Drawings

The attached Drawings to be read as an integral part of this specification

THE PROJECT

Upgrade existing Utility Room to habitable standard, remove archway between Kitchen and Reception and raise Kitchen floor.

GENERAL NOTE
All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant, current British Standards and Codes of Practice. Any reference to any Approved Document relates to the relevant Approval Document of the Building Regulations. Works should be completed in compliance with BS8000.

Do not scale off drawings. All works to be measured on site before commencement. Any subsoil drainage or structural elements uncovered affecting the works should be brought to the attention of the Client and/or the Building Control Officer before continuing any work.

BOUNDARIES
Ensure all construction is within the property boundary.

STRUCTURAL ENGINEER
A fully qualified Chartered Structural Engineer is to be employed by the Contractor/Client and consulted as necessary and in accordance with the Building Officer's instructions.

All beams, pads, trimmers and bearings to Structural Engineer's design. Existing lintels, walls and footings affected by proposal to be checked satisfactory at start or replaced as necessary. Structural timber to be kept away from any live flue faces min. 50mm. New timber joist floors to have strutting/blocking in accordance with Trada Span Tables. Existing roof stiffened to Structural Engineer's design and all cut/affected members to be supported/secured back to new works. Any new steel work protected with 12.5mm Fireline plasterboard and skim coat finish or coated with Albi intumescent paint system to manufacturer's specification with confirmation of application provided to Local Authority all to give min. 30mins of fire protection.

DPC
Horizontal DPCs to be minimum 150mm above adjacent ground level and stepped as necessary to suite site topography with min. 150mm laps. DPC to be either ASTOS or similar bituminous based felt dpc (to BS6398:1983) or 500 microns black polythene (2000g) to BS6515:1984. Proprietary DPCs/thermal cavity closers to be provided horizontally (cill) and vertically (jambs) to all openings in external cavity walls.

MASONRY/BLOCKWORK
Concrete blocks throughout to be solid and manufactured to BS6073 parts 1 and 2 and designated by manufacturer as suitable for their intended location and structural, acoustic and thermal requirements are met. Clay bricks where used to be manufactured in accordance with BS3921

LINTELS
Lintels to be provided over all structural openings in pressed steel to BS5977, galvanised to BS7269. Cavity trays/damp proof protection must be provided over all external openings either separately or as combined part of lintels. Adequate end bearings of 150mm min must be provided and lintel to be firmly bedded in mortar. All window openings to have proprietary Cavity Beams by Catnic, or similar approved, and to be fully compliant with AD Part L and to Building Control Officer's approval. In all cases manufacturer's recommendations to providing adequate fire resistance should be strictly followed.

MORTAR
Mortar to be of mix proportions necessary to achieve adequate strength and durability to accord with NHBC standards.

CAVITY TRAYS & FLASHINGS
Lead flashings to min 150mm up-stand Code 4 and cavity trays to be provided where roofs abut brickwork with stepped flashings where pitched roofs abut wall at an angle. Cavity tray must rise minimum 140mm across cavity, weep holes at max 450mm c/c with at least 2 holes per opening. Any valleys or gulleys to be lined with Code 5 lead.

CAVITY CLOSERS
Cavity closure to be fitted at abutment of new roof to existing external wall and at all external openings.

FOUNDATIONS
Existing foundations to main house not to be disturbed.

New foundation to be on 600x230mm concrete strip to min depth 1000mm below ground level or same depth as existing, whichever is greater and to suit subsoil conditions, but depth of foundation adjusted on site as required by Building Control Inspector and in accordance with NHBC Tree Guide.

GROUND FLOOR CONSTRUCTION
Concrete Slab Ground Floor to achieve .22 Wm2/K
Continue existing floor level into extension. 70mm reinforced sand/cement screed finish (or 18mm flooring grade t&g chipboard) on 500 gauge polythene on 70mm Celotex FR5000 installed to manufacturer's instructions on 1200g polythene DPM well lapped to wall DPCs. 100mm concrete base of GEN1 or ST2 mix as appropriate, slump class S2, on 150mm well compacted hardcore blinded with sand.

Concrete base where any drainage passes under or that is greater than 6metre in length to be reinforced with 142 reinforcing mesh set in slab at 1/2 depth.

Ventilation of any existing sub-floor voids to be maintained. Provide ducting to new external wall where required.

