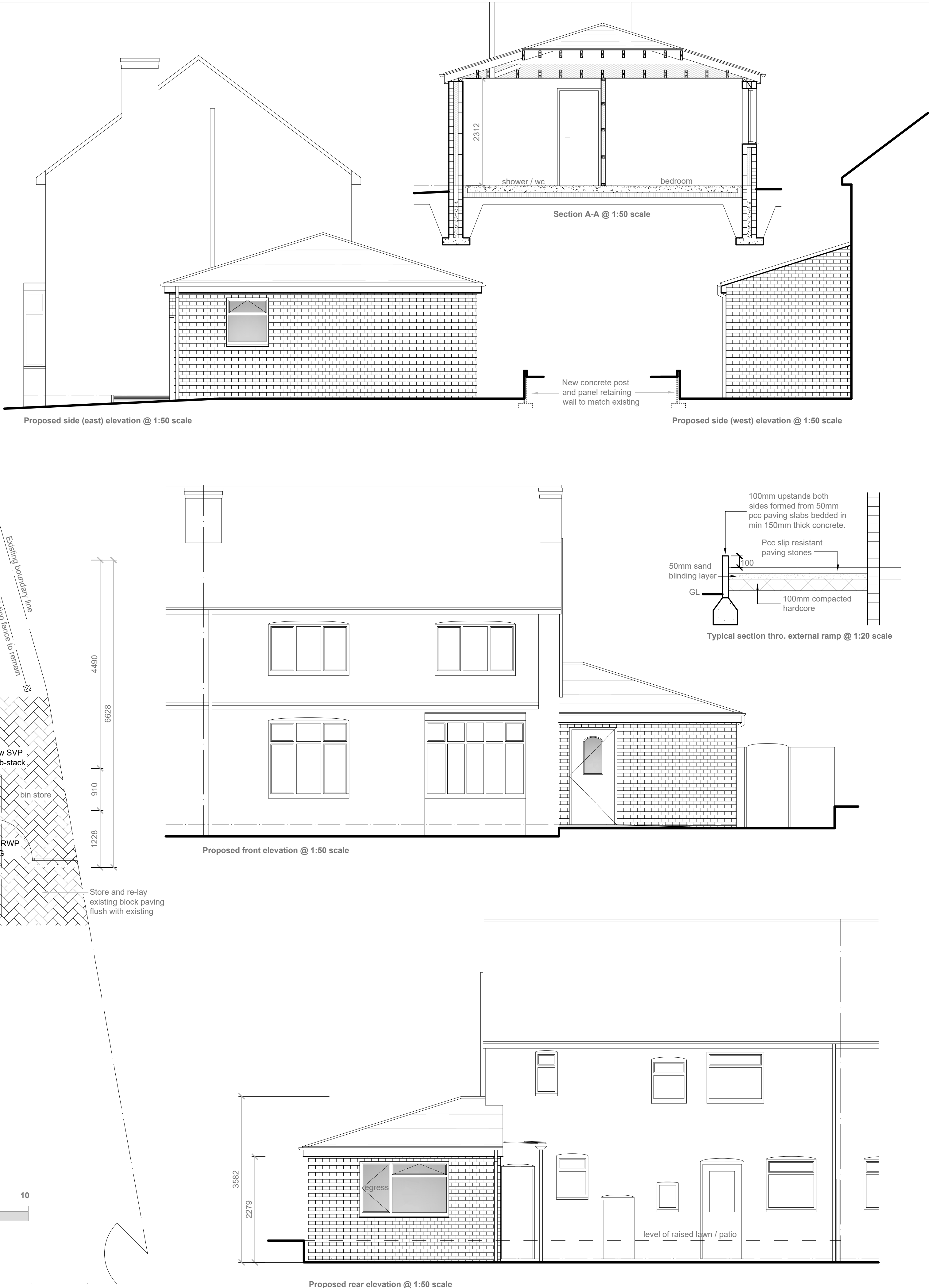
