

CONSTRUCTION SPECIFICATIONS

CEILING

Existing ceilings to be carefully retained and exposed soffit cleaned and restored
New ceiling construction to conform with approved Document A1/1 Part B Table B2 of the Building Regulations

WINDOWS

New windows to be uPVC framed with double glazed sealed units, 16mm O/A, 4mm toughened outer pane, 8mm min. airgap, 4mm Pilkington 'i' inner, max. U-value 2W/m²C
Trickle vents to be provided at heads of windows minimum 8000mm² to habitable rooms and 4000mm² to all others
Minimum opening areas to be 1/20th of floor area and opening lights to have locks fitted

MECHANICAL AND ELECTRICAL

All mechanical and electrical work shown is indicative only and it is the responsibility of the relevant sub-contractors to source and install plant in compliance with current Building Regulations and relevant industry standards. Installing, certification, maintenance manuals and safe operating instructions to be provided by NICEIC approved installer.
Low energy lighting to be used throughout to satisfy Table 4 of Approved Document of Part L of the Building Regulations.
Fire detection to comply with BS 5839, mains operated, self-contained and interlinked including both smoke and heat detection.
Mechanical ventilation to be provided to all confined rooms with 5 each discharging to outside Light switch operated to WCs with 20 sec. overrun, Kitchen 60 l/s, Bathrooms 15 l/s minimum mechanical ventilation rates.

Heating system to be selected by the client and performance specification agreed by the building inspector

INTERNAL DOORS

Good quality, plywood faced FD30 fire resisting SW timber doors where indicated with intumescent smoke seals at perimeter.

INTERNAL PARTITION WALLS

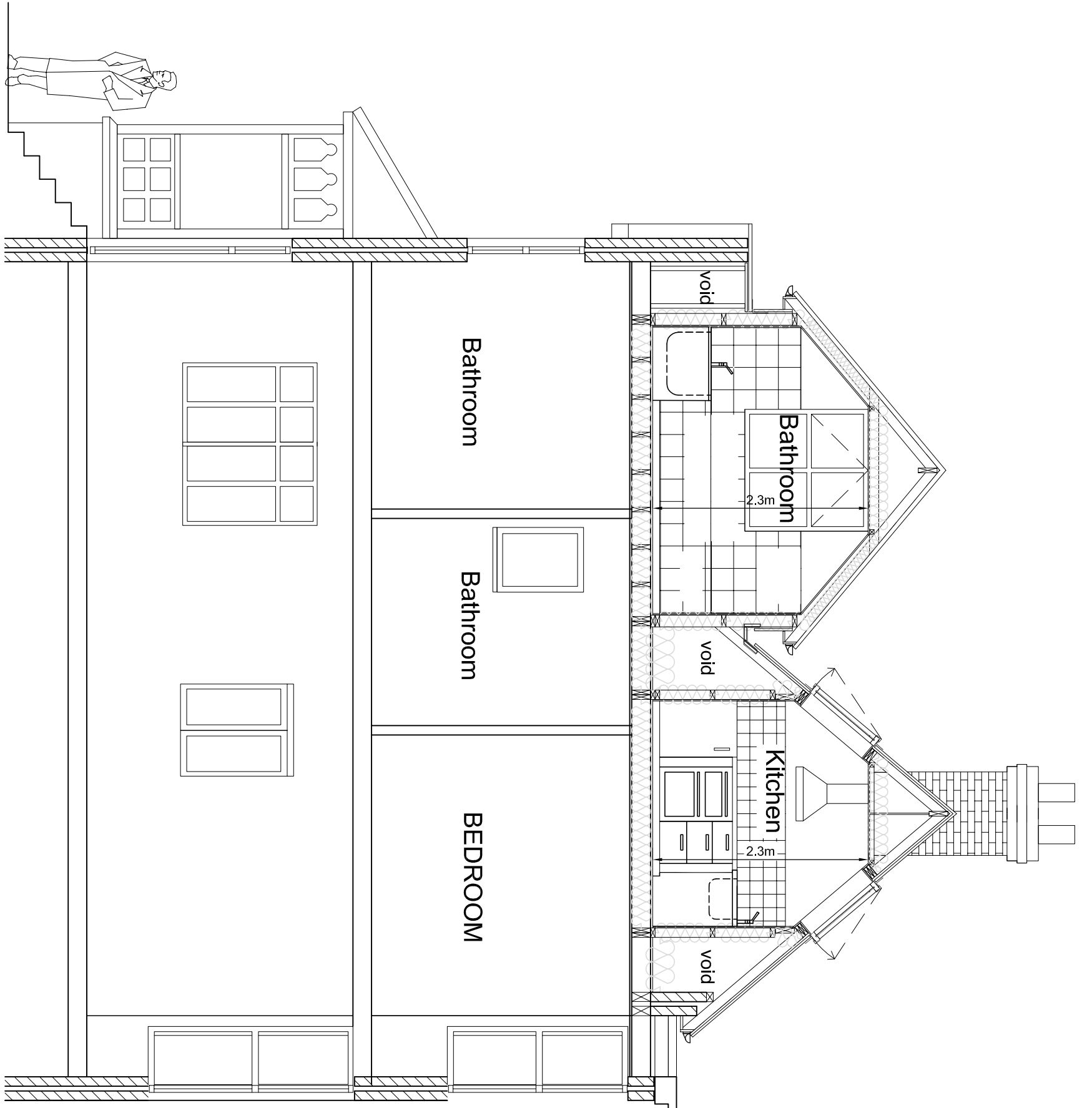
1 or 2 layer 12.5mm BG plasterboard each side screwed to studs or on plaster dabs to masonry, joints taped and skimmed, all partitions to be full height to U/S of structural soffit above and horizontally to fire compartments

