SCHEDULE OF WORK TO BE CARRIED OUT:
CARRY OUT WORK IN ACCORDANCE WITH SPECIFICATION AND DRAWINGS:

When pricing for works contractor is strongly advised to visit the site to ascertain the full nature of works.
Contractor to investigate and locate all existing services / drainage prior to commencing works.
Contractor to include for re-routing service and waste pipe work, plasterwork to walls and repairs to floors as necessary which may be concealed by bath panels or other fixtures within the rooms.
All work to comply with current Codes of Practice, British Standards and the Building regulations.
The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation prior to starting the main works to locate existing services & report back to architect.. All levels are related to assumed Floor Level 100.000m.
All concrete to be ready mix & contractor to provide copy of delivery note to architect prior to completion of the works.
V.A.T.
When pricing the works, the contractor is to determine the portion of the works that Is to attract V.A.T. at a rate of 20%.
The Contractor is to allow for all items of work necessary for the proper execution of the works whether specifically mentioned in detail or not.

GENERAL TERMS:

Do not scale drawing, setting out to be from dimensions detailed on layout only. Check all site dimensions and consult Supervising Officer if any discrepancies exist. Read in conjunction with relevant sections of the standard specification, together with all drawings referred to. Should access be required to adjoining properties for any reason during the construction of works, permission should be obtained from the owners prior to these works taking place and all areas disturbed should be fully re-instated and made good as appropriate up to the original standards. The notes given on this drawing are both for Building Regulations assessment purposes, and to generally outline the works required. It is important that these are read in conjunction with specific information given on the layout and detail drawings. Any variations to the drawings and specification whether with cost implications or not, are to be approved by the supervising officer prior to undertaking. Failure to do so may result in non payment.

1. PROPRIETARY WORK:

Note: The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation. Remove any rubbish/garden waste from site that may have impinge on work being carried out All levels are related to assumed floor level 100.000m. Allow for temporary once rear french door is removed to allow pier to be built and extension to be built of pier.

2. EXCAVATE/DEMOLISH:

Excavate area as necessary for extension; Foundations/floor, new access, driveway and drainage including battering back to allow works on Severn Trent drain as per structural engineers details. Cart away any surplus spoil materials and soil.

Excavate ground for stepped foundations from below drain 1550mm to step up to existng house approx 700mm below ground level or to level of stable strata as agreed with Building Inspector and Structural Engineer. Excavate to levels as required for new floor slab of new extension to construction indicated.

Excavate for new drainage runs and new brick built access chamber as agreed with Architect/CoW and as indicated on contract drawings/structural engineers details.

Excavate ground to rear garden and level as required for construction of new block paved access ramp and landing and front garden to suit new levels for block paving.

Remove waste material from site.

Form new opening in side elevation for new french patio door.

Note: The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation. All levels are related to assumed floor level 100.000m.

Note that the foundation depth is to be below the Severn Trent drain run (approx 1450mm deep, to then be stepped up to existing house foundation, presumed at 700mm depth.

3. FOUNDATIONS:

Form 600x300mm GEN1 mm wide concrete strip foundations as indicated on drawings; Depth of foundations to be investigated on site (assume/ allow for 1.4m depth for tendering allowing for step up to existing house foundation) below ground level and subject to Local Authority Building Control Approval following site inspection. Any variation to depth of foundations is to be confirmed with the supervising officer prior to undertaking; Ensure foundations do not encroach beyond boundaries of property; Install slab membrane as detailed on drawing; Expose and underpin existing foundations as necessary.

(Trial Pit to be excavated to confirm conditions prior immediately before construction in agreement with the Building Inspector)

Foundations are to be taken below any adjacent drainage. All to Building Inspector approval.

Allow for sleeving of all services running through foundations in area of new extension as required.

Build up off foundation in two skins of 7N aggregate block with lean mix fill (or trench block) to facing masonry with cement mortar 1:3 mix. Supply and fit Class B eng. brick splash courses above ground to DPC. All facing masonry above DPC to be metric facing brick to match existing. Fit Visqueen Zedex DPC min 150 mm above ground level and cavity tray linked to DPM barrier and sealed with Visqueen double sided jointing taped to existing where necessary.

4. DRAINAGE:

FINAL ARRANGEMENT TO BE INVESTIGATED WITH BUILDING INSPECTOR AND CLERK OF WORKS - ARCHITECT TO BE INFORMED OF ANY IRREGULARITIES

Contractor is responsible for locating and design of connection to existing drainage.

Allow for new inspection chambers for foul system and connection to existing drain runs for foul and storm water to existing system. Contractor to allow for locating existing runs on site.

The Contractor is responsible for informing DCC Architect when new drainage in complete ready for CCTV survey.

Above Ground:

Rainwater goods: to be PVC to BS 4576 part 1, to match closely those on the existing property. All fitted in accordance to manufacturers details, guidelines and specification.

