

## **GENERAL SPECIFICATIONS AND NOTES**

### **PROPOSED EXTENSIONS AT**

**317 HOUGH LANE WOMBWELL BARNSELEY S73 0LR**

To be read in conjunction with Drawing No. RDS 01/12

#### **GENERAL**

All work to be to DBI satisfaction.

No part of new construction to encroach on adjacent properties beyond existing limits.

Installation of new electrical work to comply with Part P, be designed, installed, inspected and tested

by a person competent to do so and a BS 7671 certificate made available to the District Surveyor

All new lighting to use energy efficient bulbs.

#### **FOUNDATIONS**

Strip concrete footings of 600w x 225d with minimum 450 cover for new cavity walls. No load to be imposed on any existing main drains.

#### **EXTERNAL WALL CONSTRUCTION**

External face of Yorkshire type facing bricks to match existing and cement render.

New inner skin of thermal 100 breeze block for ground floor extension.

Timber inner leaf to be formed from 100x50 timber at 400cs with 100 x 100 wall plate at top and 175x100 sole plate. Inner face to be provided with 9mm plaster board and skim. Outer face covered with semi-permeable membrane. 100 Kingspan within frame. 1000g visqueen provided between timber and plaster board.

Cavity 50 between timber and brick.

Damp course in new work to be minimum 125 above ground level of outer skin. Tray damp provided over openings.

Brick ties for masonry walls provided at 900cs vertical, 1800cs horizontal and 225 centres vertical at openings.

All internal surfaces plastered.

Cavity filled to ground level.

Catnic CN7 steel lintels or similar approved provided over external openings.

New cavity walls brick outer and lightweight block inner skin with 40 Kingspan Kooltherm giving 0.28 w/m<sup>2</sup>K U value. This applies to ground floor extensions only. First floor extensions use timber frame inner skin as specified.

#### **INTERNAL WALL CONSTRUCTION**

Stud walls to be constructed from 75 x 50 timber at 400 cs with sole plate and head plate, plaster board and skim both sides. Sound insulation by 75 fibre within.

#### **FLOOR CONSTRUCTION**

All upper floors of flooring grade t&g chipboard. New first floor joists to be 175h x 50w at min 400cs and max span 3 600. Double joists to be provided under parallel stud walls.

New ground floor to be floor grade chipboard on 175 x 50 joist at 400cs and max span 3 200.

Insulation between joists to provide min 0.22 w/m<sup>2</sup>K U value.

150 fibre insulation to be provided in first floor zone.

#### **ROOF CONSTRUCTION**

Existing pitched roof extended and finished with matching tiles on battens on ventilating roofing felt on 150d x 50w spars at 400cs.

Every third spar strapped to inner wall with ms straps.  
Fascia and soffit boards in uPVC.  
Ridge boards 150 x 50 timber.  
Valley gutter, lead lined, with 50 fall provided to rear gutter.  
Timber dragon ties provided at corners.

## **INSULATION & VENTILATION**

Windows to be of uPVC and double glazed with min 12 spacing and e glass on internal pane.  
Safety glass to be provided in areas exceeding 0.5 m<sup>2</sup>  
New first floor ceiling/spars to be provided with 125 Kingspan insulation between joists and 25 between plaster board ceiling and joists.  
Trickle vents to be provided with new windows.  
Windows to new bedroom to allow means of escape by unobstructed openable area of 0.33 m<sup>2</sup> minimum. New glazing to achieve 1.8 w/m<sup>2</sup> K. Glazing in critical areas to comply with BS6206.  
Mechanical ventilation giving minimum 6l/s to be provided to new ground floor toilet.  
Background ventilation to new bedroom to achieve 8000mm<sup>2</sup> minimum.  
150 fibre insulation to be provided in new first floor zones.

## **STAIRS**

Existing staircase unchanged except for additional access to new bedroom. This stair to have min 225 tread, 200 rise and min 2 000 headroom. Handrail to be provided.

## **DRAINAGE**

New 100 S&VP and drain runs in plastic with min 1:40 falls using existing rear S&VP.  
Any domestic appliance connections e.g bath, shower and whb via anti-vac traps.  
Roof drainage via 100 pvc gutter and fall pipes to existing back inlet gullies.  
Lead flashing provided above and under 100 pipe through tiled roof.

## **REAR NEW ROOF**

Roof to rear ground floor extension to be constructed from triangulated frame of 100x50 spars at 400cs covered with breathable felt, tile battens and rosemary type plain tiles. Plaster board and skim under.  
Wall plate from 150x50 timber rag-bolted to wall.

## **HEATING & ENERGY**

Energy efficient lighting to be provided in extended areas.