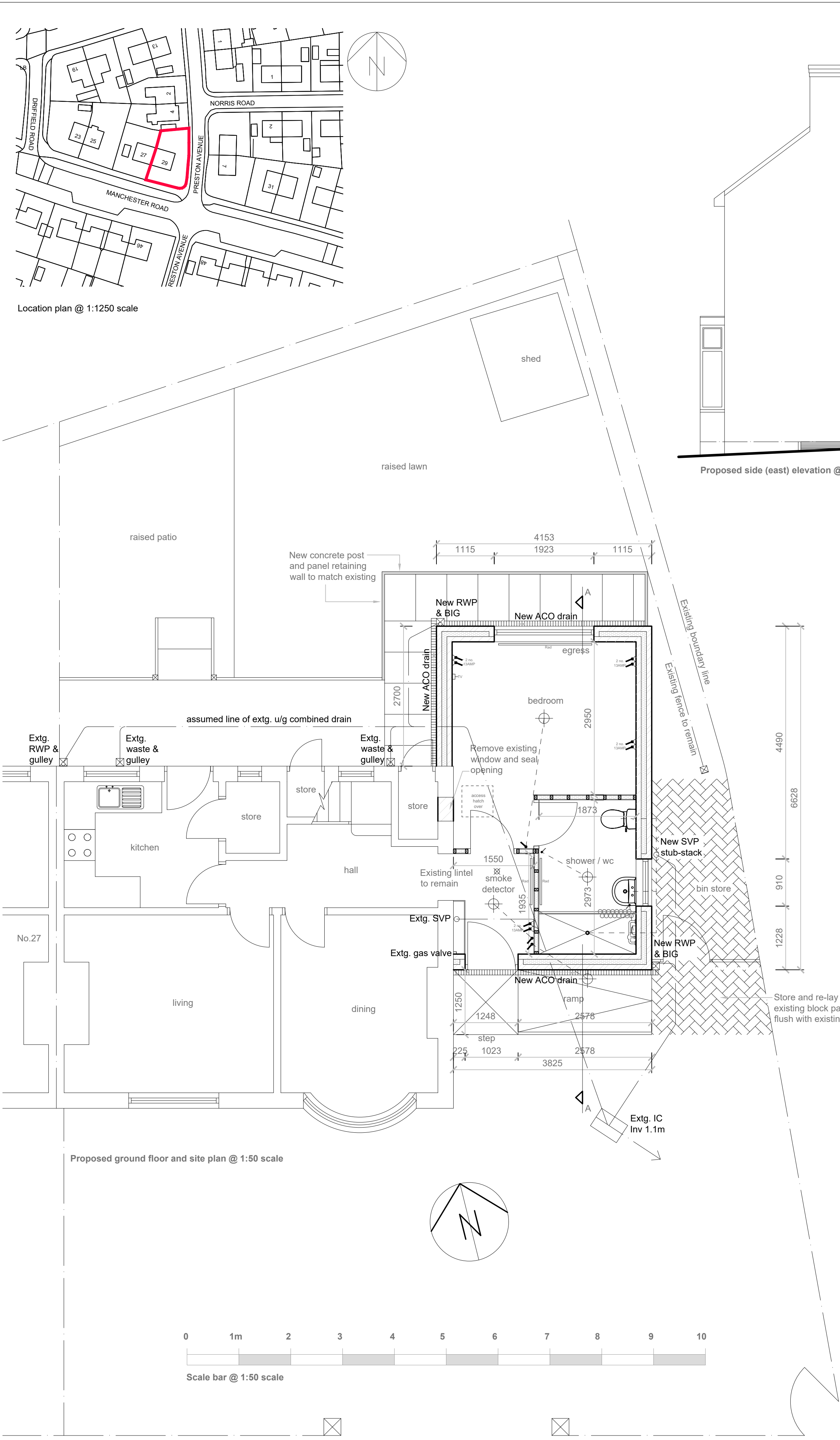