Below ground drainage:

Install all new drainage in 100mm Dia. Hepworth SUPERSLEVE flexible jointed pipework or clay pipe and accessories with manholes / inspection chambers as appropriate to details provided / outlined in the drawings and specification all installed in accordance with the manufacturers recommendations. All drains to be bedded in 150mm bed and surround of pea gravel or as agreed with building inspector.

Carefully dig around to rear of house to expose existing drain run. Allow for installation of new inspection chamber. Supply & fit new trapped gully to position shown & connect new 100mm plastic drains with flexible joints to new manhole. Drain to be bedded in 150mm bed & surround of pea gravel or as agreed with building inspector. New SVP to be connected to new inspection chamber. Encase with concrete slab if crown of drain is less than 300mm from underside of slab. Concrete path to be reinstated once work is complete.

Existing Severn Trent foul drain run to be encased in concrete where passes under extension.

Where drains pass through external wall provide concrete lintels over with 50mm gap around fill gap with mineral fibre quilt or mask both sides with rigid sheet material.

Fit new linear drainage (ACO or similar approved)along new external door as shown and connect to existing surface water drainage

5. NEW CONCRETE FLOOR SLAB:

New floor level to be finished at same level as dwelling floor, power floated 100mm concrete slab with A193 mesh min 40mm cover on 100mm Celotex FF4000 rigid insulation for max. U Value of 0.25W/m²K, on 1200 gauge Visqueen membrane with all joints having min 150mm overlap and sealed with double sided jointing tape and sealed into proprietary pipe sleeves around service pipe penetrations. DPM to be lapped as required to existing house DPM, on 50mm sand blinding on hardcore layed in 150mm consolidated layers. 25mm perimeter insulation to be taken up side of floor slab at external walls.

6. EXTERNAL WALLS:

As shown on plans, sections, and elevation, include forming window openings with insulated steel lintel over and mechanically fix new walls to existing as indicated on drawings.

Cavity Wall Construction - brickwork to match existing building including head and cill details,New walls of extension to be connected to existing house construction with Furfix starter profile or similar (with DPC and mastic sealant down joint) at return. Metric facing brick (to match existing finish) to external leaf , 100mm cavity partially filled with 50mm Celotex CG4000 rigid insulation and 100mm aircrete blockwork of 3.6mm/N² (eg Toplite) providing max U value of 0.28W/m²K. Skins of cavity wall to be tied together with Ancon Staifix RT2 stainless steel wall ties with insulation clips (or equal approved) at 750mm horizontal and 450mm vertical and 225mm of an opening. Cavity tray and weepholes to be fitted at dpc level (see detail). Fit Keystone S/K90 or equal approved insulated lintels to external openings with min 150mm end bearing with stop ends and weep vents. Cavity to be closed at door and window openings with Thermabate or similar insulated cavity closers and DPC. Cavity closed at top with full-fill mineral wool insulation as indicated.

All exterior wall openings to have insulated steel lintels and cavity closers; Suggested Suppliers:

See structural engineers detail for lintel above external bedroom door to take track hoist load.

Proprietary steel insulated lintels: IG Lintels ref L1/S100 or Keystone Lintels ref S/K-90 or Birtley ref CB90 or Catnic ref CG90

Lintels to be positioned with a minimum end bearing of 150 mm. The lintels are to be provided with stop ends and weep vents with at least 2 No to be located in the perpend joints of the course immediately above the horizontal D.P.C., no more than 450 mm apart.

Insulated cavity closers; Suggested Suppliers: Knauf Insulations Ltd Ref: Polyfoam System Closer or Rockwool Ltd Ref; Rock Reveal Cavity Closer or Cavity Trays Ref: Type H Cavicloser or Kingspan Insulation Ltd Ref: Thermabate or YBS Insulation Ref: Therma-Close Type R.

Existing an new drainage run to be bridge using suitable concrete lintels, or if falls within foundation to be suitable sleeved to Building inspectors requirements

Fix new walls to existing with stainless steel wall connectors where indicated on drawings and form movement joint where new walls meets existing as shown on drawings, mastic sealant to joint.

Wall Connectors: Suggested Suppliers: Catnic Stronghold Wall Connector Ref: SWC or Simpson Strong Tie Ref: CJSCCWS or Staifix Ref: Universal Wall Starter System. Blockwork and DPC to be stepped - to follow ground level to allow DPC to be 150mm min above existing ground level

Walls to be lined internally with 12.5mm plasterboard dot and dabbed to blockwork, joints taped and finished with a plaster skim. Supply and fit new sw skirting to match existing to all new wall surfaces in new bedroom, joints filled and prepared for decoration. New skirting to be installed and spliced into where necessary.

REMOVAL OF SOLID WALL

Trim back existing solid wall as shown on plan and install new heavy duty lintel to new opening as per structural engineers specification.Minimum 150mm end bearing. New lintels to be Contractor to follow structural engineers details provided (IF ANY) . All disturbed brickwork to be re-bedded and bonded and builder to provide temporary propping as required. Make good to all disturbed areas with materials to match existing and decorate as per Standard notes.

