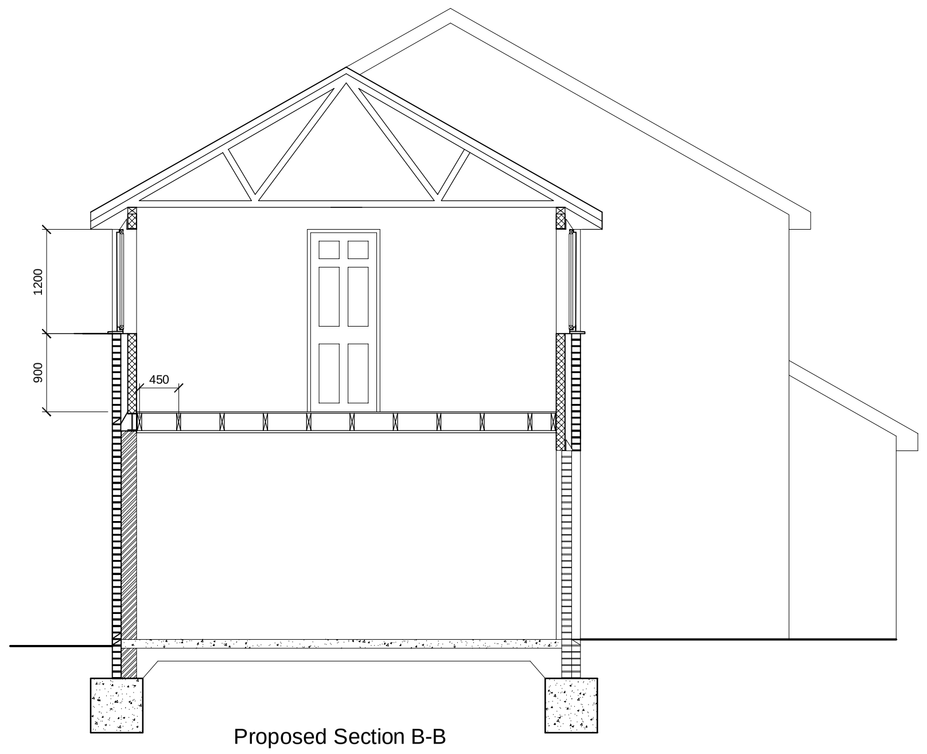
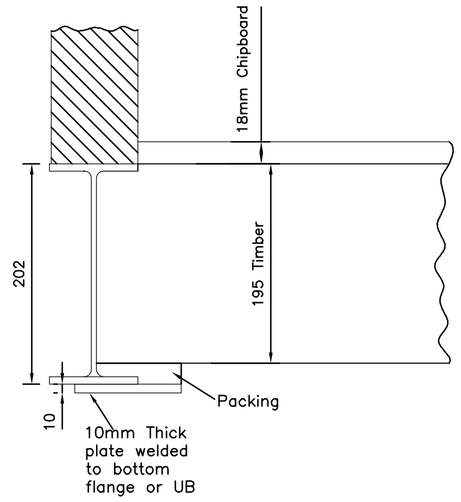
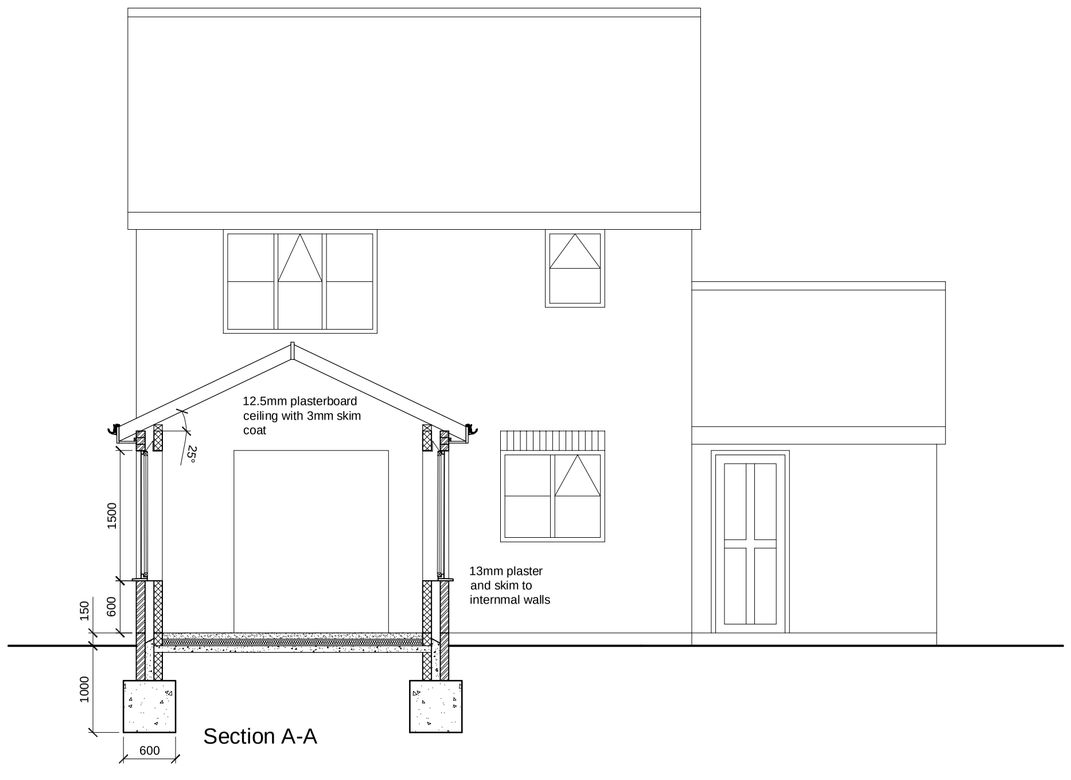


