

UP ROOF SLOPE MINIMUM OF 500mm REPLACE TILES TO LAP ONTO FIBREGLASS

# Section

### CARBON MONOXIDE DETECTORS

Use Honeywell SF4SOEN or similar battery operated unit, which can be fixed within he property. These are sealed units, which have a life span of six years. The batteries in the units do not require replacing. Each unit carries specific user instructions including details of the helpline if required. CO Alarms should be fixed: 1-3m horizontally from the appliance on the Ceiling or150mm vertically down from the ceiling./ Above the height of any doors./ Within any room where a concealed flue in a void travels to an outside wall.

In an enclosed space i.e. cupboard./ Directly above a sink./ Next to a door or window./ Next to an extract fan or vent./ In a damp or humid location./ In the immediate vicinity of a cooking appliance

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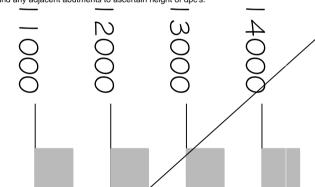
To comply with latest Amendment of IEE Regulations and the relevant British Standards and current codes of practice. Light switches and socket heights all in accordance with Approved Document Part M of the Building Regulations. All electrical works to be carried out in accordance with Building Regulations Part P (Electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that either: A. An electrical installation certificate issued under a competent person Scheme has

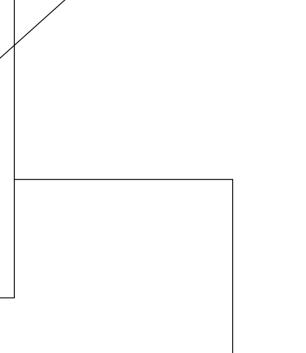
B. An appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so.

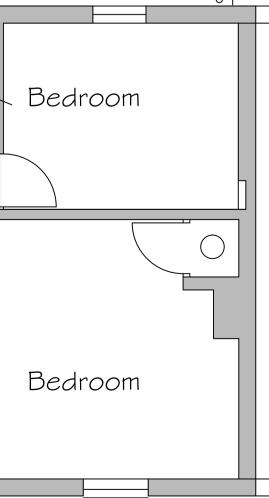
#### EXTERNAL WALLS - ABOVE DPC LEVEL

Generally all external walls 300mm wide with 100mm cavity. Build four courses to 300mm. Or to match existing. outer leaf 100mm BRICKS specified as suitable for render in exposed locations use by the manufacturer. Mortar: cement/sand 1:6 (unless sulphates are present) Provide stainless wall ties at max 450 horizontally and 750 vertically doubled up at reveals. External walls generally to be cavity walls, nominal 300mm thickness. Visible work to external leaf of the cavity walls above DPC level to be brickwork, to give at least one course below finished ground levels. 'Hyload' or similar approved damp proof course to be installed in the walls: not less

than 150mm above finished external ground level in the outer leaf of the perimeter walls. Finished ground floor level to be at the same level as the DPC in the outer leaf of the perimeter cavity walls. Steps in dpc trays are to be made with preformed units. Before commencing check proposed finished ground levels in conjunction with the site survey and any adjacent abutments to ascertain height of dpc's.







#### DRAINAGE - ABOVE GROUND

FOUNDATIONS

Generally to comply with BS 5572: 1994 Washbasins: 32mm diameter. Baths and sinks: 40mm diameter PVC wastes and 75mm d/s trap. Waste and trap provision for washing machine/ dishwasher to be as for sinks. (Use proprietary fittings). Trunk wastes or long wastes where applicable to be 50mm diameter. Use anti-vac traps where necessary. W.C.: 100mm diameter flexible connection to 100mm PVC Soil pipe. Access /cleaning eyes should be provided at all changes in direction of internal drainage pipework. Any concealed waste pipes should have solvent welded joints and

be tested before covering up. 100mm diameter soil + vent pipe (S+VP) to terminate above roof not less than 1000mm above any adjacent window head level; balloon grating and code 4 lead flashing collar and apron, or patent equivalent fitting. Air admitance valves shall not be

