GENERAL NOTES & SPECIFICATION

Windows & doors

Scaled double glazed units having a min. 'u' value of 1.6w/m²k (adl1), Glass to be 'low e' or Pilkington 'k'. safety glazing to be provided to all areas within 800mm of floor, windows or sidelights within 300mm of doors and to door glazing within 1500mm of floor BS6206 (Approved Document (N1)
background ventilation to habitable rooms to be 8000mm² and 4000mm² to kitchens and bathrooms. provided through permanent trickle vents fitted to frame Heads located @ 1700 above 'ffl'.
All doors and windows to be draft sealed and mastic sealant is to be applied to perimeter of windows & doors both internally and externally.
rapid ventilation from openings to be min. of 5% of floor area with some part of the opening being at least 1700mm above ffl.
all doors and windows to be fitted with security locks & furniture as specified by the customer.
horizontal guarding to be provided at 800mm above floor level for deep windows, where the difference between that level and the ground is Greater than 600mm.

Roof construction

Pitched - roof tiles to match existing house. Pitch 15 degrees, on breathable roofing felt 'tyvek supra' or equivalent, on 38mm x 25mm treated softwood battens on min 150mm x 50mm (c16) timber roof rafters @ 400mm c/c. or to engineer's calcs.
For prevention of roof spread 150mm x 50mm (c24) timber rafters to have minimum 100mm x 50mm restraint collars provided at high level bolted using minimum 12mm dia framing bolts + anchors or truss clips @ rafter feet fixed to plate.
Use 5mm galvanized restraint straps fixed to to timber wall plate and down internal blockwork spaced at maximum 2m centres. Fit 100mm thickess of celotex between rafters and 40m thickness under then plasterboard and finish To achieve O.18w/m²k ADL1b) This is a 'cold roof' construction and a minimum of 50mmm ventilation air space is to be maintained behind celotex too underside of roofing breathable felt. Eaves vents are recommended with a continuous 25mm ventilation strip. (Please note if roof has to be justified structurally client is to arrange)

Lintels

Generally to be proprietary galvanized mild steel insulated lintels of appropriate type for span and loading and to have min end bearing of 150mm 'Catnic' can also be contacted for table of lintels, loads and span table if required.

Lead work

Code 4 lead flashing to be installed at vertical/horizontal abutments of pitched and flat roofs with brick/block walls to be continuous with lead min 150mm under external sill.

Fire protection

Fire protection to be provided to any structural timber or steel beams supporting floors and walls to be min ½ hr fire rating protection using 'British gypsum' metal clip system/web and 15mm pink fire line/case board or if timber web/nogged then 2 x layers of gypsum 12.5 standard plasterboard with staggered ceiled joints.

Smoke/heat detection

Should be mains operated/interconnected and provided ith smoke detector to gymnasium ceiling area and a 'heat detector in kitchen utility areas al to be in accordance with B.S. 5446 part 1. & to current i.e.e wiring regulations (Adb1).

Mechanical ventilation

Kitchen/utility – 60 lit/sec or 30 lit/sec when located as hob extract/canopy
Bathroom/shower area – 15 lit/sec
Toilet WC – 6 lit/sec (All to expel to external air) ADF1

Drainage (above) FW

Waste pipes serving sanitary fittings to be as follows:
'Sink, – 40mm ∅
All wastes to be fitted with 75mm ∅ water traps.
Waste runs to terminate with connection to either a 'svp' to external air located minimum 900mm above any opening or internal 'stubstack' (fitted with air admittance valve) all to be accessible.
Access caps/eyes to be provided on waste pipes that bends/change direction for Roding.

Drainage (below) FW

New foul water drains to be 100mm ∅ upvc pipe with inspection chambers, shallow access chambers and Roding access points. Drains to be connect to foot of 'SVP' or to gullies and to be laid min 1:40 fall or agreement with building control officer where falls are restricted.
Bed and surround of 100mm pea beach shingle max 10mm size.
Pipes to be bridged through walls/foundations using '65mm x 100mm pc' lintels to suit building control officer on-site.
Distance between inspection chambers to max 45m. if any new Chambers to be 'upvc' pre-formed channels bedded on 100mm thick lean mix concrete. 150mm long rocker joints to be provided if required from chamber to new run. Main run of chamber always to be kept 'live' never connect incoming connections to chambers to never be against flow. (ADH1)
(Alternatively if main drainage not accessable an sani-flow or foul water disposal system is to be provided with minimum 22mm copper waste pumped to main sytem here appropriate. Details of this system to be submitted by client if this option is used.

