

SPECIFICATIONS AND GENERAL NOTES

Client

Client to obtain written permission from all relevant bodies for any encroachment/ boundary issues whatsoever. Kitchens, Bathrooms, Utility and any room layouts on these drawings are indicative only and it is the responsibility of the client to instruct a specialist supplier to design and supply products from actual site dimensions and in line with client specifications.

Contractor

Contractor to visit site prior to commencement of work and check all dimensions and familiarise with the site conditions. The drawings must then be checked and verified by the contractor prior to work commencing on site. It is contractor's responsibility to discuss and agree with building control any construction details/ methods arising on site which are not covered on these drawings. The contractor shall take into account everything necessary for the proper execution of works, to the satisfaction of the building control whether or not indicated on the drawings. All workmanships, materials and construction to comply with the latest Building Regulations, British Standards, Codes of Practice requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturer's instructions or specifications. All materials shall be fit for their purpose. Samples of external materials to be similar to local authority for approval prior to use. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structural stability to the satisfaction of the building control officer.

Prior to site start, contractor to check over drawings & structural calculations to confirm all beams required are detailed on the drawings, any discrepancies must be reported to the Architect/ Owner before site start.

Foundations

Foundations are only to be concreted after Local Athority approval of on site work.All sizes and depth are provisional and are subject to ground conditions and Local Authority approval.

All foundations to be minimum of 900mm deep, 600mm wide and 200mm thick.Where the drains are present the foundation are to be taken down to the lowest invert level or to such level where no building load is transfered onto the drain, bridging to be provided where necessary.

All concrete work to be carried out in accordance with BS 8100;1985.

Concrete Ground floor (Habitable Rooms "U" Value 0.22W/m²k) - 150mm Concrete on 120mm jablite floor insulation on 1200grade visqueen DPM on sand blind on 150mm consolidated hardcore. Dpm to lap DPC. Provide 25mm styrofoam to edge of concrete slab all round to stop cold bridge.

Walls: ("U" Value 0.28W/m²k)- Substructure : 102mm common brickwork forming cavity construction with outer skin reverting to facing brickwork 3 course below horizontal DPC. Weak mix cavity fill 225mm below damp proof course. Damp proof course 150mm above ground level. Superstructure:103mm facebrickwork to match existing-outer leaf. 85mm cavity with full fill dri-therm 32 or 37. 100mm Thermalite Shield insulation blockwork with thermal conductivity 0.15W/mK, Density 600kg/m3. Internal finish to be drylined with 12.5mm plasterboard on 15mm dabs and skim finish. Stainless steel wall ties positioned @ 750mm c/s horizontally and 450mm c/s vertically (double ties to all openings) in accordance with BS 1243;1978. DPC to be Highload pitch polymer or similar laid on a mortar bed.Vertical and horizontal DPC to all reveals. Cavity to be closed at eaves with block or slate. All architrave's and skirting to be provided and fitted by contractors to owners specification. The overall combined wall construction should not be less than 0.28 W/m2/deg C max. All new wall constructions to be bonded into existing, leaving a continuous clear cavity.

All blockwork walls spanning in excess of 6m in length must have a vertical expansion joint to allow for movement.

Lintels:- To be IG or Cantic steel lintels. All Lintels to be fire protected with 12.5 mm plasterboard and skim and to have higher of minimum 150mm end bearing or as specified by manufacturer. Provide Cavity trays over lintels if required. Check Lintel size on site. All lintels to be encaste to give minimum 30 minutes fire resistance. Provide cavity tray above all lintels within external walls. Provide precast concrete lintels above service ducts passing through foundation walls. Brickwork not to overhang lintel by more than 25mm. Large openings may require specialist steel beams as per structural calculations.

Electrical Installation:- All electrical work to meet the requirements of Approved Doc. Part 'P' (Electical Safety). and be designed, installed inspected and tested by a person competent to do so. The installation shall comply with BR appropriate Codes of Practise, Regulation for Electrical Installation, all relevant statutory instruments regulations and BS specificaton. Energy efficient lightning is to be installed to show compliance with requirements of Part 'L1' of the BR.

Part J

Any gas heating works to be carried out by Gas Safe registered installer. Existing central heating to remain and new radiator fitted to new space off existing system, all new pipe work to be installed in accordance with BR

Rain Water Goods:- Provide 100mm PVC gutters to PVC downpipes(as indicated on plans). Downpipes to be taken below gully grating level. Guters to match existing. All rainwater goodsto accord with BS 4576 pt 1.

