

GROUND FLOOR SPECIFICATION:

50x175mm DEEP C24 TIMBER FLOOR JOISTS @ 450mm C/C WITH 18mm CHIPBOARD FLOORING
175mm MINERAL INSULATION BETWEEN JOISTS
ENSURE INSULATION IS IN CONTACT WITH THE UNDERSIDE OF FLOOR CONSTRUCTION

PITCHED ROOF SPECIFICATION:

ROOF TILES TO MATCH EXISTING
50x150mm DEEP C24 TIMBER RAFTERS @ 400mm C/C WITH 38mm x 3/4 JOIST DEPTH NOGGINS AT 90 DEGREES.
25mm x 38mm BATTENS
BREATHABLE FELT
50mm VENTILATION GAP
INSULATION TO BE 120mm THICK PIR INSULATION (e.g. CELOTEX, OR SIMILAR APPROVED)
CEILING TO BE 30mm THICK INSULATED PLASTERBOARD FINISHED WITH PLASTER SKIM

DOOR / WINDOW SPECIFICATION:

THERMALLY BROKEN DOUBLE GLAZED, COLOUR TO MATCH EXISTING. LOW E GLAZING TO ACHIEVE MIN. 1.6 W/m²K U-VALUE. 18mm THICK TIMBER WINDOW BOARDS PROVIDED TO EACH REVEAL.

RAINWATER GUTTERING SPECIFICATION:

ALL TO BE 100mm DIA. HALF ROUND OR EQUIVALENT CAPACITY DISCHARGING INTO 75mm DIA. DOWNPIPES, ALL CONNECTED INTO EXISTING DRAINAGE SYSTEM - TBC BY CONTRACTOR ON SITE.

SMOKE DETECTION SPECIFICATION:

CEILING MOUNTED SMOKE ALARMS MIN. 300mm FROM THE WALLS AND LIGHT FITTINGS.

INTERNAL LIGHTING SPECIFICATION:

INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS. NOT LESS THAN THREE ENERGY EFFICIENT LIGHT FITTINGS PER FOUR OF ALL LIGHT FITTINGS IN THE MAIN DWELLING SPACES TO COMPLY WITH PART L OF THE CURRENT BUILDING REGULATIONS.

RECESSED DOWN-LIGHTING TO DORMER CEILING.

ELECTRICAL WORK SPECIFICATION:

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS AND MUST BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:

- A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED.
- B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS7671 HAVE BEEN SUBMITTED THAT CONFIRM THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

A COMPETENT PERSON WILL HAVE THE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT. IN THE CASE OF OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON. THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO INSTALLATION BEING LIVE.

EXISTING DRAINAGE SYSTEM

EXISTING DRAINAGE SYSTEM THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXACT LOCATION OF EXISTING ACTIVE AND/OR DEFUNCT BELOW GROUND DRAINAGE RUNS. THE CONTRACTOR IS TO ARRANGE FOR A VISUAL SURVEY OF ANY EXISTING DRAINAGE RUNS THAT ARE TO BE RETAINED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY LATENT FAULTS OR PROBLEMS ASSOCIATED WITH EXISTING DRAINS. ALL EXISTING DRAINS SUBSEQUENTLY TO BE DEFUNCT DUE TO PROPOSED WORKS SHALL BE REMOVED OR GRUBBED-UP AND TERMINATED FULLY TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

BELOW GROUND DRAINAGE: NEW DRAINS WHICH CONNECT TO EXISTING SYSTEM. DRAINS TO BE 110mm HEPWORTH PLASTIDRAIN OR SIMILAR APPROVED MIN 1: 40 FALL SURROUND PIPES IN 100mm PEA SHINGLE. PROVIDE 600mm SUITABLE COVER (900MM UNDER DRIVES). DRAINS UNDER STRUCTURE AND WITHIN 1000mm OF STRUCTURE TO BE ENCASED IN 150mm CONCRETE IF REQUIRED BY THE BUILDING CONTROL OFFICER. DRAINS TO HAVE RC LINTELS WHEN PASSING THROUGH WALLS (WITH VERMIN SCENES). ENSURE A 50mm SPACE IS MAINTAINED ALL AROUND THE PIPE AND THAT PIPES ARE TO BE FITTED WITH FLEXIBLE JOINTS AT EACH SIDE OF THE WALL. SHALLOW PIPES TO BE COVERED WITH 100mm REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PIPEWORK THROUGH WALLS: WHERE PIPEWORK PASSES THROUGH EXTERNAL WALLS FORM ROCKER JOINTS EITHER SIDE WALL FACE OF MAX LENGTH 600mm WITH FLEXIBLE JOINTS WITH SHORT LENGTH OF PIPE BEDDED IN WALL. ALTERNATIVELY PROVIDE 100mm DEEP PRE-CAST CONCRETE LINTELS OVER DRAIN TO FORM OPENING IN WALL TO GIVE 50mm SPACE ALL ROUND PIPE: MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL AND

DAMP PROOF COURSES:

CAVITY TRAY DPC'S TO BE PROVIDED TO ALL NEW WALL AREAS & ABOVE ALL EXTERNAL LINTELS AND NEW BEAMS TO PROTECT STEEL FROM DAMP INGRESS

ROOF VENTILATION:

INSULATION PREVENTED FROM OBSTRUCTING/BLOCKING ROOF VOID VENTILATION BY AN APPROVED PRE-FORMED RAFTER TRAY DUCT AT EAVES. CONTINUOUS 12.5 MM FLY SCREENED VENTILATION GAP FULL LENGTH OF FASCIA 6mm EXTERNAL QUALITY PLY SOFFITS ON 38x38mm SW FRAMING TO EAVES AND VERGES.