CONSTRUCTION SPECIFICATION

General
Refer to drawing no. 188184-01 for existing layout.
All work is to comply with the current Building Regulations and is to be carried out to the complete satisfaction of the Building Control Officer (BCO).
It is the responsibility of the Contractor to ensure that the work is carried out in a safe and satisfactory manner in accordance with the Health & Safety at Work Act and associated Regulations relating to construction work. Prior to the start of work, the Contractor must be aware of any conditions and steps notifications imposed by Planning and Building Control. The Contractor should make himself aware of any services in the vicinity that may be affected by the proposed work and safely protect or divert same as required. It is recommended that the Contractor undertakes a CAT scan prior to commencing works to identify any potential underground services. All proprietary products to be installed and utilised in accordance with the manufacturers instructions. All work is to be carried out the relevant British Standards, Codes of Practice and Building Regulations whether stated on this drawing or not.
Elements of structure to be min. half hour fire resistant with class 'O' surface spread of flame.
All dimensions and existing drainage to be checked on site by Contractor prior to commencement of work.
Foundations
New concrete strip foundations (Grade C28/35 - Gen 1) to be taken down to suitable substrate to size and depth to the satisfaction of the BCO on determination of the ground conditions at commencement of work. Foundations to be taken below invert of drains where within 1.0m of excavation.

Walls
External walls: to be 302.5mm cavity work. External leaf to be facing brickwork to match existing main house; mortar colour to match existing; 100mm cavity with 90mm Rectisol Eurowall Cavity Board (osa); inner leaf to be 100mm load bearing concrete blockwork (Thermalite Turbo osa); new cavity wall construction achieving a 'U' value of 0.18 W/m2K.
All work below dpc to be in common brickwork or 'Trenchblock' blockwork below ground level. If cavity work, cavity below ground to be filled with weak mix concrete 225mm below dpc and played to outer leaf. Cavities to be continuous. Allow for cavity trays to wall abutments.
Stainless steel wall ties to be set max. 750mm horizontally, 450mm vertically. Dpc to be laid separately in both leaves min. 150mm above ground level. Horizontal and vertical insulated cavity closures (RMC Thermabate osa) fitted all around external openings; cavity barriers to tops of walls.
Drains passing through brickwork to be bridged with concrete lintels (sizes to be determined on site with agreement of BCO).
Crocodile ties to be fixed at abutments of new and existing work in accordance with the Manufacturers instructions.
Internal solid wall finishes and plaster patching to be 10mm bonding and 3mm Carlitte skim. Dot and dab plasterboard with 3mm skim coat to existing internal walls.
Internal non-load bearing partition: to be constructed from 75x50mm softwood framing with studs at max. 400mm centres and nogginns at 900mm centres faced both sides with 9.5mm plasterboard and 3mm skim finish; cavity quilt insulation to voids.
All skirtings and architraves to match existing main house.

Floor
Solid floor to new extension: to be 50mm sand and cement screed; 100mm concrete slab on 100mm Celotex G4400 (osa) insulation boards, overlaid with building paper; 2000 gauge super visqueen membrane, turned up and into dpc on all sides; sand blinding layer laid on min. 150mm clean, compacted hardcore; achieving a 'U' value of 0.18 W/m2K.

Lintels
Lintels to new external cavity walls for standard windows in new extension generally to be min. 2 course Catnic C57/100 (osa). Lintels to be insulated with end bearings of min. 150mm. Cavity trays to be formed over lintels with weep holes formed in perps to outer leaf.

