

SPECIFICATION

PRE-WORKS
ALL EXISTING SERVICES TO BE DETECTED AND IDENTIFIED TO CONTRACTOR ON SITE TO AVOID ANY UNFORESEEN DAMAGES OR SAFETY ISSUES.

FOUNDATIONS
FOUNDATION DESIGN TO BE DEPENDANT ON THE GROUND CONDITIONS. IT HAS BEEN ASSUMED WITHOUT TRIAL PITS THAT THE GROUND IS ACCEPTABLE FOR STRIP FOOTINGS ALLOW FOR 650mm WIDE X 225mm DEEP OF C30/35 GRADE CONCRETE SET AT MIN. 1000mm BELOW GROUND LEVEL TO AVOID FROST DAMAGE ON A SUITABLE BEARING STRATA AS APPROVED BY THE BUILDING INSPECTOR. SHOULD THE GROUND PROVE TO BE UN-SUITABLE FOR STRIP FOOTINGS, A DESIGNED RAFT OR PILES MAY BE REQUIRED, WHICH WILL REQUIRE A DESIGN TO BE SUBMITTED AND APPROVED.

GROUND FLOOR SLAB
150mm CONCRETE GROUND BEARING SLAB, OVER 500g DPM, OVER 150mm CELOTEX GA4100 INSULATION, WITH 20mm INSULATION TO EDGES, OVER VISQUEEN 1200g DPM, LAPPED WITH WALL DPC AND LAID OVER WELL COMPACTED AND BLINDED HARDCORE IN 150mm LAYERS. ALLOW FOR SINGLE LAYER OF A193 MESH WITH 50mm COVER TO TOP.

ROOF CONSTRUCTION - SINGLE STOREY
ROOF TO CONSIST OF ROSEMARY TILES TO BEST MATCH EXISTING AT MIN. 22.5 DEGREES PITCH, FIXED TO 25x50mm TREATED TIMBER TILING BATTENS AT REQUIRED GAUGE, DU PONT TYVEK ROOFING FELT OVER LOOSE TIMBERS 170x47mm C16 GRADE STRUCTURAL RAFTERS AT 600mm CENTRES, SAT ON 100x50mm S.W. WALL PLATE WHICH IS STRAPPED TO WALL WITH STEEL RESTRAINT STRAPS, AT 1500mm CENTRES. RAFTERS FIXED BY FIXING 170x47mm WALL PLATE TO EXISTING WALL OR POCKETS CUT. WALL PLATE TO BE BOLTED USING M12 EXPANDING BOLTS AT 400mm CENTRES WITH MIN 75mm EMBEDMENT, TO BE VERIFIED BY STRUCTURAL ENGINEER. ALLOW FOR 120mm CELOTEX GA4100 INSULATION BETWEEN RAFTERS AND UNDER DRAWN WITH 42.5mm CELOTEX PL3040 INSULATED PLASTER BOARD AND 2mm SKIM. (30+12.5mm) ALL ROOF LIGHTS TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH CORRECT FLASHING KITS FOR LOW PITCH APPLICATIONS WITH DOUBLE RAFTERS EACH SIDE..

EXTERNAL WALL CONSTRUCTION
WALL TO CONSIST OF 12.5mm GYPSUM PLASTERBOARD ON 10mm ADHESIVE DABS, 100mm 7N CONCRETE BLOCKS 100mm CAVITY WITH 90mm KINGSPAN K108 FULL FILL INSULATION AND 100mm SANDSTONE OR 100mm DENSE BLOCK WITH CEMENT RENDER FINISH. ALLOW FOR STEEL WALL TIES AT 450mm VERTICAL AND 750mm HORIZONTAL CENTRES. ALLOW FOR WALL TIES AT NOT MORE THAN 300mm APART VERTICALLY, WITHIN A DISTANCE OF 225mm FROM THE VERTICAL EDGES OF ALL OPENINGS, MOVEMENT JOINTS AND ROOF VERGES. ALLOW FOR DPC AT MIN 150mm ABOVE FFL OR TO MATCH EXISTING. ALLOW FOR CODE 4 LEAD FLASHING OVER ROOF ABUTMENTS LAPPED 150mm UP AND ONTO ROOF AND ADHERED. WALL TIES MUST BE OF AN APPROVED TYPE IN ACCORDANCE WITH BS EN 845-1:2013. TIES TO BE 275mm LONG IN ACCORDANCE WITH BS 5628-3 TABLE 10 IF USING STEEL WALL TIES THEY MUST BE OF A STAINLESS STEEL TYPE OR TYPE WHICH PROVIDES A CORROSION PROTECTION SYSTEM AS STATED IN THE BS LINTELS

