

SPECIFICATIONS & GENERAL NOTES

These drawings and specifications are produced solely for the purposes of obtaining planning permission and building regulation approval. No work to commence on site prior to obtaining in writing all necessary local authority approvals. The client is to establish and confirm all legal boundaries prior to work commencing, compliance with the party wall etc., ACT 1996 to be the responsibility of the land owner. Do not scale from this drawing - if in doubt ask.

The building contractor is to check and confirm all dimensions, angles, levels, location of water, gas and power supply, drainage construction and specifications etc., prior to the commencement of any work on site, bringing to the attention of the client any variation or deviation for written confirmation and approval before commencing or continuing work.

It is accepted these specifications, notes and all drawings will be checked and verified prior to commencement of any work. Workmanship and materials are to comply with all current Building Regulations, British Standards and codes of practice. The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the local authority building inspector whether or not indicated within the drawings, notes or specifications.

Foundations
All foundations to be excavated to good ground (minimum 900mm in clay) and to the same depth as existing adjacent foundations in order to minimising the risk of damage caused by differential settlement. All foundations to be taken below the invert of any drain within 1000mm of the building. All foundations to have minimum 500mm cover. Provide 600mm x 230mm concrete strip foundation and 600mm x 300mm eccentric foundations to boundary. Foundation concrete to have cement content to grade C15 in accordance with clause E2 of part A of the Building Regulations as recommended by BS 8110.

Drainage
New drainage within the site to be a minimum 100mm underground UPVC pipe fitted with flexible joints. Lay to fall 1:40 to 1:80 with granular bed surround. New intermediate shallow inspection chamber to be provided made from UPVC to EN 13528-1, Brett Martin or similar, chamber to be fitted with a sealed cover. Drains passing under or within 1000mm of the building to be exposed and encased in 150mm concrete with Flexcell to joints. Drains passing through walls to be lited over with 50mm clearance. Bathroom waste pipes, 38mm from bath/shower, 32mm from WHB, to connect to soil pipe min 200mm from junction with WC, all waste pipes to be fitted with deep seal anti vac traps. Waste pipes discharging to a gully are to extend through the grate and be cut above water level. Air admittance valve where fitted to be above flood level of WHB. Roof surface water to discharge in to existing gutter system and discharging into water butts for rainwater harvesting.

Walls
Provide cavity wall construction to all external walls with facing brickwork matching existing to all elevations outer leaf and 100mm Celcon Solar blocks, 0.11 W/m²K to all inner leaf. Provide 75mm cavity to side wall & 100mm cavity to all other walls, all with full cavity fill insulation, Crown Dritherm cavity slab 34 to give a min. U value 0.28 W/m²K. Provide RMC thermabate cavity closures to all reveals. The damp proof course to be continuous 150mm above ground level. Walls below DPC to be foundation blocks terminating 225mm below ground level then brick work to DPC. Provide stainless steel butterfly wall ties at 2.5m² and every block to reveals. Internal wall surfaces to have dot and dab applied plasterboard and skim finish. Provide Firix profiles to bond new walls to existing installed in accordance with manufacturer's instructions. Provide standard Catnic CG90/100 lintels over new openings with minimum 150mm end bearing, any lintel void to be filled with insulation to prevent cold bridging. Provide tray DPC over lintels and weep holes. The rear two outer walls are to be timber clad.

Floor
Constructed of 150mm well consolidated sulphate free limestone hardcore with a 50mm sand blinding. 2000 visqueen DPM lapped on the existing house wall side above the DPC level and tucked back into the DPC of the new walls. Any joint in the DPM to have a 600mm overlap and be taped and mastic sealed. 80mm Celotex GA4000 or similar insulation to give a min. U-value 0.21 W/m²K, topped with a 100mm float finish concrete floor slab and a floor topping of +50mm screed finish to the level of existing floor.

