

ADDITIONAL NOTES

1. GENERAL
All materials to be appropriate British Standard & intended use.
Proprietary materials & equip't to be installed in accordance with the manufacturer's instructions.
Installations to comply with Current Bylaws.
Installations to comply with THE BUILDING (AMENDMENT) REGULATIONS 2010.

2. DRAWINGS
This Outline Specification to be read in conjunction with accompanying drawings.
If necessary Calculations to be provided by Specialist along with drawings to suit.

3. WORKMANSHIP
To be current Codes of Practice for the type of operation.

4. COMPLETION
Local Authority Inspection is req'd on completion of works

5. FOUNDATIONS
Local Authority Inspection is req'd on the depth & nature of the foundations.
Trench fill foundations to all external walls to be 500mm wide x 1000 deep.
Minimum depth to be 750mm below general ground level but actual depth to be agreed with the Local Authority Inspector on site.
Concrete mix to be 1:2:4 cement/fine aggregate/coarse aggregate (code C20P)

6. WALLS BELOW DPC
Dense 7kN/sq.mm blockwork in 1:4 cement/sand mortar. Blockwork thickness to suit wall thickness over with cavity work maintained ti foundation level
Plinths as noted on drawings in external skins.Cavity to be filled with weak mixconcrete to 150mm below dpc level& chamfered to outside skin weepholes @ maximum of 900mm crs.

7. DPC's
Hyload DPC's to be incorporated @ ground level to lap to DPM.
Trayed DPC's over lintols including stop ends.
DPC's over bridges in the cavity (e.g. air bricks.
Vertical DPC's to jambs to door & window openings with insulation as shown.

8. GROUND FLOOR :- 'U' Value = 0.25 W/sqm.k
Local Authority Inspection is req'd of the Damp Proof Membrane prior to the installation of the concrete.
35mm sand & cement semi dry screed on 100mm thick 1:2:4 concrete, on 1000g polythene DPM, on 60mm Celotex GA2060 insulation.External perimeters to incorporate 25mm thick insulation, on 1000g polythene DPM, on 50mm stone dust blinding, on 150mm minimum thickness Grade 1 hardcore well consolidated & laid in consolidated layers.

9. EXTERNAL WALLS ABOVE DAMP PROOF COURSE :- 'U' Value = 0.3 W/sqm.k
General cavity work comprising :-
External Skin :- 114mm face brick sample provided to L.A.
Internal Skin:- cavity 125mm, 100mm thermalite block.
Full plans & calculations to be supplied to L.A. for approval
Insulation to suit construction & 'U' value of 0.3 W/sq.m.k overall finish with 12,5mm plasterboard & skim.

10. LINTOLS
In external walls to be IG L1/S100 type.

13. LEADWORK
Code 4 leadwork. To be coated with bitumen where built into masonry. Laps & seals to be suitable for exposure. No length to be greater than 1500mm.
Lead flashings to be cut into solid masonry to sufficient depth
Proprietary trays DPC's to be built nto full external skin of existing cavitywork @ abutments to suit

14. FASCIAS & SOFFITS
Cellular uPVC as Celuform or equivalent. To be fixed with the appropriate movement joints.
Soffits to incorporate roof vents comprising ventilation strip to give equivalent 25mm continuous air gap to flat roofs/sloping soffits.
Soffits to incorporate roof ventscomprising ventilation strip to give equivalent of 10mm continuous air gap to open attic roofs.

15. RAINWATER GOODS
uPVC white guttering into 68mm Ø downpipes. Maximum roof area to be 37sq.m. per downpipe with allowance for the position relative to the stop ends to discharge into gullies.

