All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.

DOORS - GENERAL

PROPRIETARY EXTERNAL STAINED / PAINTED SOFTWOOD OR UPVC ENTRANCE DOORS WITH INTEGRATED DRAUGHT SEALS 150MM WIDE D PC TO B S 743 TO PERIMETER OF FRAME PRIOR TO FIXING PROVIDE PROPRIETARY MASTIC SEALANT TO EXTERNAL FRAME / WALL JUNCTIONS EXTERNAL DOORS TO BE PREMDOR (OR SIMILAR APPROVED) 44 X 835 X 1981MM DOOR LEAF SIZE FITTING WITHIN 920 X 2093MM 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 PREM0OR (OR SIMILAR APPROVED) 44 X 864 N 1951MM DOOR LEAF SIZE FITTING WITHIN 947 X 2036MM STRUCTURAL OPENING TO ACHIEVE A 500MM MINIMUM CLEAR OPENING WIDTH (CORRIDOR WIDTH NOT LESS THAN 1050MM WIDE) ALL DOORS MUST COMPLY WITH PART M OF THE BUILDING REGULATIONS.

GLAZING - GENERAL

PROVIDE TOUGHENED OR LAMINATED SAFETY GLASS TO PANELS WITH GLAZING BELOW 800MM FROM FLOOR LEVEL (1500MM IN A DOOR OR SIDE PANEL) OR GLAZING WIDER THAN Z50MM ALL GLAZING WITHIN EXTERNAL WALLS MUST BE LOW 'E' TYPE - PILKINGTON 'K' CLASS WITH 16MM AIR OR ARGON GAS--FILLED CAVITY COMBINED TO ACHIEVE 'U' VALUE 160W/M2K.

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 WINDOWS (NO MINIMUM SIZE). BACKGROUND VENTILATION OF 3000MM2 ACHIEVED BY TRICKLE 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 HOE AT ACHIEVE 30 LITRE/ SECOND. OR GO LITRE / SECOND ELSEWHERE. TO ALL BATHROOMS PROVIDE A MECHANICAL EXTRACT CAPABLE OF EXTRACTING AT A RATE OF IS LITRE / SECOND WITH FIFTEEN MINUTES OVERRUN, CONTROLLED AUTOMATICALLY OR MANUALLY. CONTINUOUS ROOF VENTILATION PROVIDED BY KLOBER FERMO FORTE VAPOUR PERMEABLE UNDERLAY MAINTAINING A 15MM DRAPE / CROSS FLOW VENTILATION GAP. CROSS FLOW VENTILATION MAINTAINED OVER ROOF INSULATION WITH GLIDEVALE R.VGO I RAFTER VENTILATOR OR SIMILAR AND APPROVED.

PITCHED ROOF CONSTRUCTION (INSULATION AT ROOF LEVEL) TRADITIONAL TIMBER CONSTRUCTION (DWELLING EXTENSION) ROOF TILES TO A MIN 17.5 DEGREE PITCH (PITCH OF ROOF BELOW 17.5 DEGREE TO 12.5 DEGREE PITCH CAN BE OBTAINED THROUGH USING ONDUTILE ROOF UNDERLAY SYSTEM) BATTENS ON KLOBER PERMO FORTE VAPOUR PERMEABLE UNDERLAY ON SW TIMBER RAFTERS AT 600MM CENTRES. RAFTERS BIRDSMOUTHED AND CLIPPED TO 100 X 75MM SW WALL PLATE STRAPPED TO WALL AT EAVES AT MAX I800CTS. USING 30 X 5MM GALVANISED MS STRAPS. 75 X 50MM SW BLOCKING NOGGINS UNDER STRAPS. 4 NO. 1000 X 30 X 5MM GALVANISED MILD STEEL STRAPS SECURING ROOF AT EACH GABLE AT CEILING AND RAFTER LEVEL ACROSS MINIMUM THREE RAFTERS.

SKIM SOFFIT TO ACHIEVE 0.2W/M2 DEG C. MINIMUM 15MM AIR GAP OVER TO ALLOW KLOBER PERMO FORTE VAPOUR PERMEABLE UNDERLAY TO DRAPE AND CROSS FLOW VENTILATE. GMM EXTERNAL OUALITY PLYWOOD SOFFIT ON 38 X 38MM SW FRAMING TO EAVES AND VERGES PROVIDE LEAD FLASHING5 AND CAVITY TRAY TO ALL WALL AND ROOF ABUTMENTS. ROOPLIGHTS TO HAVE DOUBLED UP RAFTERS EITHER SIDE WITH DOUBLED TRIMMERS (TIMBER SECTION SIZE THE SAME AS RAFTER SIZE) TO THE TOP AND BOTTOM WITH SOMM TOLERANCE SPACING THEN PACKED ACCORDINGLY ONCE INSTALLED RAFTERS BOLTED TOGETHER WITH M 12 BOLTS AND 30 DIAMETER WASHERS AT MAX. 600MM CENTRES.