## **BEAMS**

Beam sizes as calculations.

BEAM A	SPAN 3 000	178 X 102 BSB AT 19 KG/M
BEAM B	SPAN 3 000	178 X 102 BSB AT 19 KG/M
BEAM C	SPAN 3 000	178 X 102 BSB AT 19 KG/M
BEAM D	SPAN 2 200	152 X 89 BSB AT 16 KG/M
BEAM E	SPAN 3 000	175 X 100 TIMBER
BEAM F	SPAN 2 200	152 X 89 BSB AT 16 KG/M

Steel beams to bear on concrete pads and be fire protected by min 2 layers plaster board and skim.



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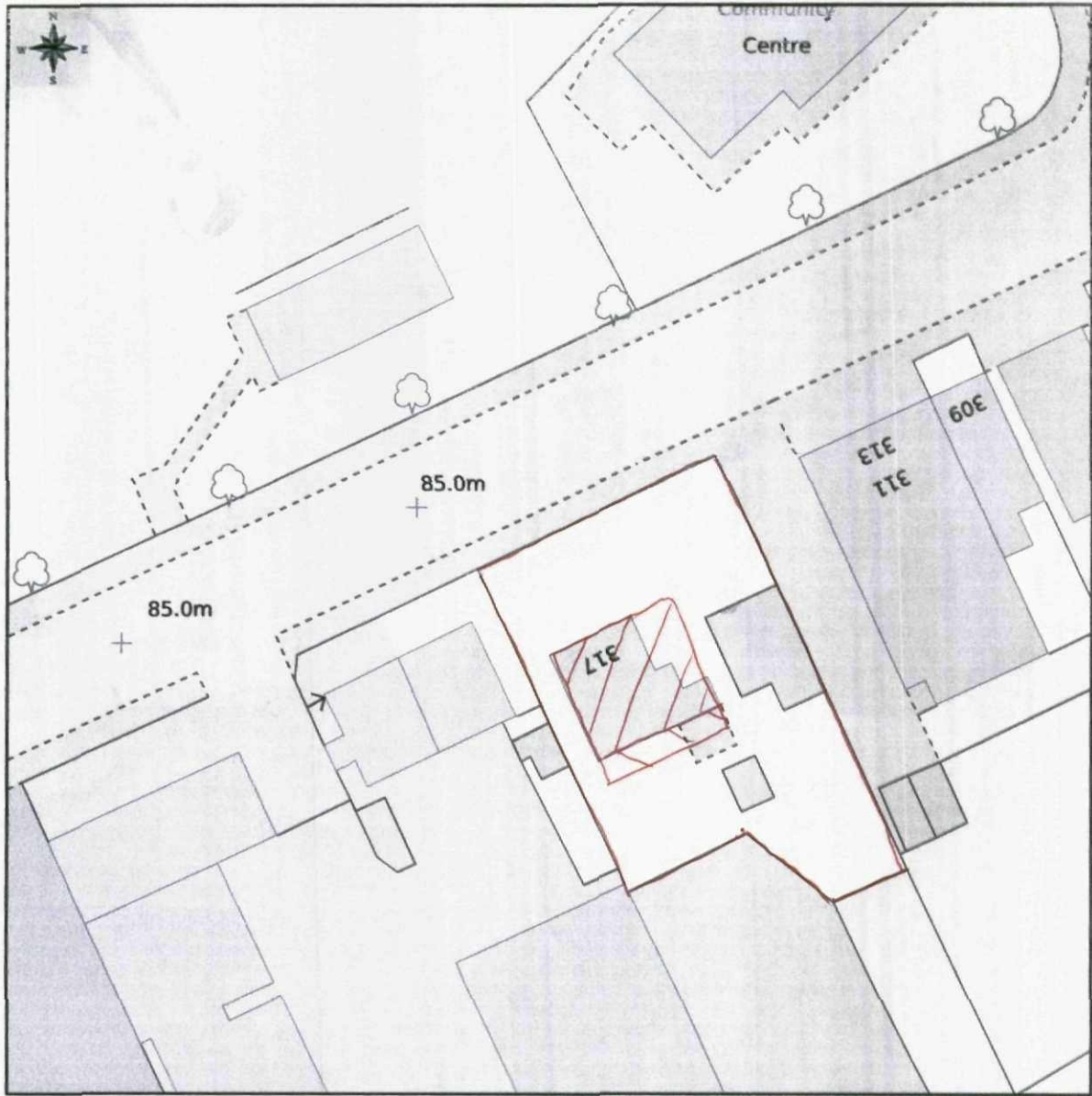
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m

Scale: 1:1250, paper size: A4

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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4