sloping sections to be insulated between rafters with130mm Kingspan K107,finished internally with Kingspan K108 dry lining board comprising of 25mm insulation and 12.5mm plasterboard and skim.A 50mm air gap is to be maintained from eaves to ridge.Separate but linking quilt to be laid over the softwood wallplate and wedged into the cavity to avoid cold bridging and close the cavity.

External Cavity Wall :

Existing cavity wall to be raised 1000mm
Outer skin to comprise 100mm thick facing brick to match the existing property with a 100mm partially filled cavity and 100mm thick thermalite shield blockwork inner skin.
Cavity to be closed at window, door junctions and at eaves level with blockwork or proprietary cavity closure. Skins to be tied together with stainless steel wall ties spaced at 700mm centres horizontally and 450mm vertically and at 225mm centres at window and door reveals. Provide additional ties within 225mm of side openings at no more than 300mm centres. Bricks to be laid in a 1:1:6 cement:lime:sand mortar with struck joints. All cavities are to be kept free from debris by using timber cavity battens pulled up as work proceeds.
At all low roof abutments ensure stepped dpc's cavity tray with stop ends are provided and linked to code 5 lead dressed beneath cavity trays and over roof slopes with alternate perpend left open for weep holes all as necessary to form weather proof junction.
Provide polythene lapped and continuous cavity trays with stop ends, above all lintels and over short piers between closely spaced openings. Provide open perpend or pvcu proprietary perpend at 300mm centres, minimum 2 number per openings. Bond new brickwork to existing walls with galvanized steel masonry connectors and ties rawbolted to existing walls.
90mm thick Kingspan Kooltherm K108 insulation or similar approved cavity wall insulation to achieve a U value of 0.15w/m2K.Fix bats securely with tightly fitted joints, ensuring that all edges are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with the manufacturers recommendations commencing below the dpc to avoid cold bridging.
The cavity is to be filled with lean mix concrete up to a level of 225mm below dpc. Provide perpends weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below the dpc. Maintain a continuous cavity between new and existing walls.
The cavity is to be closed at openings using proprietary cavity closure 'thermabate' or similar approved installed in accordance with manufacturers instructions.
Walls to be finished internally with 12.5mm plasterboard and a 3mm thick skim plaster floated smooth.

Foundations (Infill extension only):

Strip foundations to be minimum 600 mm wide x 200 mm deep. Formation level to be minimum 900mm below ground level. These minimum dimensions may be subject to amendment when actual ground conditions are revealed on site. Foundation formation levels and sizes will be to suit soil conditions, original and proposed ground levels, drainage trenches and proximity of trees/hedges, all to the building inspectors requirements.
Concrete for foundations to be grade C20 using OPC cement and 20mm nominal maximum size of aggregate. Foundation trenches shall be clean and true and checked for soft areas. Concrete laying to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

Horizontal And Vertical Damp Proof Courses:

The damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 743/6516 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

Lintels Above Openings:

External walls: Catnic or similar approved lintels are to be used above all window and door openings (CG90-100) unless otherwise stated with cavity trays above and weep holes every 4 th joint
Internal walls: Catnic or similar approved lintels to be used above all openings unless otherwise stated.
All lintels to be securely built in to masonry walls and be of the appropriate length to ensure a minimum 150mm bearing at each end.

Ground Floor Construction (extension infill only)

Floor construction to comprise 150mm concrete slab on 100mm thick Kingspan Kooltherm K103 or similar on 1200 gauge visqueen dpm (lapped over internal skin of brick/ blockwork and lapped into dpc) on 50mm sand on 150mm well compacted hardcore.Isolate new floor edge with a min 25mm thk insulation. Floor construction to achieve a minimum 'u' value of 0.18w/m2k.

First Floor Construction:

22mm thick moisture resistant flooring type C4 chipboard to BS 5669. Ensure throughout edges of boards supported on joists or noggins with 10mm expansion gap at room perimeters between chipboard and walls. Boards to be securely fixed through to new 200 x 50 C24 floor joists at 400mm ctrs
150mm thick rockwool or similar approved to be laid between joists (40 RW DB).
Triple joists, bolted together with M10 bolts at 600mm centres, to be provided under partitions.
Existing ceiling joists are to remain insitu and stitched to new floor joists where necessary

Internal Walls - Non Load Bearing Studwork:

75 x 50mm softwood framing comprising sole and head plates, uprights at 400mm centres and noggins staggered at mid height. Walls to be lined each side with 12.5mm plasterboard, taped, and skimmed with a 3mm thick finishing plaster floated smooth and flush. All studwork walls constructed on suspended timber floors to be supported on triple joists bolted together with M10 bolts @ 600mm centres or noggins.
For studwork partitions to bedrooms and rooms containing wc's studwork to be lined with 12.5mm thick plasterboard (minimum mass 10kg/m2) and void to include a layer of 25mm insulation quilt. All gaps to be well sealed.

