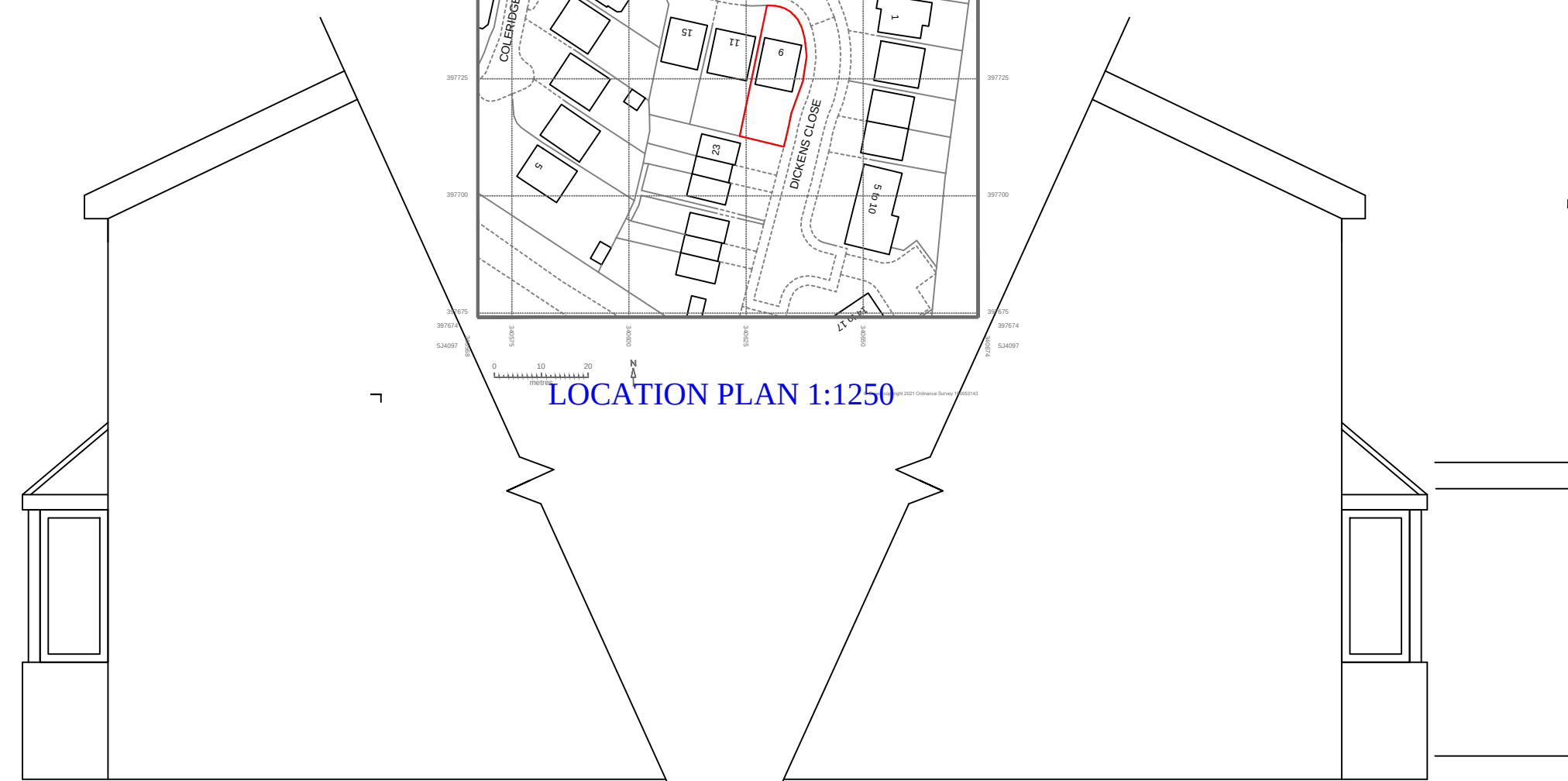
