

GENERAL.

ALL NEW TIMBERS TO BE TREATED WITH APPROVED PRESERVATIVE.
ALL NEW MATERIALS & FINISHES TO MATCH EXISTING HOUSE AS CLOSELY AS POSSIBLE.
ALL NEW TIMBERS TO BE GRADE 16 (SC3) UNLESS SPECIFIED OTHERWISE.

FOUNDATIONS.

NEW CONCRETE STRIP FOUNDATIONS PROVIDED UNDER NEW WALLS (AS STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION) PLEASE REFER TO DRAWING No 2009/050/D/01.
SIZE TO BE TO MINIMUM OF 525mm BELOW GROUND LEVEL, 600mm WIDE x 225mm DEEP.
ENSURE EQUAL PROJECTION BOTH SIDES OF WALL.
N.B. POSITIONS OF ALL EXISTING SERVICES ARE UNKNOWN. CONTRACTOR TO TAKE EXTREME CARE, WHEN EXCAVATING FOR NEW FOUNDATIONS.
FINAL SIZE AND DEPTH TO SUIT GROUND CONDITIONS, TO APPROVAL OF BUILDING CONTROL OFFICER.

WALL CONSTRUCTION.

EXTERNAL CAVITY WALLS BELOW GROUND & DPC LEVEL.
TO BE FROST RESISTANT CONCRETE BLOCKWORK OR BRICKWORK. DPC TO EACH LEAF A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL. DPC NOT TO BRIDGE CAVITY NOR BE CONCEALED WITH MORTAR. FINE CONCRETE FILL TO CAVITY UP TO GROUND LEVEL.
EXTERNAL CAVITY WALLS ABOVE DPC.
CONSTRUCTED IN 100mm BRICK WORK EXTERNAL LEAF (BRICKS TO CLIENT SPEC). 15mm CAVITY & INTERNAL LEAF OF 100mm SOLID AERATED BLOCKS ALL AS STRUCTURAL ENGINEERS SPECIFICATION.
DAMP PROOF COURSE A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL. AT LEVEL OF DPC IN CAVITY WALLS.
CATINIC STAINLESS STEEL WIRE TIES AT 900mm HORIZONTALLY & 450mm VERTICALLY STAGGERED CENTERS AND DOUBLED UP AT ALL OPENINGS. TIES TO BS 1243.
DPC 150mm ABOVE GROUND LEVEL.

CAVITY TRAY PROVIDED ABOVE ANY BEAM/LINTOL SUPPORTING AN EXTERNAL CAVITY WALL.

FLOOR CONSTRUCTION.

ALL TO BE AS STRUCTURAL ENGINEERS SPECIFICATION. PLEASE REFER TO ENGINEERS DRAWING 2009/050/D/01.

ROOF CONSTRUCTION.

ROOF PITCH TO BE 23 DEG.
SLATES (HEATHER BROWN) WITH 130mm HEAD LAP TO MATCH EXISTING HOUSE ON 25 x 50mm TREATED BATTENS FIXED IN PLACE WITH GALVANIZED NAILS TO BS 1202 PART 1. TO EACH TIMBER SUPORT IN STRAIGHT HORIZONTAL LINES ENSURING NO BATTEN IS LESS THAN 1200mm LONG. BUTT JOINTS ARE CENTERED ON SUPPORTS AND DO NOT OCCUR MORE THAN ONCE IN ANY GROUP OF 4 BATTENS ON ANY ONE SUPPORT. FIX ADDITIONAL BATTENS WHERE NECESSARY TO PREVENT FELT BEING OPENED AT LAPS BY WIND SUCTION.
ON UNTEARABLE ROOFING FELT LAYED PARALLEL TO EAVES AND WITH HORIZONTAL AND VERTICAL LAPS ARE NOT LESS THAN 100mm WIDE COINCIDING WITH SUPPORTS.

ON NEW GANG NAIL ED TRUSSED RAFTERS TO BS5268 PART 3 AT NOMINAL 450mm CTS. ALL TO DESIGN OF SPECIALIST TRUSS MANUFACTURER. (CONDITIONAL APPROVAL IS SOUGHT ON THIS ITEM).

NEW 100 x 25mm RIDGE AND COLLAR TIES AND EAVES TO GABLE PEAK DIAGONAL BRACING.

SECURE TRUSSES TO MASONRY USING 1mm THICK GALVANIZED MS TRUSS CLIPS TO BS EN 10142 1991 TO SUIT TRUSS THICKNESS.

30 x 2.5mm GALVANIZED MS VERTICAL RESTRAINT STRAPS AT MIN 1000mm CTS TO ANCHOR 100 x 75mm WALL PLATE. BEDED ON CEMENT MORTAR.

30 x 5mm GALVANIZED MS LATERAL RESTRAINT STRAPS TO ANCHOR CABLE TO ROOF AND CEILING AT 1250mm CTS. ALL STRAPS TO BE NAILED MIN. 4 TIMES.

BRACING TO ALL ROOF TRUSSES TO CONFORM TO BS 5268 part 3 1985.

RAIN WATER PIPES.

FIX NEW GUTTERS (TYPE TO MATCH EXISTING HOUSE) WITH BRACKETS AT 1000mm CENTERS AND NEW DOWNPIPES (TYPE TO MATCH EXISTING HOUSE) WITH BRACKETS AT MAXIMUM 1500mm. ALL TO DISCHARGE BELOW GRATINGS INTO NEW GULLIES TO DISCHARGE IN TO NEW SOAKAWAYS.