Insulate soil pipe where boxed -in vertically to prevent noise transfer to rooms below Note that an early liaison will be necessary with the sanitary ware and kitchen/utility fittings supplier to ensure that sufficient tolerance has been built in to accommodate the fittings. (e.g. allowance for dot and dab plasterboard off structural dimensions)

#### Dig trial holes to ascertain ground conditions, record findings and instruct inspection Remove all vegetation and hardpaving and reduce existing ground levels as Otherwise foundations to provisionally be 650mm wide reinforced strip foundations. Contractor to allow provisional depth of 500mm. Foundations to go down to min. invert level of existing clrain runs as applicable. Final depth dependent upon Building Inspectors approval. Top of foundation set out 450mm from finished floor level tep foundations up where appropriate. Any steps in foundations to be not more than 300mm high with not less than 300mm overlap. Where new drains pass through walls / foundations below ground, bridge / sleeve pipes and fill the hole around the pipe with a compressible material. Not with standing the above, depth of foundations to be no less than drains in close

# NOTES AND RISK ASSESSMENT 1. Contractor to notify Health & Safety Executive (H.S.E.) of project prior to

mencement using F10 notification form as/if applicable. 2. Establish site, sign working area and fence or gate off to prevent access by nauthorised persons. Similarly treat area for the stockpiling of excavated material if applicable. Fenceshould be of small sectional mesh preventing easy climbing by hildren, minimum two metres high, and safely fixed to prevent collapse. -3. Contractor to locate all existing services prior to commencement and make safe or take precautions as necessary to avoid damage or accident. adhered to throughout contract. 3. Control general hazards associated with building to avoid nuisance and accident

Jemolition Jifting Just spread Noise and vibration

Collapse of pits or trenches Falling into open trenches, manholes and pits orking at height and the use of scaffold, ladders and lifting equipment lealth risk working in contaminated ground Instability of members during erection Falling objects

. Establish fire drill for operatives during the course of the works. Provide nguishers for building operatives to use where hot work is in progress. Operative parking should observe sensible road and pedestrian safety. 8. Contractor to observe compliance with any regulations due to any contaminate land encountered. Waste or excavated materials arising from demolitions or excavation are to be disposed of to the correct tips or recycling centres to comply with environmental controls. Keep differing materials separate to avoid contamination of recyclable materials. 9. Contractor to plan area for storage of materials together with facilities available on

site i.e. water, electricity, toilet provisions for the safe operation of the site prior to commencement 10. All deliveries should only take place when supervisory staff are present to oversee off-loading and maneuvering. Instigate method of plant and vehicle movements to ensure safe access to site.

 Sign all works advising of dangers.
Wear all items applicable to general site health and safety where applicable (hard hats, masks, goggles, safety shoes, high visibility vests etc). Make available hard hats and high visibility vests for visits to site. 13. Ensure all site staff operating plant and equipment have received the correct training for the item(s) concerned.

 Keep site tidy at all times and remove rubbish and debris continually to reduce trip injury hazards. Ensure holes, manholes, excavations and pits are covered and secured at the end of each working day to prevent falling. 15. Contractor to produce programme of works.

16. Obtain hazard information sheets on products and materials used where applicable. 17. Provide method statements for major elements of work wherever necessary, in particular demolition. . 18. In the unlikely event that any asbestos is found during the course of the works,

this should be treated in accordance with the Asbestos Regulations 19. Check all drains, rod and ensure clear flow and outfall. Correctly seal any redundant drains to prevent rat infestation 20. All electrical works to be carried out by an approved competent electrician in accordance with Part P of the Building Regulations. 21. Any gas installation to be carried out by GAS SAFE (previously CORGI) registered installer.

22. Contractor to confirm external finishes i.e. bricks, roof tiles to Local Authority (Planning Department) for approval prior to commencement. 23. Contractor to discharge all relevant planning conditions before commencing. All dimensions to be checked on site. Do not scale drawing.
Contractor to notify Building Inspector prior to commencement of the works. 26. Contractor to ensure that Building Inspector is notified AND carries out regular inspection of works during construction. Contractor must register with Building Guarantor as applicable.
Any changes to the drawing or specification to be confirmed prior to

29. Any queries arising from structural steelwork, foundations and retaining walls is to be discussed and agreed with the Structural Engineer direct. 30. Windows where not accessible safely from ladders are to be capable of being leaned from inside

# RAINWATER GOODS

New anthracite upvc rainwater pipes and gutters. Generally 100 gutter section with 65mm diameter downpipes. Gutters laid with slight falls.