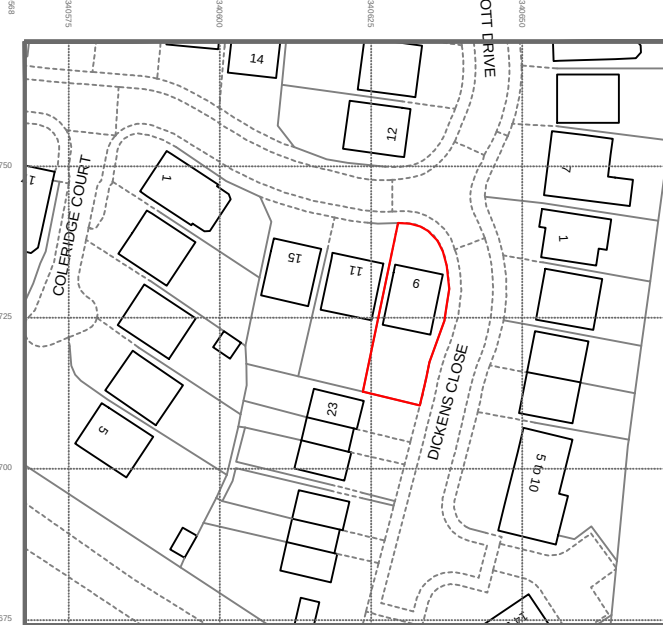
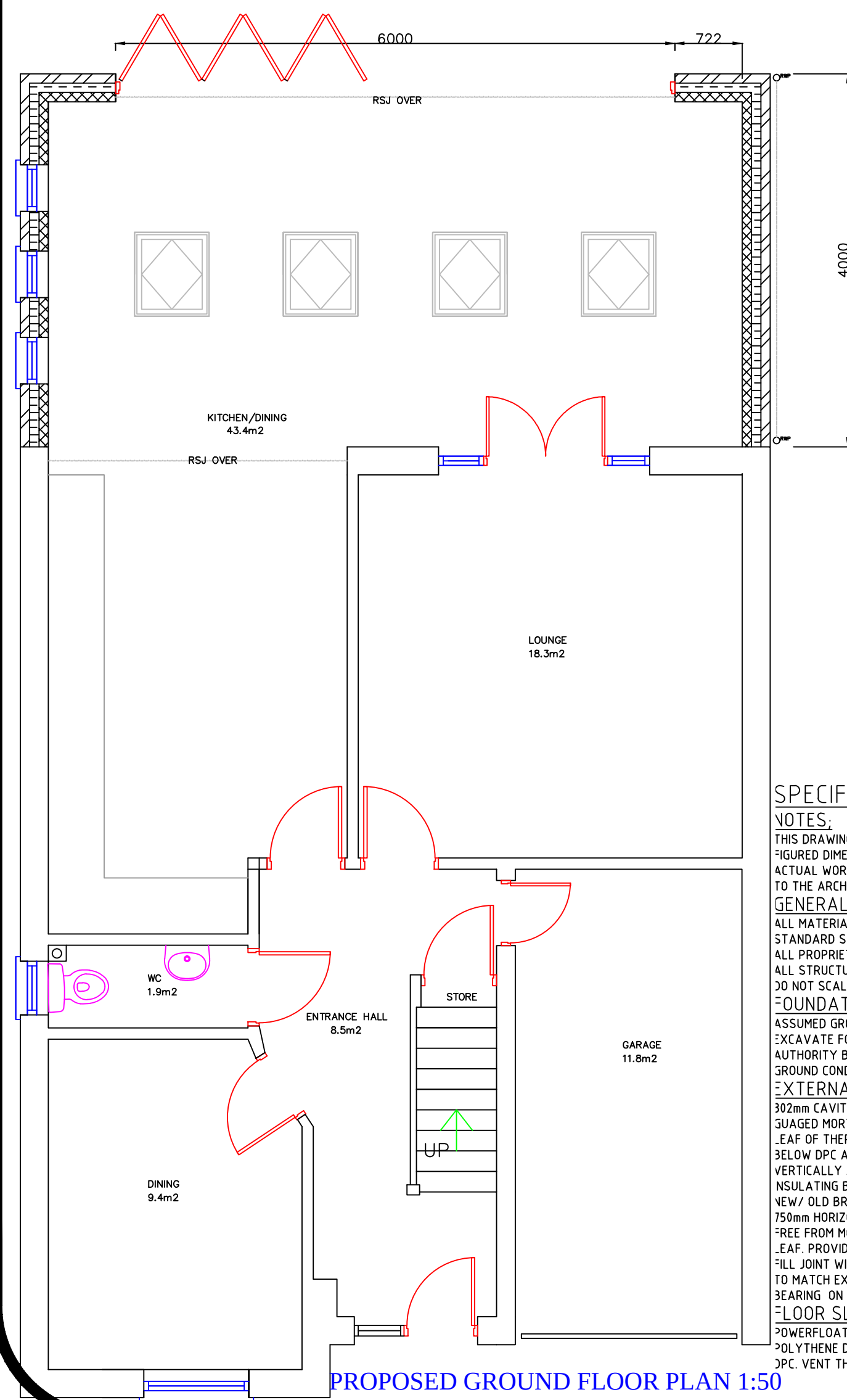
