

Competent Person to issue commissioning notice in respect of hot water system on completion of work.
All bath and shower hot water taps to be thermostatically controlled and limited to a maximum temperature of 48 degrees C.

Foundation Construction:
Concrete strip foundations 225 x 600mm wide to all new walls, minimum depth below ground level to be a minimum 900mm but subject to site and sub-soil conditions together with agreement with the Building Control Body Surveyor.
Additionally all foundation depths to be taken down to any adjacent drain invert depth.

Ground Floor Construction:
Floor finish to clients own choice on 60mm thick sand & cement screed vapour control layer membrane on 80mm thick 'Celotex' thermal insulation slab P/A = 1.0.
Minimum 100mm thick concrete sub-floor laid on 1200 gauge visqueen damp proof membrane on 25mm thick sand blinding on 150mm thickness of approved inerti hardcore.
Existing garage floor to remain intact.

External Wall Construction:
102mm wide multi red facing bricks to match existing for both colour and texture, 100mm wide 'Rockwool' thermal insulation cavity wall batts or similar approved, 100mm wide 'Aircrete Lightweight' (600 kg/m³) concrete block to inner wall with plasterboard on dabs (U value 0.28W/m² K).
Both leaves tied together with stainless steel wall ties 250mm long x 25mm wide to BS 750, spaced at 750mm horizontally and 450mm vertically and every block course abutting external openings. New work bonded to existing with 'Furfix' or similar approved.
Catic lintels or similar approved over all openings and installed in accordance with manufacturers recommendations.

Window frames/ doors to be upvc with draught proofing to all openings, glazed with double sealed units having a minimum 16mm wide air space and low-E en = 0.05 coating (U value = 1.6W/m² K).
All opening sashes to have trickle ventilation slots 8000mm² (free space). 20mm gap to internal door bottoms when fitted. Use proprietary cavity closures to all external opening jambs and window sills 'Robust design detailing'. Horizontal dpc trays to all roof abutments.

Roof Construction:
Concrete interlocking standard pattern tiles to match existing roof slopes secured over 25 x 38mm timber tile battens fixed over 'Kingspan Nilvent' breathable moisture membrane. Trussed rafters constructed and fixed in accordance with BS 5268 parts 2 & 3, braced with 25 x 100mm diagonal timber members (wind bracing).
note: truss manufacture to site measure for roof trusses.
50 x 100mm wall-plate, soffit and fascia detail to match existing. 'Glidevale' over fascia eaves ventilation to perimeter of roof, high level roof ventilation tiles spaced at 1200mm centres.
112mm upvc half round gutter to discharge into 68mm diameter rain water down-pipes with final into soakaways sited 5metres from any building.

Underdraw ceiling joists with 13mm thick gypsum plasterboard with gypsum plaster finish. Roof insulation laid above in two layers in opposite directions total 265mm thickness mineral wool quilt between and over ceiling joists.
Code 5 lead flashing to roof valley supported on 19mm thick plywood boards and 38 x 75mm timber bearers. Double 12mm thick plasterboard protection to all steel beams finished with gypsum plaster.
Mono roof over garage as above with 50 x 100mm rafters @ 450mm centres.
Canopy to have 100 x 150mm deep timber eaves beam.

Drainage:
New drains to connect with existing system, inspection chambers@ all changes of direction (450mm diameter) 100mm diameter 'supersleeve' or similar approved all laid @ a minimum 1 in 50 gradient. New stack pipe to be 100mm diameter. Above ground level waste pipes sizes: - kitchen 40mm, washbasin 32mm, bath 40mm and shower 40mm all fitted with deep seal traps.

Electrical:
Provide energy efficient lighting system to first floor landing ceiling and ground floor kitchen with compact fluorescent lighting units or similar approved.
Bathrooms / shower rooms fan to operate at a minimum 15 litres per second.
Provide and install mains operated smoke/alar alarm detection system to ground & first floor ceilings if not already installed 'denoted' by symbol S. All with battery back-up.