BLOCKWORK:

NEW 100mm THICK BLOCKWORK TO COMPLY WITH BS6073. BLOCKS IN LOAD BEARING WALLS TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 7.3N/mm² AND MORTAR TO BE 1:1.6 (CEMENT / LIME / SAND) MIX.
1:3 (CEMENT / SAND) MORTAR MIX TO BE USED BELOW D.P.C. LEVEL.
MAXIMUM DENSITY 1200kg/m³ (e.g. 'PLASMOR STRANLITE' LIGHTWEIGHT BLOCKWORK)
NO INDIVIDUAL MASONRY UNIT TO EXCEED A SELF WEIGHT OF 19kg (DRY). ALL BLOCKWORK TO BE KEPT DRY PRIOR TO USE. ANY MASONRY ELEMENT EXCEEDING 19kg TO BE LIFTED EITHER MECHANICALLY OR BY THE REQUIRED No OF OPERATIVES IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION

CAVITY WALL TIES & CLOSERS

CAVITY WALL TIES TO BE TYPE 2 AND @ 750 SPACING HORIZONTALLY AND 450mm VERTICALLY
- MIN. 50mm EMBEDMENT INTO MASONRY
PROPRIETARY APPROVED INSULATED CAVITY CLOSURES AT ALL JAMBS OF EXTERNAL OPENINGS.
CAVITY CLOSED AT HEAD WITH BLOCK OR EQUIVALENT.
CAVITY BARRIERS ARE TO BE PLACED AT THE TOP OF THE CAVITY AND SEPARATING WALLS TO PROVIDE 60 MINUTES OF FIRE RESISTANCE.

FOUNDATIONS:

NEW FOUNDATIONS TO BE CONSTRUCTED ON A BEARING STRATUM CAPABLE OF SUPPORTING A GROUND BEARING PRESSURE OF 107kN/m², TO THE SATISFACTION OF THE L.A. BUILDING CONTROL OFFICER.

THE BASE OF FOUNDATION EXCAVATIONS SHOULD BE INSPECTED ON COMPLETION TO ENSURE THE CONDITION OF THE SOIL COMPLIES WITH THAT ASSUMED IN DESIGN. SHOULD POCKETS OF INFERIOR MATERIAL BE PRESENT, BELOW SPECIFIED THICKNESS OF FOOTINGS, THEY SHOULD BE REMOVED TO REACH SUITABLE BEARING STRATUM, AND REPLACED WITH STRUCTURAL CONCRETE.

THE SURFACE OF FOUNDATION EXCAVATIONS SHOULD BE PROTECTED FROM DETERIORATION AND A 50mm THICK BLINDING LAYER OF CONCRETE PROVIDED WHERE FOUNDATIONS ARE NOT COMPLETED IMMEDIATELY.

CONCRETE:

DESIGN CHEMICAL CLASS FOR CONCRETE IS DS-1 AND AC-1s
FOUNDATIONS TO BE A DESIGNED MIX IN ACCORDANCE WITH THE REQUIREMENTS OF BSEN 206/1, BS 8500/2 AND BS8110:
PART 1:1997 DESIGNED MIX.
ORDINARY PORTLAND CEMENT TO BS.12.
COARSE & FINE AGGREGATE TO BS.882.
NOMINAL MAXIMUM SIZE OF AGGREGATE = 20mm
STRENGTH CLASS = C25/30
MINIMUM CEMENT CONTENT = 300 kg/m³
RATE OF SAMPLING = 12m³
WORKABILITY - TARGET SLUMP = 50mm
MAXIMUM FREE-WATER/CEMENT RATIO = 0.60
NO ADDITIVES TO THE CONCRETE WILL BE ALLOWED UNLESS AGREED WITH THE ENGINEER

CONCRETE TO BE WELL COMPACTED USING POKER VIBRATORS

MASONRY (BELOW DPC)

ALL MASONRY BELOW D.P.C. TO COMPRISE BRICKWORK
(TO BS.3921:1985) WITH A MINIMUM COMPRESSIVE STRENGTH OF 20 N/mm² OR BLOCKWORK (TO BS.6073:PARTS 1 &
2:1981) WITH A MINIMUM DENSITY OF 1500kg/m³ AND A MINIMUM COMPRESSIVE STRENGTH OF 7.3N/mm².

ALL MASONRY BELOW D.P.C. LEVEL TO BE SET IN
1:0-0.25:3, S.R. CEMENT:LIME:SAND, MORTAR IN ACCORDANCE WITH BS.5628:PART 1:1992.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
OTHER STRUCTURAL DRAWINGS ISSUED FOR THIS PROJECT

STATUS		FOR APPROVAL	
CLIENT GAYNOR LORD		DRAWN DP	
PROJECT SINGLE STOREY SIDE EXTENSION			
LOCATION 68 NEWHOUSE ROAD, HEYWOOD			
DRAWING TITLE SPECIFICATION		DATE SEPTEMBER 2022	
		SCALE(S)	A2
DRAWING No.	REF.	REVISION	