

GENERAL:

The whole of the works to be in full accordance with the current Building Regulations whether or not defined in this specification or accompanying drawings and to be to the satisfaction of the Building Inspector.

The contractor is to take all reasonable precautions for the safety, security and temporary protection of the existing buildings. Any disturbed surfaces to be made good.

FOUNDATIONS:

Trench fill foundations to 1.0m deep, to invert level of any drainage. Foundation generally 450mm wide. If any drain passes through the foundation, to be lintelled over using 100 x 150 mm RC lintel.

FLOOR:

See Detail

EXTERNAL WALLS:

Cavity walls to be constructed strictly in accordance with BS.5628 Part 3 1985, specific attention to Clause 21: Extrusion of moisture. All mortars in external walls to BS. 5628 Part 3.

112 matching brickwork outer skin (samples to be approved by client and LA prior to commencement of works). 90 cavity filled with 90 Rockwool insulation batts, inner skin to be 100 Celcon blocks (3.5 N/mm) mortar mix 1:1:6 and 16 gypsum plaster finish skin. New walls bonded to existing using firfix profiles installed in accordance with manufacturers instructions.

INTERNAL WALLS:

100 mm thermalite blocks, 12.7 mm aluminium foil backed plasterboard, plaster skin.

CAVITY CLOSURES:

All cavities to be seal with Drytherm 80mm closures to all reveals.

WALL TIES:

To be galvanised laid 900 horizontal and 450 vertical, 225 vertical at reveals.

FLAT ROOF:

200 x 50 joists at 400 centres furring pieces to give fall of 75 mm.
20 mm external grade plywood decking.
3 layers of felt to BS. 747 hot roll laid to CP 144
6 mm chippings embedded in bitumen
150 mm mineral wool insulation between joists
Maintain min 50 mm airgap between insulation and underside of roofing felt.
12.7 mm aluminium foil backed plasterboard plaster skin.
100 mm plaster coving.

VENTILATION TO FLAT ROOF:

Proprietary Glidervane ventilators providing min 10mm gap along full length to be provided where necessary to prevent blockage of ventilation path by insulation.

WALL PLATE:

To be 100 x 50 tanalised, secured by galvanised mild steel restraint straps 600 mm long and 2.5mm thick at max 1.8 metre crs screwed to internal block face and wall plate.

ROOF RESTRAINT:

Restrained by mild steel straps at 1.8m crs tied across ceiling joists.

TIMBER TREATMENT:

All roof timbers SC3, are to be tanalised in accordance with BS. 4072 1974. Any end cuts suitably treated on site.

GUTTERS AND DOWNPIPES:

Matching existing gutters and 76 diameter downpipes, clipped to walls. All in accordance with manufacturers instructions. Underground pipes 100 upvc, 1:60 bedded and surrounded in pea shingle.

WINDOWS:

Double glazed sealed units with 6 point locking system with 28mm double glazed units with 'Pilkington K' glass to confirm with Part L of the latest Building Regulations

Facia 25 primed softwood, all to match existing construction. Architrave, skirtings to be a matching style of that of the existing. Details of wall tiling and final decorations to be discussed and agreed with client.

CEILING:

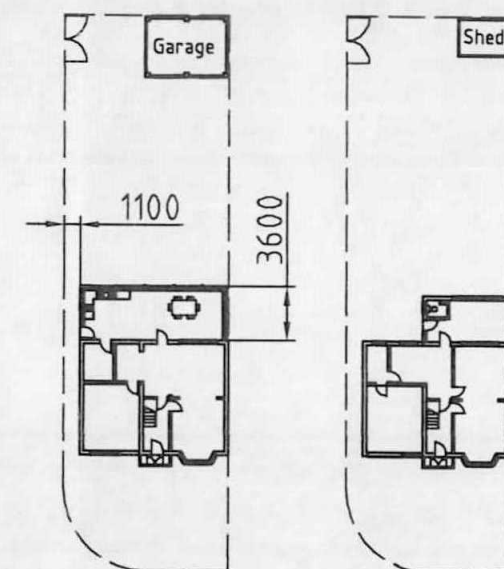
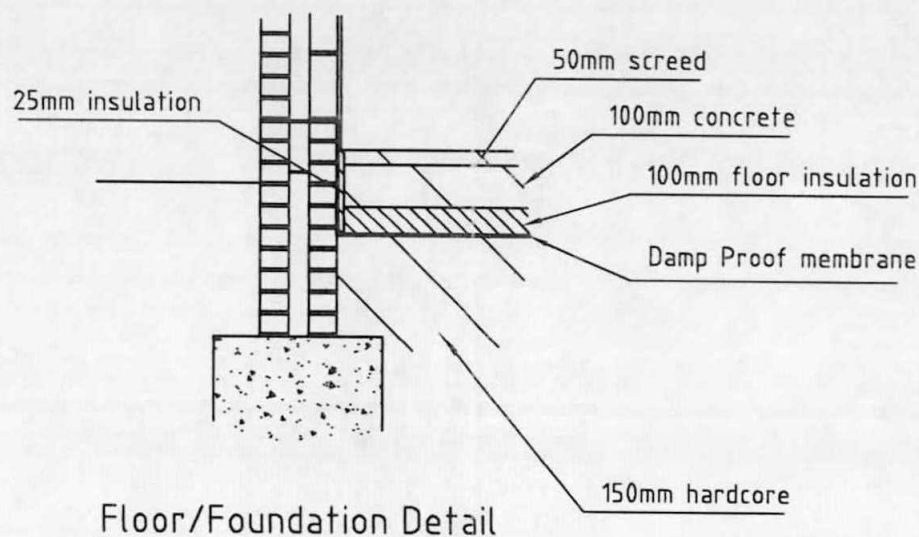
12.7 mm aluminium foil backed plasterboard and plaster skin.

ROOF:

Felt with 40 x 20 Battens.
200mm rockwool insulation between joists.
100mm rockwool insulation cross laid above ceiling joists.

LINTELS:

1.6 galvanised insulated steel lintels to BS. 5977 part 2 1983 all with min 150 end bearing weepholes in brick course above lintel at max 900 spacing, using 75 high standard slimline weephole ducts.



BLOCK PLAN
PROPOSED
Scale 1:500

BLOCK PLAN
EXISTING
Scale 1:500

SINGLE STOREY SIDE/REAR EXTENSION
WITH FLAT ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (General Notes & Block Plan)

Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015

Scale: As specified

Drg No. CD-BAI-2015-001