EXTERNAL WALL
Brick and block to achieve .28 W/m2K
Outer leaf of 102mm Facing Brick to match existing main building with 100mm cavity partially filled with 50mm Celotex CG5000 insulation or similar approved - insulation to extend 150mm below top of floor insulation. Cavity to extend min. 225mm below DPC. Inner leaf 100mm Thermalite Turbo block finished internally with 13mm Dense Plaster (includes 2mm skim coat).

Stainless steel wall ties to be used suitable for partial fill cavity wall to BS EN 845-1 installed generally at 450mm c/c vertically and 600mm horizontally and 225mm vertically at reveals. Walls at window/door reveals to be closed using proprietary dpc/thermal cavity closer.

All new walls to be well toothed into existing construction. All cavities, where applicable, to be continuous.

INTERNAL WALLS - PARTITION
100mm timber stud partitions to non-load-bearing walls with 12.5mm plasterboard on both sides (moisture resistant in bathrooms). 25mm acoustic quilt (min. density 10kg/m3) to be inserted between studs and in accordance with Approved Document E.

FLAT ROOF
EPDM Warm flat roof to achieve .16W/m2K
Minimum fall of 1:40 EPDM rubber of at least AC fire designation applied with appropriate EPDM bonding cement with seam taped joints in accordance with manufacturer's recommendations over 18mm T&G OSB top deck boarding. OSB laid over 140mm Celotex XR4000 over 12mm WBP plywood base boards fixed to softwood flat roof joists to Structural Engineer's calculations, and finished under with 12.5mm plasterboard.

Walls to be secured to flat roof structure with 30x5 galvanised ms restraint straps at maximum 2m centres.

Roof to be fully weathered at junction with existing roof with roof resin taken up under pitch felts min. 450mm.

ABUTMENT OF ROOF TO EX. EXTERNAL WALL.
Lead Flashing for Flat Roof to external wall
Code 4 Lead flashings to min 150mm up-stand to be provided where roof abuts brickwork with stepped flashings where pitched roofs abut wall at an angle.

Walls to be secured to flat roof structure with 30x5 galvanised ms restraint straps at maximum 2m centres.

NEW INSPECTION CHAMBERS
New IC to be Marley/Osma UPVc chamber complete with suitable cover and frame to suit location installed and protected in accordance with manufacturer's specification.

GLAZING
to achieve 1.6 W/m2K
All new doors and windows externally to be aluminium, PVC-u or timber. Window style to match existing as close as possible, manufacturer and detail to be advised by client. All windows to be double glazed. All windows and glazing to comply to BS6262, 6206 and Building Regulations Approved Document K. All opening lights and doors to be fitted with effective draught-strips.

Windows to give a minimum ventilation of 5000sq.mm. background ventilation. Background ventilation by means of trickle ventilator slot channel cut through head of frame.

Joints between frame and studding to be sealed with proprietary silicone sealant. Frames must overlap insulated closers by min. 25mm.

Glazing below 800mm from floor level to be safety glass and approved by Building Control.

Habitable rooms on first floor to have escape windows with minimum unobstructed area of 0.33m2 with minimum width or height of 450mm and bottom of opener to be set no more than 1100mm from floor level.

KITCHEN UNITS
Kitchen layout shown on drawings is indicative only. Client to advise final style and layout.

ELECTRICAL
Electrical requirements and layout to be advised by client. All installations must comply with IEE Regulations and all relevant Codes of Practice. New wall mounted 13amp sockets to be installed between 450-1200mm from finished floor level.

Extend existing electrical supply from main house to proposed extension to be advised on site and approved by Building Control Officer.

All Electrical work must be carried out to BS7671:2001 (chapter 13) and AD P of Building Regulations, by a Competent Person who is on an Approved Register and who is self-certifying their own work. A declaration of compliance with Building Regulations to be submitted to Building Control within 30 days of completion of installation.

EXTRACTION
All extraction to be vented externally with weathered flyscreened terminal.

KITCHEN
Provide mechanical extract fan adjacent to kitchen hob capable of extracting 30litres/second - OR elsewhere in Kitchen capable of extracting 60 litres/second with 15 minute overrun.
BATHROOM
Provide mechanical extraction to bathroom capable of extraction at a rate of 15litres/second with 15 minute overrun and min. 2500mm2 background ventilation

HEATING
Heating extension to be assessed on site by Gas Safe Registered Heating Engineer and any alterations/extension to be commissioned and tested by Gas Safe Registered Engineer. All new radiators to be fitted with thermostatically controlled valves.

