

SPECIFICATIONS & GENERAL NOTES

These drawings and specifications are produced on the understanding that their use is solely for the purposes of obtaining planning permission and building regulation approval where required. No work is 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.

These specifications, notes and all drawings are to be checked and verified prior to commencement. 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

Foundations to be excavated to good ground (minimum 900mm in clay) provide 600mm x 225mm concrete strip foundations. All foundations to have minimum 500mm cover. Foundations to be taken to the same depth as the existing building to minimise risk of damage caused by differential settlement. All foundations to be taken below the invert level of any drain within 1000mm of the building. All foundations to be taken below any service line (gas, electricity, water etc.) Foundation concrete to have cement content to grade 15 in accordance with clause E2 of part A of the Building Regulations as recommended by BS 8110.

Drainage

Drains passing under or within 1000mm of the proposed building are to be exposed and encased in 150mm concrete. Any Drain passing through a wall is to be lited over with 50mm clearance.

Rain water harvesting. All surface water from the proposed porch to discharge into a water butt, the overflow is to discharge into the existing adjacent surface water drain.

Walls

Provide cavity wall construction using facing brickwork to match existing, 75mm cavity and 100mm aerated concrete blocks to inner leaf. Provide Firix profiles to bond new walls to existing installed in accordance with manufacturer's instructions.

Provide full cavity fill insulation (75mm) Crown Drytherm cavity slab 34 or similar. Provide RMC thermobate cavity closures to all reveals.

Damp proof course to be continuous a minimum 150mm above ground level. The inner leaf below DPC to be constructed of common brickwork. Provide lean mix concrete cavity fill terminating minimum 225mm below DPC. Stainless steel butterfly wall ties to be 5/m² and every block to reveals. Air bricks ducted through cavity with tray DPC over located at 1000mm cts below DPC level. Provide standard Cotnic CG90/100 Intels over new openings with minimum 150mm end bearing. Void in Intel to be filled with insulation to prevent cold bridging. Provide tray DPC over Intels and weep holes. Internal wall surfaces to have dot and dab applied plaster board and skim finish.

Floors

Finish to the level of the existing house floor, to be constructed of 22mm T&G floor boards on 100mm x 50mm timber joists at 400 cts, ends treated with an approved preservative and built into walls. 75mm insulation (Kingspan K3 or similar) to be fitted between floor joists. Oversite concrete of 100mm on well consolidated sulphate free limestone hardcore.

Steps

All surfaces to be suitable for purpose, of concrete construction, flat, level and have a slip resistant surface. Consisting of 9 steps with a going of 250mm and a rise of 180mm, all equal. The width to be 1000mm. The top landing to be 750mm long and level with the interior floor of the proposed porch.

Handrail

The handrail must be of a robust construction and continuous on the outside of the steps. Fixed to the porch wall and extending to the bottom step nosing. To have a grippable top profile and be between 900mm and 1000mm vertically above the pitch line of the steps and between 1000mm and 1100mm vertically above the landing. The infill to be such that a 100mm dia sphere will not pass through any point.

Roof Structure

Provide a traditionally constructed hip roof structure using 100mm x 50mm common and Jack rafters at 450mm cts, with a pitch approximately as the existing house. Ridge boards of 25mm x 175mm. Rafters bird mouth jointed and individually spiked to 100mm x 75mm wall plate which is to be secured to the wall by 30mm x 5mm galvanised mild steel straps taken down the wall 1000mm at 1800mm cts. Ceiling joists 100mm x 50mm at 450mm cts, with a central 100 x 50 binder supported by suitable timber hangers. Connection to all timber roof members to be in accordance with the timber code as recommended by BS 5628.

Provide 300mm insulation quilt in 2 layers, 150mm laid between ceiling joists with 150mm laid at right angles to give a U value 0.16 W/m²K⁰ on 1000 visqueen moisture barrier. Insulation to lay over cavity wall bats to prevent cold bridging.

Roof void to be cross ventilated by maintaining 25mm clear air gap to soffit board, protected by insect screen. Provide 50mm air gap over insulation by anchor eave ventilators between rafter feet.

Internal surface to have plaster board and skim finish.

Lateral Restraints

Provide lateral roof restraint, 30mm x 5mm galvanised steel straps secured to 3 rafters and taken down the wall 1000mm, with timber noggins and packs at the point of restraint.