WINDOWS AND EXTERNAL DOORS Check that there are no material conditions imposed by the Local Planning Authority. Liaise with Architectural Solution / SAP Assessor if window

specifications change. All glazing in new doors and screens are to be safety glazing in accordance with BS6206 :1981. Ref. Approved Document N Diagram 1. Mastic bed and point all round new doors internally/externally.

Doors and windows in accordance with schedule.

GROUND FLOOR CONSTRUCTION Remove all vegetation and reduce existing ground levels as necessary, for 150mm well

compacted and blinded hardcore, provide 1000gauge polythene DPM lapped and continous with dpc in walls, provide 100mm concrete oversite, provide 100mm CELOTEX GA4000 insulation with 1200 gauge polythene isolation layer and 65mm rapid hydrating screed and self leveling ready to take vinyl floor covering. In made ground or clay soils use suspended concrete floor beams to manufactures data refer to section for details

NON LOADBEARING INTERNAL PARTITION WALLS Build new internal walls with 100 x 50mm timber studs @ 450cts faced both sides with 15mm

plasterboard min 15kg/m2 with skim finish. Infill between studs with min. 25mm fibreglass insulation (with a minimum density of 10kg/m<sup>3</sup>) to reduce sound transmission. IT IS CLIENTS / CONTRACTORS RESPONSIBILITY IN RESPECT OF ANY NOTIFIABLE PROJECT TO NOTIFY **HEALTH AND SAFETY EXECUTIVE (HSE)** PRIOR TO DEMOLITION / COMMENCEMENT OF WORKS ON SITE.

## SERVICE PIPES

Contractor is responsible for check materials are suitable for thier intended use and geographic ocation with they are specified or generic. Insulation to horizontal ceilings To achieve "U" value ELEMENTAL APPROACH SEE SECTIONS FOR

Provide 100% purpose made energy efficient light fittings within the proposed dwelling. Fixed external lighting to be 150 W maximum per light and switches off automatically when there is enough daylight and when not required at night. (i.e. by use of P.I.R's. and photocells.) MECHANICAL VENTILATION

Provide mechanical extract fans in the following areas to be capable of extracting at a rate not less How more insolation at that in the following a read of the capacity of extracting at a read that that that shown: Each far to be tested and certificate issued demonstrating compliance. **Kitchen** - 60litre/sec or 30litre/sec if located adjacent to a hood. Bathroom/ Ensuite - 15 litres/ sec.

W.C. - 6 litres/sec. - Fan to W.C. to be operated automatically i.e. by light switch and have 15 minute over run. Provide 10mm gap to bottom of door into W.C. for air inlet. Discuss and agree duct routes on site.

SUBJECT TO MANUFACTURE RECOMMENDATIONS.

### INTERNAL DOORS

To ensure good transfer of air throughout the dwelling all internal doors to be undercut 10mm above floor finish. Door into ground floor W.C. to open OUTWARDS. Ensure wherever possible all doors have a nib or jamb packing to enable fitting of full architraves.

Upon completion, provide the owner with sufficient information about the building, fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

NEW ROOF - FLAT Glassfibre roofing membrane together all fixed in accordance with

felt used, as requested by Building Control. Glassfirbe on 12mm external ply mechanically fixed on 120mm kingspan

manufactures instructions on vapour control layer on 18mm ply on 220 x 65 C24 joists at 400 centres

steel straps at 1500mm c/c maximum.

Contractor to adequately seal joint between ceiling/wall intersection to reduce air leakage. Provide restraint to new walls using galv. m.s. straps non 1500mm long @ max. 1500cts screwed to tops of 3no joists members and ends turned down and built into wall. All members to be nogged under straps. All timber in

# SMOKE DETECTION

