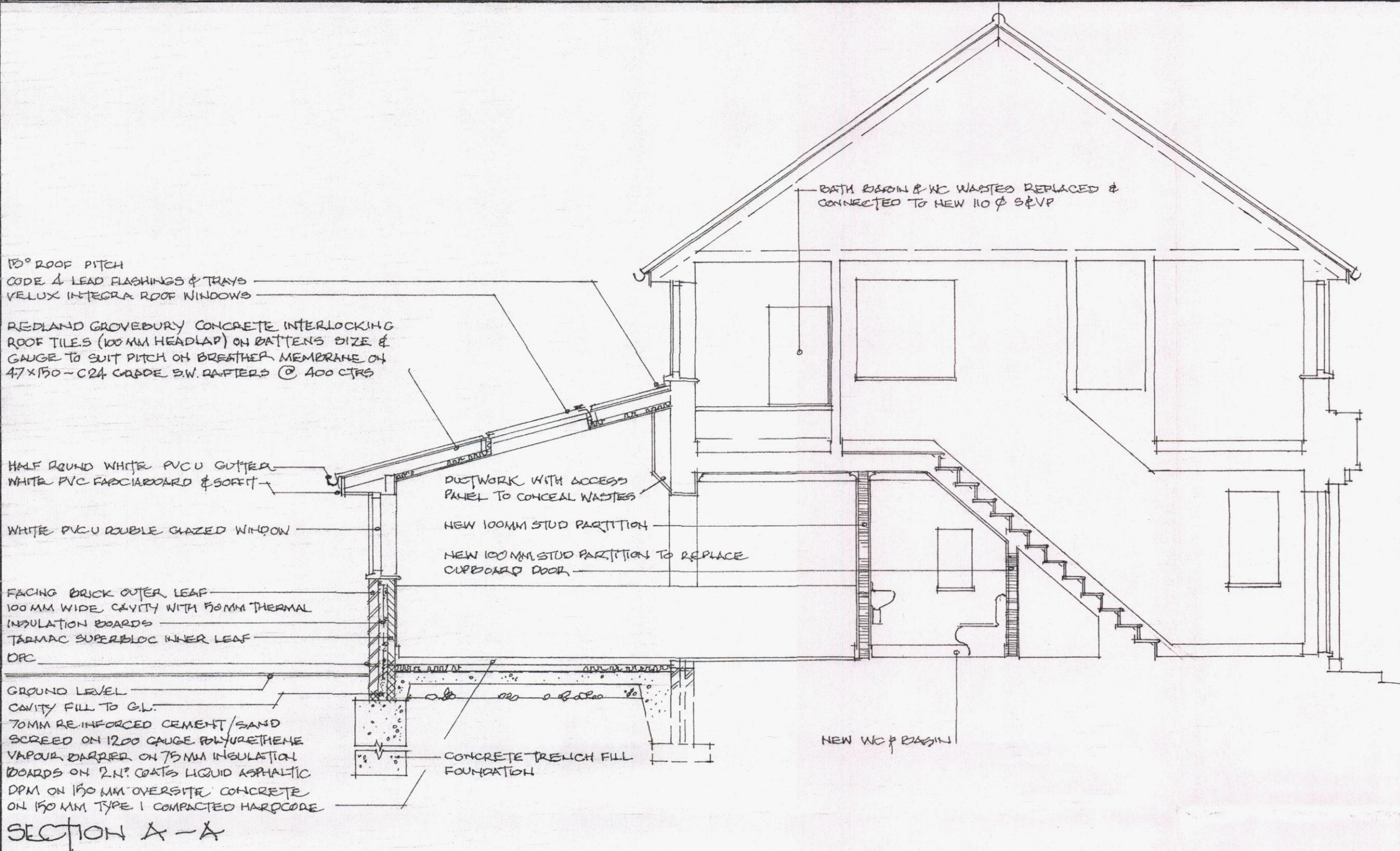




MATERIALS & WORKMANSHIP

All Construction Works and Materials to comply with Specification and Approved Documents of the Current Building Regulations (as amended), current N.H.B.C. Technical Requirements, Codes of Practice and British Standards.