FL ASHING

PROVIDE CODE 4 STEPPED LEAD PLASHINGS. WITH STEPPED CAVITY TRAYS AT ALL ROOF/WALL ABUTMENTS. ALL LEAD FLASHINGS TO HAVE A MINIMUM OF 150MM UPSTAND AT ABUTMENTS.

DRAINAGE - RAINWATER

PROVIDE 100MM DIA. HALF ROUND, DEEP FLOW BLACK UPVC GUTTERS, WITH G3MM DIA. RAINWATER FIFES DISCHARGING INTO NEW TRAPPED GULLEY WITH RODDING ACCESS, CONNECTED TO 100MM DIAMETER CLAY PIPE LAID TO A MINIMUM FALL OF I IN 80. AND TO CONNECT INTO EXISTING SYSTEM. TO BE APPROVED ON SITE WITH BUILDING INSPECTOR.

125MM H.R. MM UPVC GUTTERS LAID TO FALL OF I IN 300 TO OUTLET WITH 68MM DIA. UPVC RAINWATER FIFES.

DRAINAGE - FOUL WATER

ALL DRAINAGE TO BE SUPERSLEVE OR HEFSLEVE PIPES LAID AND BEDDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSPECTION CHAMBERS TO BE 'HEPWORTH TYPE POLYPROPYLENE' INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATION. MANHOLES TO BE CONSTRUCTED IN 225MM CLASS B ENGINEERING BRICKWORK OR PROPRIETARY CONCRETE RINGS ON 150MM THICK SULPHATE RESISTING CONCRETE BASE WITH STEP IRONS TO B.S. 535 - I50MM AVERAGE BENCHING LAID TO FALLS.

BELOW GROUND 100MM DIA. SOIL FIFES LAID AT 1:80 MINIMUM GRADIENT. SOIL PIPES AND ACCESSORIES TO B.S. 4514, 100MM DIA. SOIL AND VENT PIPES TO BE POSITIONED EXTERNALLY WITH MESH COVERED OUTLET POSITIONED 500MM ABOVE ANY OPENING LIGHT. SVP TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER VIA 100MM DIA. REST BEND. SVP TO BE ENCASED IN SOUND INSULATED DUCT (SEE INTERNAL WALL SPEC.) WHERE IT PASSES THROUGH LIVING ROOM OR BEDROOM IF INTERNALLY LOCATED. INCLUDE LEAD SLATE AND SADDLE WHERE SVFS PASS THROUGH THE ROOF.

SINK. BATH, BIDET 4 SHOWER = 76MM DEEP SEAL TRAP. 40MM DIA, UFVC WASTE PIPE @ 18 TO 90MM/M MALL.

WC = 50MM DEEP SEAL TRAP, 100MM DIA. UPVC WASTE PIPE @ I8MM/M MIN. FALL CONNECTED DIRECTLY TO SVP.

WASHBASIN = 76MM DEEP SEAL TRAP, 32MM DIA. UPVC WASTE PIPE @ 20 TO I 2OMM/M FALL. PROVIDE ANTI-SYPHONIC TRAPS & 50MM DIA. UPVC WASTE PIPES WHERE PIPE RUN EXCEEDS 2.0M. WHERE COMMON WASTE PIPE IS USED FOR ONE OR MORE APPLIANCES IT MUST BE A MINIMUM OF 50MM DIAMETER AND CONNECTED TO SVP OR BACK INLET GULLY. RODDING EYES TO BE PROVIDED AT HEAD OF ALL DRAINS. ALL GULLIES AND SVPS TO HAVE RODDING ACCESS. ALL STUB STACKS TO HAVE AN AAV (AIR ADMITTANCE VALVE) PITTED AND RODDING ACCESS.

DRAINAGE - GENERAL

ALL NEW DRAINAGE TO ROUTE AND CONNECT INTO EXISTING DRAINAGE RUNS AND TO BE APPROVED ON SITE WITH BUILDING INSPECTOR, ALL BELOW GROUND DRAIN PIPES SHOULD HAVE MINIMUM OF 150MM COVER BELOW SLAB LEVEL AND BE ENCASED IN 100MM MINIMUM OF CONCRETE. ALL DRAINS PASSING UNDER BUILDINGS TO BE TESTED AND APPROVED BY BUILDING INSPECTOR AND BRIDGED OVER (SEE LINTEL SPEC.) WHERE PASSING THROUGH WALLS. ALL EXISTING DRAINAGE LINES SHOWN ON DRAWINGS ARE ASSUMED AND MUST BE CHECKED / VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS / NEW DRAINAGE CONSTRUCTION.

