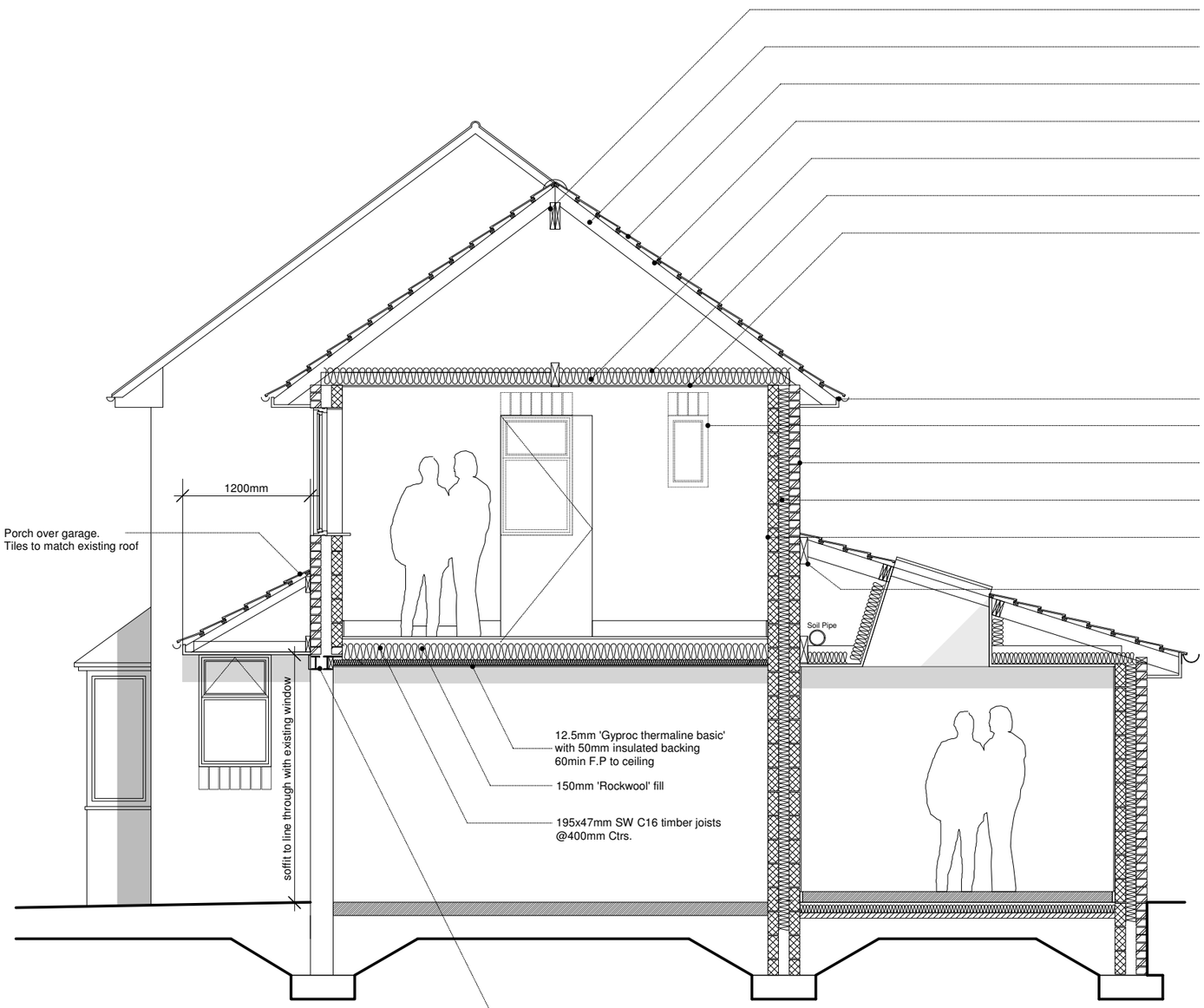
SECTION A



INTRODUCTION

It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant building regulations and other allied legislation

MATERIALS

All materials are to be used and installed in accordance with the manufacturer's instructions and recommendations.The quality of any material shall not be lower than that defined in the relevant British Standard.

TIMBER TREATMENT

All structural timbers, external frames, windows and softwood to be treated against fungal attack. All structural timber to be marked DRY or KD and to have a stress grade.

FOUNDATIONS

Building control officer to confirm suitability of existing foundations to carry additional loading above.

EXTERNAL WALLS

Standard cavity wall construction. 100mm facing brickwork in accordance with planning officers approved samples. Facing in stretcher bond, 1:4 OPC sand/cement mortar with 'bucket handle' joints.

100mm Dritherm insulation or similar approved U value = 0.19w/k/m2

Lightweight load bearing 100mm blockwork to inner leaf. Facing in stretcher bond using SS ties to tie skins together. Inner blockwork to receive plasterboard and dabs, skimmed and painted to suit.

Ensure 'mortar snots' are carefully removed as work proceeds to prevent cold-bridging.

INTERNAL WALLS

Existing side window to be removed and opening enlarged to width shown on plan. Lintel to be provided above opening to support existing property wall (refer to plans) Ensure all beams have a Min. 150mm bearing on brickwork. 726mm FD30 to be provided.

ROOF CONSTRUCTION (TRADITIONAL CUT)

Rafters typically 125 x 47mm C16 SW timber @ 400mm Ctrs spanning from ridge beam to new external cavity walls. Provide 150 x 75mm C16 SW timber purlin centred beneath rafter to reduce span if necessary. Joist hangers to secure perlin to inner leaf blockwork.