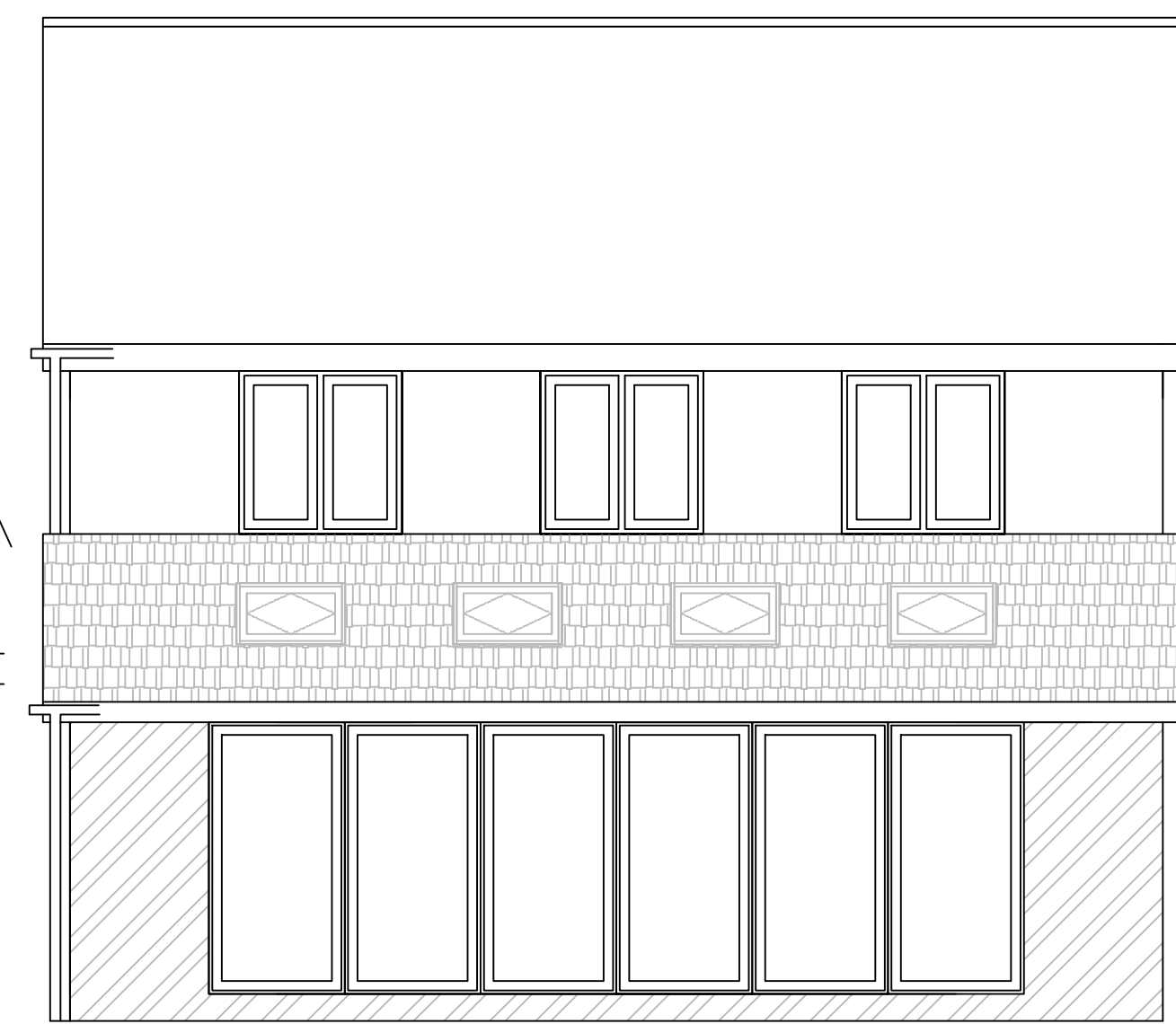
