MATERIALS & WORKMANSHIP
All Construction Works and Materials to comply with Specification and Approved Documents of the Current Building Regulations (as amended), current N.H.B.C. Technical Requirements, Codes of Practice and British Standards.

DEMOLITIONS
The existing Garage including floor slab and foundations is to be removed along with the ground floor chimney breast (adjacent to the Kitchen), stud partition between the Kitchen and the Living Room, two first floor windows and other parts of the existing dwelling identified on the drawings where new openings are to be formed.
Measures are to be taken to confine debris and dust to the direct area of the works. All materials arising are to be carted away.

FOUNDATIONS
Excavate for and construct trench fill foundations minimum 225mm thick in GEN 3 concrete 650mm wide to 300mm cavity walls and 400mm wide to 100mm block walls.
Link new foundations with existing at abutments using 3 no. mild steel dowels
Minimum foundation depth 1200mm below ground level.
If necessary existing foundations are to be exposed for approval by Building Control that these foundations are adequate to carry the extra loads.
Ground exploration work has not been carried out but foundations should be taken down to an approved bearing strata but where it is necessary to excavate lower to reach an approved strata the resultant void should be back filled with mass concrete, All foundation sizes and depths to be agreed with the Local Authority Building Control Officer.

CONCRETE FLOORS AND SUB-FLOORS
1 Dining Room & En-suite Bathroom to Bedroom 5, oversite concrete
Provide oversite concrete to all areas below timber suspended floors consisting 100mm thick GEN 1 concrete on 150mm thick sand blinded well consolidated clean crushed sulphate free Type 1 fill.
2 Garage Floor Construction
Construct floor to garage consisting 150mm thick RC 35 concrete containing A142 mesh reinforcement with minimum 300mm laps in both directions (min. 50mm cover) on 1200 gauge polyurethane DPM on blinded hardcore as described above. Polyurethane DPM turned up walls at periphery to meet with DPC to inner leaf. Concrete floor to be brushed finish with trowelled perimeter edge.
3 Garden Room Floor Construction
Note the contractor is to consult with the Client and agree the floor finish material for this room **prior** to constructing the floor in order to accommodate the material thickness.
Construct floor to Garden Room consisting 70mm cement/sand screed reinforced with light gauge wire mesh on 1200mm polyurethane vapour barrier on Celotex GA4075 - 75mm thick insulation boards (U-value 0.21W/m2) with 20mm insulation boards turned up peripheral walls (to depth of screed) on two coats R.I.W. liquid asphaltic composition applied to 150mm thick GEN 1 oversite concrete on 150mm thick blinded well consolidated sulphate free Type 1 fill..

EXTERNAL RENDERING
Prior to the application of render the contractor shall ensure that all block surfaces are clean and free from dust, loose particles and any other contamination.
Rendering is to comply with BS5262 and BS EN 13914-1
Preferred render mix 1:1:6 cement : lime: sand by volume. The lime should be hydrated and comply with the requirements of BS EN 459-1:2001. The sand should be sharp clean and comply with the requirements of BS EN 13139
Apply render first coat (undercoat) trowelled to a thickness of 10mm to 16mm and scratched, allow to dry out thoroughly. Apply second and final coat to a thickness of 6mm to10mm float finished and prepare for decoration.
See also INTERNAL PARTITIONS STUDWORK - 'exposed dormer enclosures'
It may be noted that a wide range of cement free and modified cement renders are available that help to avoid inconsistency in site batching, should these be used the contractor is to ensure that they are compatible with the Hemelite block employed for the outer leaf
Make good to rendering to North wall disturbed by new works and introduction of weathering at connection to new roof

WINDOWS
Window references W1 and W2. 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 references W3 and W4. Provide and fix white PVCu double glazed windows 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 rooms..
Fit trickle ventilators providing the equivalent of 2747mm2 ventilation fitted integral to windows 1 no. to windows less than 914 mm wide and 2 No. to windows 915mm wide and above
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 windows.
See also PITCHED ROOF CONSTRUCTION for details of roof windows.
All Windows to accord with the Building Regulations Documents F1 and L 2002.