ELECTRICAL INSTALLATIONS

ALL SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EOUIFMENT IN HABITABLE ROOMS TO BE LOCATED AT APPROPRIATE HEIGHTS BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL. IN THE AREAS AFFECTED BY BUILDING WORK, PROVIDE FIXED ENERGY EFFICIENT LIGHT FITTINGS THAT NUMBER NOT LESS THAN THE GREATER OF ONE PER 25M2 OF DWELLING FLOOR AREA (EXCLUDING GARAGES) OR, 3 PER 4 FIXED LIGHT FITTINGS. EXTERNAL LIGHTING TO BE FITTED WITH A LAMP CAPACITY NOT EXCEEDING 150 WATTS PER FITTING WITH LIGHT AND MOTION SENSORS. ALL ELECTRICAL WORK MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PROFESSIONAL TO COMPLY WITH I.E.E REGULATIONS, PART F OF THE BUILDING REGULATIONS AND ELECTRICAL SAFETY, OUALITY AND CONTINUITY REGULATIONS 2005. ALL FITTINGS TO COMPLY WITH BRITISH STANDARDS. OUANTITY, OUALITY AND POSITION OF FITTINGS IN ACCORDANCE WITH N.H.B.C. REQUIREMENTS PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER-AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSON SCHEME HAS BEEN ISSUED, OR APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 (AS AMENDED) HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON. A COMPETENT PERSON WILL HAVE A SOUND KNOWLEDGE AND EXPERIENCE, RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED WITHIN THE BUILDING REGULATIONS AND EMPLOY ADEQUATE TESTING EOLJIFMENT.

3 in 4 lights should be high efficacy.

SERVICES (DWELLING EXTENSION)

ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE 'BOARD OR AUTHORITY' TO THE SATISFACTION OF THE 'INSPECTOR'. ANY METERS BEING RELOCATED TO NEW POSITION MUST BE EXECUTED BY A REGISTERED SPECIALIST SUBCONTRACTOR.

SMOKE / HEAT DETECTION

SMOKE DETECTORS INSTALLED AT GROUND & FIRST FLOOR IN HALL & LANDING. IF THERE IS A THIRD FLOOR AN ADDITIONAL SMOKE DETECTOR IS TO BE INSTALLED IN THE LANDING. ALL DETECTORS TO BE PERMANENTLY WIRED IN ON A SEPARATELY FUSED CIRCUIT WITH A SECONDARY BATTERY BACKUP. WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED THEY SHOULD BE LINKED SO THAT THE DETECTION OF SMOKE BY ONE UNIT OPERATES THE ALARM SIGNAL IN ALL OF THEM. THE MANUFACTURERS INSTRUCTIONS ABOUT THE MAXIMUM NUMBER OF UNITS THAT CAN BE LINKED SHOULD BE OBSERVED. ALARMS TO BE POSITIONED 7M MAX FROM KITCHEN OR LOUNGE DOORS 4 MAX 3M FROM BEDROOM DOORS, MINIMUM 300MM FROM ANY WALL OR LIGHT FITTING. WHERE A KITCHEN IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR. THERE SHOULD BE A COMPATIBLE INTERLINKED HEAT DETECTOR OR HEAT ALARM IN THE KITCHEN IN ADDITION TO WHATEVER SMOKE ALARMS HAVE BEEN SPECIFIED.

CAVITY CLOSER

CAVITY TRAYS 75MM WIDE TYPE 'V' CONTRACT CLOSER TO USED AT ALL OPENINGS WITHIN EXTERNAL WALLS

LINTELS

TO BE INSULATED COMBINED STEEL 'IC LINTELS' AS FOLLOWS -

-LINTELS OVER OPENINGS IN 275MM CAVITY EXTERNAL WALLS TO BE 'L1/S75'.

-LINTELS OVER OPENINGS IN 100MM MASONRY INTERNAL WALLS TO BE. 'BOX75/100/140'.

- LINTELS OVER OPENINGS IN 102MM MASONRY EXTERNAL WALLS TO BE 'L10'.

-LINTELS OVER GARAGE DOOR OPENINGS IN 215MM EXTERNAL WALLS TO BE 'L9'.

ALL LINTELS TO HAVE MINIMUM END LOAD BEARING AS SPECIFIED BY MANUFACTURER OR 150MM MIN. ALL LINTELS TO BE ENCASED TO GIVE MIN HALF HOUR FIRE RESISTANCE PROVIDE CAVITY TRAY ABOVE ALL LINTELS WITHIN EXTERNAL WALLS PROVIDE PRE-CAST CONCRETE LINTELS OVER SERVICE DUCTS PASSING THROUGH FOUNDATION WALLS. PROVIDE SECONDARY SW BATTEN BRICKWORK NOT TO OVERHANG LINTEL BY MORE THAN 25MM OPENINGS WITHIN INTERNAL STUDWORK WALLS TO FORM PART OF THE WALLS PRIMARY FRAME TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

Rev	Date	Description

Issued For : INFORMATION PURPOSES ONLY

Client
Mr. Heap

Project
6 Hillside Close, Moston,
Manchester, M40 9PQ
Proposed single storey rear extension.

Scheme - Drawing Title
Proposed specification

06 — Drawing No. Revision

Date 14.10.19

Scale Various @A3

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