Roof covering

Provide matching interlocking concrete roof tiles fixed in accordance with manufacturing instructions on 50mm x 25mm pressure treated battens on one layer permeable roofing felt with 150mm overlaps (300mm at the ridge) felt to project to the centre line of gutters and be fitted with timber fillets behind fascia board to prevent felt sagging and retaining water.

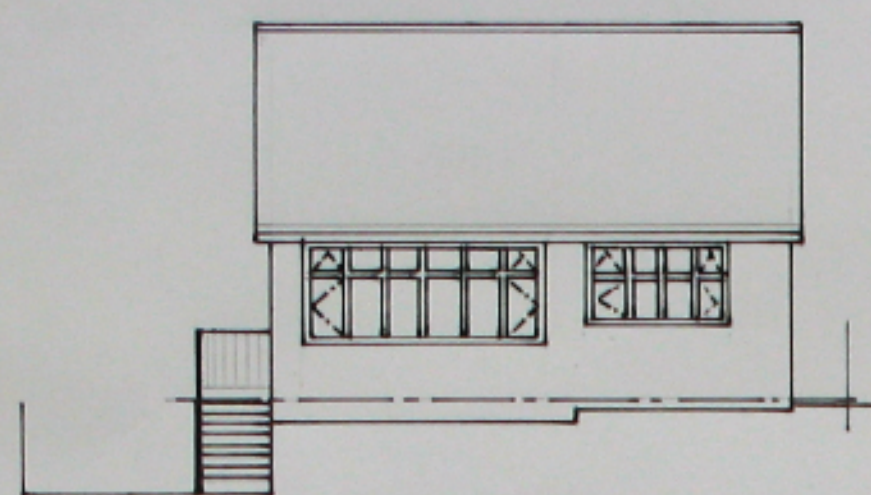
Windows/Ventilation

All windows to be double glazed, low E argon filled with 16mm gap to give a U value 1.6 W/m²K⁰. Glazed areas to represent 20% of combined floor area of all rooms with 5% opening lights giving natural ventilation. All windows to habitable rooms to have 8000mm² trickle vents for additional background ventilation (4000mm² to non habitable rooms).

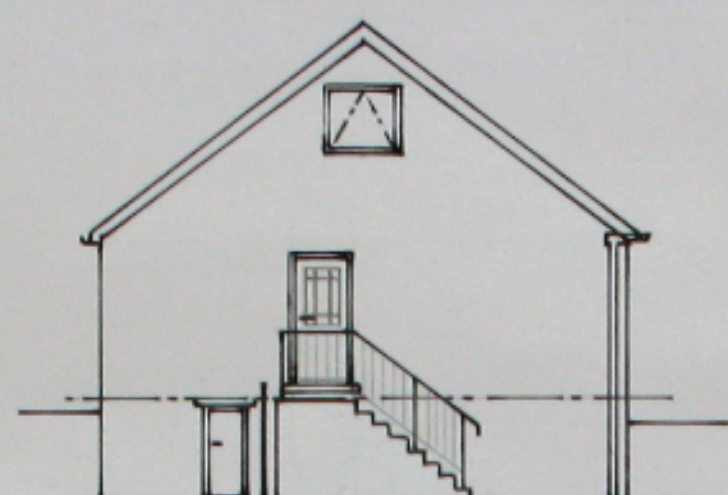
Glazing to critical areas: Any glazed area below 800mm from floor level or any glazing to windows or doors which is wholly or partly within 1500mm of finished floor level, including side panels within 300mm of door, to be laminated or safety glass and marked accordingly.

General Notes

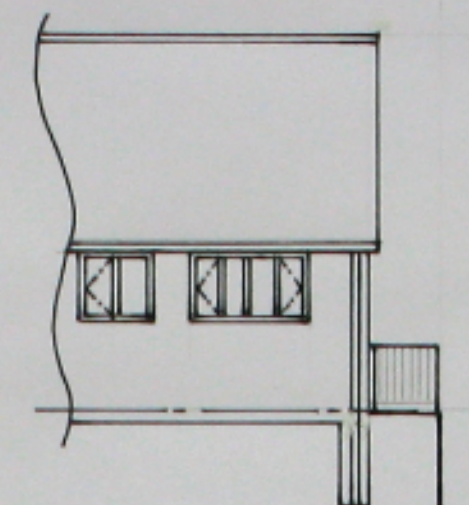
- All work to be to the satisfaction of the Building Inspector.
- All electrical works to be installed by certified electrician to comply with all current approvals, contractor to provide appropriate BS 7671 electrical installation certificate on completion.
- Provide energy efficient light fittings to new porch that will only allow lamps having a luminous efficiency greater than 40 lumens/circuit-watt.
- UPVC / brickwork 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.