ALLOW FOR EITHER CATNIC CG90/100 OSA LINTELS TO EXTERNAL UNLESS OTHERWISE NOTED.
ALL LINTELS TO HAVE MIN. 150mm END BEARING ONTO EITHER CONCRETE PADSTONES OR ENGINEERING BRICK.

DRAINAGE
ALL NEW DRAINAGE TO BE VITRIFIED CLAYWARE BY HEPWORTH OR SIMILAR APPROVED, OR UPVC PIPE WORK IN STRICT ACCORDANCE WITH MANUFACTURERS GUIDELINES. DRAINAGE TO BE LAID TO MIN. 1:40 FALLS AND SET TO SUIT EXISTING INVERT LEVELS AND EXISTING DRAINAGE RUNS TO EXISTING PIPEWORK. SURROUND DRAINS WITH LESS THAN 300mm GROUND COVER WITH 150mm CONCRETE AND PROVIDE 13mm COMPRESSION MOVEMENT JOINTS AT MAX. 5000mm CENTRES. DRAINS PASSING THROUGH WALLS / FOUNDATIONS TO HAVE 50mm CLEAR SPACE ALL ROUND AND CONCRETE LINTELS OVER. PROVIDE RIGID SHEET MATERIAL TO MASK VOID. ALL SURFACE WATER DRAINAGE TO CONNECT TO EXISTING SURFACE WATER SEWER. EXISTING POSITIONS NOT FULLY KNOWN, AND SHOULD BE VERIFIED BY CONTRACTOR PROVIDE NEW INSPECTION CHAMBER AT CONNECTION POINT IF DEEMED NECESSARY.

PLUMBING
ALL PIPEWORK TO BE UPVC WITH 40mm DIAMETER TO SINK UNITS FITTED WITH 75mm DEEP SEALED ANTI-SYPHONIC TRAPS, AND TO BE INSTALLED BY QUALIFIED PLUMBER. ALL NEW WATER CONNECTIONS SHOULD BE TO EXISTING WATER INLET, AND BOILER, TO BE INSTALLED WITH EITHER MIN. 15mm COPPER PIPE OF 15mm UPVC/NYLON PIPE WITH SOLDERED COMPRESSIVE JOINTS OR PUSH FIT CONNECTORS.

ELECTRICAL DESIGNS AND STANDARDS
ALL ELECTRICAL WORK SHOULD BE UNDERTAKEN BY A PART P APPROVED ELECTRICIAN OR THE WORKS TO BE SIGNED OF BY A PART P ELECTRICIAN AND CERTIFIED AS BEING IN ACCORDANCE WITH PART P REQUIREMENTS AND TO BS7671:2001. ON COMPLETION THE CLIENT SHOULD RECEIVE ENSURE THAT ELECTRICAL SOCKETS AND LIGHT SWITCHES ARE SITED AT 450mm AND 1200mm ABOVE THE FINISHED FLOOR LEVEL. AVOID PLACING SOCKETS BACK TO BACK. CERTIFICATION SIGNED BY THE INSTALLER AND PERSON RESPONSIBLE FOR TESTING THE NEW ELECTRICAL SYSTEM. STAGGER WITH 150mm MINIMUM GAP. CABLES TO BE SLEEVED WHERE IN CONTACT WITH POLYSTYRENE. ALLOW FOR MAINS LINKED HEAT DETECTOR WITHIN THE KITCHEN AREA, AND MAINS LINKED SMOKE DETECTOR WITHIN THE CORRIDOR AREA AS NOTED ON THE DRAWINGS.