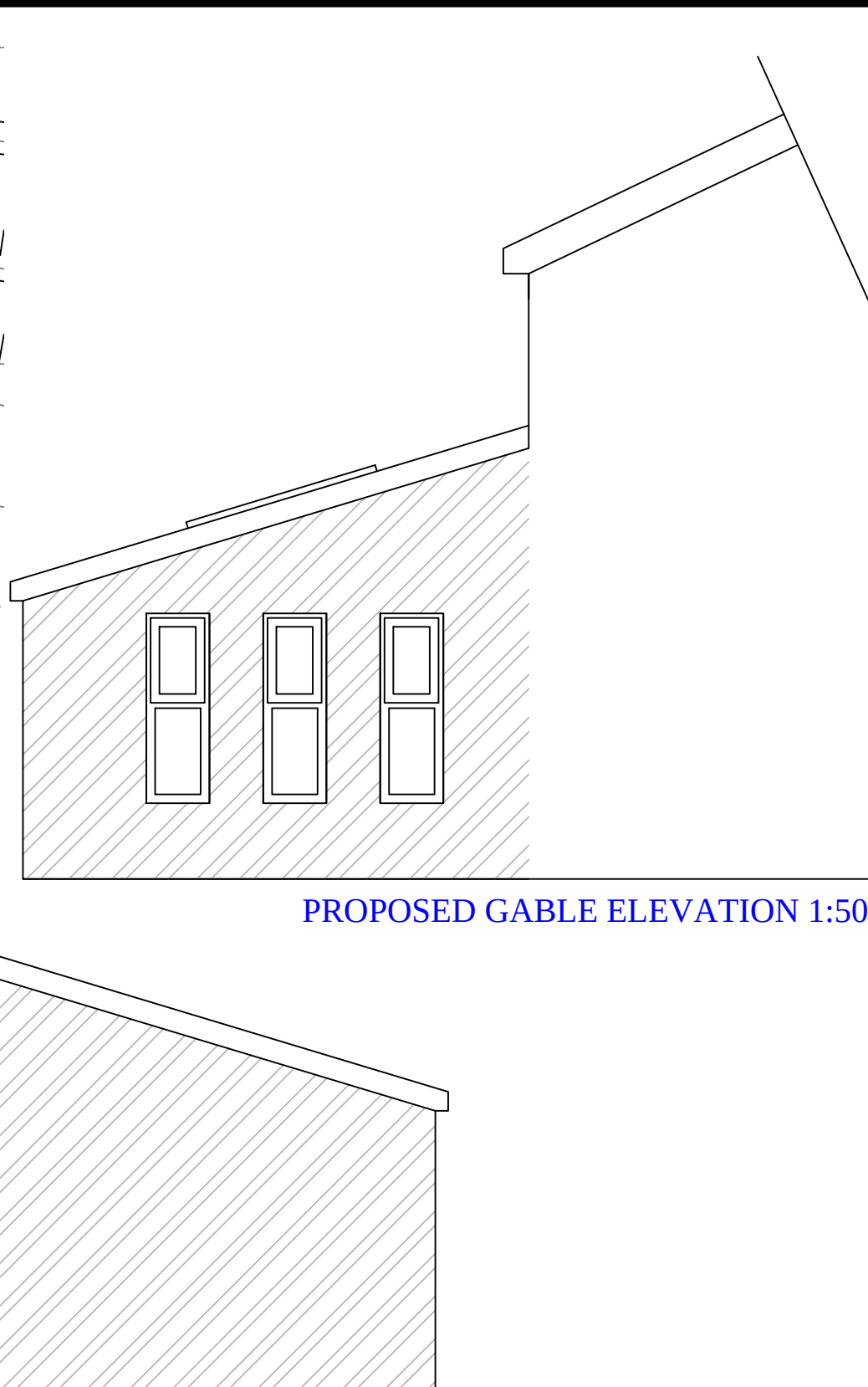
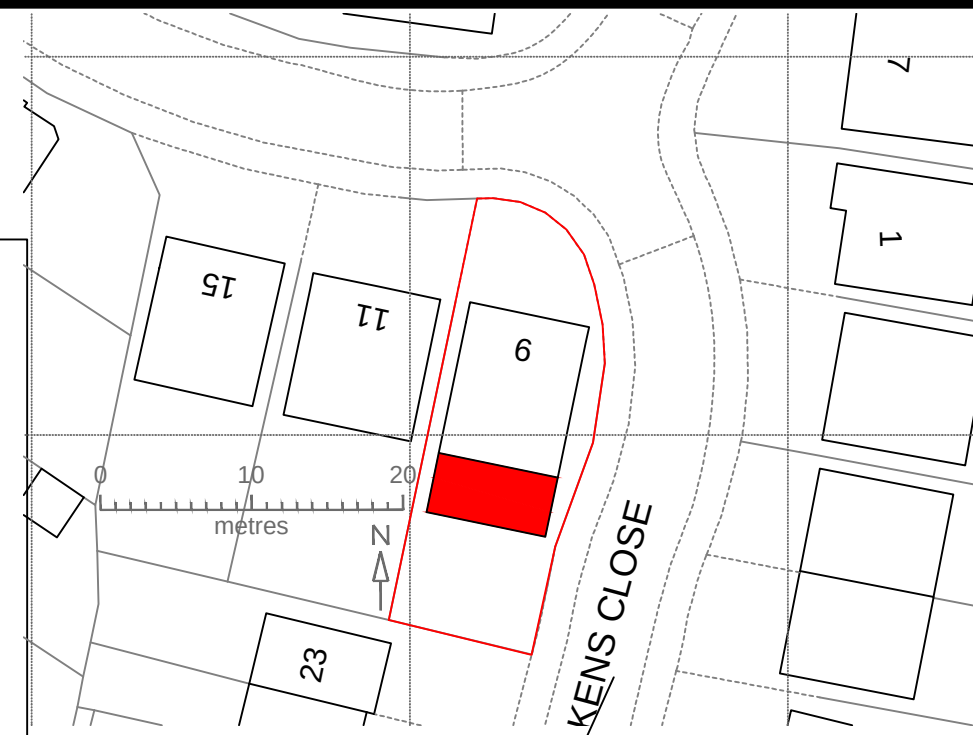