Proposed Section B-B



SECTION THROUGH SUPPORT BEAM
(1:5)



Section A-A

BUILDING REGULATIONS AND SPECIFICATION NOTES

SINGLE STOREY EXTENSION

1. MATERIALS AND WORKMANSHIP

All building works shall be carried out in a workmanship-like manner in accordance with current British Standard Codes of Practice including BS8000 and the approval of the Local Authority.

All materials and fittings to comply with current British Standard specifications and shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations.

2. GENERAL

All dimensions to be checked on site prior to commencement of works.
All variations must be confirmed prior to commencement of works.
All demolished material removed off site.
All structural timber to be stress graded strength class SC3 to BS 5268 : Part 2.
All structural and joinery timber to be pressure impregnated with medium hazard organic solvent preservative.

3. FOUNDATIONS

Concrete trench fill foundations (grade C20P) 600mm wide x 600mm deep to be taken down to 1000mm minimum below finished ground level to the satisfaction of Building Inspector on site.

4. EXTERNAL WALLS (U-Value 0.30 W/m² K)

Cavity wall comprising; 100mm standard clay facing brick; 100mm cavity filled with 100mm Knauf Dri-therm cavity wall insulation batts; 100mm 3.5kn concrete block inner skin to give total 'U' value of better than 0.30 W/m² K or better. 13mm two coat plasterwork internally to walls. Fill cavity to 150mm below dpc with low strength concrete. Cavity wall tied with stainless steel ties to BS1243, evenly spaced at 900mm centres horizontally staggered and 450mm centres vertically, half vertical spacing at reveals. Close all cavities at the top and around openings. All new blockwork to be bonded to existing work with starting channels. Walls below ground to be dense concrete with 3nr courses of Class B Blue Engineering to DPC.

5. GROUND FLOOR (U-VALUE 0.22 W/M² K)

Stressline 105mm x 150mm concrete floor beams on Ruberoid Hy-load DPC. Clinker block infill, selaed, with Celotex Tuff R 75mm foil faced thermal insulation board with 75mm sand/cement screed over. Floor to be ventilated using telscopic nvents to match existing to give 1500mm2 free air passage per metre run of external wall. Floor construction to give 'U' value better than 0.22 W/m² K.

6. GLAZING

All glazing to satisfy the requirements of Part L 2006, be PVC-u double glazed casement units fitted with 22mm sealed units with Pilkington 'K' glass inner leaf.

950mm x 780mm skylights fitted within new roof

7. LINTELS

Prefabricated steel lintels to BS 5977: Part 2 to all external openings fixed in accordance with manufacturers' instructions on 150mm minimum end bearings. Lintels to be Catnic Cougar fully insulated and sized to suit opening as drawing.

8. PITCHED ROOF (U-VALUE - 0.20 W/M² K)

Roof finish to be interlocking concrete roof tile to match existing on 50mm x 25mm SW battens on Tyvek or equal breather membrane underlay to BS 747 type 1F on SC3 grade 150mm x 38mm rafters at 600c/c, 25 ₀ pitch. 100mm x 75mm SW wall plate strapped to cavity wall closer course by 30mm x 2.5mm galvanised MS straps at 1800mm centres at eaves. YBS Insualtion Superquilt Blanket fitted to underside of rafters with 38mm x 25mm counter batten. 12.5mm plasterboard with all joints taped and plaster skim to ceiling. Roof condensation controlled by continuous 10mm ventilation at eaves level with Glidevale Eaves Ventilator or similar approved.

9. DAMP PROOFING MATERIAL

RUBEROID HYLOAD bitumen polymer dpc to brick and block wall, minimum 150mm above finished ground level externally at floor level internally with min. 100mm laps. Three course blue Class B brick splash course to outleaf below dpc.

RUBERIOD HYLOAD bitumen polymer dpc to jambs of all external openings.

Code 4 lead flashing at roof/wall abutment.

