

<p>① <b>DEMOLITIONS AND SETTING OUT:</b> The contractor to undertake all demolitions required to complete the works</p> <p>All redundant materials must be removed from site and all work disturbed to be made good</p> <p>All dimensions to be verified on site by the contractor</p> <p>All final setting out to be approved on site by the client</p>	<p>⑥ <b>EXTERNAL WINDOWS/DOORS:</b> All new upvc external windows/doors to be as indicated on the elevations and unless otherwise stated must be constructed from hermetically sealed insulated double glazed units to BS 5713 and FENSA certified.</p> <p>(U-value to be 1.4 W/sqm K)</p> <p>The specialist window supplier is to ensure that all glazed units are designed to achieve the appropriate exposure rating for the site location and conditions. Trickle vents to be provided to windows in accordance with the ventilation requirements required by the Approved Documents.</p> <p>Toughened safety glass to be provided within 800mm of FFL and in windows up to 1500mm off FFL where they are within 300mm of a door.</p> <p>All habitable rooms to have egress windows in accordance with the Building Regulations</p>	<p>⑩ <b>KITCHEN INSTALLATION:</b> The existing kitchen to be removed and a new kitchen to be designed and installed by specialists in accordance with the client specification and all approved drawings</p> <p>⑪ <b>INTERNAL DOORS:</b> All new internal doors and door furniture to be in accordance with the client's specification including frames and architraves</p> <p>⑫ <b>PROPOSED PIERS ('X'):</b> Structural piers supporting new steel beams to be constructed in accordance with structural engineer's design and specification</p> <p>⑬ <b>NEW SLIDING DOORS:</b> Supply and fit 2no new sliding doors as indicated</p> <p>⑭ <b>EXTERNAL WORKS:</b> extent of design of new patio and external works to be constructed in accordance with client approved design and specification</p>	<p><b>GENERAL NOTES:</b> All openings in external walls to be provided with the necessary vertical and horizontal damp proof courses in the traditional locations to prevent the ingress of water. (Vertical dpc's to be the insulated type).</p> <p>Where new masonry walls connect to existing, each skin is to be tied to existing with s/s Simpson Strong-Tie Crocodile C2K Wall Extension profile or similar approved. 100mm vertical slot to be cut in existing wall along line of cavity and 200mm vertical dpc to be inserted and cut and dressed in front of new insulation to prevent ingress of damp.</p> <p><b>VENTILATION:</b> Windows to habitable rooms to provide ventilation equivalent to 1/20th floor area (8000 sqmm trickle vents to be incorporated)</p> <p>Kitchen to have extract rates of 30 litres/sec near hob and 60 litres/sec elsewhere</p> <p>Bathroom/ensuites to have extract rate of 15 litres/sec per bath/shower</p>	<p><b>ELECTRICAL INSTALLATION:</b> The electrical installation must be undertaken by an appropriately qualified person and must comply in all respects to the current I.E.E. Regulations. Where necessary the contractor must liaise with the electricity supply Company to confirm the electrical loadings, the nature and location of the supply, its suitability for the installation, the earthing arrangements and the location of any external meters. No conduit or wiring should be exposed and all wires in the roofspace to be clipped to the top of ceiling joists and not covered with insulation. There shall be no conduit or wiring in cavities of external walls.</p> <p>All new electrical sockets to be located between 450mm–1500mm above finished floor level and light switches to be a minimum of 1.200 above finished floor level</p> <p>Energy efficient lighting to be installed in accordance with L1 table 4 in accordance with approved document. External lighting to conform to L1 1.57</p> <p>The contractor to allow for all electrical works required by the alterations and the final scope of work / specifications to be agreed with the client</p>
<p>② <b>FOUNDATIONS:</b> New 650(W)x300(D) mass concrete foundations generally as indicated subject to design by the structural engineer and approval by the building control inspector.</p> <p>New 450(W)x450(D) mass concrete foundations to new external wall on boundary</p> <p>All new foundations generally to match the existing and taken down to firm ground</p>	<p>⑦ <b>NEW FLAT ROOF CONSTRUCTION: (WARM ROOF DESIGN)</b> The flat roof to new rear extension to be an unventilated 'Warm Roof' design (including all necessary flashings) with a single membrane or GRP finish on 150mm thick rigid insulation with furring pieces laid to fall on 20mm thick external grade plywood or OSB board (all to manufacturer's specification) on treated s/w joists @ max 400cts (to structural engineer's design and specification) with 12.5mm thick moisture resistant plasterboard and skim to the u/s</p> <p>The U-value of the overall construction to be 0.15 W/sqm K</p>	<p><b>STRUCTURAL DESIGN:</b> Structural design/calculations/assessment is required for the following elements :-</p> <ul style="list-style-type: none"> <li>– New timber roof design including size and specification of rafters/joists etc</li> <li>– Full structural appraisal of the existing structure including the existing first floor loadings to ensure that the design proposals are viable as shown</li> <li>– The design and specification of new steel beams 'A+B'</li> <li>– The design of all supporting piers ('X'), padstones and foundations required</li> <li>– Provide all necessary design sketches and calculations for the structural elements and