WINDOWS / DOORS.

TYPE TO BE AS SUPPLIED BY CLIENT.
LINTOLS.

AS SHOWN ON STRUCTURAL ENGINEERS DRAWING 2009/050/D/02.

NEW GLAZING IF REQUIRED.

ALL GLAZING WITHIN 800mm OF FFL IN WINDOWS IN EXTERNAL WALLS AND
ALL GLAZING WITHIN 1500mm OF FFL IN DOORS IN EXTERNAL & INTERNAL WALLS AND
ALL GLAZING WITHIN 300mm OF DOORS AND ALSO WITHIN 1500mm OF FFL. ALL TO COMPLY WITH BS 6206: 1981.
DOORS & WINDOWS CONTAINING GLASS PANELS THAT SIZES DOES NOT EXCEED 250mm AND COVERING AN AREA NOT MORE THAN 0.5m2 DO NOT NEED TO COMPLY. HOWEVER SMALL PANTS TO BE OF ANNEALED GLASS AND 6mm THICK.

FIXED EXTERNAL LIGHTING.

WHEN PROVIDING FIXED EXTERNAL LIGHTING, REASONABLE PROVISION SHOULD BE MADE TO ENABLE EFFECTIVE CONTROL AND/OR THE USE OF EFFICIENT LAMPS SUCH THAT LAMP CAPACITY DOES NOT EXCEED 150 WATTS PER LIGHT FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF. I. WHEN THERE IS ENOUGH DAYLIGHT. AND II. WHEN IT IS NOT REQUIRED AT NIGHT.

FIXED INTERNAL LIGHTING.

REASONABLE PROVISION MUST BE MADE FOR THE INSTALLATION OF ENERGY EFFICIENT LIGHTING. PREFERABLY IN AREAS WHERE THE LIGHTING IS EXPECTED TO HAVE MOST USE.
TO ACHIEVE THIS IT RECOMMENDS THAT ONE PER HOUR FIXED LIGHTING FITTING WILL BE OF A TYPE THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

ROOF VALLEY CONSTRUCTION.

CONSTRUCT NEW VALLEYS WITH 150 x 25mm VALLEY BOARDS AND CODE 5 LEAD LINING SUPPORTED BY BOARDS WITH THE ADJACENT SLATING NEATLY CUT. LEAVING A CLEAR CHANNEL APPROXIMATELY 125mm WIDE. LENGTH OF HEAD SHEETS SHOULD NOT EXCEED 1.5m AND MUST BE LAPPED AT LEAST 150mm.

INTERNAL FLOOR DRAINAGE.

ACO MULTIDRAIN MD SYSTEM DRAINAGE TO BE PROVIDED TO REAR OF STABLES. FLOOR SLAB TO HAVE FALL (AGREED WITH CLIENT) TO ALLOW WASH DOWN OF ROOMS ETC.

DRAINS ETC.

NEW DRAINS TO BE 100mm HEPWORTH SUPERSLEVE PIPES ENCASED IN 150mm PEA GRAVEL. ALL TO BE LAID TO A FALL OF 1 : 40.
REINFORCED CONCRETE LINTOLS TO BE PROVIDED IN WALLS WHERE PIPES PASS THROUGH.
WHERE THE TRENCH RUN IS WITHIN 1m OF THE BUILDING THE TRENCH IS TO BE FILLED WITH CONCRETE UP TO THE LOWEST LEVEL OF THE EXTENSION / BUILDING.
NEW INSPECTION / ACCESS CHAMBER TO BE UPVC WITH 100mm CONCRETE BED & SURROUND. MEDIUM DUTY COVERS AND FRAMES IF REQUIRED 2m TO BE ALLOWED FOR BY CONTRACTOR.

ALL NEW DRAINAGE TO CONNECT INTO NEW SOAKAWAYS.

ELECTRICAL SAFETY.

THE PROPOSED INSTALLATION WORK IS TO BE UNDERTAKEN BY A PERSON I.E. (A FIRM OR AN INDIVIDUAL) WHO IS A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.

IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH B.S. 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORKS, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE. AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN B.S. 7671: 2001 APPENDIX 6.
AS REQUIRED BY B.S. 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION, INSPECTION AND TESTING WORK.

NOTE.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, MEASUREMENTS AND LEVELS. DRAINS AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS WHATSOEVER AND PRIOR TO THE MANUFACTURE OF ANY PURPOSE MADE COMPONENTS. ANY DISCREPANCIES TO BE NOTIFIED TO THE EMPLOYER IMMEDIATELY.
THE CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THAT ALL WORKS CARRIED OUT COMPLY WITH THE RELEVANT AND CURRENT BUILDING REGULATIONS AND/OR STATUTORY REQUIREMENTS WHETHER OR NOT THEY ARE SPECIFIED ON THE DRAWINGS. THE ABOVE SPECIFICATION MUST BE STRICTLY ADHERED TO ANY CHANGES PROPOSED MUST FIRSTLY BE APPROVED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER BEFORE ANY WORKS ARE CARRIED OUT.

NOTE:
ALL TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEER DRAWING WHICH
CONTAINS SPECIFICATIONS.

Pn/Rev.	Revision Details	Date

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