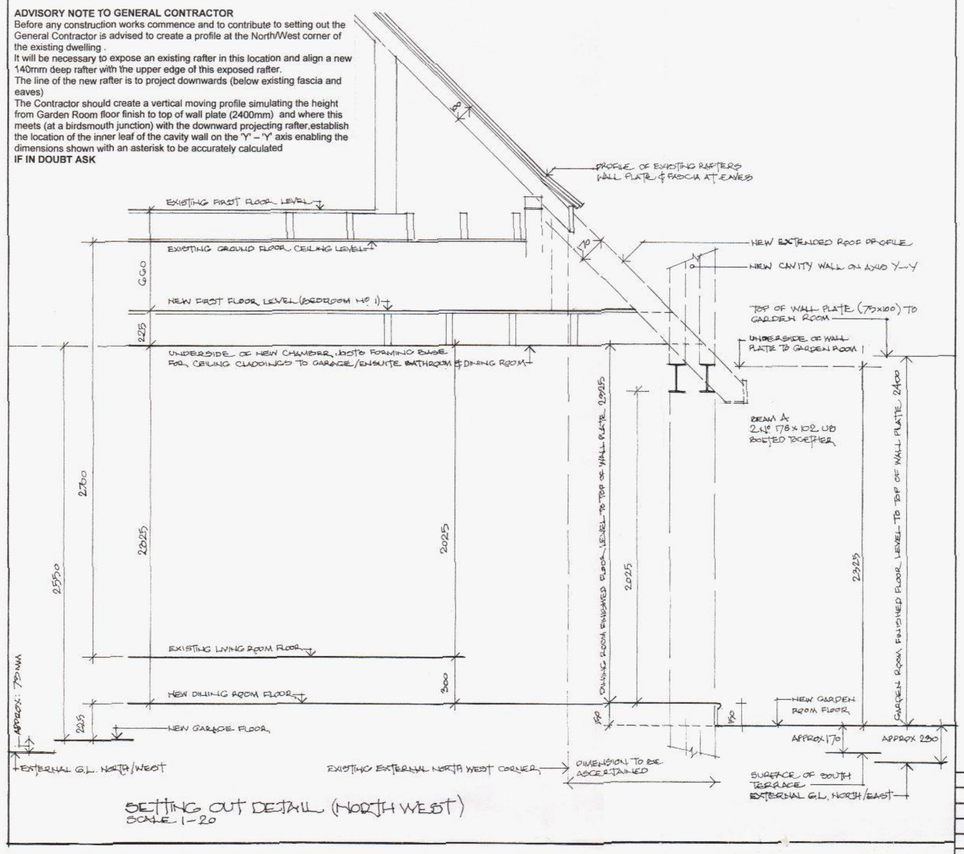
MASONRY WALL CONSTRUCTION
No new Brickwork/Blockwork is to have a strength less than 3.5N/mm2
All internal block/brickwork to be block bonded into existing
Refer also to STRUCTURAL ENGINEER for details of beams, and the use of concrete padstones and engineering brickwork for bearings.
All new cavity walls to be constructed with 100mm cavity width with exception of Ground Floor East - refer to detail . To areas adjacent to new suspended floor build in 65mm x 215mm standard air bricks at 900m centres to both leaves as work proceeds and form openings for proprietary ducts below new Dining Room floor level through existing cavity wall adjacent to Living Room to ensure continuous under floor ventilation
Internal blockwork to Garage to be finished 'fair face'
At junction of new cavity walls with existing form vertical cut through outer leaf of existing masonry and insert vertical d.p.c. Secure new external leaf of cavity walls with Firfix or similar approved stainless steel ties at abutments to include 12mm compressible waterproof board expansion joint with polysulphide sealant on exposed edge.
Ground Floor East (note reduced cavity depth)
Construct 327.5mm wide x 215mm thick facing brick piers to each side of garage door immediately adjoining 100mm thick Hemelite external leaf use Firfix or similar approved s.s. ties at abutment to properly tie both materials together see also EXTERNAL RENDERING
Facing Brick External Walls
Use 7N dense concrete blockwork 100mm thick from foundation to DPC level of inner leaf and to 225mm below DPC to outer leaf.
Construct inner leaf from DPC to plate level in Tarmac Superbloc 3.6N/mm2 insulation blockwork. Construct outer leaf from 225mm below DPC to eaves level in facing brickwork to match colour and texture of brick columns to existing dwelling.
Rendered external Walls . *All blockwork to be rendered to be constructed with raked joints*
Use 7N dense concrete blockwork 100mm thick from foundation to DPC level of both inner and outer leaves.
Construct inner leaf above d.p.c. to plate using Tarmac Superbloc 3.6N/mm2 and outer leaf using Tarmac Hemelite 3.6N/mm2 to achieving a U value of 0.27w/m2k
Internal Partitions 100mm thick
From foundation to d.p.c. level use 100mm thick 7N dense concrete blockwork with 100mm thick Tarmac Superbloc 3.6N/mm above DPC to underside of first floor level.
Generally
Internal door opening widths are shown as overall dimension of door plus width of 2 no. 32mm linings
Provide damp proof courses in all new walls at a level to relate to/and lapped with existing, min: 150mm above g. l. using R I W Sheetseal 226 or similar approved DPM.
Use stainless steel wall ties, to BS 1243 at 750mm horizontal ctrs, 450mm vertical ctrs (staggered) and 225mm ctrs around all openings
Provide insulation to new cavity walls using 50mm thick Celotex CW4050 retained against outer surface of inner leaf with wall ties with retention clips as described above.
Provide 150mm wide vertical d.p.c.'s or Thermabate Cavity Closers with integral d.p.m.'s of required thickness to suit cavity width to all openings in external cavity walls.
Cavity Trays with stop ends to be provided above all openings in Cavity walls. Weepholes (perpendicular vents) to be provided at 450mm ctrs. above cavity trays and 900mm ctrs. where cavity drainage is blocked.
Fill cavity to ground level with lean mix concrete with outward draining splayed top.
Seal cavities at head with 6mm non-degradable material
Inner leaf of cavity walls restrained to rafters see PITCHED ROOF CONSTRUCTION

