

## **General Specification and Construction Notes Lodge Road Pavilion**

### **NOTE:**

These Construction Notes are to be read in conjunction with the drawings and other construction documents, including those prepared by other consultants, specialists or sub-contractors.

Any discrepancies between the Construction Notes and other drawings/documents must be reported to The Contract Administrator before proceeding with the works.

Refer to the Mechanical & Electrical Consultant's specification & drawings for full details of the mechanical, electrical, fire alarm, data and telecoms installations

### **GENERAL NOTES APPLICABLE TO ALL SECTIONS**

These construction notes must be read in conjunction with the drawings. Where appropriate the drawings and notes must be cross referenced with other consultants or specialist's drawings and specifications. Any discrepancies between the construction notes and other drawings, specifications, or documents must be reported to the Architect before proceeding with the works.

All elements of construction relating to the energy rating, thermal performance & sustainable homes classification are subject to confirmation by the SAP/ SBEM calculator.

Whether or not indicated on the drawings or documents, all materials, components, fixings and workmanship must comply with the current editions of the following:

- Building Regulations
- Standard Codes of Practice
- British Standards & European Standards
- Agreement Certificates and other European Technical Approvals (where applicable).
- NHBC Standards: 2016 and supplementary technical guidance.
- TRADA Timber Frame Construction Publications
- Relevant Industry & Trade Association Standards & Codes of Practice
- The relevant testing & workmanship clauses of the NBS Specification.

Where reference is made to a manufacturer or product, then the item specified will be as the manufacturer/ product specified, or an equal equivalent manufacturer/ product as selected by the contractor and approved by the Project Administrator. Where the contractor uses an alternative equal equivalent manufacturer/ product, it is the responsibility of the contractor to ensure that it fully complies with all the requirements of the project.

All materials or components must be fixed, applied or mixed in accordance with the manufacturer's instructions and specifications. All materials or components must be suitable for their intended purpose, including their application, installation and method of fixing.

All fixings must be of adequate strength and durability to comply with the requirements of the design and above.

All electrical and mechanical works must comply with the current regulations and recommendations of respective statutory undertakings or authorities to the satisfaction and approval of the relevant inspector. Testing/ compliance certificates must be obtained for all installation works and copies included in the building manual.

## **CONCRETE WORK**

All concrete will comply with the requirements of BS 5328 Ready mixed concrete may be used provided it is obtained from a plant holding a current certificate of accreditation under the quality scheme for ready mixed concrete.

Cement to be in accordance with BS12.

Aggregates to be in accordance with BS 882 and BS 1201

Workmanship to be in accordance with BS 8110

Trenches to be backfilled and a bed of 150mm DOT type 1 fill laid and firmly compacted oversite

## **Foundations**

Foundations and substructure to Engineer's design, details and specification.

Fill all cavities below ground level with lean mix concrete, to 225mm below the external DPC level.

Construct all foundations in accordance with the Building Regulations Approved Documents

## **STRUCTURAL FRAME/ BEAMS/ LINTELS**

All structural elements shall be in accordance with the design, drawings and specification.

Where necessary structural steelwork to have minimum 1 hour fire protection, in accordance with the Building Regulations: Part B. Fire protection to be a plasterboard/ fire resistant board system, installed in accordance with the board manufacturer's instructions

## **Damp Proof Courses Generally**

DPCs to be formed using Visqueen Zedex CPT DPC system, with preformed cloaks, corners, contact adhesive and mastic all to be used in accordance with the manufacturer's instructions and Agreement Certificate to form a complete DPC system.

Vertical DPCs to door and window reveals to protrude into the cavity by 25mm and to extend to the underside of the lintel where it should turn back towards the inner leaf. Cavity closers at door and window reveals, to be insulated in accordance with the Building Regulations and Robust Details Handbook.

Window and door frames to be pointed all around externally with coloured mastic to BS4245, BS6213 and in accordance with the manufacturer's instructions.