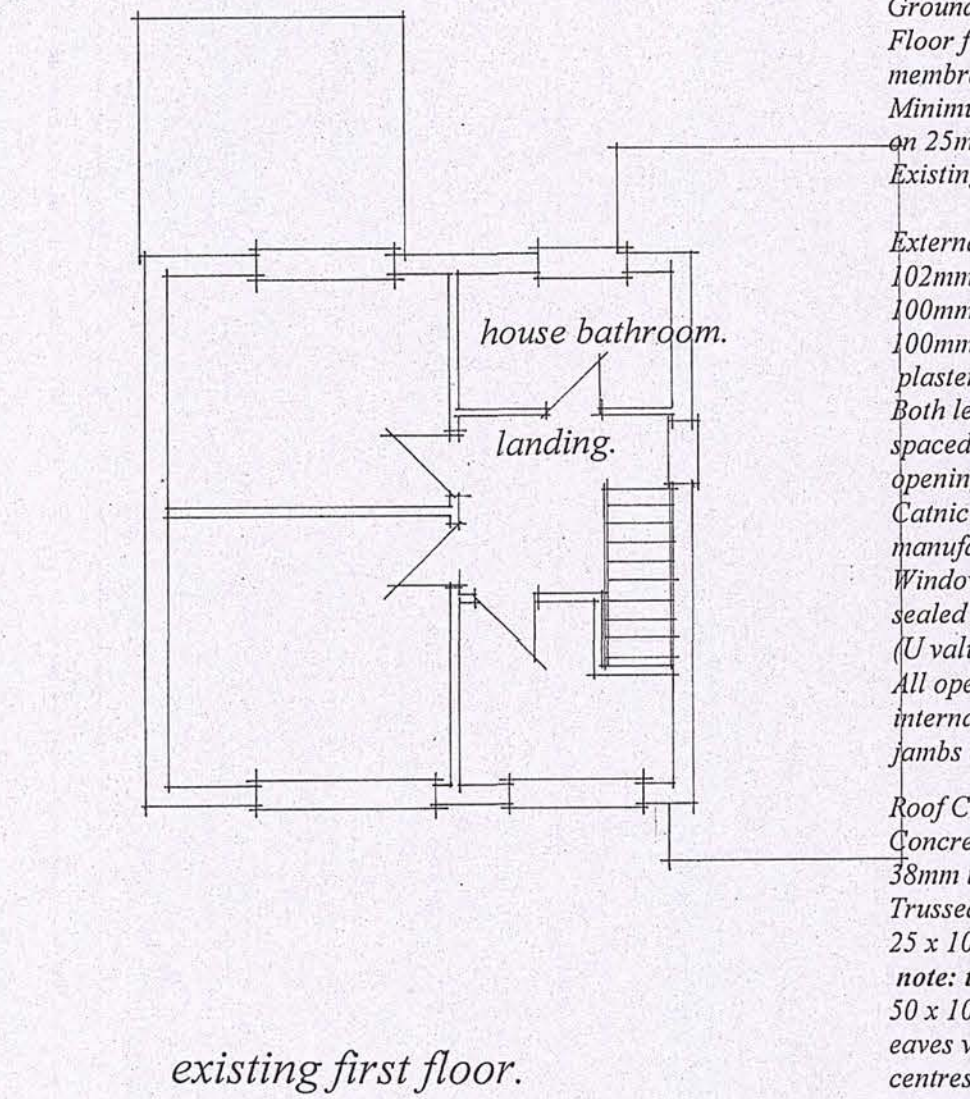
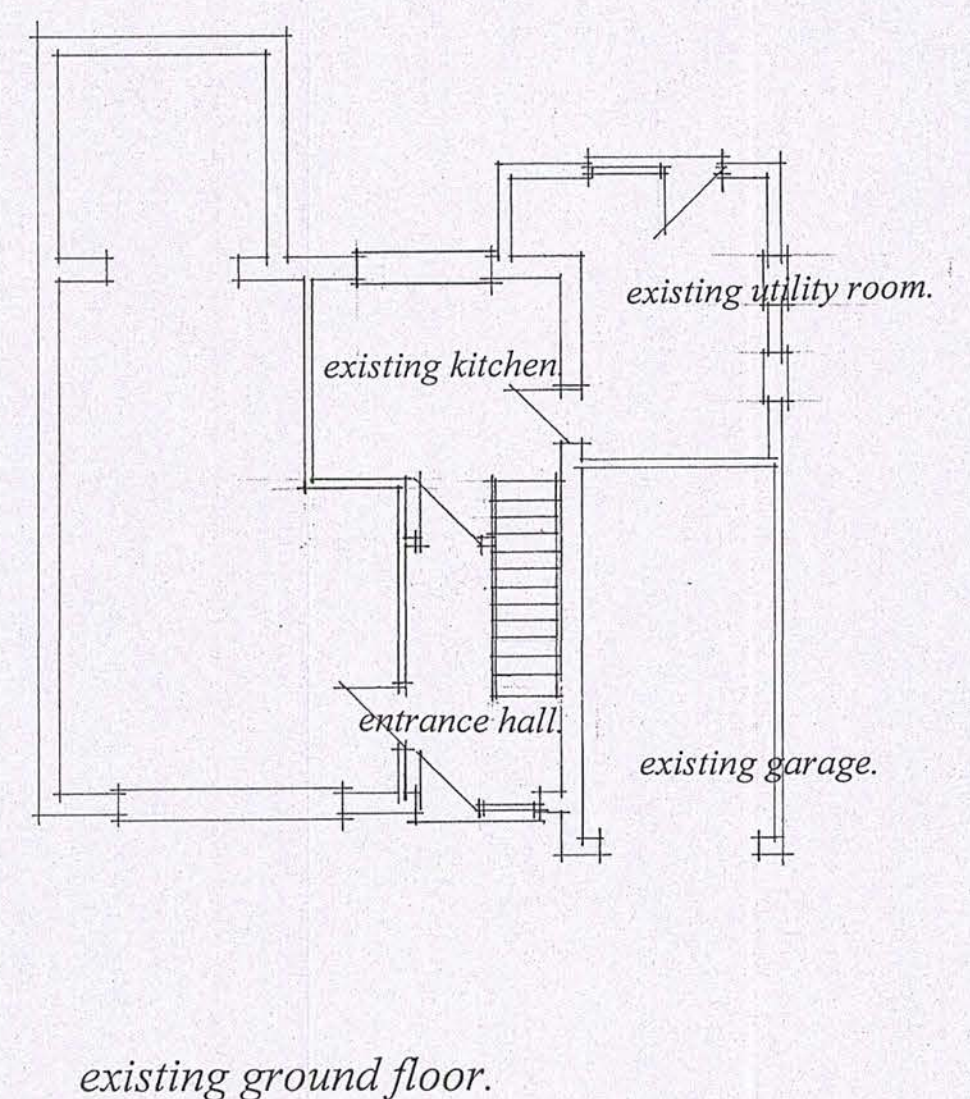
Rainwater Drainage:
115mm upvc rainwater gutters to connect with existing upvc gutter.