11. PLUMBING

Rainwater goods to comply with BS6367 : 1983. 100mm Ogee black uPVC gutter discharge into 63mm square section uPVC rwp. RWP to be connected into existing sw soakaways

12. EXTERNAL DRAINAGE

All new drains to be 100mm Hepworth Supersleve vitrified clay to BS 65 : 1982 with flexible joints and granular surround to fall 1:40, connected to existing drain. New gullies to be back inlet trapped. Contractor to ascertain actual position and flow direction of drains prior to connection.

13. ELECTRICS

To current I.E.E. regulations.

BUILDING REGULATIONS AND SPECIFICATION NOTES

OVER GARAGE EXTENSION

1. MATERIALS AND WORKMANSHIP

All building works shall be carried out in a workmanship-like manner in accordance with current British Standard Codes of Practice including BS8000 and the approval of the Local Authority.

All materials and fittings to comply with current British Standard specifications and shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations.

2. GENERAL

All dimensions to be checked on site prior to commencement of works.
All variations must be confirmed prior to commencement of works.
All demolished material removed off site.
All structural timber to be stress graded strength class SC3 to BS 5268 : Part 2.
All structural and joinery timber to be pressure impregnated with medium hazard organic solvent preservative.

3. FOUNDATIONS

Existing foundations to the satisfaction of Building Inspector on site.

4. EXTERNAL WALLS (U-Value 0.30 W/m² K)

Cavity wall comprising; 100mm standard clay facing brick; 80mm cavity filled with 80mm Knauf Dri-therm cavity wall insulation batts; 100mm DUROX Supabloc inner skin to give total 'U' value of better than 0.30 W/m² K or better. 13mm two coat plasterwork internally to walls. Cavity wall tied with stainless steel ties to BS1243, evenly spaced at 900mm centres horizontally staggered and 450mm centres vertically, half vertical spacing at reveals. Close all cavities at the top and around openings. All new blockwork to be bonded to existing work with starting channels.

Piers to be 'thickened' to take proposed new steelwork over, piers to be taken down to existing foundations, be constructed in dense blockwork and finished with 2nr courses of blue engineering bricks ready to receive steelwork.

5. FF FLOOR CONSTRUCTION

18mm chipboard on 195 x 50mm SC3 timber joists at 450mm c/c complete with 30 x 38mm cross braces, joists to be built into existing cavity wall and formed within web of new steel support beam. Where built in joists shall be pointed and mastic sealed. Void to be filled with 150mm of insulation and underdrawn with 2nr layers of 12.5mm plasterboard and skim.

6. GLAZING

All glazing to satisfy the requirements of Part L 2006, be PVC-u double glazed casement units fitted with 22mm sealed units with Pilkington 'K' glass inner leaf.

7. LINTELS

Prefabricated steel lintels to BS 5977: Part 2 to all external openings fixed in accordance with manufacturers' instructions on 150mm minimum end bearings. Lintels to be Catnic Cougar fully insulated and sized to suit opening as drawing.

202 x 102 x 23 UB to support lightweight blockwork over sat on blue brick padstones and built into existing walling to raer elevation. All beams to be off supprting piers as drawing. Steelwork to be covered with 12.5mm plasterboard to give 30 mins fire protection

8. PITCHED ROOF (U-VALUE - 0.20 W/M² K)

Roof finish to be interlocking concrete roof tile to match existing on 50mm x 25mm SW battens on Tyvek or equal breather membrane underlay to BS 747 type 1F on SC3 grade 150mm x 38mm rafters at 600c/c, 25 ₀ pitch. 100mm x 75mm SW wall plate strapped to cavity wall closer course by 30mm x 2.5mm galvanised MS straps at 1800mm centres at eaves. 200mm figre glass insulation quilt. 12.5mm plasterboard with all joints taped and plaster skim to ceiling. Roof condensation controlled by continuous 10mm ventilation at eaves level with Glidevale Eaves Ventilator or similar approved.

9. DAMP PROOFING MATERIAL

Code 4 lead flashing at roof/wall abutment.

11. PLUMBING

Rainwater goods to comply with BS6367 : 1983. 100mm Ogee black uPVC gutter discharge into 63mm square section uPVC rwp. RWP to be connected into existing sw soakaways

12. ELECTRICS

To current I.E.E. regulations. and Part P of the Building Regulations

DO NOT SCALE - The contractor is responsible for checking all details and dimensions on site and using these in his tender submission and all subsequent work on site.

THIS IS A CAD DRAWING - DO NOT ALTER

REV.	DESCRIPTION	BY	DATE
O	INITIAL ISSUE		

DRAWING STATUS Preliminary

DRAWN	DATE	CHECKED	DATE	APPR'D	DATE
	02/08		02/08	RW	03/08

CLIENT
Mr Richard Whittal

PROJECT
2 Harrison Close, Ratby
Leicester, LE6 0QU

DRAWING TITLE
Proposed Alterations
Existing & Proposed Sections

DRAWING No. *RW/03*

SCALE *1:100* REV.

Original Sheet Size A1