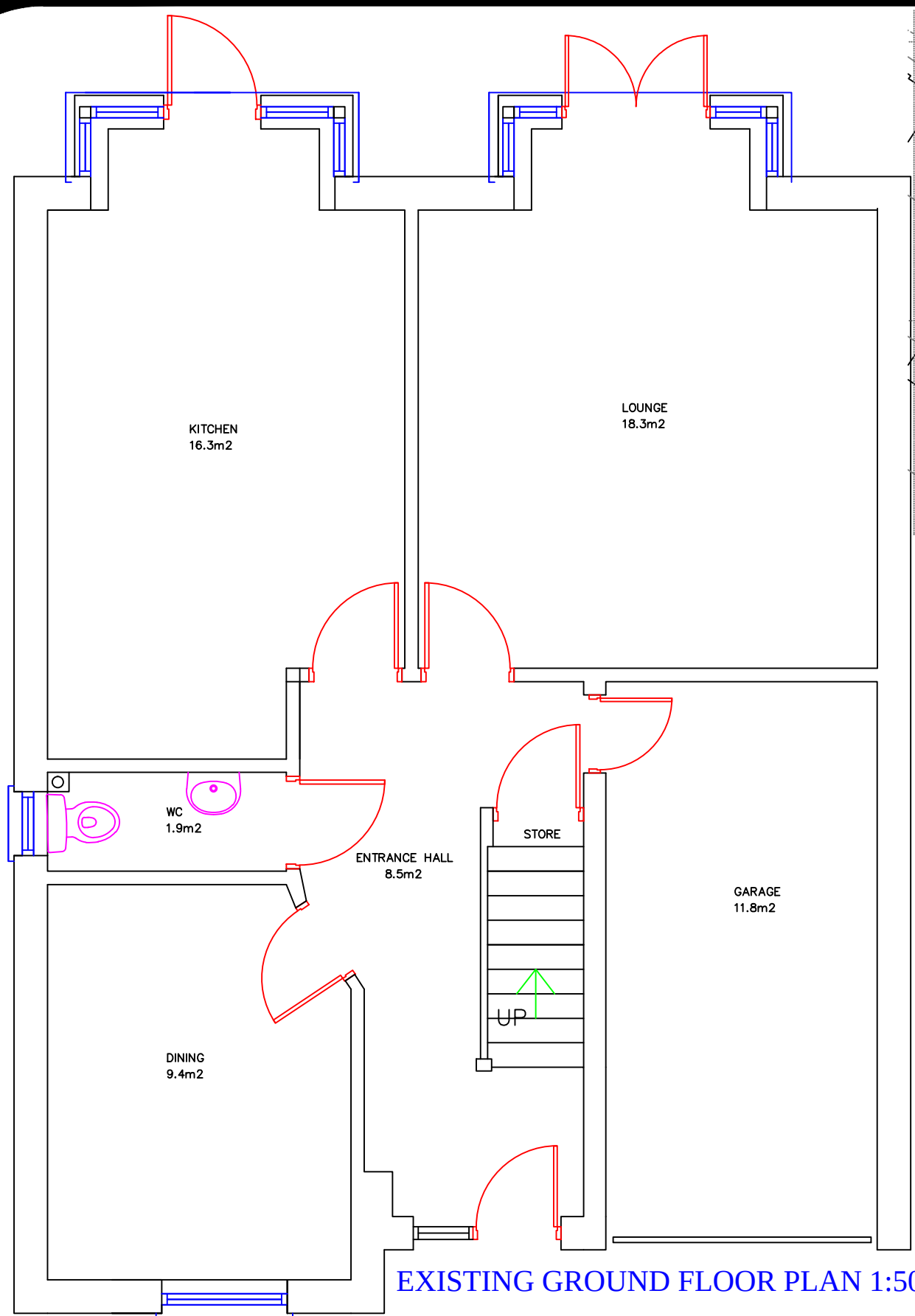




