

SPECIFICATION

FOUNDATIONS – refer detail 2

Note the foundation details indicated are provisional and may need some amendment once actual ground conditions are known.
The foundation is to be of a 'strip' type. Concrete designation GEN1 to BS8500-1. The width of the foundation shall be 600mm, minimum depth 1000mm below ground level.
If ground conditions prove to be unsatisfactory, an alternative 'raft' or 'piled' foundation solution may be required which will necessitate design input from a structural engineer.

FLOOR CONSTRUCTION – refer detail 2

The floor construction is to consist of:-

65mm sand cement screed laid over:-
500 gauge polythene separating membrane, laid over:-
Celotex FF4085 floor insulation, 85mm thick,
turned up at the perimeter to avoid cold bridging laid over:-
150mm thick concrete floor slab designation GEN 2 laid over:-
1200mm gauge damp proof membrane laid over 25mm sand blinding:-
laid over minimum 150mm well compacted hardcore.

EXTERNAL WALLS – refer detail 2

U-value to be minimum 0.28 W/mK2.
The external leaf is to be constructed in reclaimed facing bricks to the satisfaction of the planning officer.
The inner leaf shall be Calcon Solar blockwork (100mm thick).
The cavity is to be 85mm wide.
The insulation is to be Celotex CG4000 wall insulation, 40mm thick.
Cavity closers to openings to be Cavity Trays Ltd Type H cavity closers or similar.
Wall ties to be stainless steel ties with insulation retaining clips. To BS EN 845-1, Ref ACS (0113 391 8200) Type ACS 1000 Type 2, 225mm long.
To be at 750mm horizontal centres and 450mm vertical centres.
Additional ties within 225mm of openings.

Damp proof courses to be provided at vertical and horizontal openings and at 150mm above ground level.
To be Visqueen Zedex CPT High Performance Damp Proof System.
New walls are to be bonded to the existing using the Ancon Stalfix Universal wall tie system.
Joint to be sealed using a suitable sealant eg Hodgson Sealants (01482 868320) Bevamastic or similar.
The walls are to be plastered internally and fitted with skirtings to match the existing building

FLAT ROOF SECTION TO SINGLE STOREY EXTENSION

Joists to be 47mm x 170mm joists at 400mm centres, grade C16.
To be fixed to external walls using suitable stainless steel joist hangers.
The roof is to be laid to a minimum 1:60 fall to discharge rainwater to the outlet position, using firrings as necessary.

Note the flat roof wall plate shall be set out to allow the ceiling in the new areas to match that in the existing area.

Please refer to the full Alumasc specification at the rear of these notes for roof coverings, trims etc.
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Lateral restraint straps to be fixed at 2000mm c/s.
All necessary noggins and packs are to be fixed under the straps.
The straps are to be not less than 30 x 5mm cross section, 150mm cranked end and 1100mm long.
The wallplate is to be 100 x 50mm.
Vertical restraint straps to wallplate to be fixed at maximum 2000mm c/s.
All give U value 0.20 W/mK2.

Refer to Alumasc standard details reference:-
Detail HPR D 01 04 Two Way outlet to abutment
Detail HPR D 03 01 Brick Abutment
Detail HPR D 03 05 Brick abutment with cavity bridge and coping
Detail HPR D 04 01 Skirting to cold pipe penetration

WINDOWS to the kitchen extension

The new window is to be uPVC.
It is to be manufactured and installed by a FENSA approved supplier.
It is to match the appearance of the existing.
To be double glazed with 24mm sealed units. Glazing to be Low E, En = 0.15.

EXTERNAL DOOR to the kitchen extension

The wooden door is to be to BS EN 942. Size to be 1981 x 838 x 44 external door, flush timber.
No glazing required.

SAFETY GLAZING

Safety glazing complying with BS 6206 shall be used in critical locations and be permanently marked to this effect.

MECHANICAL VENTILATION

The ventilation system to the kitchen shall be designed and installed by a competent contractor. The design shall be based on the Building and Engineering Services Association (previously HVCA) document DW/172 Specification for Kitchen Ventilation Systems. The contractor must take account of the proposed fittings to be installed into the kitchen area.

WATER SUPPLY

The water supply is to be taken from the existing building
The alterations to the hot and cold water systems are to be designed and installed by a competent person.
In accordance with BS EN 806-2 or BS 6700.

STORMWATER DRAINAGE

The rainwater outlet on the roof shall be formed as per the Alumasc standard detail ref HPR D 01 04
This shall be sleeved through the roof parapet as shown on detail HPR D 01 04 and discharge into a Hepworth Rainwater Hopper ref RG19.
The new downpipes shall be a round profile, reference Hepworth Rainwater Systems Clickfit System, 68mm downpipe and discharge to a Hepworth Supersleve gully.
The surface water drainage shall discharge to a soakaway.
The new soakaway must be situated a minimum 5m away from the building.
The soakaway shall consist of a square or circular pit, filled with rubble or lined with dry jointed masonry or perforated ring units.
The underground pipework and accessories are to be from the Hepworth Supersleve Clay drainage system
Pipes to be 110mm diameter.
At junctions, Hepworth Supersleve Universal Inspection plastic inspection chambers are to be provided.