RAINWATER GOODS
ALLOW FOR MARLEY CLIP MASTER 112X49mm HALF ROUND SYSTEM WITH 68mm CIRCULAR DOWN PIPES, IN BLACK TO MATCH EXISTING

FIRE STRATEGY
PROVIDE MAINS LINKED HEAT DETECTION TO KITCHEN.
MAINS LINKED SMOKE DETECTION UTILITY

WINDOWS , DOORS AND ROOFLIGHTS
NEW WINDOWS TO BE UPVC AND TO COMPLY WITH N OF THE BUILDING REGULATIONS. ANY GLAZING BELOW 800mm TO BE TOUGHENED. GLAZING TO BE ARGON FILLED DOUBLE/ TRIPLE GLAZED UNITS AND TO ACHIEVE A U-VALUE OF 1.3 W/m2k AND DOORS TO ACHIEVE 1.3W/m2k, AND TO HAVE 4000mm TRICKLE VENTILATION. ROOF LIGHTS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS USING FLASHING KITS TO SUIT PITCH AND TILES/SLATE TYPE TO BE VELUX, FACRO O.S.A.

INTERNAL FINISHES
INTERNAL FINISHES TO SUIT CLIENTS REQUIREMENTS.

LIGHTING
ALL LIGHTING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART L1 SECTION 2 OF THE BUILDING REGULATIONS WITH AT LEAST 95% OF THE LIGHTING CAPACITY IN CIRCUIT WATTS TO COMPRISE OF LIGHT FITTINGS INCORPORATING TABLE 9 OF THE BUILDING REGULATIONS, AND TO HAVE ENERGY SAVING BULBS. ANY ROOF LIGHTS TO BE PROVIDED WITH FIRE RESISTANT HOODS. CERTIFICATION SIGNED BY THE INSTALLER AND PERSON RESPONSIBLE FOR TESTING THE NEW ELECTRICAL SYSTEM.

PASSAGE OF SMOKE
ALL PIPEWORK AND DUCTING ABOVE 40mm DIAMETER THROUGH COMPARTMENT WALLS TO BE WRAPPED IN PROSEAL OR SIMILAR INTUMESCENT PIPE WRAPS TO PREVENT THE PASSAGE OF SMOKE, TOXIC GAS AND FIRE. ALL WRAPS / COLLARS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