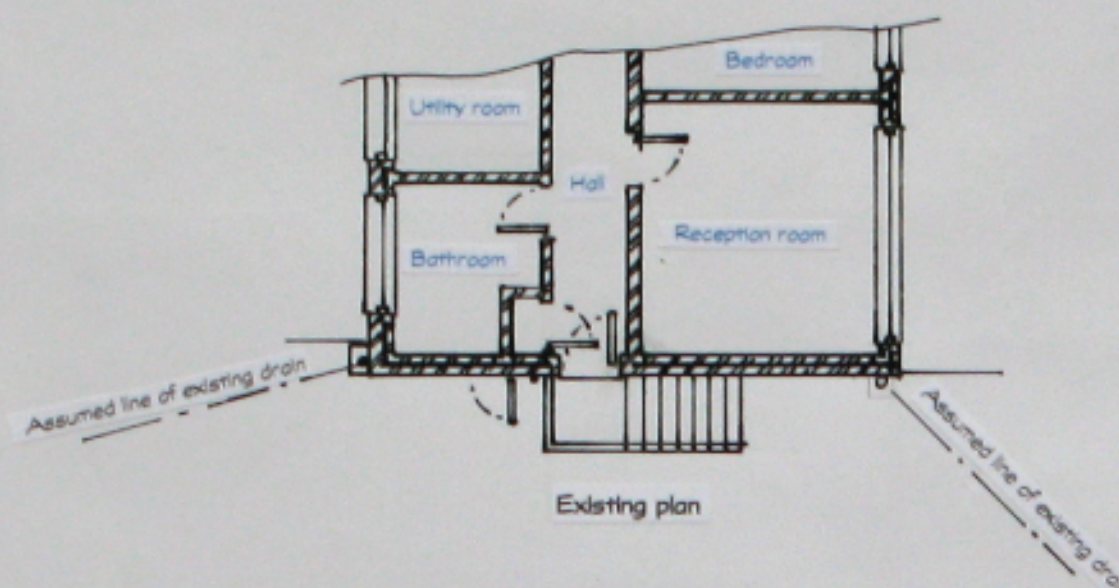
Existing front elevation



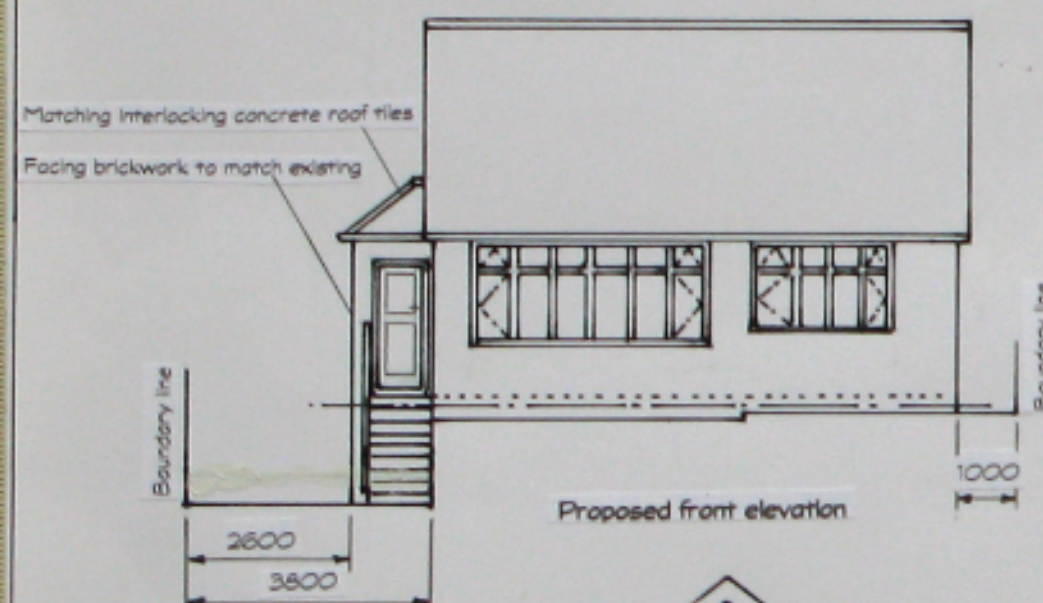
Existing side (East) elevation



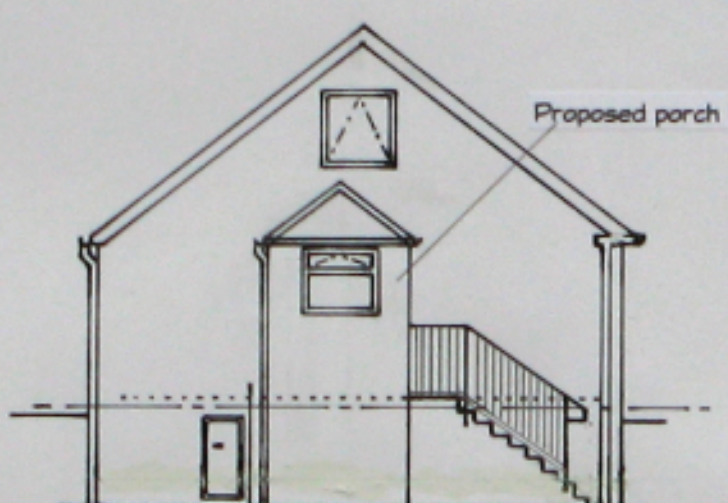
Existing rear elevation



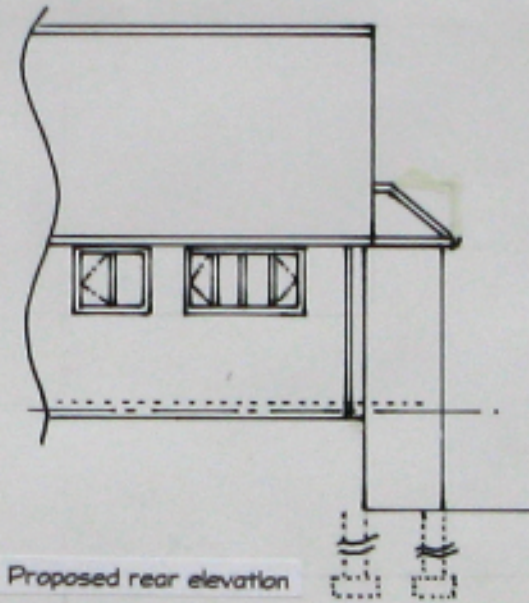
