

WINDOWS

Window reference W1 Provide and fit purpose made **bottom supported** white PVCu folding/sliding doors double glazed with 6mm Pilkington toughened glass to BS6206 B standard including 16mm Argon gas filled cavity giving a 'U' value of 1.2W/m2K

Window reference W2. Provide and fix white PVCu double glazed window to be glazed with 24mm Low-E insulating glass to achieve a U-value not exceeding 1.2 W/m2K or energy rating Band D with opening lights as shown to give minimum 1/20th floor area purge ventilation to habitable room.

Fit trickle ventilators providing the equivalent of 5000mm2 background ventilation fitted integral to windows in all new habitable areas in accordance with Approved Document F 2010 edition.

The external perimeter of all new windows and door frames at abutment with masonry is to be sealed with an approved silicon sealant to prevent air leakage.

Key lockable casement fasteners to be fitted to new PVCu window.

See also PITCHED ROOF CONSTRUCTION for details of roof windows.

All windows should comply with Approved Document F 2010 edition and Approved Document L 2010 edition.

VENTILATION

Provide mechanical ventilation ducted to expel to external air thru adjacent cavity walls and fitted with proprietary vents and anti-back draught shutters.

Cloakroom. Install mech. vent extract to provide 15 L/S with 15 minute overrun.

Kitchen: install mechanical extract to provide 60 litres/sec or Cooker Hood at 30L/S

Note: All new windows are fitted with trickle ventilators as described under WINDOWS.

Internal Doors to be undercut as described under CARPENTRY AND JOINERY

LEADWORK

All leadwork to be carried out in accordance with the Specification and Details contained in the latest edition of the Lead Sheet Association Handbook

Code 4 Lead to be used throughout.

Provide and fix apron flashings and trays as required at junction of new mono-pitch roof with existing external wall.

Provide and fix lead flashings and trays at abutment of garage roof with half gable to new extension..

Treat all lead with Patination Oil as work proceeds - follow manufacturer's instructions

INTERNAL PARTITIONS (STUDWORK)

All timber to be treated s.w.

Note. Dimensions shown for door openings are overall width of door including 32mm s.w. linings to each side

Form internal studwork partitions with 100mm x 50mm timbers to form head and sole plates, 100mm x 50mm vertical studs at 400 ctrs and 100mm x 50mm horizontal studs at 600mm ctrs. staggered. Infill between all members with 100mm Rockwool insulation and clad both sides with 12.5 Gyproc wallboard plaster skim finish.

Make good to studwork as described above where disturbed by new works adjacent to staircase on formation of new under stair cupboard and infilling on removal of existing.

PLASTERWORK (see also Internal partitions)

Remove rendered surface to existing external wall enclosed by new extension and prepare for plaster.

Make good to all wall surfaces disturbed by new works including newly enclosed section of external wall and apply two coats plasterwork (render and skim) min: 13mm thick.

To internal faces of all new cavity walls apply 12.5 Gyproc wallboard on dabs with plaster skim finish.

Provide and fix Celotex PL4040 combined insulation/plasterboard with plaster skim finish to new pitched ceilings within new extension.

Form ducts to enclose S. & V. P.s with 2 no. layers 12.5mm Gyproc wallboard with staggered joints and skim finish plaster on s.w. battens as necessary to provide half hour fire integrity around all pipework within cupboard number 1 and to encase discharge waste services from first floor Bathroom traversing Kitchen at high level.

Provide and fix 125mm gyproc plaster coving to match existing where disturbed by new works.

No new coving is to be provided in the areas of the new extension.

Make good all ceiling and wall surfaces disturbed by new works to match existing.

CARPENTRY AND JOINERY

Refer also to PITCHED ROOF CONSTRUCTION

Provide and fix 32mm s.w. linings with 25mm s.w. stops to door opening ref: D1.

Provide and fix 32mm s.w. linings with 12mm stops to door openings ref: D2, D3, D4, D5, D6 and D7 where shown to full width of reveals including plasterboard cladding. Fix as before full width linings to door opening between Garage and Dining Room (cavity wall) on treated s.w. grounds cut into masonry at 300mm centres.