DEMOLITIONS

Carefully remove sections of the existing structure where new openings are to be formed. The lintel above the Kitchen door and adjacent window is to be retained limiting the removal of masonry to that below the window cill. The General contractor is to investigate whether there is a timber trimmer within the first floor at the head of the stairs running east west and ascertain its ability to support the staircase and landing areas adjacent without the additional support afforded by the partition between the existing Cloakroom and Kitchen below before the removal of the said g.f. partition. IF IN DOUBT ASK
Remove existing personnel door and frame to East of garage and make alterations to the masonry to accommodate the new fire internal door. The existing roller/shutter door to the Garage is to be carefully removed and retained for re-installation. The South facing and East facing fascias to the Garage roof are to be removed to provide for the extension works, care should be taken to avoid damaging the existing retained roof structure and cladding materials.
Measures are to be taken to confine debris and dust to the direct area of the works. All materials arising are to be carted away.

FOUNDATIONS

Excavate for and construct trench fill foundations minimum 225mm thick in GEN 3 concrete 650mm wide to 300mm cavity walls and 400mm wide to 100mm block wall adjacent to garage. Link new foundation with existing using 3 no. m.s. dowels and at 600mm ctrs when running parallel.
Minimum foundation depth 1200mm below ground level.
Ground exploration work has not been carried out but foundations should be taken down to an approved bearing strata and where it is necessary to excavate lower to reach an approved strata the resultant void should be back filled with mass concrete. All foundation sizes and depths to be agreed with the Local Authority Building Control Officer.

BRICKWORK & BLOCKWORK

No new Brickwork/Blockwork is to have a strength less than 3.5N/mm²
All internal block/brickwork to be block bonded into existing.
New external cavity walls to be constructed with 100mm cavity width. New internal cavity wall to be constructed with 50mm cavity.
At junction of new cavity walls with existing form vertical cut through outer leaf of existing masonry and insert vertical d.p.c. Secure new external leaf of cavity walls with Firfix or similar approved s.s. ties at abutments to include 12mm compressible waterproof board expansion joint with polysulphide sealant to exposed edge.
Facing Brick External Walls
Use 7N dense concrete blockwork 100mm thick from foundation to DPC level of inner leaf and to 225mm below d.p.c. to outer leaf.
Construct inner leaf from DPC to plate level in Tarmac Superbloc 3.6N/mm² insulation blocks. Construct outer leaf from 225mm below DPC to eaves level in facing brickwork to match colour and texture of existing dwelling.
Generally
Provide damp proof courses in all new walls 75mm (one brick) higher than existing to be stepped and lapped (min 150mm) at junctions with existing using R I W Sheetseal 226 or similar approved DPM.
Use stainless steel wall ties, to BS 1243 at 750mm horizontal ctrs, 450mm vertical ctrs (staggered) and 225mm ctrs around all openings.
Provide insulation to new cavity walls using 50mm thick Celotex CW4050 retained against outer surface of inner leaf with wall ties with retention clips.
Provide 150mm wide vertical d.p.c.'s or Thermabate cavity closers with integral d.p.m.'s of required thickness to suit cavity width to all openings in external cavity walls.
Cavity Trays with stop ends to be provided above all openings in Cavity walls.
Weepholes (perpendicular vents) to be provided at 450mm ctrs. above cavity trays and 900mm ctrs. where cavity drainage is blocked.
Fill cavity to ground level with lean mix concrete with outward draining splayed top.
Seal cavities at head with 6mm non-degradable material. Inner leaf of cavity walls restrained to rafters see PITCHED ROOF CONSTRUCTION

EXTERNAL RENDERING

Apply render as described below to external vertical wall surfaces adjacent to relocated Garage door.
Prior to the application of render the contractor is to remove existing s.w. trellis and ensure that the Brick/blockwork surfaces are clean and free from dust, loose particles and any other contamination.
Rendering is to comply with BS5262 and BS EN 13914-1 Preferred render mix 1:1.5 cement : lime: sand by volume. The lime should be hydrated and comply with the requirements of BS EN 459-1:2001. The sand should be sharp clean and comply with the requirements of BS EN 13139.
Apply render first coat (undercoat) trowelled to a thickness of 10mm to 16mm and scratched, allow to dry out thoroughly.
Apply second and final coat to a thickness of 6mm to 10mm float finished and prepare for decoration.
It may be noted that a wide range of cement free and modified cement renders are available that help to avoid inconsistency in site batching, should these be used the contractor is to ensure that they are compatible with the surface to be rendered.