Provide cavity trays and weep holes where the cavity is bridged by lintels, air bricks, meter boxes, roof kerbs and etc

## **Vapour Control Generally**

Unless specified otherwise vapour control layer to comprise 1000 gauge (0.25mm) polythene sheet with all joints weltd or lapped minimum 150mm and taped with a proprietary vapour resistant tape

## **Insulated Cavity Closers to Window Openings**

Close cavity at window reveals with a proprietary extruded PVC-U closer with a CFC/ HCFC free rigid urethane insulation core, Kingspan Thermabate, or an equal equivalent manufacturer/ product. Install closer in accordance with the manufacturer's instructions and Accredited Construction Details, using Thermabate fixing ties, and with a minimum overlap of 30mm between the window frame & the cavity closer.

Minimum thermal resistance path through the cavity closer, 0.45 m<sup>2</sup>K/W, or better.

### **Insulated Cavity Closer Damp Proof Course to Window Openings**

Insulated DPC shall be TDI (UK) Ltd Stonecor multi purpose flexible & compressible mineral wool DPC, comprising a 165mm wide DPC bonded to 100mm wide 25mm thick Icerock CFC and HFC free mineral wool insulation. Build the insulated DPC into the reveal as the masonry is built. Minimum 150mm lapped joints with the lap formed to direct any moisture out of the building.

R value  $0.76 \text{ m}^2 \text{ }^\circ \text{C/W}$  ? value  $0.033 \text{ W/m }^\circ \text{C}$

### **100mm Single Leaf Concrete Block**

Partition wall constructed from a single leaf of 440x100x215mm lightweight aggregate solid concrete blockwork, completely fill all bed joints and perpends with mortar as the work proceeds. Provide movement joints in accordance with BS5628: Part 3, BRE Digest 137 and block manufacturer's recommendations.

Lintels: Refer to Structural Engineer's specification.

Prepare the exposed wall face to receive a plaster finish. Take care that any surface to receive a plaster finish is dry, clean and free from dust. Pre treat high suction blocks with Gyproc Thistle GypPrime bonding agent, diluted and applied as directed in the manufacturer's instructions. Plaster wall finish to comprise 11mm thick Gyproc Thistle HardWall plaster, with a 2mm thick Gyproc Thistle MultiFinish skim coat, complete with all angle beads, stop beads & etc as required.

94x19mm finished size pencil rounded profile American Poplar/ Tulipwood treated softwood skirtings with mitred corner joints, prepared ready to receive a painted finish.

See schedule in Construction Notes Appendix and Engineer's details/ specification to confirm block strengths & locations.

### **Blockwork: Lightweight Aggregate**

Compressive strength:  $3.6 \text{ N/mm}^2$  to BS EN 711-4

Dry Density:  $1360 \text{ Kg/m}^3$

Thermal Conductivity:  $0.48 \text{ W/mK}$  @ 3% moisture content

Blockwork: Lightweight Aggregate Solid Concrete Block

Size: 440x100x215mm

Compressive strength  $7.3 \text{ N/mm}^2$  to BS EN 711-4

Dry Density  $1450 \text{ Kg/m}^3$

Thermal Conductivity  $0.51 \text{ W/mK}$  @ 3% moisture content

Maximum weight of individual masonry units or wall components must not exceed 20kg.

Units or components heavier than 20kg must be handled mechanically or by two (multi) man teams as appropriate.

## **DOORS**

### **Internal Doors**

#### **Internal Doors Generally**

All internal doors to have a minimum clear opening width to comply with the Building Regulations: Approved Document M. Door leafs hung on minimum 1½ pairs of 100mm butt hinges.

Doors to be 44mm thick solid laminated timber cored doors, with hardwood lippings to edge, hung on minimum 1½ pairs of 100mm butt hinges

Door linings shall be softwood, prepared ready to receive a painted finish. Door linings shall extend the full thickness of the wall. Architraves as specified

Provide fire doors as indicated on the floor plans and Door Schedule. Doors and linings to be in accordance with the requirements of the Building Regulations, complete with smoke and intumescent seals to door leaf, intumescent plugs to hinges, striker plates and ironmongery, and intumescent fire sealant between frame/ lining and the structural opening. Doors to be fitted with overhead door closers.