Provide and fix pre-primed m.d.f. skirtings to match existing throughout.

Provide and fix pre-primed m.d.f. architraves to match existing throughout.

Seal cavity at cill of window ref: W2 with slate or other approved non-combustible material to receive Kitchen tiling.

N OTE: All new internal doors with exception of D1 are to be undercut a minimum of 7600mm2 to ensure a good transfer of air

Internal doors

Provide and fix new internal doors to pattern to match those of the existing dwelling as described below including ironmongery, three stainless steel butt hinges per door with exception of D7 where 1 pair of flush cabinet hinges are to be used and D1 where self closing hinges are to be employed.

D6 (Door to Boiler) is to be fitted with s.s. plain slotted vents 229mm long x 39mm high at high and low level.

D1 - 762mm x 1981mm – FD30 (fire resistant grade)

D2 and D3 – 762mm x 1981mm

D4 - 686mm x 1981mm

D5 and D6 – 610mm x 1981mm

D7 Purpose made m.d.f. access door to profile of stair soffit

D8 and D9 - Existing doors to be handed as shown.

Door Furniture

D1 Lever latch five lever mortice lock

D2, D3, D5, and D6 lever latch

D4 Lever latch with locking snib privacy system

D7 Touch latch

Miscellaneous

Provide and fix white clad conti-board (or similar) shelves to cupboard no. 1 and 2 to full width and 400mm deep with s.w. bearers to three sides 1700mm above floor level.

Provide and fix 25mm dia. chromium plated hanging rail with c.p. pressed sockets to each end beneath shelf to cupboard number 2

ELECTRICAL INSTALLATION INCLUDING SMOKE DETECTORS

All electrical work is to be designed, installed, inspected and tested to comply with the requirements of Part P (Electrical Safety) of the Building Regulations and to comply with BS 7671:2008 and must be designed, installed inspected and tested by a person competent to do so. All Electrical Works to be approved by the Local Authority before completion and an appropriate completion Certificate to BS 7671 issued for the works.

The electrical installation is to be carried out all in accordance with the latest Edition of the I.E.E. Regulations

Install Automatic Smoke Detection to BS 5839-6:2004 and BS 5446 and in accordance with B1 of the Building Regulations permanently wired to a separate circuit. Smoke detectors to be interconnected and located in positions shown.

Energy efficient light fittings to be installed in accordance with Approved Document L 2010 edition (3 in every 4 fittings to be energy efficient.

All switch plates are to be located at the same level as existing.

The illumination required for the Cloakroom is to be controlled by a flush ceiling mounted Occupancy Switch.

All 13 amp switched socket outlets to be located 500mm above finished floor level with the exception of those in the Kitchen that are to be located above work surfaces approx. 1100mm above finished floor level.

Intumescent downlighter covers to be provided as necessary.

The General Contractor is to ensure liaison between the Electrical Contractor, Heating and Plumbing Contractor and Kitchen Fitting Specialists to provide electrical services to suite all requirements

HEATING & HOT & COLD WATER SERVICES

Gas fired heating and hot water installation.

All Heating and Hot Water Installation works are to comply with the requirements of Part L1B (Controlled Services) of the Building Regulations and must be designed, installed, inspected and tested by a Gas Safe Registered person. All works to be approved by the Local Authority prior to completion and an appropriate Completion Certificate issued for the works.

Existing Gas fired boiler is to be replaced. The new Boiler is to be located in the new cupboard as shown (adjacent to the present Boiler site.

The new Boiler is to be of sufficient output to provide adequate heating and hot water services to the existing and new areas of the dwelling to a minimum internal temperature of 21 degrees when the external temperature is minus 8 degrees. The new boiler is to be equipped with a flue capable of discharging spent gases 900mm above the head of first floor windows. The flue to be lined with insulation and clad with stainless steel to approved standard.

Extend existing heating system to provide new heating services to radiators within the Kitchen, Dining Room and Cloakroom.

Extend existing hot water services to the Cloakroom basin and the Kitchen sink(s) to include isolation valves to services to the Dishwasher and Washing Machine.

Install new Sanitary ware consisting W.C and Handbasin within Cloakroom.