Existing plan



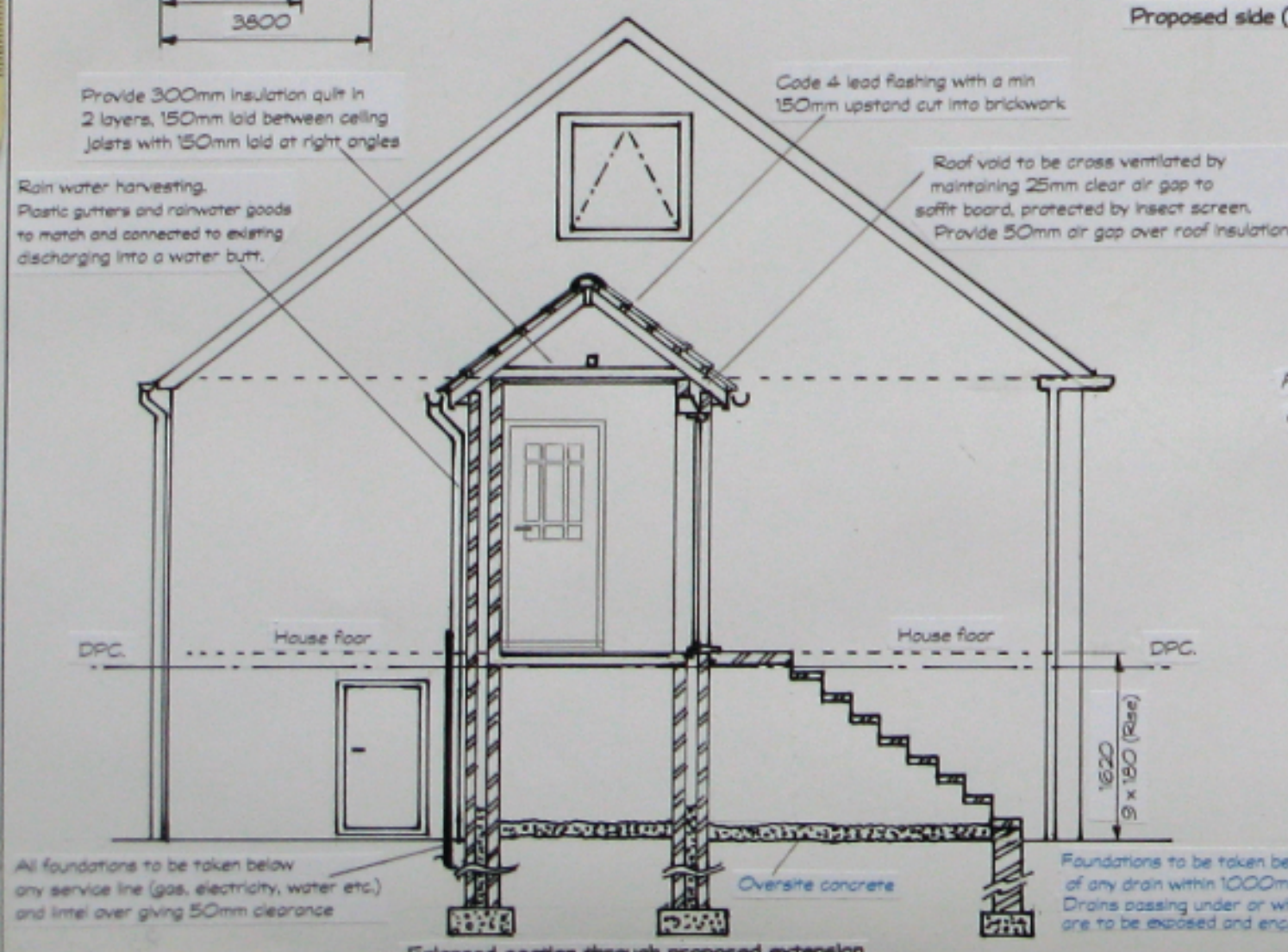
Proposed front elevation



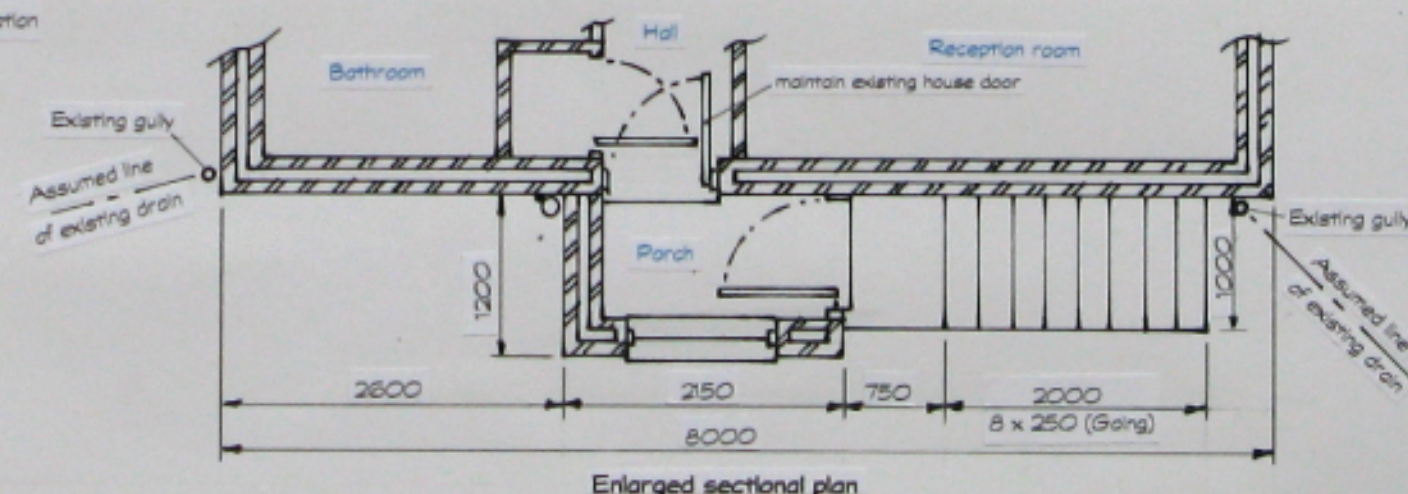
Proposed side (East) elevation



Proposed rear elevation



Enlarged section through proposed extension



Enlarged sectional plan

Mr & Mrs B Taylor
3 Cobcar Close
Elsecar
Barnsley
South Yorkshire
S74 8BL

Project: Proposed porch & replacement steps

Plan No: BT 1

Issue: A

Scale: 1:50 & 1:100

Date: April 2015

Do not scale from this drawing - if in doubt ask