INTERNAL PARTITIONS (STUDWORK)
All timber to be treated s.w.
Note. Dimensions shown for door openings are overall width of door including 2no. 32mm linings
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.
Provide beam above window to dormer consisting 2 no. 50mm x 200mm s.w. joists bolted together.
Studwork forming cheeks to dormers to be as described above but with vertical studs at 300mm .ctrs.
Build in and properly brace all structural posts as work proceeds.
For partitions between habitable room areas infill between all members with 100mm thick wool insulation and clad both sides with 12.5. Gyproc wallboard plaster skim finish.
Provide 12mm Wedi-board or similar moisture resistant lining from floor to ceiling in shower enclosure..
For partitions between habitable rooms and roof voids cut and fit Celotex GA4075 - 75mm insulation boards between stud members leaving 25mm void to habitable side and clad with Celotex TB4035 - 35mm insulation board with bonded 12.5mm plasterboard (o/a thickness 47.5mm) on 1000 gauge polythene vapour control barrier.
Exposed Dormer enclosures
To external face of Dormers apply render as described under EXTERNAL RENDERING on stainless steel expanded metal lath (with s s drip at base) fixed with stainless steel screws and washers to 25mm x 50mm s.w. battens on breather membrane on 15mm external quality ply. From internal face cut and fit Celotex GA4060 – 60mm thick insulation boards hard against external ply sheathing and apply Celotex PL4040 - 40 mm insulation board with bonded 12.5 plasterboard (o/a thickness 52.5mm) to internal face on 1000 gauge polythene vapour control barrier.