INTERNAL WALLS:

Supply and fit:

- New timber stud partitions as indicated with new 75x50mm sw studs at max 600mm c/c. Partitions to be mechanically fixed at max 600mm c/c at head and soleplates. Face of studwork to receive 12.5mm Gyproc Wallboard either side, 75mm fibreglass insulation to be fitted between studs, plasterboard joints taped and boards skimmed to finish. Fit new sw skirting to match existing to all new partitions spliced into existing, joints filled and prepared for decoration. Form door openings as indicated and prepare for installation of new door sets.
- New 12.5mm Gyproc Wallboard lining dot and dabbed face of brick wall of existing dwelling where facing into new extension. Plasterboard joints taped and boards skimmed to finish and prepared for decoration.
- New timber stud wall around new level access shower area as indicated. Studs to be treated 75x50mm studs at 400mm c/c mechanically fixed at head and sole plates 600mm c/c. To be lined with 1No. layer 12mm Aquapanel fixed in accordance with manufacturer's guidelines and prepared for wall tiling.
- New 75x50mm full height timber stud boxing to end of shower. Boxing to be lined with 1No. layer 12mm Aquapanel fixed in accordance with manufacturer's guidelines and prepared for wall tiling .
- Allow for supply and installation of pocket door kit for shower room door. Klug Ultra Pocket door kit or similar approved to suit 915mm door width. Wall to be boarded out to finished with of 110mm to suit width of kit frame. Include for flush pull handles, privacy lock and soft close mechanism.

7. WINDOWS / EXTERNAL DOOR :

Fit new UPVC windows and doors as shown on drawings. Window style to match existing uPVC windows - contractor to obtain client approval before ordering. Including softwood or MDF cills.

Fire Escape windows: Unobstructed clear opening area of at least 0.33m2; min. dimensions of 450mm high and 450mm wide. The bottom edge of the opening window should be no more than 1100mm above the floor level.

To D1 -Supply and install new external grade composite door with uPVC frame. Doors with glazed apertures (contractor to obtain client approval before ordering, complete with Aluminium level access threshold strip (Max 15mm upstand from floor level), 5 lever lock and handles / ironmongery to match existing, min 2 sets of new keys handed over to client.

To D2 & D3 - Supply and install new external grade uPVC Doors/French doors with glazed aperture (style to match existing uPVC windows - contractor to obtain client approval before ordering, complete with Aluminium level access threshold strip (Max 15mm upstand from floor level), 5 lever lock and handles / ironmongary to match existing, min 2 sets of new keys handed over to client.

All proposed windows and doors to comply to the following requirements, (exclude certain elements for the internal window as appropriate).

Thermal efficiency of new windows/doors to be WER Band C or better (See Table 1 AD Part L1 B), or U-Value = 1.6 W/m².K. New door to provide minimum clear opening width of at least 800mm in accordance with Part M - Contractor to forward new door design to DCC Architects for approval before placing order. Door to be installed by FENSA Approved contractor.

Provide proprietary cavity tray above head of windows / door and perp end weepholes at max 900mm centres. Vertical DPC provided at jambs and folded around to be fixed to frames. DPC provided under full length of cill and turned up at the back of cill. Window/Door frames to be fitted with trickle ventilators to provide at least 8000mm² 'equivalent area'. Windows/Doors to provide openings equivalent to at least 1/20th of the room floor area for purge ventilation requirements.

Installation: Install new horizontal dpc under level access threshold strip. Install vertical dpc around jambs and/or allow to install proprietary cavity closers. Door frame to overlap cavity by 30mm and at least 38mm back from the masonry face. Apply flexible sealant to surround of doorset to ensure air tightness. Install draught strips to surrounds of frame. Doors must be fitted by FENSA approved installer.

Security: Door frames to be fixed to vertical reveals with corrosion resistant fixings @ min 600mm c/c and end fixings located within 150mm of top and bottom of frame. Door to be fitted with security lock and keep to BS8621. External door to be hung on 3 No. 100mm hinges.

Glazing: All glazing is to be toughened safety K glass to BS6206 for health and safety reasons. Strength to be determined by specialist glazers.

Windows to be fitted with magnetic locks to match existing windows.

Finishing: Plaster and decorate internal reveals of door and window openings

Door entry system and composite door to bedroom as per quote by ADS Automated Door Systems.

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Classification
CONTROLLED

~~Do not scale~~
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

Statutory & Regulatory Approvals

Building Regulations Completion Certificate	yes
Electrical Test Certificate (NIC/EIC or similar)	yes
Part P Electrical Certificate	yes
Gas Safe Installation Certificate	No
FENSA Certificate	yes

NB: Following practical completion failure to supply DCC with the correct certificates will delay final payments.

Rev.	Details of Revision	Date	Initial

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UPRN Number
907310

Drawing Number: 907310-WD-11
Revision:

Title
Ground Floor Bedroom
and Shower Room Extension

Specification Notes 1

Scale	Drawn	Checked
Nov	ALB	
Original Size	Date	Date
A3	Nov 2017	

Status