External Drainage

All Drainage to satisfaction of Local Authority Building inspector on site. Soil and vent pipe to be 900 mm above any opening within 3m New gully to discharge into existing manhole. Underground drainage to be to BS8031 in 100mm dia pipework on a granular bed.

Ventilation

Habitable rooms or Sanitary accommodation (without mechanical extract) to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening window (no minimum size). Background ventilation of 8000mm² achieved by trickling ventilators (or similar approved method) located to top frame of windows to habitable rooms and 4000mm² to other. Manually operated mechanical extraction to be provided within utility rooms and kitchens adjacent to hob to achieve 30 litre/second, or 60 litre/ second elsewhere. To all bathrooms provide a mechanical extract capable of extracting at a rate of 15 litre/second with 15 minutes overrun controlled automatically or manually. Continuous roof ventilation provided by Klobber Permo Forte Vapour permeable underlay maintaining a 15mm drape/ cross flow ventilation gap. Cross flow ventilation maintained over roof insulation with 'Gildevale' RV601 rafter or similar and approved.

Party Wall Act:- It is the Client's responsibility to obtain permission from their neighbors if the proposed works are covered by the Party Wall Act. e.g. exavation within 6m if undermining neighbours foundation, or on party wall.

Windows:-

If the distance to boundary is less than 1m. Number of openings within 1m is 1m². First floor windows 1050mm above floor level. Escape windows to 1st floor bedroom 450mm x 750mm clear openable area of 0.33m².

All new Windows to be double glazed and to match existing. Any glazing in critical location to be safety glazing in accordance with Approved Doc. N and BS 6206.All windows are to be double glazedunits comprising 2 skins 4mm thick Pilkington 'K' glass, low emissivity on line coated glass complete with 16mm min air gap. The requirements for windows is to satisfy Part 'L1' of BR with a max 'U-value' of 1.6W/m²k.

Roof: -Pitch of roof and covering as indicated on section. Tiles laid in accordance with BS 5534 part 1 1978 and manufactures instructions On 50x25mm softwood battens and a breathable sarking membrane with an appropriate BBA certificate e.g. Tyvek which must be installed in accordance with manufacture's instructions. all timbers to be SC3(C160)grade unless stated. Ensure the tiles are suitable for pitch of roof. 250mm thick Rockwool or similar insulation in 2 layers between and over ceiling joists with 12.5mm plasterboard and 5mm skim finish underside of ceiling joists. 30x5x1200mm lateral restraint straps to be fitted to rafters and ceiling joists at max 2000mm c/s across 3 members and fit full depth noggings between. Eaves: 25mm thick sw/upvc fascia board nailed to rafter feet. Form soffit in 6mm exterior grade plywood/upvc supported by 32x25mm sw battens. Leave existing roof in place Code 5 lead lapped 450 over tilt fillet water bars on 200x25 layboards. Use proprietary ventilator to retain insulation at eaves, if required to maintain airflow. 25mm thick sw/upvc barge board if required.Where ceiling follows line of roof provide 90mm Kingspan insulation between the rafters maintaining 50mm clear air space above the insulation. Fix a further layer of kingspan wallboard (25mm insulation&12.5mm plasterboard) across the underside of rafters to give a max 'U -Value' of 0.16W/m²k.

Windows

Standard double glazed windows with side hung casement openings hermetically sealed with integrated draught seals (see drawings for material). 150mm wide d.p.c to BS 743 to perimeter of frame prior to fixing. Window face area to be no more than 25% of the associated rooms floor area. Provide proprietary mastic sealant to all external frame/ wall junctions. Trickle vents to head of frames. See 'Ventilation'. Habitable opening windows (all rooms except kitchens, bathrooms, en-suites, wc's and utilities) providing emergency escape must have a minimum of 0.33m² opening area, providing unobstructed opening of 850 x 500mm wide (min 800mm & max 1100 mm above floor) to comply with emergency egress in accordance with building regulations as an alternative means of escape.

Doors

Proprietary external entrance doors (see drawings for material type) with integrated draught seals. 150mm wide d.p.c. to BS 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame/ wall junctions. External Doors to ve Premdor (or similar approved) 4444 x 838 x 1981mm door lead size fitting within 920x2093mm structural opening to achieve a 775mm minimum clear opening width. Proprietary external garage door, size to be Premdor (or similar approved) 2134 x 2134mm door size and 2268 x 2204mm frame size. Proprietary internal doors to be Premdor (or similar approved) 44 x 864 x 1981mm door leaf size fitting within 947 x 2036mm structural opening to achieve a 800mm minimum clear opening width (corridor width not less than 1050mm wide). All doors must comply with Part M of the building regulations.