Dormer (Side Cheeks and Front Elevation)

UPVC interlocking boards on treated battens on Tyvek Supro Plus membrane on 9mm Supalux sheet on 100 x 50mm timber stud framing at 400mm cross centres.Fill 100mm Celotex GA3000 between studs.Finish internally with 9mm Supalux with vapour barrier approved by building inspector.all to achieve a min U Value of 0.18W/m²K and 30min fire resistance in accordance with BS476:Part 22:1987

Staircase

New staircase to be standard timber construction to the following specification :

Ground to First floor :
Total rise 2719mm (To be confirmed by builder on site)
Risers - 14No at 194.21mm (To be confirmed by builder on site)
Treads - 257.45mm (To be confirmed by builder on site)
Width - 850mm
Max pitch - 37°
Handrail timber 900mm from pitch line
Baluster max spacing 100mm (vertical)
Headroom minimum clearance 2000mm
All to be designed to Part 'K' of the current building regulations

Space Heating (extensions):

Existing central heating system to be extended where required into new rooms in accordance with BS 5449. All new radiators to be fitted with thermostatic valves.
Heat producing appliances and flues to be designed and installed by specialist contractor who is to submit relevant calculations and necessary details to the BCO. All heating and hot water systems to be in strict accordance with Approved Document L1B paragraphs 35 to 38.
Copies of commissioning certificates for new or altered space heating and hot water systems are to be submitted to the BCO on completion of the works.All gas work to be carried out by a gas registered engineer.

Ventilation:

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.
Mechanical ventilation required as follows to external air.

Ensuites - 15L/s connected to light switch with 15 min over run
Kitchen - Hob and cooker to have 60L/s extract to external air or similar approved system
Utility - 15L/s in external wall.

Windows And External Doors:

Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide, minimum background ventilation via controlled trickle ventilators to achieve 4000 sq mm in the kitchen and bathroom windows and 8000 sq mm to all other habitable rooms. Part of the ventilation opening must be 1.75m above floor level.
The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low-e, emissivity of 0.05) units (Argon filled) with a maximum 'u' value of 1.6 w/m²K, or a window energy rating of Band D or better. All glass shall be in accordance with BS 6262:1978. Obscure glazing is to be provided to all bathrooms and cloakrooms. All windows and doors are to be weather striped.
Safety glazing in accordance with BS 6206:1981 shall be fitted in the following critical locations:
(1) All glazed doors
(2) All full height sidelights
(3) Any window within 300mm from a door opening up to a height of 1500mm
(4) Any window between finished floor level and 800mm above that level.
All window and doors must comply with Document Q of the Building Regulations (Security)
Windows and Doors to meet BS publication PAS 24:2012 and be fitted with secure door sets
Frames to be mechanically fixed to the structure.Multi point locking systems to PAS3621 with kitemarks.
Glazing to BSEN356.
Rooflights to be in accordance with Paragraphs 2.2 and 2.3 and to have double rafters around the frame.
Windows referenced (ew) are escape windows with a max cill height of 1100mm,clear opening width of nlt 450mm and have an overall min area of 0.33sq m.

Electrical Installation:

All electrical installation to be in full accordance with BS 7671 and with the latest edition of the IEE wiring regulations and should be carried out in accordance with current installation techniques applicable to the material and equipment being used.

Note that all cables which are covered or surrounded with thermal insulation to be de-rated in accordance with appendix 'A' of BRE 'thermal insulation: avoiding risks' 2002 edition.

All down-lighters in ceiling voids to be either boxed in with 12.5mm plasterboard or fitted with an intumescent cover to maintain half hour fire resistance.

Any external light fittings should have automatic controls, and/or be capable of only taking lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

Fixed internal lighting is to be in accordance with approved document L1B. Fixed energy efficient light fittings, that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt, are to be provided in numbers not less than the greater of 1 per 25m² dwelling floor area (excluding garages) or part thereof, or 1 per four fixed light fittings. A light fitting may contain one or more lamps.

Switches and socket outlets to be provided for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

All electrical work covered by part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification) or the installation supervised by an electrician qualified to at least City & Guilds 2391 (18th Edition). Prior to completion an appropriate BS 7671 electrical certificate must be provided by the competent person and forwarded to the Local authority within 30 days of installation.