PITCHED ROOF CONSTRUCTION
Main Roof and Dormer Roof pitch 45 degrees (assumed from existing) ***To be checked on site***
Garden Room roof pitch 35 degrees.
Workmanship to comply with BS 5534. All timbers to be treated..
Refer also to STRUCTURAL ENGINEER for more detailed notes on structural timbers and means of fixing.
Provide 75mm x 100mm treated s.w. wall plates to cap inner leaf of all cavity walls and internal partitions. Wall plates to be strapped to inner leaf with 1200mm x 30mm x 5mm galvanised m.s. straps at 1200mm ctrs
Construct new unventilated pitched roofs with plain tiles colour and texture to match existing on treated s.w. battens size and gauge to suit tiles on Tyvek Supro or similar sarking felt across rafters allowing 25-30mm sag between rafters. Provide and fix with butt joints proprietary underlay support tray at eaves.
Provide and fix 47 x 150 - C24 grade rafters to form Garden Room and Dormer roofs with 47 x 170 - C24 grade rafters to Main roof (double rafters at sides of Velux Roof windows) all rafters at 400mm ctrs with 12mm x 30mm s.w. battens fixed to inside face of rafter so that the bottom of the batten is 30mm below the sarking felt. Cut and fix Celotex XR4120 – 120mm thick insulation boards tightly between rafters and apply Celotex PL4040 insulation sheets with bonded 12.5 plasterboard to underside within all habitable areas of pitched roofs.
Provide and fix 47 x 150 - C24 grade collars/ceiling joists to Main roof and 38 x 122 -C16- grade collars/ceiling joists to Dormer roof all at 400mm ctrs and form purlins as described under STRUCTURAL ENGINEER
At valleys provide and fit proprietary g.r.p. valleys on 18mm timber support boards laid between rafters on s.w. noggins as required
Build in new Velux roof windows complete with Velux standard flashings to suite requirement as works proceed
Roof Windows:-
Provide and fix new Velux Integra electric roof windows, EVER6finish white polyurethane 2no centre pivot PROTEC-STAR glazing U-value 1.5 w/m2k
2 No. to Bedroom No.1 reference GGU M08 7321U
2 No. to Garden Room reference GGU F06 7321U
Form opening in roof above existing Bedroom no. 2 for new timber roof window adjacent to existing (min. two rafters span between windows).
Provide and fix new Velux roof window reference GGL C02 3073 properly trimming roof timbers and ensuring adequate support. Make good to plaster ceiling to match existing.
Rafters (min. 3 no.) anchored to inner leaf of gables with 1600mm x 30mm x 5mm galvanised m.s. restraint straps.
All rafters birds-mouthed at eaves over timber studwork (to Dormer) and timber plates to inner leaf of cavity walls and timber plates to U.B.s.
Lintol above dormer window formed with 2no. 50mm x 200mm timbers bolted together with M10 bolts at 400mm ctrs minimum 150mm bearing for beam at each end..
Provide 300mm thick mineral wool insulation laid on ceiling joists to new flat bed ceilings.
Bed verges to match existing on minimum 6mm non-asbestos undercloak.
Provide and fix Celuform or similar approved white Upvc fascia boards and barge boards with white Upvc soffit claddings throughout new works
Provide and fix Ridge Tiles bedded and pointed all to match existing.

PLASTERWORK (see also Internal partitions)
Remove rendered surface to existing external wall enclosed by new extension and prepare to 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. Ensure new surfaces are smooth and flush with existing.
To internal faces of all new cavity walls and internal block partitions with exception of garage apply 12.5 Gyproc wallboard on dabs with plaster skim finish.
To new stud partitions between habitable areas and roof voids apply insulation complete with bonded plasterboard as described under INTERNAL PARTITIONS (STUDWORK) with plaster skim coat finish
To new stud partitions between habitable areas apply 12.5mm Gyproc wallboard with plaster skim coat finish
Apply 12.5mm Gyproc wall board with plaster skim finish to flat bed ceilings throughout areas of new works..
To pitched ceilings in Bedroom no. 1 and adjoining En-suite Bathroom apply insulation complete with bonded plasterboard as described under PITCHED ROOF CONSTRUCTION and apply plaster skim finish.
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 Garage
Apply 2 no. layers 12.5mm Gyproc wallboard with staggered joints to underside of 100mm thick Celotex insulation to flat bed ceiling within Garage with skim coat plaster finish.
All U.B.'s to be clad with 2 no. layers of 12.5mm Gyproc wallboard with staggered joints and plaster skim finish on s.w. bearers as required.
Make good all ceilings within existing dwelling disturbed by new works to match existing.