PLUMBING AND DRAINAGE

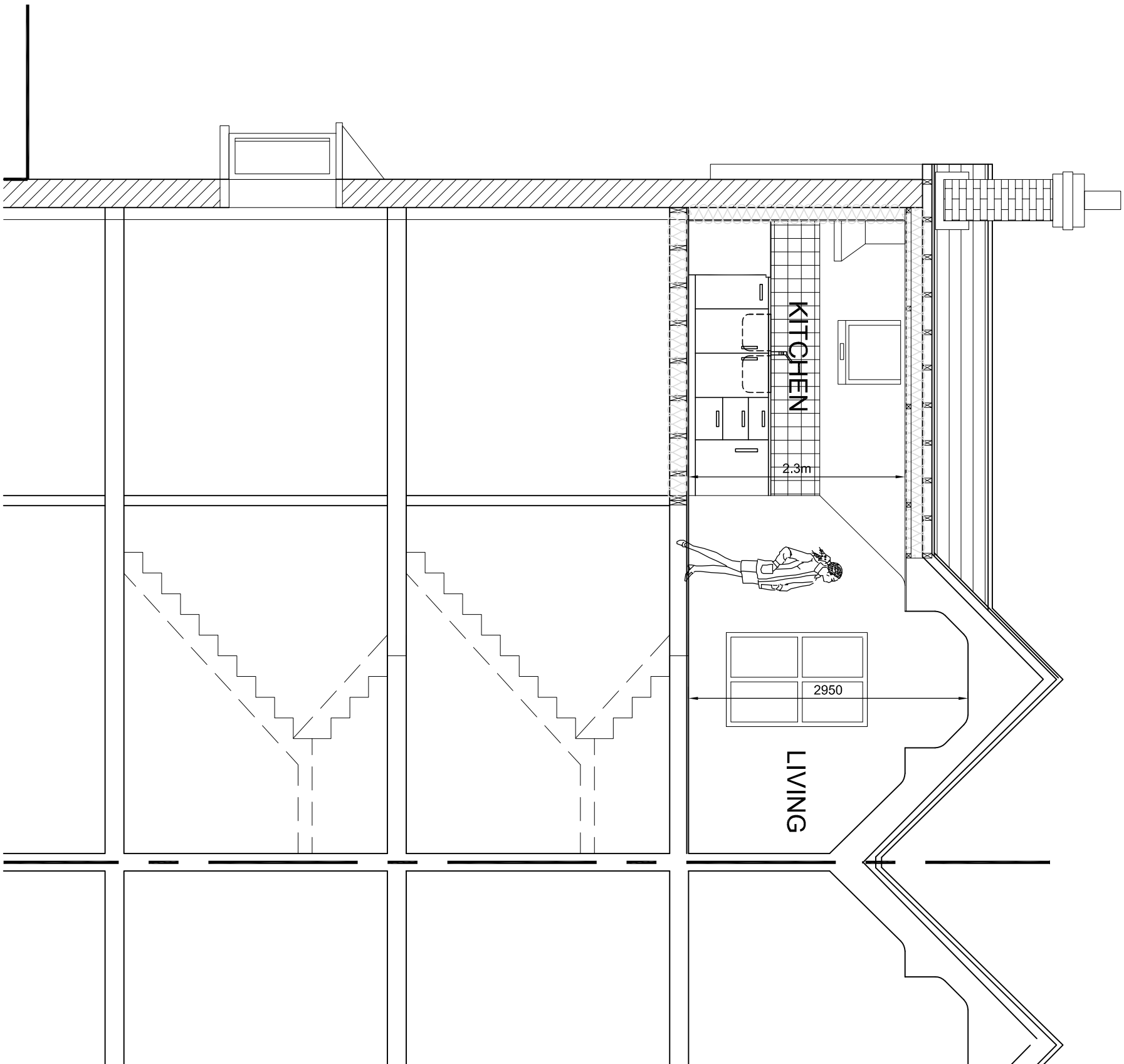
All plumbing to comply with CP 5572:1978
Sinks to have 42mm dia. plastic waste pipes with 75mm deep seal bottle traps

NOTES:

BEFORE THE COMMENCEMENT OF ANY DEMOLITION AND/ OR CONSTRUCTION WORK HEALTH AND SAFETY PLANS MUST BE SUPPLIED BY THE MAIN CONTRACTOR AND/OR NOMINATED SUB- CONTRACTORS AND DEMOLITION CONSENT BE OBTAINED FROM THE LOCAL AUTHORITY



SECTION AA'



SECTION BB'

REV: DATE: DETAILS:

BM ARCHITECTURAL DESIGNS,
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Project: PROPOSED NEW DORMER ROOF EXTENSION
AT 12 SILVERDALE ROAD, CHORLTON M21 0SH

Title: PROPOSED LAYOUT- SECTIONS

Client: MR. DAVID DEANE AND FAMILY

Scale: 1:25@A1 Date: 04/ 2021 Drawn: BM

Status: PLANNING

Drawing no: BM/0421/SILV/PL3 Rev:

Architectural Design/ Planning/ Construction/ Building Regs