Provide cold water services to the Kitchen sink(s), with isolation valves to services to the Dishwasher and Washing Machine.

Provide Cold water service to the W.C and Handbasin within the Cloakroom complete with isolation valve.

Provide dedicated cold service to external tap located externally adjacent to Kitchen. This service to be equipped with isolation valve fitted internally beneath sink.

The contractor is to ensure that all diverted services and new services are concealed.

Provide and fix proprietary weatherproofing system (flashings/collar) around flue on exiting roof.

All new services to be insulated in accordance with the Building Regulations.

BELOW GROUND SOIL AND STORM WATER DRAINAGE

All redundant drains are to be removed and those below ground to be grubbed up, disinfected and sealed off.

New and replacement below ground drainage is to comply with Building Regulations Document H.

All drains adjoining foundations to comply with Building Regulations H1 Section 2 Part 2.7

Installation to comply with pipework manufacturer's specification and to BS EN 752

Marley or similar solid wall soil pipes and fittings to BS EN 1329 PVC-c 110mm dia. The new drains are to be laid to falls (not less than 1 in 60)

All drainage (existing and new) passing under new buildings is to be surrounded with a minimum 150mm granular material.

Pipes passing beneath walls to be bridged with R.C. Lintels

Existing below ground drainage is to be subject to site exploration.,

SOIL DRAINAGE

Remove cover and frame above existing 600mm x 450mm Inspection Chamber no. 1 and raise perimeter brick enclosure in 215mm engineering brickwork to new floor level, Build in new 110mm dia branch drain entry from new S & V P. Properly flaunch and render interior of I.C and ensure continuity of flow to existing Inspection chamber no.2. Provide and bed new double seal screw down c.i. cover and frame. Cover to be recessed to receive screeded floor finish. Upper surface to be level with surface of new screed floor

Make alterations to Inspection Chamber number 2 to receive two new 110 mm dia below ground drains from sealed back inlet gulleys located adjacent to extended Kitchen and altered Cloakroom. Properly flaunch and render interior of I. C. and re-bed cover and frame.

Make alterations to Inspection chamber no. 3 with removal of existing W.C. and Gully wastes. Build in new W.C. waste and properly flaunch and render interior of inspection chamber remove existing damaged cover and frame and replace with new light duty c.i. cover and frame properly bedded and pointed to surrounding paved surface

STORM WATER DRAINAGE

Provide new 110mm dia below ground storm water drains laid to falls not less than 1 in 60 to discharge within new Soakaway. Excavate for new 1200mm dia soakaway to a depth of 1200m below incoming storm drain and fill to within 450mm of finished ground level with clean dry broken brick rubble or similar, cover with non-tearable water permeable material and replace top soil

Soakaway to be located a minimum of 3.6 meters from any building.

HAVANT BOROUGH COUNCIL

08 OCT 2014

RECEIVED

RAINWATER DRAINAGE All new rainwater goods manufactured by Marley in White PVCu to BS EN 12200-1:2000 complete with all ancillary fittings installed in accordance with the manufacturer's specification

Rainwater goods to be Marley 'Clip-master' 112 x 49 nominal half round system with 68mm dia downpipes to discharge at ground level direct to Marley RRM 425 reducer to 110mm below ground drainage refer also to BELOW GROUND DRAINAGE

ABOVE GROUND DRAINAGE

Redundant internal and external waste pipes are to be removed

Waste pipes generally to be to BS EN 1451: Polypropylene 40mm dia. to Basins, Bath and Sinks increasing to 50mm dia when two or more appliances are connected. All waste traps to be 75mm anti-syphon deep seal. Kitchen to be provided with Dishwasher Tee integral to sink waste prior to trap.

Existing first floor Bathroom wastes are to be replaced with 110mm main branch for W.C and collar boss connections for Bath and Basin wastes.

Install new Basin and W.C. within Cloakroom.