ADVISORY NOTE TO GENERAL CONTRACTOR
Before any construction works commence and to contribute to setting out the General Contractor is advised to create a profile at the North/West corner of the existing dwelling .
It will be necessary to expose an existing rafter in this location and align a new 140mm deep rafter with the upper edge of this exposed rafter.
The line of the new rafter is to project downwards (below existing fascia and eaves)
The Contractor should create a vertical moving profile simulating the height from Garden Room floor finish to top of wall plate (2400mm) and where this meets (at a birdsmouth junction) with the downward projecting rafter,establish the location of the inner leaf of the cavity wall on the "Y" – "Y" axis enabling the dimensions shown with an asterisk to be accurately calculated
IF IN DOUBT ASK



SETTING OUT DETAIL (NORTH WEST)
SCALE 1–20

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 trays, flashings and soakers at abutment of new roof with existing north cavity wall.
Provide trays, flashings and soakers at abutment of new dormer with main roof. At vertical face of rendered dormer cheeks turn stepped flashings up ply cladding and overclad with lead cover flashing fixed behind 25mm x 50mm batten
Provide lead flashing at junction of cill of window W4 with below cill apron of Dormer
At ridge/valley intersection provide lead saddle and provide lead flashing where the valley discharges onto tiling
Treat all lead with Patination Oil as work proceeds follow manufacturer's instructions

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.
Extend existing heating system to provide new services to radiators and/or heated towel rails fitted with thermostatic valves with minimum five heat selections in the Garden Room, Dining Room, Bedroom No. 1 and En-suite Bathrooms to Bedroom nos. 1 and 5.
Alter existing radiator within area shown on existing drawings as Bedroom No.1 (converted to become access/wardrobe area to new Bedroom no.1) to be located on vertical wall surface below Velux window.
Install Sanitary ware in accordance with Client's schedule and provide hot and cold water services as necessary within two Bathrooms as below:-
To En-suite Bathroom adjacent to Bedroom No.1 - 1000mm x 900mm shower tray (and ancillary fittings), washbasin and W.C.
To En-suite Bathroom adjacent to Bedroom No. 5 – 1000mm x 800mm shower tray (and ancillary fittings), washbasin and back to wall W.C. with cistern located in garage.
Refit Kitchen Sink as required and connect to hot and cold water services as necessary. Provide Hot and cold supplies as required with isolating valves to Dishwasher and Refrigerator in Kitchen.
The contractor is to ensure that all diverted services and new services are concealed.
Provide dedicated cold service to external tap located within Garage
All new services to be insulated in accordance with the Building Regulations.

RAINWATER DRAINAGE
All 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 'Floline' 112mm x 60mm rectilinear gutter system with 65mm square 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, Showers and Sinks increasing to 50mm dia when two or more appliances are connected. All waste traps to be 75mm deep seal. Kitchen to be provided with Dishwasher Tee integral to sink waste prior to trap
Install 2 no. Showers, 2 no. Basins and 2 no. W.C.s.
Kitchen Sink wastes to discharge externally to local existing S.B.I.G.
Generally
Provide and install 110mm S. & V.P. located within Garage to collect discharge from En-suite Bathrooms 1 and 5 (detailed below). 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
Provide 110mm dia. below ground drain to connect to existing I.C. No. 1.
En-suite Bathroom to Bedroom No. 5
Provide and install horizontal spigot shower outlet for low level shower tray with immediate access for rodding and cleaning and 82mm side outlet to connect with collar boss at 110mm dia. S. & V.P..
Provide and install 40mm dia. anti-syphon trapped waste from basin with boss pipe connection to 110mm dia. S. & V.P. (above W.C. Branch).
Provide and install 'P' trap W.C. with 110mm branch connection to 110mm dia. S. & V.P. (branch connection above garage floor)
En-suite Bathroom to Bedroom No. 1
Provide and install horizontal spigot shower outlet for low level shower tray with immediate access for rodding and cleaning and 82mm side outlet to connect with collar boss at 110mm dia. S. & V.P..
Provide and install 40mm dia. anti-syphon trapped waste from basin with boss pipe connection to 110mm dia. S. & V.P.
Provide and install close coupled W.C. with concealed bottom outlet with branch connection to 110mm dia. S. & V.P.