Refer to door/ ironmongery schedule for full details

### **External Doors**

#### **External Quality Painted Flush Solid Laminated Timber Core Door & Painted Timber Frame**

External doors to be fully compliant with Secured By Design, PAS 23 & PAS 24 standards. External quality door leaf to be flush WBP plywood faced with a solid laminated timber core and hardwood lipping to edges, hung on 1½ pairs of 100mm stainless steel ball bearing type butt hinges.

Door frame to be treated softwood with minimum 15mm deep rebated door stops incorporating weather stripping. Architraves shall be 44x19mm rectangular profile American Poplar/ Tulipwood treated softwood with 2 pencil rounded corners.

Doors & frames to receive a painted finish.

External doors to have a weatherproof accessible level threshold with maximum 15mm upstand.

Refer to the door schedule for full details of ironmongery etc

External doors to achieve a 'U' value of 1.8 W/m<sup>2</sup>k

### **Door Furniture**

As listed on The Door Schedule

Internal door furniture to be from the Howden Joinery Co Rang- Commercial door furniture range. Handles and accessories Aluminium Roundbar type. Door Closers Briton 2003SES sets, or similar approved.

## **PAINTING & DECORATING**

All paint, unless otherwise specified to be Dulux by Imperial Chemical Industries plc. and applied in accordance with their recommendations

## **SANITARYWARE**

All by Arnitage Shanks

Wash hand basins – Contour 21 – 37cm white handrinse basin 1TH, no overflow or chain hole and free running bath waste. Fix with concealed hangers. Taps to be Bristan single basin soft touch. Thermostatic TMV3 valves to be provided.

WCs – Sandringham 21 – Close coupled wc pan white with cistern and siphon flush and white seat ciover with plastic hinges

WC and washand basin for disabled WC to be Doc M Lever pack white with thermostatic TMV3 valve.

## **DRAINAGE**

### **12.1 Foul Drainage**

#### **12.1.1 Foul Drainage Below Ground**

For details of the foul drainage below ground level refer to the Mechanical & Electrical Consultant's specification & drawings.

#### **12.1.2 Foul Drainage Above Ground**

For full details of above ground foul drainage refer to the Mechanical & Electrical specialist specification & drawings.

Pipes, fittings and accessories to be PVC-U kitemark certified, 100mm diameter, to include all necessary accessories, vent cowls, weathering collars, bends, traps for sanitary appliances, WC connectors, brackets, drain connectors and etc to make a complete drainage system. Fix pipework etc in accordance with the manufacturer's instructions. Provide rodding access at any change in direction of a SVP, and immediately above ground floor level. Enclose the full height of SVPs inside the building to be and wrap with 50mm mineral fibre quilt in accordance with the Building Regulation: Approved Document E. SVPs to terminate at above roof level with a proprietary vent cowl. Where SVPs are within 3m of any opening into the building, the SVP must terminate minimum 900mm above the head of the opening.

#### **12.1.3 Waste & Branch Pipes**

Waste and branch pipes to be polypropylene, welded jointed, kitemark certified, complete with all fittings and accessories required to make a complete drainage system. Traps to be 76mm deep seal anti-syphon bottle traps. Fix and support pipework etc in accordance with the manufacturer's instructions.

Connections to SVPs:

WC 100mm diameter

Basin 32mm diameter

Bath 40mm diameter

Sink 40mm diameter (50mm diameter where more than

## **Surface Water Drainage**

### **12.2.1 Surface Water Drainage Below Ground**

For details of the foul drainage below ground level refer to the Services Consultant's specification & drawings.

### **12.2.2 Surface Water Drainage Above Ground**

100mm half round gutter formed in Rheinzink, shape 1.1 to EN 612, on gutter brackets fixed to the rafters/ wall plate. 76mm diameter Rheinzink downpipes & brackets. Install gutters & brackets in accordance with the Rheinzink details.

## **13.0 BUILDING SERVICES**

Refer to the Services consultant's specifications and drawings