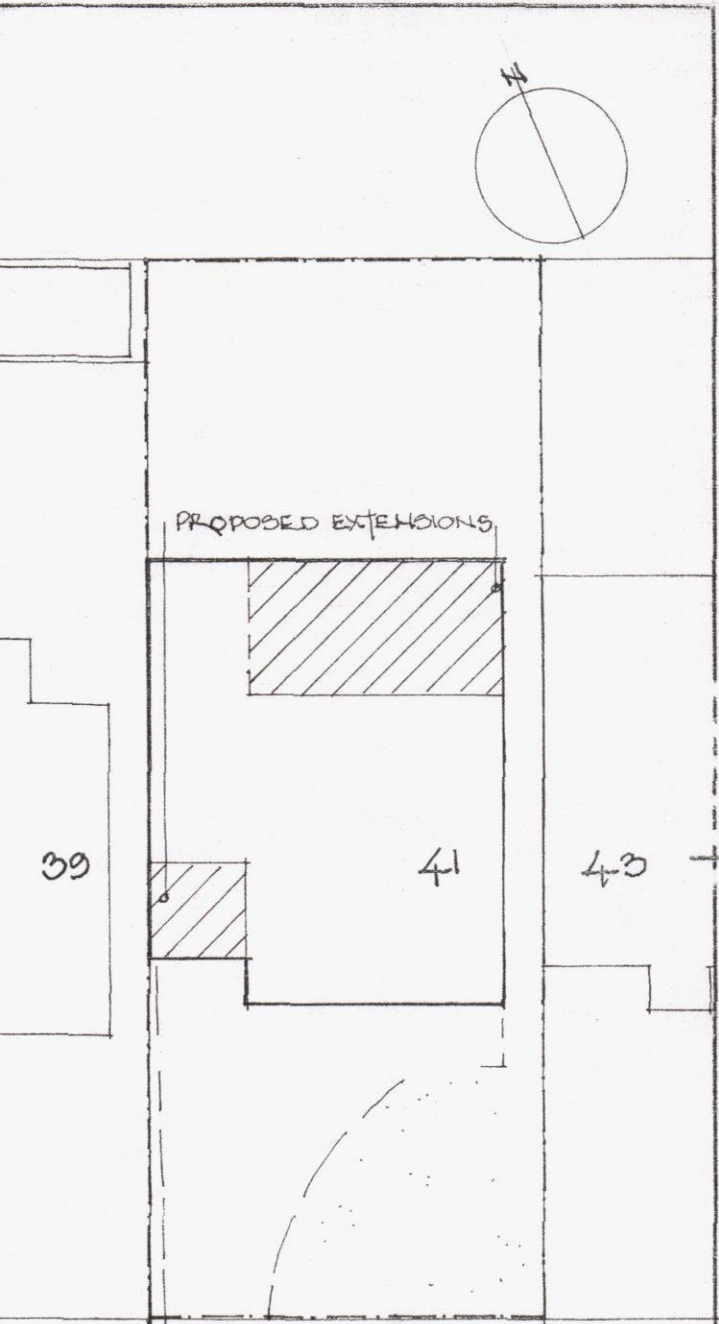
Kitchen Sink and Cloakroom Basin wastes to discharge externally to new S.B.I.G.'s.

Generally

Provide and install new 110mm S. & V.P. located within Dining Room to collect discharge from Bath, Basin and W.C located in existing first floor Bathroom. S. & V.P. to terminate externally minimum 900mm above any window opening light with proprietary vent terminal and to discharge to 110mm dia. below ground drainage to connect to existing I.C. No. 1.

Provide new 110mm dia.below ground drain with link to Marley or similar Air Admittance Valve to connect Cloakroom W.C. with existing Inspection Chamber no. 3.

Provide and fix proprietary weatherproofing system (flashings/collar) around rainwater pipe on penetrating new roof.



HIGHFIELD AVENUE
SITE PLAN

Client
MR E & MRS I WILLIAMS

Job Title
PROPOSED ALTERATIONS
& EXTENSION
41 HIGHFIELD AVENUE
COWPLAIN WATERLOOVILLE
PO7 7PY

Drawing Title
SPECIFICATION NOTES
PART 2
SITE PLAN

Scale
1 - 200

Date
AUGUST 2014

Drawn by

Drg. No.
14:07/11 A

Rev.