ABOVE GROUND FOUL DRAINAGE

All drainage pipework falls and trap sizes to comply with AD H1.
To be installed in accordance with BS EN 12056.
The pipes and accessories are to be from the Hepworth HEPvO plastic range.
Air admittance valves to be Hepworth 110mm air admittance valve.

BELOW GROUND FOUL DRAINAGE

Prior to starting work, the levels of existing drains, inspection chambers and manholes are to be checked.
The pipework and accessories are to be from the Hepworth Supersleve clay system as noted above.
Pipes to be 110mm diameter.
At junctions, Hepworth Supersleve Universal Inspection plastic inspection chambers are to be provided.

BEDDING CLASSES

Pipes under roads, cover depth 900mm to 6000mm, Bedding Class P.
Not under roads or slabs, cover depth 600mm or less Bedding Class Q, down to 6000mm, Bedding Class P.
Under solid ground floors, from underside of slab 300mm or more , Bedding Class W, less than 300mm , Bedding Class Y.

ELECTRICAL INSTALLATIONS

All electrical work is required to meet the requirements of Part P (Electrical Safety) and
It must be designed, installed, inspected and tested by a person competent to do so.
Design to comply with BS 7671.
Prior to completion, the Council must 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 to do so.

Energy efficient fittings. Energy efficient light fittings are to be provided. Light fittings should only take lamps with a luminous efficiency greater than 40 lumens per circuit-watt.

HEATING

The heating to the kitchen extension is to be provided by an underfloor system. The supplier is to be Warmup Limited electric underfloor system, designed for a concrete floor.
It is to be designed by the suppliers and installed by approved contractors.