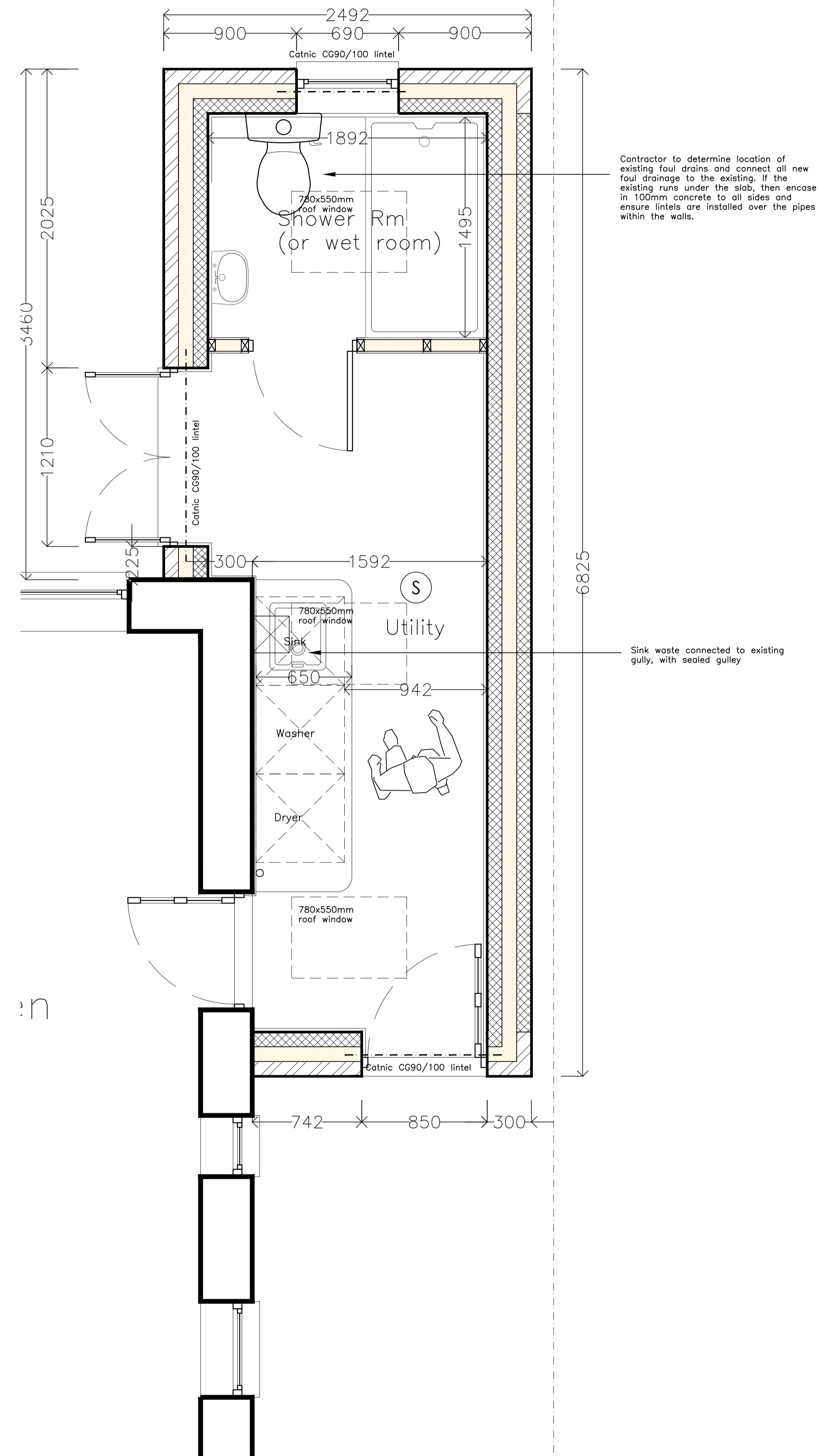
LIMITING INFILTRATION
FIT DRAUGHT STRIPPING IN THE FRAMES OF ALL OPENABLE ELEMENTS OF WINDOWS AND DOORS. SEAL AROUND PIPES AND SERVICES WHERE THEY PENETRATE OR PROJECT INTO HOLLOW CONSTRUCTION VOIDS. ALL IN ACCORDANCE WITH DIAGRAM 4 OF PART L1 OF THE BUILDING REGULATIONS.

INSULATION AND HEATING CONTROLS
INSULATION OF HEATING PIPES IN ACCORDANCE WITH BUILDING REGULATIONS PART L1 SECTION 1 - PIPEWORK IN UNHEATED SPACES TO BE LAGGED WITH THERMAL INSULATION WITH A THERMAL CONDUCTIVITY NOT EXCEEDING 0.045W/M2K AND A THICKNESS TO EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE ALSO INSULATED FOR AT LEAST 1 METRE FROM THEIR POINT OF CONNECTION TO THE HOT WATER STORAGE VESSEL OR ALTERNATIVELY INSULATED UP TO THE POINT WHERE THEY BECOME CONCEALED. INSULATION UP TO THE POINT WHERE THEY BECOME CONCEALED SHOULD COMPRISE 15mm OF MATERIAL HAVING A THERMAL CONDUCTIVITY OF 0.045W/M2K. ALL RADIATORS TO HAVE THERMOSTATIC CONTROL VALVES.

TEMPORARY WORKS AND TEMPORARY STABILITY
THE BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION PHASING AND DESIGN OF ANY TEMPORARY WORKS REQUIRED TO ENSURE THAT THE EXISTING BUILDING REMAINS STABLE AT ALL ALL STAGES DURING CONSTRUCTION.

PROPRIETARY FIXINGS AND PRODUCTS
ALL PROPRIETARY FIXINGS AND PRODUCTS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS GUIDANCE AND RECOMMENDATIONS. THE BUILDER CAN ADOPT ALTERNATIVE SUPPLIERS TO THOSE GIVEN PROVIDED THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND IS OF EQUAL OR BETTER PROPERTY.