submission to building control for approval</li> <li>– Assessment/design of the proposed foundations for extension after site inspection of the existing foundations</li> </ul>	<p><b>UNDERGROUND DRAINAGE:</b> The foul water drainage installation to be in accordance with the Approved Document H of the building regulations or BS 8301: 1985 Code of Practice for Building Drainage</p> <p>Any pipes passing under building to be surrounded with 150mm min mass concrete encasement and where the crown of the pipe is within 300mm of the u/s of the slab the concrete encasement must be integral with the floor slab</p> <p>New foundations to be taken down to the invert level of all existing drainage runs</p> <p>All work to be carried out in accordance with BS8301. New manholes to be constructed with proprietary uPVC chambers/150mm concrete bases and 215mm thick semi-engineering brickwork external wall and sized to suit depth of drains, all as detailed.</p> <p>The head of all foul drainage runs must be ventilated by means of a soil vent pipe terminating into the atmosphere – intermediate soil vent pipes may be terminated by means of a 'Durgo' or other approved air admittance valve</p> <p>Note: external drainage not visible from site inspection and therefore all drainage runs and connections to be agreed on site with Building Control</p>	<p><b>PLUMBING/ HEATING INSTALLATION:</b> The installations must be undertaken by an appropriately qualified person and must comply in all respects with the current Codes of Practice, Building Regulations and the associated Approved Documents.</p> <p>The contractor to allow for all heating and plumbing works required by the alterations and the final scope of work / specifications to be agreed with the client</p> <p><b>ABOVE GROUND DRAINAGE:</b> New waste system to be of uPVC composition with 38mm waste to kitchen sink, bath and shower and 32mm to wash hand basin. All to be fitted with 76mm anti-siphon seal traps. All to be connected to 110mm diameter uPVC soil and vent pipes in positions shown to extend through roof coverings to vent to external air.</p> <p>The sanitary installation is to be in accordance with Approved Document H of the building regulations or BS 5572 : 1978 Code of Practice for Sanitary Pipework</p> <p>The final drainage runs and invert levels must be agreed on site with the building control officer and the entire system to be tested and certified upon completion of the installation.</p>
<p>③ <b>GROUND FLOOR CONSTRUCTION:</b> Client floor finish on 65mm sand:cement screed on vapour control layer on Celotex GA4000 PIR insulation (0.022 W/mK) with upstand at screed perimeter on min 100mm concrete slab on 1200g dpm (Assumes P/A ratio of 0.60 or below) on 50mm sand blinding on min 150mm h/core</p> <p>(The U-value of the overall construction to be 0.15 W sqm K)</p>	<p>⑧ <b>NEW PITCHED ROOF CONSTRUCTION:</b> Roof tiles to match the existing on 50x25 treated s/w battens on TYVEK breathable roofing felt on treated timber rafters @ 400 max centres with continuous 'over fascia' eaves ventilators</p> <p>Minimum 100mm quilt insulation to be laid between the ceiling joists and 200mm quilt laid over the ceiling joists at right angles</p> <p>The exact pitch of the new roof will depend on the existing site roof geometry and must be verified on site</p> <p>Soffit finished with 12.5mm moisture resistant plasterboard to achieve U-value of 0.15 W/m<sup>2</sup> K.</p> <p>All wallplates to be tanalised and strapped to the external wall by means of proprietary galvanised straps at centres not exceeding 2.0 metres</p> <p>Proprietary roof ventilators to be provided at high level as necessary to ensure adequate ventilation.</p>	<p><b>VENTILATION:</b> Windows to habitable rooms to provide ventilation equivalent to 1/20th floor area (8000 sqmm trickle vents to be incorporated) Kitchen to have extract rates of 30 litres/sec near hob and 60 litres/sec elsewhere Bathroom/ensuites to have extract rate of 15 litres/sec per bath/shower</p>	<p>⑮ <b>SA</b> – denotes automatic smoke alarm ⑯ <b>HD</b> – denotes heat detector</p>	
<p>④ <b>EXTERNAL WALL CONSTRUCTION:</b> White render system externally 100mm external skin of concrete block 50mm free air cavity 85mm Celotex CW4000 insulation (0.022W/mK) with plastic retaining clips 100mm insulating block (0.15–0.19 W/mK) 12.5mm plaster on dabs dry lining</p> <p>(The U-value of the overall construction to be 0.18 W m2 K)</p> <p>Stainless steel vertical twist type wall ties (to BS 5628) to be provided at 450mm max centres vertically and 750mm max centres horizontally (staggered) with increased ties @ door and window openings in external wall. Weep holes to be provided above and below all openings at every third perpend. Insulated galvanised steel lintols to be provided over all structural openings in the external wall</p> <p>Cavities in external walls to be closed at the upper level with incombustible material such as 9mm 'Supalux' or low density block</p>	<p>⑨ <b>INTERNAL STUD PARTITIONS:</b> new 100mm softwood stud partition with 12.5mm plasterboard + skim to each side (75mm thick sound resistant quilt to be installed between studs and moisture resistant plasterboard to be used in areas of high humidity)</p>			
<p>⑤ <b>RAINWATER INSTALLATION:</b> Marley Upvc rainwater gutters and downpipes discharging to vertical back inlet gullies as indicated (colour: to match the existing)</p>				

<b>general specification</b>	
project no	G2023/LPS/277/10
date	11/2023
scale	–
client	Mr+Mrs Crandon
project	Proposed Alterations : 48 Elm Drive : Ty-Sign : Risca NP11.6HJ