Drainage (above and below) SW

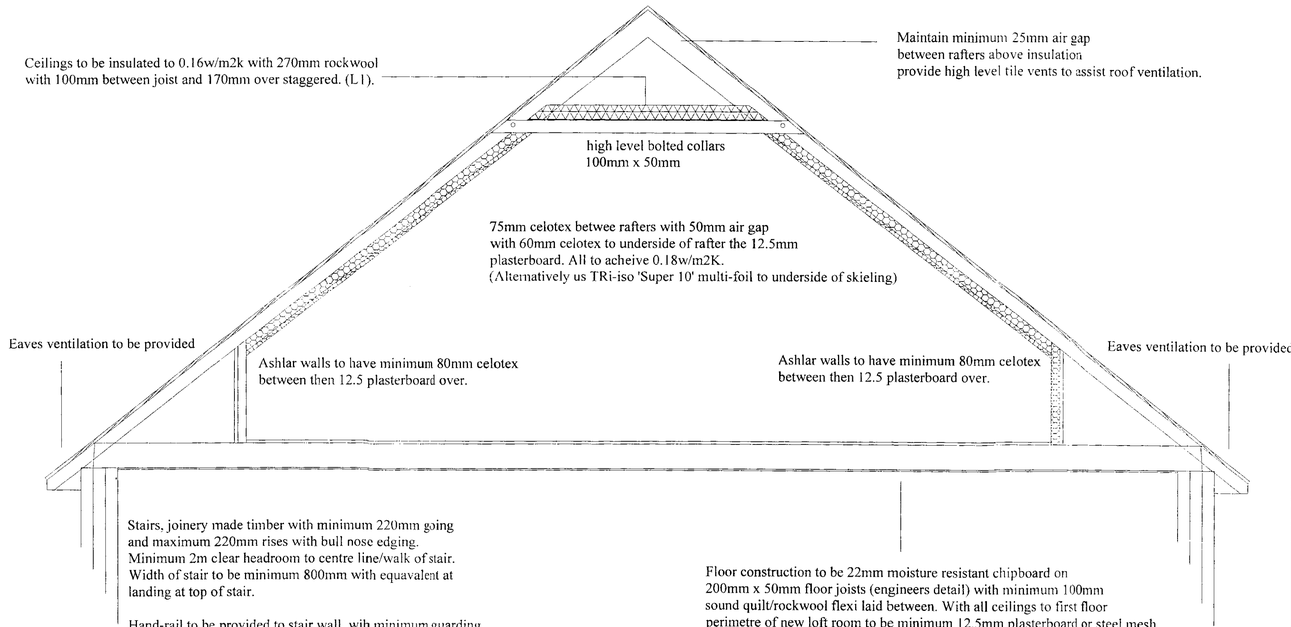
Upvc (applicable) gutters of 100mm ∅ half-round type supported on brackets to manufacturer's details and connected into 68mm ∅ downpipes discharging into existing or to roddable gullies via shoe to underground drainage to 'soak-away' 1.2m3-min 5m from any building/structure rubble filled topped with 1200gauge polythene or terram sheet and topped with min and capped with concrete as 300mm topsoil/garden construction to be agreed with building control officer on-site. Or too discharge to stream @ rear of garden via 100mm ∅ pipe bed and surround with 100mm pea beach shingles if within 300mm to 'GL' provide concrete capping to stop pipe damage. Rain harvesting water butts can also be used to help slow flow rate during bad weather and water can be stored for re-use if needed. (ADH3)

Heating

If existing heating system is to be extended then all new radiators to be fitted with' trv's' thermostatic control valves.
The heating and hot water system is to comply with the ADL1B (conservation of fuel and power in existing buildings)
If new boiler to be installed it should be min 'SEDBUK' rating of 86% and installed by a competent person 'GAS SAFETY' registered installer or OFTEC if oil powered and the contractor is to provide a copy of certification of installation and testing to owner and building control @ final stage. Alternatively electric panel heaters to be provided installed by CPS member – see electrical installation section.

Electrical

All electrical work is to comply with part 'P1" of the building regulations and to comply with b.s.7671 and is to be carried out by a competent person (appropriately qualified & a member of one of the CPS governing bodies NICEIC, NAPIT etc). Switches and sockets to be located between 450mm and 1200mm if appropriate. The contractor is to provide a copy of certification for the installation and testing of the fitted electrical works is to be provided to owner and building control @ final stage.
(2 new Low Energy efficient light units to be provided to gym or 4 unit in 12 if down-lighters are used and new rooms)



GENERAL GUIDANCE (NOT TO SCALE)

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All drawings printed can effect scale, and presentation.
Please scale onsite during construction for exact dimensions.

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CLIENTS MUST TAKE THEIR OWN ASSURANCES ON:

1. Soil conditions including gradient of land.
2. Suitability of storm and foul water drainage.
3. location and position of main sewer & services.
4. Trees type and distances and their effect on foundations.

Additional costs invloving all the above and any other site problems onsite are not the responsibility of the designer.

(Any Details Specified by Structural Engineers are to be checked onsite before ordering: including steel beams, timber and lintels etc...)



PLAN-IT
ARCHITECTURAL DESIGN SERVICE

DRAWING TITLE:

SPECIFICATION

@

No. 37 COKEHAM ROAD
SOMPTING
LANCING
WEST SUSSEX

SPECIFICATION

DATE: AUG 2012 | DRWG No: 3/12

GUIDANCE

DRAWINGS FOR PLANNING APPLICATION

ALL MATERIALS USED I.E. BRICKWORK, UPVC WINDOWS ETC. TO BE APPROVED BY PLANNING OFFICER.