

GENERAL:

The design and construction of the extension to be in accordance with the Building Regulations requirements. Do not scale from drawings - figured dimensions only to be used. Any errors or omissions to be reported to the Architect. For site and floor levels see appropriate layout plans.

EXTERNAL WALLS:

300mm cavity walls of Facing Brick to match existing. 75mm Kingspan Kooltherm K108 PIR Insulation in 100mm cavity (Min 25mm Residual Cavity Width as Per Kingspan Insulation design guidance). 100mm Lightweight Thermalite block inner leaf (Refer to engineers details for any denser block requirement) with dry lining consisting of 12.5mm plasterboard and skim on plaster dab internally. Approved DD140-2 Type 4 wall ties (to support insulation) at 750mm centres horizontally, 450mm centres vertically to BS1978 (amendment slips 3651 7 AMD 4042) and to be bedded at a minimum of 50mm into each leaf of the wall. At openings, wall ties should be spaced at maximum 300mm centers vertically even if this means cutting cavity insulation to insert the tie. External wall cavities to be provided with flexible cavity barriers at junctions with separating walls and all openings, to provide minimum 30 minutes fire resistance such as Thermabate or approved similar. To achieve a u-value of 0.18W/m2K

LINTELS:

Catnic CH or CG 100 series or similar approved, galvanized pressed steel with min. 150mm end bearing insulated to comply with Building Regulations/manufacturers recommendations depending on type used. Weepholes above each opening to be at max. 400mm centres, with min. 2no. weepholes per opening. Refer to Engineers details for bespoke steel lintel details over new openings/bi-fold doors, etc where off the self lintels are not used.

WINDOWS:

Standard section Upvc framed with m.d.f. window board internally. Tiled internal cills to kitchen, utility, bathroom and en-suite. Ventilation to habitable rooms to be min. 1/20th floor area. All windows double glazed (4mm glass, 16mm airspace filled with argon gas, 4mm glass) in K Glass with permanent vent units each window 8000mm sq. mm air flow area (min. 8mm width). Escape windows to be fitted to all new bedrooms/habitable 1st floor rooms with a minimum opening area of 0.33m2 and a minimum of 450mm clear escape dim in either direction with a escape cill situated between 800/1100mm above FFL.

GLAZING:

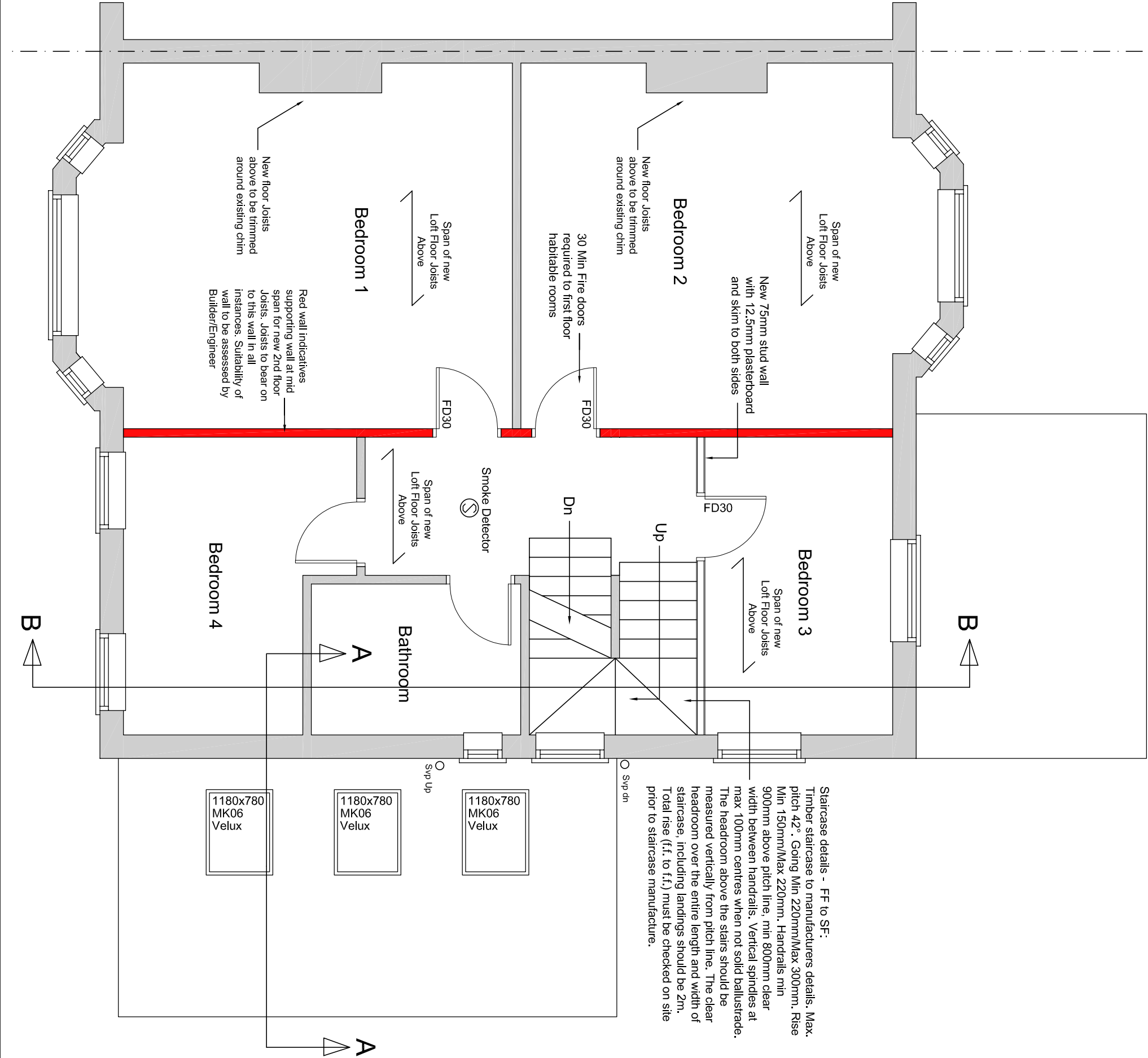
All new glazing to comply with BS6206 1981 - glazing below 800mm above floor level in windows and below 1500mm above floor level in doors and side panels to be in appropriate safety glazing material. All glazing 4mm glass either side of 16mm air gap filled with Argon gas in Pilkington K glass or equal equivalent.

ELECTRICAL:

Interlinked smoke alarms to be provided to circulation area's such as Hallways and Landings run on separate electrical circuit with battery back up. Energy Efficient lighting system to be provided to portion of rooms - generally 1 no. fitting per 25m2 of floor area or 1 per 4 light fittings (which ever is greater). All new electrical work to be designed, installed, inspected and tested by an approved qualified electrician as per Building Regs Part P requirements. Prior to completion the council must be satisfied of this by means of an electrical installation certificate issued under the competent person scheme or forms defined in BS7671.

PLUMBING:

Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully. Gutters to be 100mm half round PVC discharging to 100mm diameter round rwp to back inlet gully. Caged top SVP to terminate min. 900mm above top of window heads. Any amendments to combustion installation should be undertaken by a suitably qualified person. If a new boiler is required to heat the building it must be a condensing type with a min. SEDBUK rating of 90% and again all works must be completed by a qualified installer. Commissioning certificates to be forwarded to L.A.B.C. and home owners.



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Job			
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First Floor Plan			
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