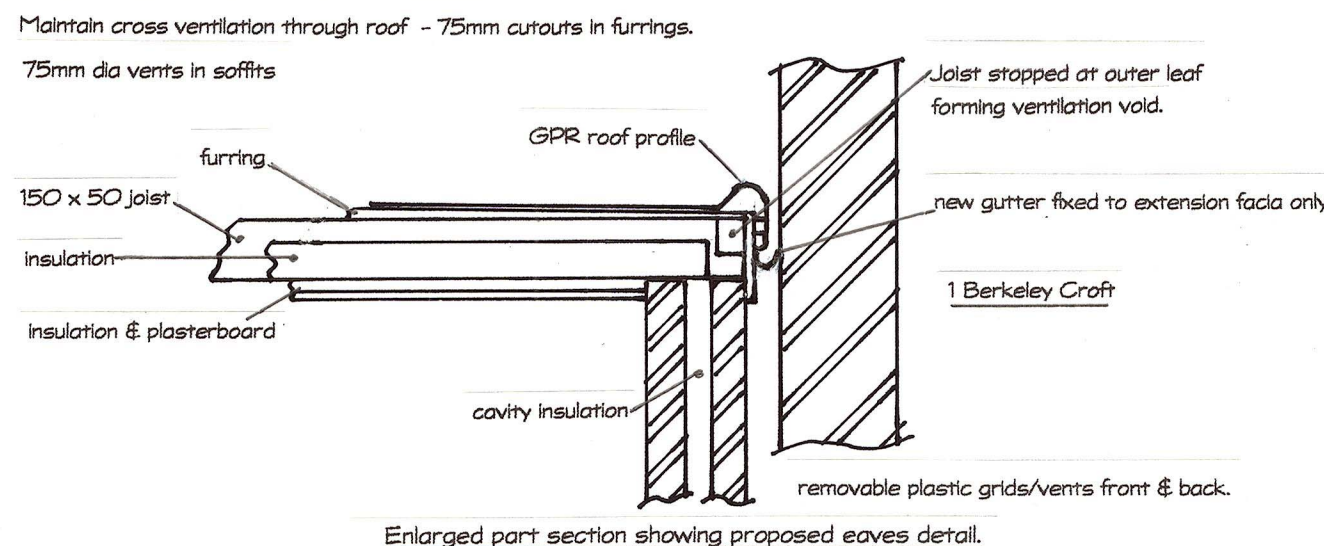
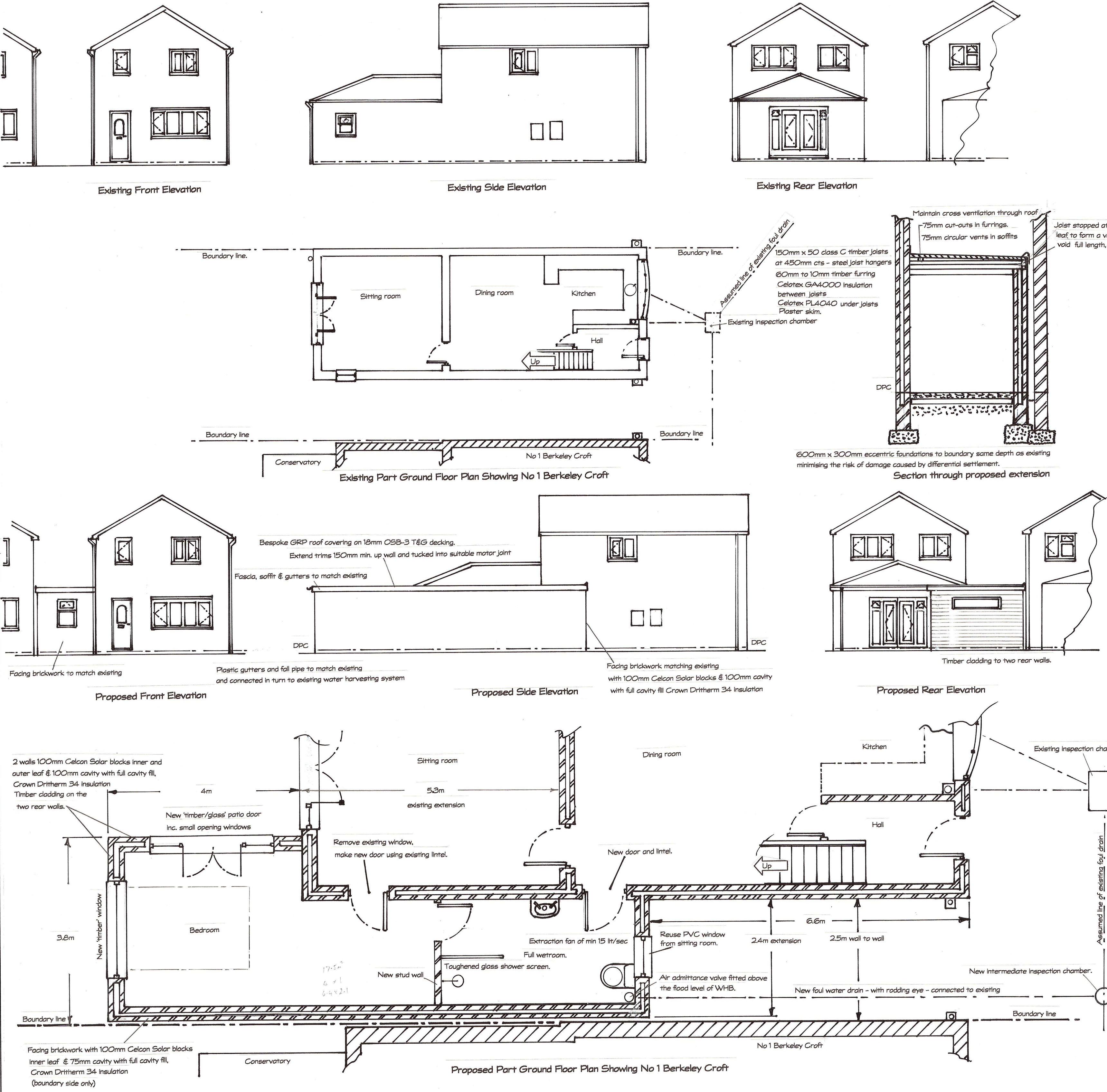
Roof Structure
Provide a cold deck flat roof design constructed from 150mm x 50 class C timber joists at 450mm cts. supported on preparatory steel joist hangers on the existing house side as necessary. Provide 60mm to 100mm timber furring to fall to outer edge. Provide 100mm Celotex GA4000 insulation boards between joists flush with the bottom to ensure a min. air gap of 50mm under roof covering which is to be cross ventilated. Provide Celotex PL4040 fixed under joists / insulation to give a min. U-value 0.18 W/m²K, plaster skim finish.