SPECIFICATION

NOTES:

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FIGURED DIMENSIONS ARE TO BE FOLLOWED IN PREFERENCE TO SCALED DIMENSIONS AND PARTICULARS ARE TO BE TAKEN FROM THE ACTUAL WORK WHERE POSSIBLE. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING ANY FURTHER.

GENERAL

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RECOMMENDATION & REQUIREMENTS OF ALL CURRENT RELEVANT BRITISH STANDARD SPECIFICATIONS AND CODES OF PRACTICE BUILDING REGULATIONS.
ALL PROPRIETARY PRODUCTS TO BE UTILISED FULLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
ALL STRUCTURAL TIMBER TO BE GS OR SC16 GRADE AND STAMPED KD OR DRY.
DO NOT SCALE OFF WORKING DRAWINGS USE FIGURED DIMENSIONS ONLY FOR REFERENCE.

FOUNDATIONS

ASSUMED GROUND CLASS IV (FIRM SANDY / FIRM CLAY) TO BE CHECKED AND APPROVED ON SITE BY LOCAL AUTHORITY INSPECTOR. EXCAVATE FOR AND LAY 650 X 300MM CONCRETE STRIP FOUNDATIONS 1000MM DEEP BELOW GROUND LEVEL OR TO SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR. TRENCHBLOCK PLASFORM STRANLITE OR SIMILAR OTHER TO BE USED BELOW GROUND LEVEL. WHERE GROUND CONDITIONS DICTATE FURTHER CONSULTATION WITH STRUCTURAL ENGINEER IS REQUIRED FOR POTENTIAL OF PILED FOUNDATIONS

EXTERNAL WALLS:

30mm CAVITY WALLS CONSISTING OF 100mm THICK FACING BRICK BUILT IN STRETCHER BOND BRICK MATCHED TO EXISTING WITH COLOURED GLAZED MORTAR, 100mm CAVITY WITH FULL FILL INSULANT BATS IN CAVITY WITH A THERMAL CONDUCTIVITY OF 0.40w/mk, 100mm INNER LEAF OF THERMALITE, MAX U-VALUE OF 0.31w/m²sq ANY CAVITY BELOW GROUND LEVEL TO BE FILLED WITH NEAR MIX CONCRETE 225mm MINIMUM TO 100mm MINIMUM ABOVE GROUND LEVEL. ALL CAVITIES TO BE CLOSED AT REVEALS, EAVES AND ALL OPENINGS WITH INSULATING BLOCKWORK AND DPC TO REDUCE ANY RISK OF COLD BRIDGING. FLEXIBLE CLOSERS TO BE USED VERTICALLY AT JUNCTIONS OF NEW/OLD BRICKWORK/ PARTY WALLS, STAINLESS STEEL WALL TIES TO BE PROVIDED AT MAX 450mm VERTICAL CENTRES AND MAX 900mm HORIZONTAL CENTRES. ALL JOINTS TO BE FILLED WITH POLYURETHANE FOAM. ALL JOINTS TO BE FILLED WITH POLYURETHANE FOAM. FREE FROM MORTAR SOUNDS. PROVIDE 9MM PLASTERBOARD ON DABS TIE AND JOINTED WITH EAVE BEADING AS REQUIRED TO INTERNAL. C/F: PROVIDE EXPANSION JOINT AT JUNCTION OF NEW AND OLD BRICKWORK 20mm, WITH VERTICAL TIES TO ALLOW FOR MINOR MOVEMENT. ALL JOINT WITH FLEXIBLE JOINT FILLER TO COLLOID SYMPHATICITE TO BRICKWORK. FORM WINDOW OPENINGS AS SHOWN WITH HEAD DETAIL TO MATCH EXISTING. PROVIDE CAVITIC LINTELS TO HEADS OF ALL OPENINGS SUITABLE FOR 100mm CAVITY WITH MIN 50mm EAVE TRUSSING ON BRICKWORK.

FLOOR SLAB.

POWERFLOATED 150mm THICK CONCRETE SLAB ON 100mm KINGSPAN KOOLTHERM K3 FLOORBOARD OR SIMILAR TO BS3873 ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE ON 50mm SAND BLINDING ON 150mm DRY, WELL COMPACTED HARDCORE STONE FILLING. DPM TO LAP JPC. VENT THROUGH SLAB TO SUSPENDED FLOOR AND VENT APPROPRIATELY

ROOF.

PROVIDE 225 X 50mm SSN RAFTER DOUBLED UP AROUND VULX LIGHT OPENING BIRDSMOUTHED AT WALL PLATE PROVIDE MD STRUT SUPPORT EVERY 500mm STAGGERED BETWEEN RUNS AND DOUBLED AT VELUX BASE AND HEAD WALL BEARER JOISTED AND SCREWED TO WALL WITH M10 ANCHOR BOLTS EVERY 600mm PROVIDE 100x55mm STEEL U CHANNEL TO BE RESIN BOLTED TO HEAD OF REAR WALL TO PREVENT HORIZONTAL BULGE AT HEAD OF WALL. WALL PLATE TO BE POSITIONED INSIDE CHANNEL PROVIDE 150mm KINGSPAN VAULTED CEILING BENEATH REAR WALL PROVIDE 100x50mm STEEL JOIST PERPENDICULAR TO REAR WALL PROVIDE 150mm TREATED 2x5 WALL BEARER STAGGERED AND FIXED WITH GUNN CLOUT NAILS. PROVIDE VULX STYLE ROOF WINDOW WITH APPROPRIATE FLASHING KIT PROVIDE CEMENT ROOF TILES TO MATCH EXISTING PROFILE AND SUITABLE FOR PITCH OF ROOF WITH CORRECT OVERLAP AS ADVISED BY MANUFACTURER. CONTRACTOR IS TO ENSURE THAT A MINIMUM PITCH OF 12 DEGREES IS PROVIDED PROVIDE CODE 3 FLASHING TO JUNCTION OF TILES TO REAR EAVES ENSURING CORRECT COVERAGE AND CLIPS PROVIDED