17.WINDOWS :- 'U' Value = 2 W/sqm.k
To be uPVC to approval
All double glazed with weather stripping, lockable handles, sash restrictors & trin vents.
Bathroom / toilet windows to be fitted with obscure glass.
Opening vents to be @ least 1/20 th of the floor area of the room which it serves & some of which is to be @ least 1750mm above floor level.
Windows with cills below 800mm above floor level to be glazed with laminated safety glazing.
Windows immediately adjacent to doors to be fully glazed in safety glass
Trickle ventilators to be incorporated into all windows with ventilationarea of min. of 8000 sq.mm
Openings to be min 450mm wide x min 750mm high as an escape route

18. WINDOW SUNDRIES
Cill boards to comprise 32mm thick r.e. softwood scribed to suit with quadrant to butt uPVC window.
Curtain battens to comprise ex 50x25 oftwood positioned as agreed extending 150mm to each end of window.

19. INTERNAL PARTITIONS
50x100 studwork with studs @ 400 crs horizontally & 600mm crs vertically
Boarding to be 12.5mm Gyproc plasterboard to both sides.
Boarding to bathrooms to be 12.5mm Gyproc moisture resistant plasterboard.
>Ground floor partitions to be 100mm blockwork.

20. FLOOR FINISHES
50mm thick sand & cement screed (4:1) as described.

21. CEILINGS
Ground floor - 25mm Gyproc Duplex plasterboard (Vapour Check)

22. EXTERNAL DOORS - 'U' Value = 2.0 W/sqm. k
uPVC door with double glazing & safety glass min 838mm wide (2'-9")

23. INTERNAL DOORS
1/2 hr fire resistant with hardwood thresholds
intumescent strips, overhead closer, with latch furniture

24. JOINERY
Skirtings 175x19 throughout
Architraves to 50x19mm throughout

29. FIRE ALARMS / SMOKE ALARMS
Smoke Alarms Fitted to Landings

31. GROUND & FIRST FLOOR ELECTRICS
Sockets to be min. of 450mm from F.F.L.
Light switches to be not higher than 1200mm from F.F.L.

32. SAFETY GLASS
to critical areas below 800mm.

33. DRAINAGE UNDER BUILDINGS
To be encased in 150mm concrete

34. LEVEL THRESHOLD
To all entrances

35. RADON PROTECTION (as per L.A. Requirement)
Approved Radon Barrier to be installed as shown on details
Void created as shown 0r sump provided in hardcore
All joints to be taped & all pipes to be sealed
Cavity tray installed around perimeter as shown