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.
SOIL DRAINAGE
Pipes passing beneath walls to be bridged with R..C. Lintels
Existing below ground drainage is to be subject to site exploration.,
Remove surplus material above existing 600mm x 450mm Inspection Chamber no. 1 and raise perimeter brick enclosure in 215mm engineering brickwork to new ground level and build in new 110mm dia branch drain entry from S & V P in garage. Properly flaunch and render interior of I.C and ensure continuity of flow to existing Inspection chamber no.2. Provide and bed new medium duty c.i. cover and frame to finish level of drive surface.
STORM WATER DRAINAGE
Provide new 110mm dia below ground surface water drains laid to falls not less than 1 in 60 to discharge within new Soakaways.
Excavate for new 1200mm dia soakaways 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
All soakaways to be located a minimum of 3.6 meters from any building.

TIMBER FLOOR CONSTRUCTION
Refer also to STRUCTURAL ENGINEER
All timbers to be treated.
Floor Boarding to be continuous throughout including under partitions and within the eaves space.
All floor levels shown are finished floor levels inclusive of 25mm floor cladding, ceiling levels shown are to underside of joist
1 Ground Floor (to Dining Room and En-suite Bathroom to Bedroom 5)
Min: U- value 22W/m2K
Construct suspended timber ground floor areas using 25mm flooring grade chipboard (moisture resistant grade to En-suite Bathroom) on 47mm x 122mm - C16 grade s.w. joists at 400mm ctrs. supported with galvanised m.s joist **restraint** hangers to ends and centre span bearing on sleeper wall.
Provide floor insulation between joists comprising Celotex XR 4110 -110mm thick insulation boards on proprietary insulation clips. Ventilated void beneath floor minimum 225 mm deep.
2 First Floor (to Bedroom 1 and En-suite Bathroom)
Construct new first floor with 25mm flooring grade chipboard (moisture resistant to En-suite Bathroom) on 47mm x 195mm - C24 - grade s.w. joists at 400mm ctrs - decreased to 300mm ctrs. beneath Dormer and with treble 47mm x 195mm - C24 joists beneath studwork partitions (running parallel) **all supported on galvanised m.s joist restraint hangers.** All multiple joists to be bolted together with M12 dia. Bolts at 400mm ctrs.
To all floors provide s.w. herringbone strutting between joists as required.
Provide insulation to underside of first floor joists above garage with Celotex GA 4100 – 100mm thick insulation boards fixed with galvanised clout nails at 400mm maximum ctrs. and clad underside as described under PLASTERWORK
Provide acoustic insulation between new chamber joists to habitable areas with 150mm Rockwool insulation quilt
To areas of chamber joists exposed within roof voids lay 300mm Rockwool insulation quilt between timbers..
Wherever existing floors are disturbed by alteration works make good to floor boarding to match existing or replace with flooring grade chipboard to required thickness (not less than 19mm).
Form steps as indicated on drawings. Use 25mm s.w. for all treads, 19mm moisture resistant ply for all risers and 32mm s.w. strings to Bedroom 1 steps only. All steps to be properly screwed, glued and wedged together. Refer also to CARPENTRY & JOINERY
Where existing floors are to be extended to bridge cavity ensure adequate timber noggins are built into sub-floor masonry and trim edge of upper step/flooring with 75mm hardwood nosing.
Refer also to CARPENTRY & JOINERY