Glazing

Provide toughened or laminated safety glass to panels with glazing below 800mm for floor level (1500mm in a door or side panel) or glazing wider than 250mm. All glazing within external walls must be 'Low E' type - Pilkington 'K' glass with 16mm Air or Argon Gas-Filled Cavity. Combined to achieve 'U' value 1.6W/m²K.

Internal Walls

Proprietary system or 70mm wide Gyprox metal studs with 12.5mm plasterboard either side (minimum mass per unit area of 10kg/sqm) to give 30 minutes fire resistance in accordance with British Gypsum white book. Provide sound insulation of 25mm thick minimum density 10kg/m³) fixed within wall construction. All internal drainage pipework to be encased in 2 layers 12.5mm plasterboard on stud (minimum mass per unit area of 10kg/m²). 25mm thick Isowool General purpose Roll (minimum density 10kg/m³).

Pitched Roof Construction

TRADITIONAL TIMBER CONSTRUCTION (Dwelling Extension)

See spec sheet on drawing for roof finish specification, roof finish must adhere to wSee spec sheet on drawing for roof finish specification, roof finish must adhere to manufacturer's recommendations, to a minimum 17.5 degrees pitch (pitch of roof below 17.5 degree to 12.5 degree pitch can be obtained through using Ondutie roof underlay system) (minimum 15 degree pitch required when you using roof lights) on 50 x 25mm tanalised sw battens on Klobber Permo Forte Vapour permeable on sw rafters (timber section size indicated on drawing) at min 600mm cts to be designed, constructed, fixed and braced in accordance with BS 5268 pt 3 1985, including water tank stillage. 100 x 75mm sw wall plate strapped to wall at eaves at max 1800 cts, using 30 x 5mm galvanised ms straps. 75 x 50mm sw blocking noggins under straps.

4no. 100 x 30 x 5mm galvanised ms straps securing roof at each gable at ceiling and rafter level across minimum three rafters. Hipped roof areas formed with infill timbers of SC16 grade to manufacturers design and details. Dragon tie fixed from timber hip to timber angle tie fixed across wall plates at foot of hip. Valleys formed with 175 x 32 mm valley layboard. Fibreglass valley trough. Form 700 x 500mm roof access hatch using 100 x 50 sw trimmers. Provide 38 x 38mm plasterboard edge support if necessary at roof perimeter. Ceiling joists to be under drawn with foil-backed 12.5mm thick plasterboard ceiling. 270mm rockwool 'rollbatt' insulation to roof space (in 2 layers of 100 + 50mm rolls) laid between and over joists to give minimum u value of 0.16 w/m2 degree C. 6mm external quality plywood soffit on 38 x 38mm sw framing to eaves and verges. Provide leaf flashings and cavity tray to all wall and roof abutments. The roof construction to be designed by roof truss manufacturer and calculations submitted to the relevant LA for approval prior to manufacture. Rooflights to have double up rafters either side with doubled trimmers (timber section size the dame as rafter size) to the top and bottom with 50mm tolerance spacing then packed accordingly once installed rafters bolted together with M12 Bolts and 30mm diameter washers at maximum 400 mm centres.

Fire Detection:- Smoke detection to hall and landing and to have battery back-up.Smoke alarms to be interconnected and permanently wired to a separate fused circuit at the distribution board. Install system of discrete detectors and alarms conected to the control and indicating unit to conform to at least the L3 Standard of BS 5839 part 1. Manufacturer's instructions on operating and maintenance to be

General Notes :

- All dimensions should be site checked on site prior to construction.
- Do not scale from this drawing.
- Any drawing errors or discrepancies should be brought to the attention of Structural Engineer at the address shown.

Purpose of Issue :

BUILDING REGULATIONS ISSUE

HEALTH & SAFETY :

- Demolition & Temporary Supports and Stability.
- Buried Services.
- Heavy steel and blocks.

REFERENCE DRAWINGS

00219/21/A-001 - Plans.
00219/21/A-002 - Elevations.
00219/21/A-004 - Block Plans.
00219/21/A-005 - Elevations.

Project :

12 HOLDEN AVENUE
MANCHESTER
SINGLE STOREY REAR EXTENSION

Title :	Scale : @ A2
SPECIFICATIONS	1:100
Date :	Jan 22
Drawing No. :	Rev :
00219/21/A-003	p2