

NOTES

The Contractor is to ensure that all materials comply with the relevant British standards and have current Agreement Certificates. All products fitted strictly in accordance with manufacturer's instructions.

GENERAL

Site stripped of all vegetable matter before work commences.

FOUNDATIONS

All foundations to be in accordance with engineer's details and calculations. Foundations to be designed in accordance with NHBC Standards, Chapter 4.2.

DPC

Hyload DPCs to BS:6515 (1984) or other similar and approved to all walls laid min. 150mm above finished ground level and continuous with DPM. Cavity tray to be provided above all sub-floor vents. Stepped Code 4 lead flashings and cavity tray to all roof/wall abutments.

WEEP HOLES

Where DPC to be installed, to have weep holes at 900mm C/C. Where fairfaced masonry is supported by lintels, each opening to have at least two weep holes. cavity trays or combined lintels to have stop ends.

EXTERNAL WALLS (BRICKWORK FINISH)

100mm brick outer skin to match existing. 100mm cavity, 100mm block inner skin to be thermalite blocks . All external wall cavities have 10mm clear residual cavity and 90mm thick EcoTherm Eco-Cavity Full Fill insulation fitted in accordance with manufacturer's instructions. Stainless steel wall ties at 450mm c/c vertically and 750mm c/c horizontally (bottom row double up) and staggered and at 225 c/c at reveals. Also every block course as possible to all unbonded jambs and 225mm vertically at reveals. Cavities to be filled with weak mix concrete below ground to within 225mm of DPC. Insulated cavity closers to be used throughout. Block strengths as indicated on engineer's drawings. All lintels to be insulated. Expansion joints to engineer's details. All beams and lintels to engineer's details.

GROUND FLOOR

65mm floor screed with screed mesh on  
POLYTHENE SEPARATION LAYER on  
100mm thick KingSpand K103 floor insulation on  
150mm thick 1:2:4 concrete slab on  
1200g polythene damp proof membrane on  
Sand blinding on  
150mm well consolidated hardcore.  
20mm Celotex upstand on edge of slab

RESTRAINT STRAPS

Lateral restraint to be provided at floor/ceiling/roof levels at max 2m centres using 30x5mm one bent type galvanised mild steel straps hooked to centre of wall and nailed to timbers-across 3 no. where at right angles.

PITCHED ROOF

Tiles to match existing on 38x25mm S.W. battens on 'Tyvek' breather membrane. Membrane to be draped between rafters or counter battened in accordance with manufacturer's instructions. 100mm 'Kingspan Kooltherm K7' laid between rafters and 50mm to the underside of rafters with 12.5mm plasterboard. U-value 0.15W/m2K.

LINTELS

All Lintels to be in accordance with engineer's details.

WINDOWS

Double glazed U.P.V.C. windows to open a min. 1/20th (if greater than 30° opening) 1/10th (if less than 30° opening) of their respective floor areas as operable ventilation to all habitable rooms. Additional ventilation openings of not less than 8000mm² to be provided to give background ventilation (ie. trickle vent) to all habitable rooms and 4000mm² to kitchens. WCs and bathrooms to have 4000mm² in continuous background ventilation. All windows to be capable of cleaning safely from inside. Chosen double glazing system to meet U-value of 1.4W/m2K or window energy rating of Band C. Doors with more than 60 % of their internal face area glazed should achieve 1.4W/m2K

Glazing: Materials & Protection/Glazing in doors: Glazing in doors which is wholly or partially within 800mm from floor or 1500mm when within an area of 300mm around doors. level shall be minimum Class "C" to BS:6206 and marked according to BS:6206. If the smaller dimension of the pane is greater than 900mm it shall be min. Class "B" to BS:6206 and marked according to BS:6206.

Not covered above. Glazing which is wholly or partially within 300mm floor level shall be min. Class "C" to BS:6206 and marked according to BS:6206. Glass within critical locations to be toughended to BS:6206, with a clear kite mark indicated for proof. Any glazing to doors and windows within 300mm of doors and within 1.5m of ground/ floor level and elsewhere glazing to windows within 800mm of ground /floor level to be toughened or laminated to BS6206.

INTERNAL FINISHES

Block walls to receive 12.5mm plasterboard tape & jointed. Ceilings to receive 12.5mm plasterboard tape and jointed. All plasterboard to be screw fixed in accordance with board manufacturer's directions.

RAINWATER GOODS

100mm dia. half round guttering connected to 68mm dia. downpipes all in U.P.V.C.

Rainwater to be connected to existing surface water system once located on site.

If no separate surface water system found on site then the surface water from the new extension roof will discharged into a soak away must be at lease one cubic meter for every 16.5m² of roof being drained.

SURFACE WATER DRAINAGE

100mm dia. UPVC pipes laid to falls as shown on Drainage Plan on 150mm bed and surround of Pea Shingle with roddable rainwater gulleys.

NOTE; ALL EXISTING SURFACE WATER SEWER DEPTH AND POSITION TO BE CHECKED ON SITE AND CONFIRMED BY THE CONTRACTOR.

LIGHTING

Internally - at least a ratio of 1 per 25m2 to be fitted with lighting sockets for fluorescent lamps, lamp efficacy greater or equal to 40 lumens/circuit-watt. Externally - lights to either automatically extinguish or have sockets to take lamp with an efficacy greater or equal to 40 lumens/circuit-watt.

New light fittings to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit watt. External light fittings to be fitted with automatic controls which switch luminaires off in response to daylight.

ELECTRICAL WORKS

All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected, tested and certify by a registered competent person. Prior to completion the council should be satisfied that part P has been complied with. This will require an appropriate BS:7671 electrical installation certificate to be issued for the work by a person competent (electrician) to do so. Suitable registered person who is registered with NICEIC approved contractors

Where downlighters are provided within ceilings, suitable fire protection to be provided above the downlighters to maintain the fire resistance of the floor.

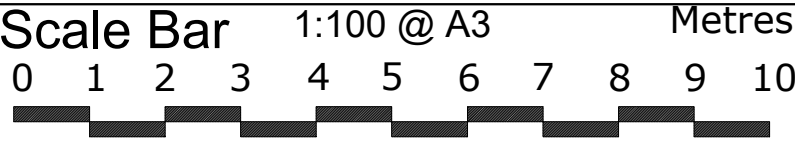
HEATING

Gas fired central heating to be fitted by an approved installer. New gas boiler installation to be carried out and certify by a person approved by HSE ie. Gas safe registered installer. Gas fired fan assisted wall mounted boilers with flue and fitted with guard if within 2m of ground. Gas Board Regulations. No flue to terminate within 300mm of a window/door opening. Where flue intersects roof, to be installed to manufacturer's details. All the boiler flue outlets to be sited minimum of 300mm horizontally from RWP's and SVP's as shown. Boiler to have 7 day electronic timer and all radiators to have thermostatically controlled valves. All pipes running within unheated areas to be insulated and within 1m of cylinder. Balanced flue central heating boiler to have min. SEDBUK efficiency of 91%. The heating and hot water systems should be commissioned at completion and a certificate issued to client and BCB. Instructions for operating and maintenance of the heating and hot water systems for energy efficiency given to owner and/or occupier.

Note : Any replacement boiler for a wet heating system to have a minimum efficiency of 92% as defined in the Energy-Related Products Directive (ErP). The proposed boiler to have Flue gas heat recovery, Weather Compensation, Load compensation and a Smart thermostat with automation and optimisation

NOTES

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