Electrical and central heating systems to be extended into the new accommodation, radiators all to have thermostatic radiator valves. Provide energy efficient lighting system with lamps having a luminous efficiency greater than 40 lumens per circuit-watt, typically compact fluorescent lighting units or similar approved located in kitchen, central hallway, landing and bathroom areas.

First floor Construction:
22mm thick flooring grade chipboard, 50 x 220mm SC 3 grade joists @ 400mm centres across shortest span. 1500 x 30 x 5mm lateral restraint straps laid across 3 no. joists where parallel to external walls and built into inner leaf, maximum 2m centres with solid strutting between floor joists full depth 38mm width. All partition walls at first floor level except masonry buttressing walls to be 50 x 100mm studding with 12mm thick plasterboard and skim finish. Herringbone strutting to all joists at mid span.
13mm thick "Fireline" plasterboard with 3mm skim finish to ceilings and all metal lintels. Joists herringbone struted at mid-span.
Floor joists doubled-up where supporting f. floor partition walls which are parallel. 75mm x 200mm trimmer joists to stairwell opening. Floors level through.
Note:
First floor habitable rooms to have emergency escape windows minimum clear opening sashes 450mm x 750mm being not more than 1100 mm from roof level.

Sound Insulation Construction:
100mm wide timber stud wall faced both sides with 13mm thick plasterboard having a mass per unit area 10kg/m² and lined internally with 100mm thick unfaced mineral wool batts. First floor construction of minimum mass 15kg/m², 13mm thick plasterboard ceiling board and skim finish with 100mm thick mineral wool insulation quilt laid between all floor joists.

Calculations for water usage to be submitted before completion of work which will need to demonstrate that consumption does not exceed 125 litres/per/day per person.
These calculations shall follow the Water Efficiency calculator for new buildings. Wholesome water supply to be provided by existing supplier (Anglian Water).



All electrical work to be carried out by a competent person in accordance with IEE regulations and Approved Document part 'P' (electrical safety) Building Regulations 2000 (as amended) requirements to include the design, installation and testing. Certificate to be produced on completion of work.

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Client:

Mr. D. Smith

Job Title

No.3 Ravendale Hawthorn Gate Barton-upon-Humber North Lincolnshire DN18 6AR

Drawing Title:
Two-storey side extension to form additional bedroom and en-suite facility.

Scales:
1: 100, 1: 500 & 1: 1250.

Dated: September 2012.

Drawing Number: DS / 01 / 2012.

DEVELOPMENT CONTROL SECTION
17 SEP 2012
DATE RECEIVED