

## ELEMENTS

### GENERAL

All materials and systems included to be installed as per current manufacturers details and recommendations - All units to be quoted are millimeters - All alternate products used to have equal performance to the named products below - All units to be quoted in complete accordance with current Building Regulations and to the complete satisfaction of the Local Building Inspector

Electrical installation to be carried out by an Approved Installer and tested to LA approval in accordance with AD Part P requirements prior to being brought into use -

**1** **EXTERNAL WALLS**  
Reinforced concrete strip foundations min 800 below ground level - 600x150 on LA approved bearing level and to LA approval  
140mm block internal leaf, 100mm insulated cavity, 100mm block outer leaf with vertical boarded timber cladding finish. Walls complete with dpc @ 150mm above ground level, dpc cavity tray lapped with slab dpm, parapet weeps to cavity above tray, ss cavity wall ties and joist/rafter gable restraint straps. Insulated cavity chases to all jamb locations. Crocodile ss ties to blockwork leaf functions with existing walls.

**2** **FACING BRICKWORK SECTION**  
102 facing brickwork outer leaf section to ground floor level gable wall to match brickwork on adjoining existing building Construction as element 1 above.

**3** **INTERNAL PARTITIONS**  
100 blockwork internal partition walls with pb/skim both sides. Dpc strip to partition base on slab.

**4** **GROUND FLOOR SLAB**  
Max 600 compacted hardcore sub base on LA approved bearing level with 'Visqueen' 1200 g radon-proof lapped and sealed dpm on min 25 sand blinding bed, 100 (+g) insulation board to approval. Min 150 thick rc concrete ground floor slab. DPM lapped into wall dpc locations.

**5** **DRAINAGE**  
Drainage installation to be LA site approved and tested and inspected prior to backfill -

Above ground wastes  
Disposal fittings to be Push-Fit polypropylene system to BS EN ISO 9001:2008 standard complete with associated components, brackets and fittings - Sinks to be nom 38 dia / WHB nom 32 dia / W/Cs 100 nom dia / Common wastes 50/75 nom dia with matching dia deep seal traps and rodding eye access fittings at all changes of direction -

Below ground wastes  
Surface water  
Disposal to be connected to existing site sw drainage system - nom 100 dia pipework with rwp access gullies. Pipes laid to min 150 falls on approved pipework bedding - Rodding access chambers to be provided at all changes of direction

Foul drainage  
Disposal to be connected to existing site foul drainage system - nom 150/100 dia pipework with adaptor fittings laid to min 1:40 falls on approved pipework bedding - Rodding access chambers to be provided at all changes of direction -

**6** **EXTERNAL LANDING**  
Min landing plan area 1100 x1100 with guarding handrail 1100 high with balusters @ max 99 centres. Max risers 170 and min treads 280 to ground level.

**7** **VENTILATION**  
Mechanical ventilation installation to Sanitary Accommodation to provide min 6 litres/s per WC standard with 4000mm<sup>2</sup> per WC background ventilation-

**8** **WINDOWS/EXT DOORS**  
New windows with double glazed to achieve overall max U values 1.8W/m<sup>2</sup>K  
Door U values to be max 1.8W/m<sup>2</sup> K  
All glass below 800 level from floor level and within doors to be approved safety glass in accordance with AD Part N1  
Manifestation markings to be used in accordance with AD Part N2

**9** **JAMB PARTITION**  
Insulated timber 150 stud jamb with 12 plasterboard internal linings and vertical timber cladding to outer leaf to match new wall construction.

**10** **FIRST FLOOR**  
Suspended timber first floor constructed with treated 225x75 C16 grade timber joists @ 400 centres to max span capacity of 2100. Floor boards 20 thick with decorative floor finish over. Ceilings to be 1 in the restaurant with 2 bays 12 Gyproc Fireline board with 3 skim finish. Floor complete with perimeter treated sw noggins 50x50 for po edge blank.

**11** **EXTERNAL WALLS**  
140mm block internal leaf, 100mm insulated cavity, 100mm block outer leaf with vertical boarded timber cladding finish. Walls complete with ss cavity wall ties and joist/rafter gable restraint straps. Insulated cavity chases to all jamb locations. Crocodile ss ties to blockwork leaf junctions with existing walls.

**12** **ROOF**  
Warm roof system constructed with treated 225 x 75 C16 grade timber joists @ 400 max centres to max span 2100. Intermediate steelwork support and concrete padstone bearing details to LA approval prior to commencement on site.  
25 WBP plywood deck, laid to min 150 falls on tapered treated sw tiles towards existing rwp hopper outlet point - lapped and sealed vapour barrier membrane laid over deck with 200 rigid board insulation over with single ply roofing finish membrane system.  
12 Plasterboard with integral vapour check layer and nominal 3 skim finish fixed to U/s joists onto perimeter treated sw noggins 50x50.

**13** **EXISTING RWP**  
Existing rwp and hopper head retained. New roof surface water discharge to hopper through parapet lead stute with new roof falls set to provide 150 min falls to outlet.

**14** **FIRE DOORS**  
Fire doors shall be fitted in complete accordance with the manufacturers current instructions and recommendations.  
Fire doors shall be fitted with self closing mechanisms. Partitions with fire doors to be carried to timber soffit above and fire stopped to British. Give current appropriate details.  
Door leaves shall be tested and certified to the BS standard and shall have BWF Certifex accreditation. The complete fire door assemblies, including frame, Intumescent smoke seals, hinges, glazing and ironmongery shall perform to the relevant BS.  
Assemblies shall have permanent and tamper proof evident labels.  
Leaves shall have 11/2 pairs of stainless steel ball bearing hinges 100 x 76mm fitted in accordance with the relevant BS.

**15** **EXISTING BALCONIES**  
Existing escape balcony and escape stairs to be demolished complete.

**16** **DETECTORS**  
Smoke and heat detectors - installation to BS 5839 Pt1 (min L3 standard) and P6 (min grade E type LD3 standard) - refer to specialist drawings for installation details.

### Notes:

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This drawing is only for the purposes described below and must not be used for any other purpose.

Do not scale from this drawing, all dimensions are in millimeters unless otherwise stated and should be considered as guides subject to on-site confirmations.

Prior to any work on site Walker Associates, must be contacted to check the validity of the drawing.

Rev	Date	Amendment	By

## PLANNING

**Client:**  
Cannon Hall Farm Ltd  
Bark House Lane,  
Cawthorne,  
Barnsley

**Job:**  
Cannon Hall Farm Development  
Indoor Play Building  
Staff WC Extension

**Drawing Title:**  
Specifications

**Drawing No:**  
WA/015 / PL / P / 400

**Scale:**  
N.T.S.

**Date:**  
March 2015

**Drawn By:**  
mlw

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# Specifications