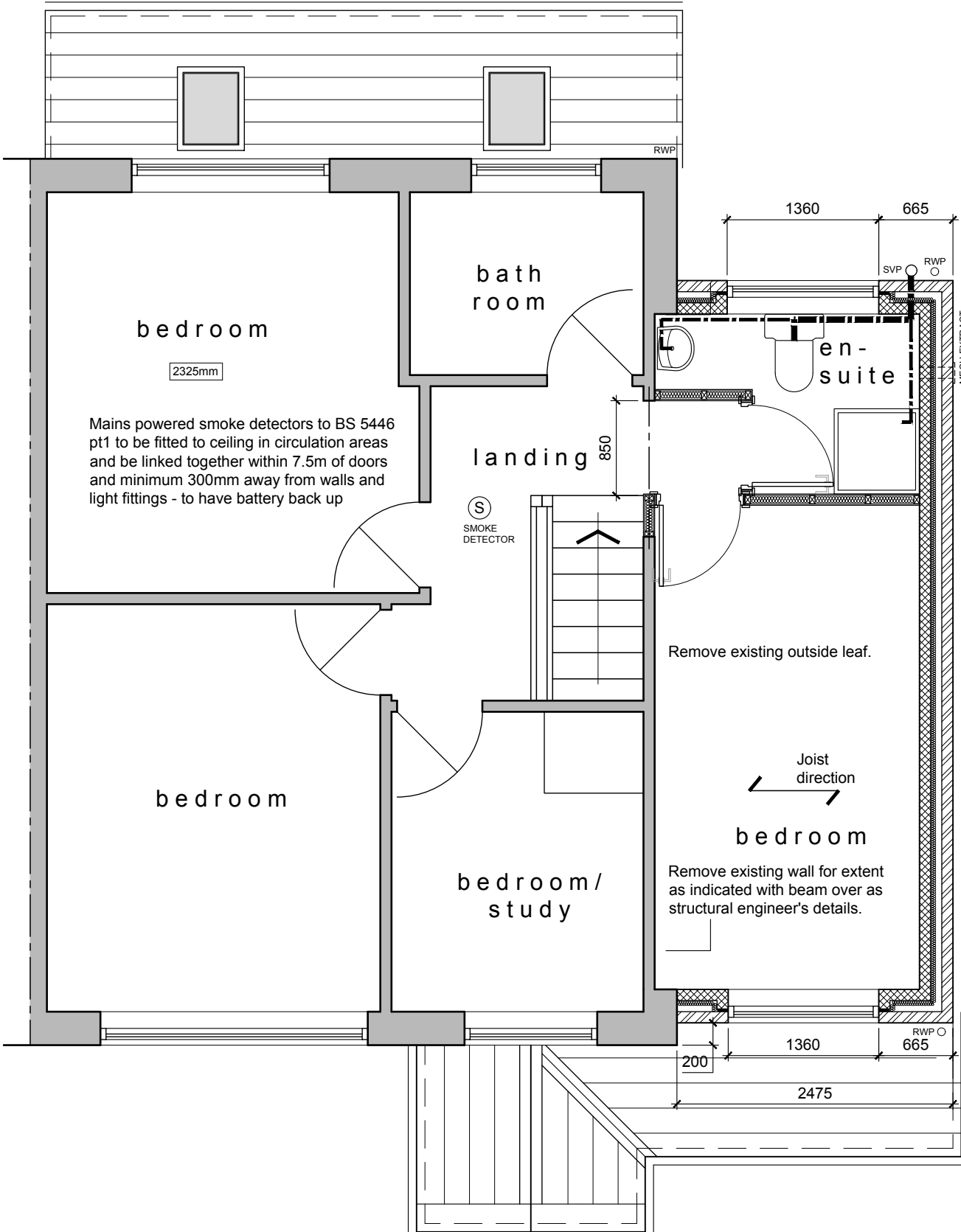




SPECIFICATION:

SITE PREPARATION

The ground to be used for extension shall be inspected and prepared to comply with Building Regulations C1/2/3 and to the satisfaction of the Local Authority.

FOUNDATIONS

To suit site conditions. Normally 600mm x 200mm concrete strip foundations for perimeter walls. The contractor is advised to carry out a full site investigation, including inspecting the depth of existing house foundations and the depth of any drains in close proximity, so as to ascertain the required depth of any new foundations. Foundations to be taken down to a suitable bearing stratum and to a depth approved by the Local Authority. Generally minimum 750 mm depth or in heavy shrinkage clay soils, minimum 900 depth, and below any drain inverts adjacent to foundations. Any additional depth to be made up with lean mix concrete. All foundations are to be in 1:3:6 (C10P)/design mix concrete to comply with BS 8004.

All cement to be sulphate resisting to BS 4027.

All aggregate to comply with BS 822 Part 2 1983 and BS 1047. Course aggregate graded 20-5mm.

Steel welded fabric mesh reinforcement to comply with BS 4483.