Ceiling joists typically 120 x 38mm c16 SW timber @ 400mm ctrs over bedroom Provide 225x75mm SW ceiling binder built into existing house side wall and bearing onto new external wall. Binder to be centrered in room. Ceiling joists supported on inner leaf blockwork and well nailed to rafters. Vertical strapping to be provided if required.

2 x 150mm rockwool insulation cross-laid between and over ceiling joists. Ceilings to be foil backed 15mm plasterboard fixed directly to timber joists, sealed and taped to take texture finish or paint. Noggins may need to be used to provide support for edges and light fittings. Ceiling to achieve 60min fire protection, all downlights to be fire rated. U value = 0.16w/m2/k

Tiles to match existing to be provided, 65mm galvanised nails used to secure tiles on 38x25mm treated SW timber battens. Battens laid over 'Tyvek' or similar approved breathable membrane to allow ventilation of roof space, ensure all joints are adequately overlapped and continue over PVC guttering and also underneath window openings. Vented eaves closers to be provided to allow ventilation.

Code 4 lead flashing is to be provided between the junction of the pitched roof and existing property ensuring all joints are overlapped by a minimum of 100mm.

FIRST FLOOR

Existing FFL to continue through at the same level into the proposed extension. Contractor to confirm this level on site

18mm thick moisture-resistant grade C4 chipboard to BS:5659. Ensure boards throughout are supported on joists or noggins with a 10mm expansion gap at room permieters between chipboard and walls. Boards to be securely screw fixed to 195x47mm SW C16 timber joists @ 400mm Ctrs.

Double joists to be provided under all partitions on the first floor.

Min. 150 x 38mm SW (staggered) strutting/noggins to timber joists at a min. of 400mm Ctrs. to prevent joists twisting under loading.
All floor joists to be supported off new / existing walls using stainless steel heavy duty joist hangers.

Provide 30 x 5mm and min. 1200mm long galvanised mild steel tension straps to innerleaf of external cavity wall, turned over wall plate and screw fixed tight back to masonry at max of 2m ctrs.
30 x 5mm and min. 1200mm long galvanised mild steel tension straps held tight against masonary wall and fixed across 3 joists to provide lateral support at max. of 2m.

Ceiling void between joists to be filled with Min. 150mm 'Rockwool' or similar to provide suitable sound insulation. Ceiling finished with 12.5mm 'Gyproc thermaline basic' plasterboard with 50mm insulated backing, skimmed and painted. U value = 0.22w/m2/k

WINDOWS

Provide 'Catnic CG90/100' lintels above window openings ensuring cavities at window reveals are closed using patent pre-formed closure, insulated and damp proofed. New frames solidly screw fixed to adjacent facings outerleaf and mastic pointed. Windows to be Pilkington K double glazed with UPVC frames and to achieve a U value of 1.8W/m2/k. Full draught proofing / seals to be provided to all units. Windows are to the clients specification and to satisfy the local planning authority. Window manufacturer is to be FENSA registered and all windows are to be fitted by approved installers.

Emergency egress windows to be provided in all rooms of the first floor extension and should have a Min. un-obstructed opening of 0.33m2 and at least 450mm wide. The bottom of the opening area is to be no more than 1100mm above FFL.

ELECTRICAL (PART P BUILDING REGS)

Electrical instalation to comply with the current IEEC requirements and in particular the requirements set out in the new part p buildings regulations.
Instaltion to be designed. installed. Inspected and tested on completion by an approved qualified electrician to the requirements of BS:7671:2000.
Certificate to be provided upon completion.
Schedule of fittings inc. internal and external lighting, power points to be agreed with client.

DRAINAGE

Assumed line of drains is indiacted on plans. Existing drainage layout to be exposed for inspection by BCO. Where and if new building envelopes existing system; existing drains to be protected during whole course of construction or diverted as required. (refer to BCO). Any new runs to be 100mm diameter supersleeve drains & fittings laid at 1:40 falls to connect to existing on pea gravel bed and selected backfill material.Apply hydrolic test on completion. Existing SVP to be relocated to side of garage. Pipe to feed through loft space of proposed extension. Connect all new drainage to existing system.

STEELWORK

Refer structural engineers drawings / calculations for necessary steelwork sizes. All dimensions to be checked on site by the contractor prior to ordering steelwork from the fabricators. The steelwork contractor is to ensure that any shop or site applied primers are compatable with any finishes, intumescent or RIW coatings which maybe applied by the main contractor. Design of all temporary works, propping and bracing shall be the responsibility of the building contractor. All new beams and lintels to have a minimum 150mm bearing on brickwork. All new beams to have a minimum one layer of 15mm Gypsum plasterboard and skim to achieve 30 min fire resistance. The contractor shall not form any holes through steelwork other than those for connections without approval of the structural engineer. Unless otherwise stated, protection treatment to the steelwork shall be in accordance with 'British Steels prevention of corrosion of structural steelwork'.

NOTES:

1. Do not scale off dimensions.
2. All dimensions to be checked on site by contractor.
3. All work to comply with the current Building Regulations
4. All work maybe subject to revision on site
5. This drawing may not be copied without prior permission
6. It is the responsibility of the contractor to ensure that all their work is in complience with the appropriate requirements of the relevant building regulations and other allied legislation
7. To be read in conjunction with engineers report

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Project Title
Mr & Mrs Gwy Williams
27 Queens Drive, Biddulph
Single storey extension over garage

Drawing Title
Section A

Status
Proposed

Scale	Scale
1:50@ A3	
Job No. **009**	Date **January 2010**
Drawing Number **GA_P-006**	Revision **-**