Plumbing Installation:

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572 : 1978.
Above ground foul drainage pipework shall be pvcu to BS 4514.
Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building.
Provide adequate support to lengths of pipework and at junctions and change in direction. No branch connection to be within 450mm above foot of soil pipe. Minimum pipe sizes for sanitary plumbing to be:
Wc's, soil pipes: 100mm dia nom. size
Common pipe wastes: 50mm dia nom. size
Bath, sink: 50mm dia nom. size
Hand basin: 32mm dia nom. size
Shower: 32mm dia nom. size
Overflow: 19mm dia nom. size
All fittings to have 75mm deep seal traps. Provide waste pipes for washing machine and dishwasher where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions.
The maximum length of waste pipes shall be as follows:
32mm pipe 1.7m maximum length
40mm pipe 3m maximum length
50mm pipe 4m maximum length
100mm pipe 6m maximum length
Soil and ventilating stacks to terminate minimum 900mm above any window head within 3m horizontally.
Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and with two layers of 12.5mm plasterboard on 38 x 38mm softwood framing finished with 3mm thick plaster skim. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required.
Pipework laid between joists to be adequately supported.

Below Ground Drainage:

All drains under the building shall be surrounded with at least 100mm of granular material. Where the crown of the pipe is within 300mm of the underside of the floor slab the pipe shall be protected by reinforced concrete cover slabs with flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs.
Where drains pass through external walls they are to be protected with a pre-stressed concrete lintel over with minimum 150mm end bearings and 50mm clearance all around the pipe. The opening is to be masked with rigid sheet material on both sides to prevent the ingress of vermin and fill material. The void around the pipe where it passes through the construction shall be filled with a compressible sealant to prevent entry of gas. The length of pipe passing through the wall is to be kept as short as possible and 600mm long maximum rocker pipes are to be used either side of the wall structure to provide flexibility. Rocker pipe joints to be positioned maximum 150mm from the face of the wall/structure. Access points in the form of rodding eyes, access fittings, inspection chambers or manholes to be provided at the following points:
(1) On or near the head of each drain run
(2) At a bend and at a change in gradient.
(3) At a change in pipe size
(4) At a junction unless each run can be cleared from an access point.
450mm diameter plastic inspection chambers shall be constructed with 150mm thick C20 concrete base and surrounded with 150mm of pea shingle for invert levels of 1000mm or less.
Manhole and or inspection chambers should have removable non-venting covers to be either ductile iron or pressed steel dependent upon location and loading conditions. Inspection chambers inside buildings shall have mechanically fixed airtight covers.
Foul and surface water drainage are to be kept as separate systems where separate systems exist on site.

Foul & Surface Water Drainage:

Existing drainage system shown on drawings is assumed and is subject to confirmation on site at time of construction. All foul and surface water drainage shall be kept separate if separate systems exist on site.

Surface water drain runs to be 100 diameter pvcu laid at a minimun gradient of 1:60 with 150 mm pea shingle bed & surround unless otherwise specified.

Foul water drain runs to be 100mm diameter pvcu laid at a minimum gradient of 1: 40 with 150mm pea shingle bed & surround unless otherwise specified.

GENERAL NOTES

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This drawing has been prepared for the purpose of obtaining Planning / Building Regulation approval only. All details are to the satisfaction of the Area Building Control Officer (BCO). These drawings must not be acted upon until they have been approved by the local authority. Should the client commence work without the local authority approvals in place, they do so at their own risk.

All of the works are to be carried out in accordance with the latest British standards specification and codes of practice for both materials and workmanship.
All dimensions are to the structure and not plaster finish.
All measurements are to be checked on site by the contractor and any discrepancies reported to the client.The contractor shall be responsible for liason and dimensional coordination of all the works including those of specialist sub contractors.
Contractors tendering for this work must take into all items required wether indicated on the drawing or not. Before starting work, the nominated contractor shall examine all drawings and carry out a thorough examination of the building structure which will be affected by the works.
Temporary support and protection shall be the responsibility of the contractor and provide temporary support and protection for each stage of the works
Dimensions shown on the drawing are only a guide and will require checking by the contractor before ordering goods.
The quality and design of all finishes and items of fitting out including roof and wall materials,window units,rainwater goods,plumbing,electrics,ironmongery,fixtures and fittings etc are to be agreed between the contractor and property owner

Existing Structure:

Existing foundations to be exposed together with any existing lintels as directed by the building control inspector on site to assess their suitability for additional loading. Any additional work that may be necessary is to be carried out in compliance with the building inspectors recommendations.

Timber Treatment:

All softwood timbers to be adequately treated to prevent infestation. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have the stress grade mark.

Materials:

All materials are to be used and installed in accordance with the relevant manufacturers instructions and recommendations. The quality of any material shall not be lower than that defined in relevant british standard, or that an appropriate independent body has satisfactorily assessed the material.

Fire Resistance:

All elements of structure to have a minimum of half hour fire resistance.
Areas marked (S) to be fitted with a mains link smoke detector with battery backup.

Revision	Description	Date

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Client	Mr P R Wilson 16 Deerbolt Crescent Kirkby L32 2BE	
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Project	Proposed First Floor and Ground Floor Extensions At: 16 Deerbolt Crescent Kirkby L32 2BE
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Drawing	Sections & Specification	Paper Size	A1
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Dwg. No.	Rev.	Scale	Date
1053/24			5.4.24