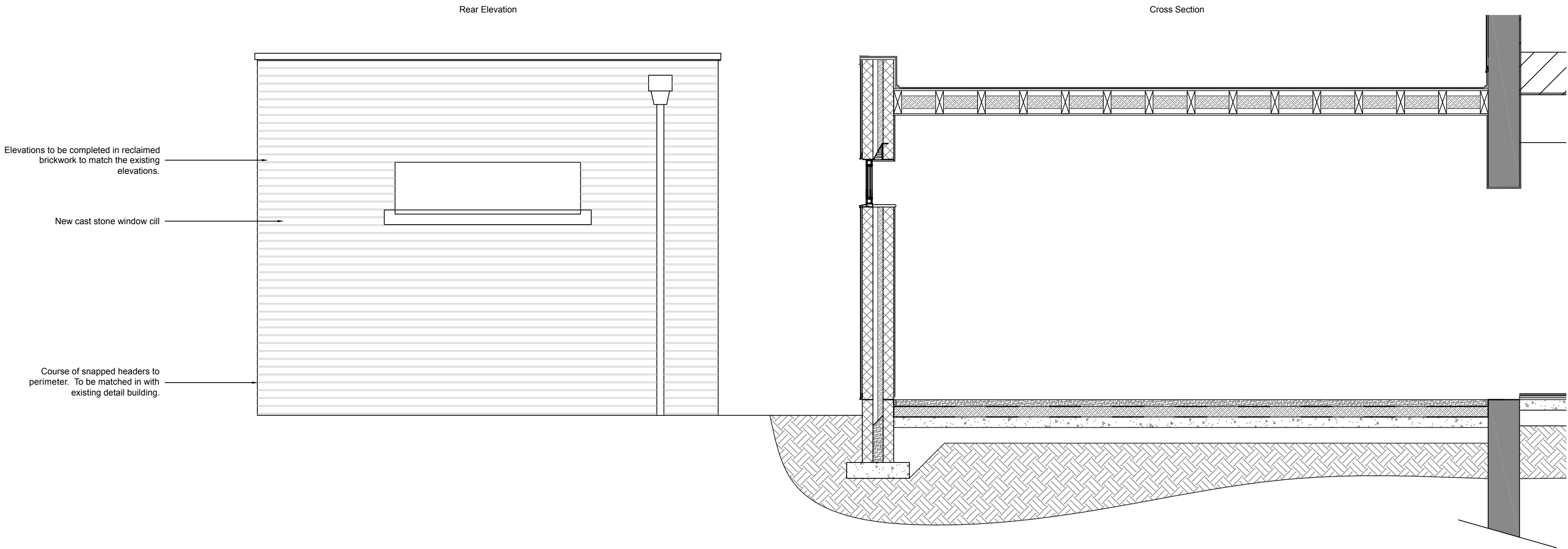
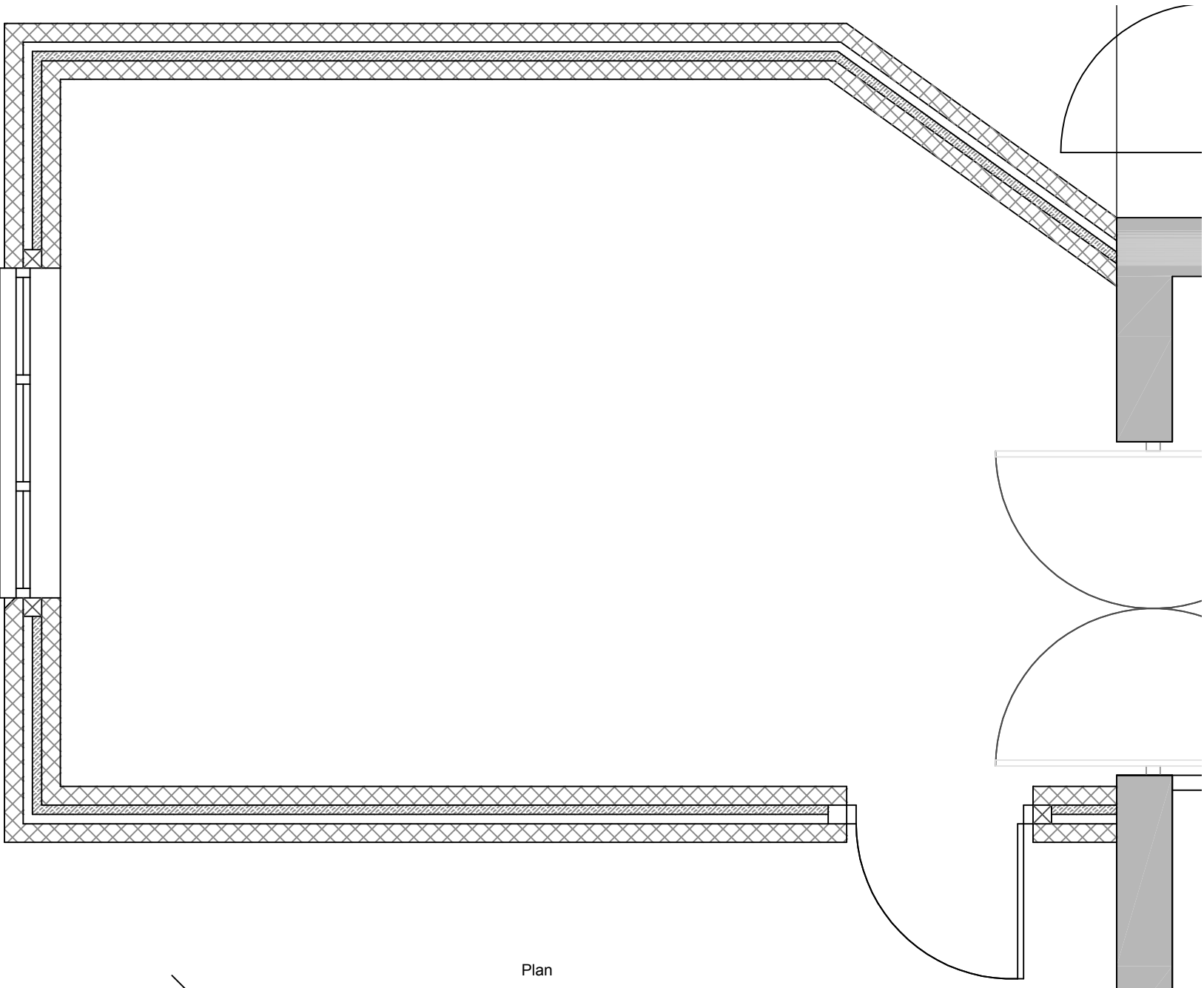
FIRE SAFETY AND SMOKE DETECTION

To comply with AD B Fire Safety, BS 5446-1 and BS 5839-6:2004.
Smoke alarms are to be provided as marked on the drawing, along with break glass call points.
These are to be mains operated and linked to each other. They are also to be linked to existing detectors.
The power supply is to be derived from the buildings main supply as per AD B1 para 1.17.
They are to have a separate power supply i.e. a battery.
A heat detector is to be fitted in the kitchen area. This is to be interlinked to the other detectors.
The detectors are to be installed as per AD B1, paragraph 1.15.
Do not install directly over the stairs.

ROOM INFORMATION

KITCHEN

New units are to be fitted to the owner's requirements.
The waste from the sink is to be via 40mm trap, 75mm seal and taken to the gully via a 50mm waste pipe and grease trap.



Where dimensions are not given drawings must not be scaled. Contractor to clarify all levels, dimensions, drainage, construction and specification prior to commencement on site.

studiohenderson

INTERIORS

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Drawing Title
New Extension

Job No.	Drwg No.	Rev	Drawn By
12.044	05		CJP
Date	Scale	Size	Sign Off
14/06/13	1:30	A1	TBC

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