CONCRETE FLOORS

Note. The new and existing Kitchen floors are of different materials there will be no physical barriers. The contractor is to consult with the Clients and agree the floor finish before commencing works in order to accommodate the material thickness. The existing Kitchen tiles are to be removed along with any lining materials beneath and the floor boarding is to be cleaned and made good as required. The existing timber floor material is to be carried through new opening and screwed to new s.w. plates/grounds on approved d.p.c. and secured to sealed top surface of exposed cavity wall. The whole to be lined with minimum 12mm moisture resistant board cladding in preparation for floor finish.
The new screeded floor is to finish smooth and flush with the newly lined floor adjacent.
Construct new floor to extension consisting 70mm cement/sand screed reinforced with light gauge wire mesh on 1200mm polyurethane vapour barrier on Celotex GA4075 - 75mm thick insulation boards (U-value 0.21W/m²) with 20mm insulation boards turned up peripheral walls (to depth of screed) on two coats R.I.W. liquid asphaltic composition applied to 150mm thick GEN 1 oversite concrete on 150mm thick blinded well consolidated sulphate free Type 1 fill..

PITCHED ROOF CONSTRUCTION

Roof pitch 15 degrees.
Workmanship to comply with BS 5534. All timbers to be treated..
Provide 75mm x 100mm treated s.w. wall plates to cap inner leaf of all cavity walls. Wall plates to be strapped to inner leaf with 1200mm x 30mm x 5mm galvanised m.s. straps at 1200mm ctrs
Construct new unventilated mono- pitch roof with Redland Grovebury concrete interlocking through coloured roof tiles (colour to match main roof) at 100mm headlap on treated 38mm x 25mm s.w. battens (maximum spacing 318mm) on Tyvek Supro or similar sarking felt across rafters allowing 25-30mm sag between rafters. Provide and fix with butt joints proprietary underlay support tray at eaves.
Provide and fix 47 x 150 - C24 grade rafters at 400mm ctrs with double rafters at sides of Velux roof windows with trimmers at head and cill. Rafters secured at abutment with vertical face with galvanised m.s. restraint hangers and birdsmouthed over lower plate.
All multiple joists to be bolted together with M12 dia. Bolts at 400mm ctrs.
Provide and fix 12mm x 30mm s.w. battens to inside face of rafter so that the bottom of the batten is 30mm below the sarking felt. Cut and fix Celotex XR4120 - 120mm thick insulation boards tightly between rafters and apply Celotex PL4040 insulation sheets with bonded 12.5 plasterboard to underside throughout new extension..
Build in new Velux roof windows complete with Velux standard flashings to suite requirement as works proceed.
Roof Windows:-
Provide and fix new Velux Integra electric roof windows with remote control system, EVERfinish white polyurethane centre pivot PROTEC-STAR glazing U-value 1.5 w/m²k
1 No. to Kitchen reference GGU S06 007321U
2 No. to Dining Room reference GGU M06 007321U
Rafters (min. 3 no.) anchored to inner leaf of gables with 1600mm x 30mm x 5mm galvanised m.s. restraint straps.
Bed verges to match existing on minimum 6mm non-asbestos undercloak.
Provide and fix Celuform or similar approved white Upvc fascia and soffit boards fixed in accordance with manufacturers specification.
See also LEADWORK for flashings.

GARAGE ROOF

The garage roof is to be extended to the South using approved mineral finish felt in layers as existing on moisture resistant ply/board lining on 50 x 150 treated s.w. flat roof joists at 500mm ctrs. **Note.** There are no existing firrings to form a falls, the fall to the roof is formed by raising the level of the roof joists, this construction method should be extended to the South.
The fall of the roof should not be less than 50mm in 3.2meters and should be constructed as a continuation of the existing on the Southern end of the Garage.
Properly trim edge of roof, construct fascias and make good to roof surfaces disturbed by new works. Carry roof cladding over tilting fillets at junction with new half gable and form lead trays and flashings as described under LEADWORK

A		
	Date	Revisions

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Client

MRE & MRS I WILLIAMS

Job Title

PROPOSED ALTERATIONS
& EXTENSION
41 HIGHFIELD AVENUE
COWPLAIN WATERLOOVILLE
PO7 7PY

Drawing Title

SECTION A-A
AND SPECIFICATION NOTES
PART 1

Scale

1:50

Date

AUGUST 2014

Drawn by

Drg. No.

14:07/10

Rev.