LIGHTING
75% fixed lights in extension to be of high efficiency low energy type with circuit efficacy greater than 45 lumens per circuit-watt saving light fittings.

Any use of downlighters must be informed to Building Inspector and details of units and installation must be submitted and approved by Building Control prior to installation.

ALARMS
Alarms to be according to BS5446 pt.1 interconnected mains operated with battery backup and wired direct to fuse board on separate circuit. Alarms to be ceiling or wall mounted and positioned min 300mm from any light fitting.

Position: 1 Smoke detector in GF Hall
1 Smoke detector on FF Landing
1 Heat Detector in Kitchen

RAINWATER GOODS
All PVC-u deepflow rainwater goods to be in accordance with Approved Document H and must be provided for all roofs greater than 6m2 in area discharging to min. 68mm dia. downpipes at locations on plans and connected directly to existing rainwater fittings where possible.

All existing guttering and downpipes to be undisturbed. Guttering to new extension to match existing throughout.

SOAKAWAYS
Investigate site for position and suitability of existing soakaways. Provide new geocellular crate soakaways on site for additional rainwater drainage as required by Building Control Officer. Any new soakaways to be minimum 5m from building, minimum 1cbm per 20sqm of roof, and below invert of pipe. All constructed to BS8301:1985.

SEWER
Any new foul water drainage 110mm Osmadrain (or similar approved) to be connected to existing, laid and connected to existing in accordance with Building Regulations to be approved on site by Control Officer. Where pipes pass through walls provide masking to both sides of wall with rigid sheet material to prevent entry or fill or vermin. (Min 50mm space to be allowed all round pipe).

Any new SVP to terminate 900mm above any opening within 3m.

New drainage to be laid to min 1:60 fall. Any new Inspection Chambers to be 450x450 proprietary installed to manufacturers recommendations.

All Drainage to BS EN8301 and Approved Document H

Where pipes pass beneath a building they are to be encased in min. 100mm layer of pea shingle with concrete overlay min. Where passing through foundation walls RC lintel to be provided. Pipes laid deeper than foundations within 600mm to be fully encased in concrete up to the underside of foundations.

Below ground drains to be Osma flexible jointed pipework or similar.

WASTES
Layout of existing Drainage to be checked on site prior to commencement of any work.
All wastes to be in PVC-u.

Waste sizes:
Bath, sink and shower to be 40mm dia.
Basin to be 32mm dia.
WCs 100mm dia.
Cistern Overflow 19mm dia. discharging externally
Drainage to kitchen appliances to be as manufacturer's instructions.

Provide rodding eyes at each change in direction.
All appliances to be fitted with 75mm deep seal traps.

All plumbing to comply with BS 12056 Sanitary Pipework)
All new wastes to be laid to minimum 1:60 fall
Layout of existing drainage to be checked on site prior to commencement.
New sinks where shown to terminate into external gulley.
Any waste exceeding 1700mm to be fitted with anti-syphonic valves.
Manufacturer, Osma, or similar approved.

WATER SERVICES
New water services to be connected and extended from existing hot and cold services as required for new kitchen layout.

A supply of wholesome water (mains supply or equivalent complying with Section 67 of the
Water Industry Act 1991) must be provided to the following areas:
- any place where drinking water is drawn off
- wash hand basins, bidets, baths, showers and sinks
- sanitary conveniences (however, alternative supplies to sanitary conveniences are acceptaable (eg. harvested rainwater).

Heated wholesome (includes softened water) must be supplied to the following locations:
- wash hand basins, baths, showers and sinks, and in areas where food is prepared.

Hot water storage systems should be designed and installed in accordance with BS:6700:2600+A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897:2006

The hot water storage and supply system installed is to be commissioned in accordance with the procedures set out in the Domestic Heating Compliance Guide. Commissioning documentation to be submitted to Building Control on completion.

Rev.	Details	Date
<#>	<Details of revisions made>	<Date>
R1	GRP to EDPM warm	20/08/18

Caldotec Architectural design

10-11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS

01903 859176
info@caldotec.co.uk
www.caldotec.co.uk

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Building Notes

Client Mr and Mrs Mina
Site Address
15 Somerset Road
East Preston
West Sussex
BN16 1BZ

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