Roof covering
18mm OSB 3 T&G decking with a bespoke GRP roof covering. The fall is to be away from the house wall and from front to rear, trims to be taken 150mm minimum up the walls and suitably 'tucked in' to a suitable motor joint.

Windows/Glazed Doors/Ventilation
All windows to be double glazed, low E, argon filled with a minimum 16mm gap to give a min U value 1.6 W/m²K and 1.8 W/m²K for doors. Glazed area to represent 25% of combined floor area + the area of any removed windows and to have 5% opening lights giving natural ventilation. Windows to habitable rooms to have 8000mm² trickle vents for additional background ventilation, 4000mm² to non habitable rooms.

Glazing to critical areas i.e., Glazing in any door which is wholly or partly within 1500mm of the floor level and any side panel glazing which is wholly or partly within 300mm of the edge of a door and within 1500mm of the floor, also any glazing which is wholly or partially within 800mm of the floor level, is to be toughened or laminated in accordance with BS 6206 1981 and marked accordingly.

Bathroom - Wetroom
Bespoke wetroom, fully tanked using an impervious membrane turned up wall a min 100mm. Fully tiled shower area to have a full height toughened glass screen marked accordingly. Provide mechanical ventilation to give a minimum of 15 lit/sec.



- General Notes**
- All work to be to the satisfaction of the Building Inspector.
 - All electrical works to be installed by a certified electrician to comply with all current approvals. Contractor to provide appropriate BS 7671 electrical installation certificate on completion.
 - Provide energy efficient light fittings to new rooms that will only allow lamps having a luminous efficiency greater than 40 lumens/circuit-watt.
 - Provide mains wired inter-connected smoke alarms to ground floor circulation areas.
 - UPVC/Timber/brick or block work abutments to have gun/trowel applied mastic joints.
 - All work to be carried out in accordance with DTLR robust construction details to limit air leakage.
 - The existing radiator heating system is to be extended into the extension - existing boiler etc., to be checked and assessed to ensure suitable for additional capacity.
 - Thermostatic valves to be fitted to all new radiators.
 - Hot water tap fitted to the left and cold to the right hand side of every sink or bath etc.

Mr & Mrs I. Benfell 3 Berkeley Croft Royston Barnsley S71 4SJ			
Project :	Proposed rear / side ground floor extension		
Plan No:	ISB 4	Issue:	A /
Scale:	1:50 & 1:100	Date:	June 2016