36. SMOKE DETECTORS
Fitted in entrance hallway & first floor landing

37. LOW ENERGY LIGHT FITTINGS
>lounge & kitchen/diner to be fitted with low energy fittings

39. ELECTRICAL SWITCHES & POWER
Set at dado height for disabled requirements

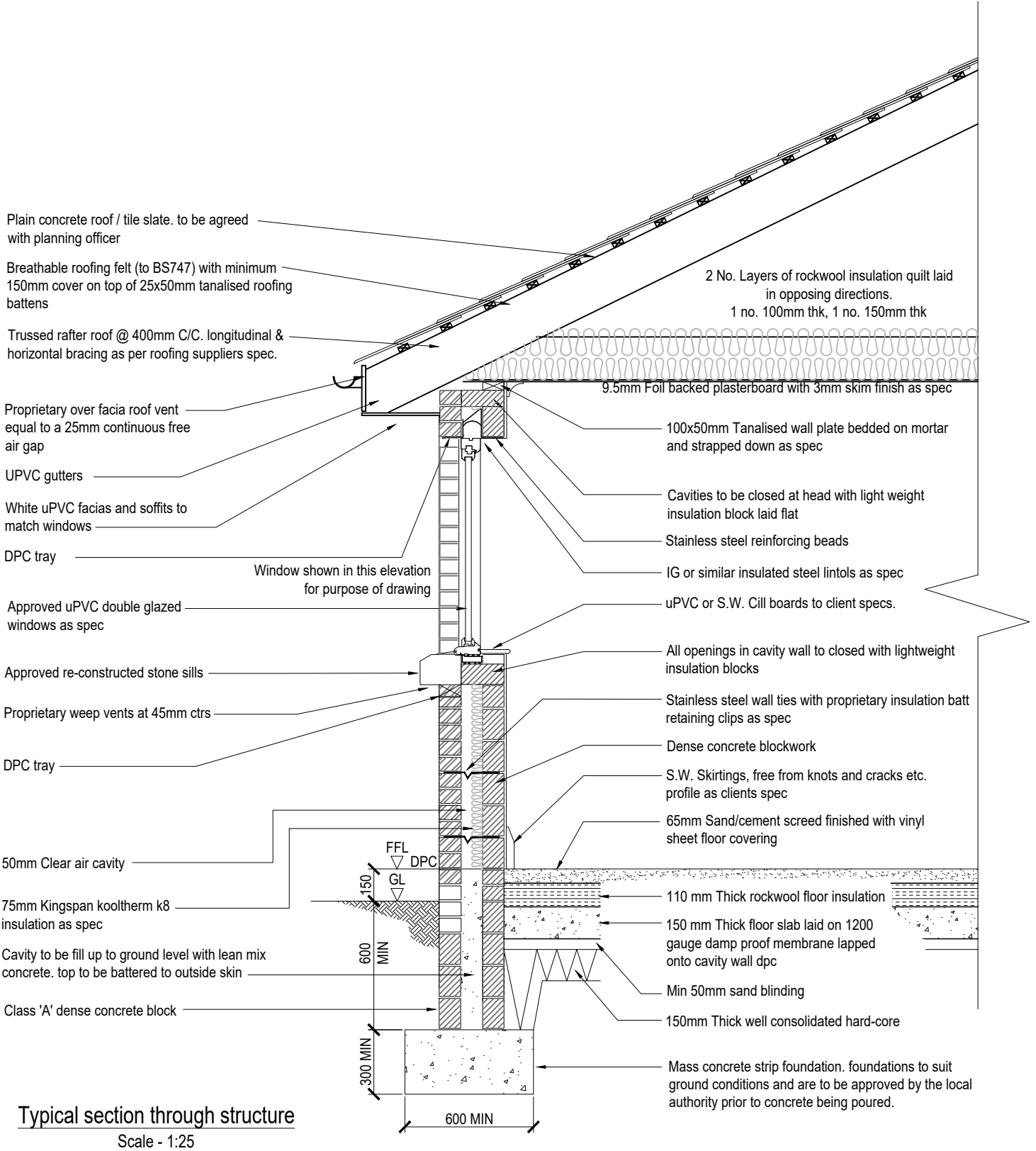
40. THE BUILDER
To be competent & to familiarise themselves with the Site & Conditions before commencement & where necessary make changes to suit - in conjunction with Local Building Inspectors knowledge. Builder to accept total responsibility

PART 'A'
1) Wall tie spacing to be 750mm horizontally & 450mm vertically
2) Minimum 550mm returns to all quoins
3) 150mm projection to foundations therefore min width to be 600mm

PART 'B'
1) Smoke detection / alarm fitted to L2 system as per BS5839 part 1 1988 OR Grade B type LO3 as in BS5839 part 6
2) Ceilings to be 1 hr fire resistant & doors off the protected shaft to be 1/2 hour fire resistant fitted with self closers

PART 'E'
1) Throughout the dwelling the fire resistance of every element shall be 1 hour
2) 100mm Rockwool Insulation between floors & 15 foil backed plasterboard & skim

PART 'H'
1) & 2) Consultation with DWR CYMRU regarding position of main sewer & proposed connection to same to take place prior to works commencing
3) Foul & surface water layouts now shown
4) Percolation tests to be carried out for soakaways



Typical section through structure
Scale - 1:25

01	First issue	Jan'24	Scheme		
REV	DESCRIPTION	DATE	Proposed single storey extension to the rear of		
Client			No. 1 Channel View, Bryncoch, SA10 7TH		
Title			Scale (A3)	Drawing No.	Issue
Notes and partial section			As shown	MM-006	01