MECHANICAL EXTRACT VENTILATION
PROVIDE MAINS LINKED MECHANICAL EXTRACT VENTILATION TO KITCHEN, W.C./SHOWER, AND UTILITY KITCHEN TO ACHIEVE 60 LITRES/SECOND OR 30 LITRES/SECOND IF LOCATED IN COOKER HOOD UTILITY ROOMS TO ACHIEVE 30 LITRES / SECOND W.C./SHOWER TO ACHIEVE 15 LITRES / SECOND OPERATED ON ACTIVATION OF LIGHT SWITCH WITH 15 MINUTE OVER RUN.



- ELECTRICAL LEGEND.**
- ⊞ GRID SWITCH
 - ⊕ PENDANT TYPE LIGHT FITTING
 - ⊖ BATTEN HOLDER LIGHT FITTING
 - ⊗ ENERGY EFFICIENT LIGHT FITTING WITH A LUMINOUS EFFICACY OF AT LEAST 40 LUMENS/CIRCUIT WATTS
 - ⊔ DOUBLE S/W SOCKET OUTLET (LOW LEVEL)
 - ⊖ FUSED OUTLET (BOILER, IMMERSION)
 - ⊖ ISOLATOR SWITCH
 - ⊖ ONE WAY S/W
 - ⊖ TWO WAY S/W
 - ⊖ THREE WAY S/W
 - ⊖ T.V. (BOX ONLY)
 - ⊖ TELEPHONE POINT
 - ⊖ COMBINED T.V., SKY AND TELEPHONE POINT PLATE
 - ⊖ TV, SKY, TELEPHONE CABLE AND DUCTING POSITION FOR FUTURE TV POSITION (SEE STANDARD DETAIL)
 - ⊖ SMOKE DETECTOR TO BS 5839-6:2004, TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD, WHERE MORE THAN ONE ARE INSTALLED THEY WILL BE INTER-CONNECTED. WIRING SHALL CONFORM TO IEE WIRING REGULATIONS. SMOKE DETECTOR TO HAVE BATTERY BACKUP AND TO BE LOCATED A MIN. OF 300mm AWAY FROM ANY WALL AND LIGHT FITTING.
 - ⊖ SHAVER SOCKET
 - ⊖ HOT WATER TIMER
 - ⊖ ROOM STAT WITH LOAD COMPENSATOR
 - ⊖ UNDER UNIT KITCHEN LIGHTS
 - ⊖ EXTERNAL WALL LIGHT FITTING
 - ⊖ DOOR BELL (FOR POWER SOURCE SEE SITE SPECIFICATION)
 - ⊖ PUSH BUTTON SWITCH
 - ⊖ SINGLE S/W SOCKET OUTLET (LOW LEVEL)
 - ⊖ SEMI RECESSED CONSUMER UNIT
 - ⊖ HEAT DETECTOR TO BS 5446-2:2003, TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD, WHERE MORE THAN ONE ARE INSTALLED THEY WILL BE INTER-CONNECTED. WIRING SHALL CONFORM TO IEE WIRING REGULATIONS. HEAT DETECTOR TO HAVE BATTERY BACKUP AND TO BE LOCATED A MIN. OF 300mm AWAY FROM ANY WALL AND LIGHT FITTING.
 - ⊖ HEATED TOWEL RAIL (WET SYSTEM)
 - ⊖ EXTRACTOR FAN TO MEET REQUIREMENTS

N.B ALL NEW LIGHTING TO BE 100% ENERGY EFFICIENT
ENSURE A CARBON MONOXIDE DETECTOR IS INSTALLED IN ANY NEW ROOM TO HAVE A SOLID FUELE APPLIANCE FITTED.

Client			
Andrew Innes			
Project			
Single storey side extension to 67 Booth Road, Waterfoot BB4 9BP			
Job No.	Area	File Ref	
2022/75			
Title			
Construction Notes			
2022/75-02			rev. D
Date	Drn.	Scale	Checked
21.10.22	B. Edmondson	AS Noted@A1	

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Proposed Part Ground Floor Plan (1:25)