CARPENTRY AND JOINERY
Refer also to PITCHED ROOF CONSTRUCTION
Provide and fix 32mm s.w. linings with s.w. stops to door openings (including cupboards) where shown to full width of reveals including plasterboard cladding. Fix as before full width linings to door openings through cavity walls on treated s.w. grounds cut into masonry at 300mm centres. Omit stops where no door swing is shown.
Provide and fix pre-primed m.d.f. skirtings to match existing throughout with exception of both En-suite Bathrooms.
Provide and fix pre-primed m.d.f. architraves to match existing throughout.
Provide and fix 25mm thick window boards (selected to match existing) to window references W3 and W4
Provide and fix s.w. 25mm cladding boards with bullnosed edges to cills of dwarf retained sections of cavity walls to each side of new opening between Living Room and Dining Room
NOTE: All new internal doors are to be undercut a minimum of 7600mm2 to ensure a good transfer of air
Internal doors
Provide and fix new internal doors to match those of the existing dwelling to door plan references
D1 and D2 - 686mm x 1981mm
D3 - 762mm x1981mm
D5. D6. D7 D8 and D9 All show a standard door opening width between linings as 910mm and overall height 1981mm the Contractor is to enter into discussion with the Client as to the choice of door, side hung, sliding or bi-fold and to fit accordingly
Door Furniture
D1 and D2 Lever latch with locking snib privacy system doors hung on 1 ½ pairs stainless steel butt hinges
D3 Lever latch hung on 1 pair s.s. butt hinges
D5, D6, D7, D8 AND D9 refer above.
D4 Up and Over garage door by Hörmann or similar.

Staircase
See also TIMBER FLOOR CONSTRUCTION
Form minor staircase at access to new Bedroom No. 1 all in s.w. consisting 32mm s. w. strings 25mm s.w. treads and 19mm ply risers provide and fix 2 no. complete newell posts and 2 no. half newell posts with handrails and balustrading to Client's choice. Allow for cutting in top tread with hardwood nosing to existing upper floor level. All properly screwed, glued and wedged together.
Staircase including balustrade to comply with Building Regulations Part K
Miscellaneous
The Contractor is to allow for the provision of shelving and hanging rails to all cupboards shown in discussion and agreement with the Client.

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 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 7871 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
Smoke Alarm System is to be carried out by a Specialist Sub-Contractor
The contractor is to provide a minimum of two spare separately fused circuit breakers within the consumer unit for the use of the Security Installation Contractor
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.
All switch plates are to be located 1200mm above floor level
The illumination required for the En-suite Bathroom to Bedroom 5 is to be controlled by a flush ceiling mounted Occupancy Switch.
The electrical contractor is to allow for the inclusion of a 2 amp lighting circuit with unswitched socket outlets located 500mm above finished floor level
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.
One in four of all new light fittings are to be energy efficient complying with the requirements of L1B
The General Contractor is to ensure liaison between the Electrical Contractor and Heating and Plumbing Contractor to provide electrical services to suite the Boiler requirements

VENTILATION
Provide mechanical ventilation ducted to expel to external air thru adjacent cavity walls or roof spaces via. UPV-C-C ducting all terminating with proprietary vents with anti-back draught shutters.
En-suite Bathroom to Bedroom No.1 Install mech. vent extract to provide 15 L/S with 15 minute overrun with duct to expel via roof tile terminal
En-suite Bathroom to Bedroom No. 5 Install mech. vent extract to provide 15 L/S with 15 minute overrun with duct to traverse chamber joists above Garage and expel via cavity wall vent
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

A		
	Date	Revisions

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HAVANT BOROUGH COUNCIL
17 FEB 2014
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Client
MR P & MRS S CLEMENTS

Job Title
PROPOSED EXTENSION & ALTERATIONS TO 25 CHICHESTER AVENUE HAYLING ISLAND HAMPSHIRE

Drawing Title
SETTING OUT DETAIL (N-W) & GENERAL SPECIFICATION NOTES

Scale
1–20

Date
DECEMBER 2013

Drawn by

Drg. No.
13:91/06

Rev.

REPROPOINT 2409