EXTERNAL WALLS

Substructure to be 300 mm construction of

- a) Class B engineering bricks
- b) Class A blockwork
- or c) Approved brickwork especially recommended for this application

Mortar to be 1:4 mix

Cavities to be filled with weak mix concrete up to 150 mm below dpc level. Superstructure generally to be cavity wall construction comprising 103mm stretcher bond brickwork to match existing, 100mm cavity and 100mm loadbearing blockwork with 50mm thick Kingspan K8 slabs or similar. All cavities to extend at least 300mm below slab with insulation to edge of slab. Walls tied together with 250mm heavy duty rigid stainless steel safety ties at 450mm vertical centres & 600mm horizontal centres (non staggered) on each course and at every block course at each side of openings - minimum 50mm embedment with each tie having an insulation retaining clip. Cavities to be closed at top and around all openings with proprietary Thermabate type insulated cavity closers. Mortar to be cement/lime/sand 1:1:6 mix above dpc.

Internal finish generally to be 12.5 mm thistle plaster finish or 12.5 mm foil backed plasterboard dry lining system with taped joints and skim finish.

GROUND FLOOR:

To comprise 22mm tongue & grooved chipboard glued and screw fixed at 300mm centres onto 175 x 50mm C16 joists at 400mm centres with 150mm Kingspan K103 floor insulation cut to size in between joists with wire mesh underneath to retain insulation in situ. Ventilated subfloor zone with sleeved airbricks at equal centres not exceeding 2m and to all three sides - to be within 400mm of corners. Subfloor to comprise 100mm mass concrete oversite onto 2000 gauge Radon resistant d.p.m. onto layers of well compacted hardcore.

FIRST FLOOR:

To comprise 22mm tongue & grooved chipboard glued and screw fixed at 300mm centres onto 175 x 50mm C16 joists at 400mm centres (as per structural engineers details) with solid noggins at mid point with 100mm Rockwool or similar quilt insulation between joists and 12.5mm plasterboard and skim to underside. NOTE: Joists to be doubled up under partitions and full fill insulation over Store.

ROOF CONSTRUCTION:

Profiled single lap interlocking tiles to match existing house on treated softwood battens, sizes and centres as appropriate to the recommendations of the supplier onto Tyvek (or equal) non tearable membrane onto trussed rafters as specialist suppliers details onto 100 x 65mm timber wallplate on full mortar joints and strapped down with 30 x 5mm galvanised mild steel straps to external walls at 1200mm centres. Joints in battens to be sawn square ended and not more than one batten in four to be joined on any one rafter. Insulation to be 400mm Rockwool or equal mineral wool insulation batts between ceiling joists and over. Ventilation to be provided with equivalent 10mm ventilation gap at eaves with 50mm ventilation trays between rafters and equivalent of 5mm continuous ventilation at ridge; with continuous Marley Eternit Universal proprietary eaves strip ventilator installed under tilting fillets, and continuous Marley Eternit ventilated dry ridge system installed to ridge tiles - all as per manufacturers recommendations (or equal and approved).

LEAN TO ROOF to REAR:

Profiled single lap interlocking tiles on treated softwood battens, sizes headlap and centres as appropriate to the recommendations of manufacturer, joints in battens to be sawn square ended and not more than one batten in four to be joined on any one rafter. Tyvek (or equal) non tearable membrane onto 150 x 50mm C16 rafters at 400mm centres (doubled up at rooflight locations) with 100mm Kingspan K107 insulation in between and 63mm Kingspan K118 prebonded insulation underneath at 90 degrees to underside of rafters. Rafters to be notched onto 100 x 65mm timber wallplates and strapped down with 30 x 5mm galvanised mild steel straps to external walls at 1200mm centres. Ventilation to roof void to be provided by proprietary eaves ventilation grilles fitted with insect proof gauze; and 25mm ventilation at abutment with existing wall - all providing free air space equivalent to 25mm continuous eaves opening.

TIMBER TREATMENT

All structural and external timbers to be treated with either double vacuum process using an organic solvent to BS 5707 or vacuum pressure process using a fixed water bourne preservative to BS 4072 as recommended by supplier/processor.

RAINWATER GOODS

Rainwater goods to conform to BS 6367:1983 and to be fixed in strict accordance with manufacturers recommendations. Generally rainwater gutters to be pvc 155mm half round type with 63mm diameter downpipes. Rainwater pipes to discharge into roddable trapped gullies into existing system adjacent.

Do not scale from this drawing. Northlight Architecture Ltd must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of Northlight Architecture Ltd.

A Plan amended to suit feedback from Yorkshire Water. 12.09.19

BUILDING REGULATIONS

Rev	Description	Date	By	App'd
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Client
MR & MRS TOWN

Project
PROPOSED EXTENSION side of
17 SOUTHFIELD COURT, KIRKBURTON

Drawing title
PROPOSED FIRST FLOOR PLAN
and SPECIFICATION

Drawn by	Date	App'd
RH	JAN 19	-
Drawing no	Project no	Scale @ A3
BR 03	18.1079	1:50
		Rev
		A