Drainage
All existing underground drainage shown in assumed positions and are to be checked on site. New underground drains (as required) to be 100mm dia. vitrified clayware with flexible connections (Hepileve osa) laid to min. 1:40 falls. Any drains below building to be flexibly bedded on appropriate granular material and bridged with new lintels where passing through walls. Redundant drains to be grubbed up and sealed at junction to main drain.
New PVCu stub-stack SVP connected to existing combined inspection chamber as shown. New stub-stack to be fitted with an air admittance valve (Marley Durgio osa). Sanitary fittings to be connected separately to new SVP and to have anti-vac traps if more than 1087mm from stack. No connection to be made within 200mm of WC branch. WHB and shower tray to be fitted with 75mm bottle trap and rodding access to be fitted for any change of direction to wastes.
Gutters to be Marley Deepflow (osa) PVCu discharging into 2 no. new 68mm dia. PVCu RWP's discharging into 2 new roddable back inlet gullies connected into existing combined underground drain as shown.
New ACO (osa) drainage channels to front, rear and side elevations to discharge into new back inlet gullies as shown.
Colour and profile of new external water goods to match existing main house.

Windows and doors
New external PVCu windows and doors and internal doors to be Magnet (or similar quality). Windows to be fitted with trickle ventilation (min. 8000mm2 for habitable rooms). Window vents to be min. 1:20th of room floor area. Glazing to be Pilkington Optitrem S1A (osa) to achieve maximum 'U-value' of 1.4 W/m2K. Obscure glazing to window in new shower/WC, pattern to Clients choice.
Egress window to be provided to rear as shown with min. 450x450mm opening with min. 0.33m2 clear operable area; max. 1100mm to cill height above floor level.
Window patterns as shown.
Provide safety glass in critical areas as required, all in accordance with Approved Document Part N.
New internal doors, frames and architraves to match existing patterns.

Roof
Note: All roof timbers to be pressure impregnated with approved preservative.
Main roof: pitch min. 17.5 deg.; 2 no. 200x50mm hip rafters; 35x200mm ridge with node supported on 75x75mm s/w post built off new partition below; 147x150mm rafters at max. 450mm centres; 47x170mm ceiling joists at max. 450mm centres to be built into brickwork at one end or supported by galvanised ms joist hangers; 70x25mm dragon ties to support outer corners; 9.5mm plasterboard and 3mm skim to ceiling soffit; roof space to be insulated with min. 150mm Rockwood thermal loft roll (osa), overlaid at right angles with min. 150mm Rockwood thermal loft roll (300mm total) providing a 'U-value' of 0.15 at ceiling level.
Roof generally: Brown BMI Rediand Landmark Double Roman (100mm headlap osa) concrete. Interlocking roof, ridge, hip and dry verge tiles laid to Manufacturers instructions; 38x25mm battens; Tyvec Permo (osa) breathable roofing membrane; Code 5 lead flashings and soakers; 100x75mm wall plates; structural timbers parallel to external wall to be tied down to brickwork with 30x5mm BAT galvanised wall straps at max. 2.0m centres.
Mahogany PVCu fascias and soffits to match existing.

Electrical work
All electrical work covered by AD Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg. BRE, BSI, NICEIC or NAPIT). Prior to completion, an appropriate BS 7671 electrical New installation certificate must be provided by the competent person.
New shower/WC room to have either mechanical ventilation rated at least 15 litres per second or rapid ventilation of at least 1:20th of the floor area, together with 4000mm2 background ventilation.
Positions of switches etc. to be agreed with Client prior to work commencing.
A mains fed, battery backup smoke detector to be fitted, position to be agreed on site with BCO.
Low-energy light fittings to be provided.

Mechanical work
Positions of radiators, routing of pipework, suitability of existing boiler and flues etc. to be fully agreed prior to work commencing. All mechanical engineering work covered by AD Part L must be designed, installed, inspected and tested by a person competent to do so (eg. GasSafe Registered).

REVISIONS:
Rev A: Sept 24 - Removal of text requested by Planning

Project:
**PROPOSED SINGLE STOREY SIDE
BEDROOM AND SHOWER ROOM
EXTENSION**
at:
**29 MANCHESTER ROAD
PRESCOT
L34 1NF**
for:
Mstr. NATHANIEL GORTON
**EXISTING AND PROPOSED PLANS,
ELEVATIONS AND SECTION**

Drawing Scale:	As shown	Date:	June 2024
Drawing Number:	188184-02	Revision:	A