FASCIAS AND EAVES

PROVIDE UPVC FASCIA (150-200mm), SOFFIT(100 - 200mm) WITH ALL REQUIRED ACCESSORIES FITTED AS PER MANUFACTURERS INSTRUCTIONS
PROVIDE HALF ROUND GUTTER SYSTEM INCLUDING ALL JOINS, END CAPS, OUTLETS, BRACKETS ETC WITH OFFSETS, DOWNPIPES, SHOES,
UNIONS AND CLIPS AS REQUIRED

WINDOWS/ GLAZING

WINDOWS TO BE DOUBLE GLAZED. ALL GLAZING BELOW 800mm IN WINDOWS AND 1500mm IN DOORS TO BE SAFETY GLAZING TO BS 1206-1981 CLASS C. ALL WINDOWS IN GPVC COLOUR TO MATCH EXISTING FRAMES. EACH WINDOW TO BE COMPLETE WITH TRICKLE VENTILATOR. DOUBLE GLAZED UNIT TO CONSIST OF 20mm CAVITY FILLED WITH ARGON GAS TO GIVE U-VALUE OF 16w/m²k. LOW EMISSIVITY COATING TO BE PROVIDED. PROVIDE FRITION HINGES, LOCKING HANDLE TO GROUND FLOOR WINDOWS ONLY. STAYS TO BE PROVIDED AND NEOPRENE GASKETS. WINDOWS TO BE FOAM FILLED AND STRAPPED WITH FRAMES POINTED AND FULLY SEALED TO EXTERNAL WALL WITH COLOURED MASTIC TO MATCH FRAMES. FIRE EGRESS WINDOWS TO BE PROVIDED AND TO HAVE MIN 650mm OPENING AT FIRST FLOOR. ALL GLAZING TO APPROVED DOCUMENT N. PROVIDE VELUX OR SIMILAR APPROVED ROOF WINDOWS ALL INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AND SATISFACTION OF LABCO

PLUMBING:

100mm uPVC PROPRIETARY DEEPFLOW GUTTERS COLOUR TO MATCH EXISTING
65mm dia DOWNPIPES TO BACK INLET GULLY
100mm uPVC SINGLE STACK SOIL VENT PIPE, TERMINAL MIN 900mm ABOVE WINDOW HEADS AND FLUE OPENINGS.
30mm dia COMBINED BATH AND BASIN, 38mm dia. INDIVIDUAL BATH, SHOWER OR SINK.
52mm dia. BASIN WASTER ALL WITH DEEP SEAL OR ANTI-SYPHON TRAPS AS NECESSARY, SVP TO HAVE GROUND FLOOR RODDING POINT
WITH 6mm PLYWOOD ENCLOSURE, INSULATED WITH MINERAL WOOL TO DAMPEN SOUND ACCESS PANEL TO BE CUPPED AND SCREWED FOR
EASE OF ACCESS

ANY CONNECTIONS TO HAVE COLLARBOSS OR TO 'T' BRANCHED BIG.

SMOKE DETECTION

SMOKE DETECTORS / ALARM SYSTEMS ARE TO BE MAINS OPERATED INTERLINKED ALL TO BS 5446 PART PERMANENTLY WIRED TO SEPERATE FUSED CIRCUIT AT DISTRIBUTION BOARD. ALARMS TO BE POSITIONED WITHIN 7M OF KITCHEN AND 3M OF BEDROOM DOORS.

INSULATION.

INSULATION:
INSULATION AS PREVIOUSLY DESCRIBED. VAULTED CEILINGS TO CONSIST OF 150MM KINGSPAN TP10 THERMAL INSULATING BOARD IN BETWEEN RAFTERS ENSURING ADEQUATE AIR/ VENTILATION GAP PROVIDED 50MM ABOVE BOARD AND PLASTERBOARD CEILING FINISH. PROVIDE 25mm POLYSTYRENE SLAB EDGE INSULATION TO SLAB PERMIETER SLAB INSULATION AS PREVIOUSLY DESCRIBED CAVITY BATS

General Notes		
No.	Revision/Issue	Date

9 ELLIOT DRIVE
KIRKBY
L32 9SS

SINGLE STOREY EXTENSION TO REAR

Project ELL	Sheet 1
Date MAR21	
Scale 1:50 1:1250 1:500	