

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturer's instructions. All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are notified to the Building Inspector when necessary.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering. The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive. All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

The contractor is to confirm load bearing structure prior to works commencing. Agree intrusive inspection/survey with client if required.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain. Depth of foundations to be to the satisfaction of the Building Inspector. Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works. Foundations tied in to existing.

Ground Floor .

19mm T&G floorboards on timber floor joists @450mm ctrs C16 timber as described (to Trada tables). 110mm thick Kingspan K103 floor board between rafters on treated timber support battens. 250mm vertical perimeter insulation between end joist and masonry. 150mm minimum sub floor space, ventilated with cavity installed cranked vents built into external wall at 2m ctrs (see walls). Joists sat on and wrapped with hyload dpc at ends. All to achieve 0.22 U value. Ensure ventilation air path is maintained to existing timber floor structure.

OR 65mm sand/cement screed on 500 gauge dpm membrane on 70mm Kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure. 150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc.

Dwarf walls on foundation if required. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions.

All to achieve 0.22 U value.

External Walls.

Build up from foundations to dpc level with 2 No skins. 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc. Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level. Cavity wall construction: facing brick .90 mm cavity with 40 mm thick partial fill Celotex CW4000 insulation board. 50 mm clear cavity. 100mm 7.3N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.28 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm horizontally and every 450mm vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings. Cavity closer to be Dacatis supafix or Thermabate 150mm wide insulated vertical dpc.s to BS743 at cavity closings. Lintels- 1G L1/S100. To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 4th brick above lintel/Flashing. To existing walls, now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Rafters, ridge and hip rafters as described. Ceiling joists as described. All C16 timber All as Trada span tables.

Roof Construction.

New roof tiles on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane. On Rafters/ceiling joists etc as described. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under ceiling joists. 100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. 10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves board either 19mm treated SW plywood or UPVC (to client's choice) on battens fixed to rafters. 2 layers 150mm mineral wool between/over ceiling joists. To give U value of 0.16 w/m2k. Dry verge/ridge.

Valley Flashings. Code 4 or 5 lead on gutter boarding, tilting fillets, lead saddle, welts etc. Max sheet lengths 1500mm, minimum laps of 150mm. Copper clout nails. All in accordance with the Lead Sheet Association.

Lead or Nicholson's Masterform alternative to lead installed to manufacturers recommendations.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Cutters to have grill over RWP outlets.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest bend.

WC -100mm dia waste connected to SVP. Shower 76mm deep seal trap .40mm dia pipe. Basin 76mm deep seal trap .32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection.

Sink waste pipe 32 mm dia with 76mm deep seal trap. To discharge to drain.

Internal openings.

Existing wall removed between rooms provide lintel to be 1G HD box Lintel. All lintels to be double boarded to give 30 minutes fire resistance.

Internal Partitions

75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc wallboard and skim. Provide noggins between floor./ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs .

Windows

Window to be double glazed, to have a frame installed trickle ventilator to give 8000mm2 ventilation .To give a U value of 1.6 w/m2k or better.

Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. Windows and doors to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs.

Doors

Bi-fold/ sliding all new to clients choice. Double glazed with toughened or laminated solar K glass. To give a U value of 1.8 w/m2k or better.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended.

Mechanical Ventilation

Utility- Provide mechanical extract fan to give 60 litres/second extraction. Bathroom- provide mechanical extract fan to give 15 litres/sec extract rate

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor. If required provide log burner with flue on non-combustible hearth all to building regulations and specialist installation.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwp etc. Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations. Comprising 100 mm dia superslave drain pipes with flexible connectors. Inspection chambers etc. Laid to 1 in 40 fall (Min). All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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NOTES / KEY:



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project
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EXTENSION.

status Building Regs

drawing
SPECIFICATION

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