SPECIFICATION.

GENERAL:- Single storey rear extension. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. EXTERNAL WALLS AND FOUNDATIONS:- The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 100mm cavity with 100mm Rockwool 'Full-fill' Dritherm or other approved insulation material. 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, 13mm thickness British Gypsum plaster, all to achieve a'U' value of 0.28. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in trench-blocks or class 'B' engineering brickwork. Foundations in accordance with BS8004. All foundations subject to ground conditions to have at least 750mm cover below ground level. Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Foundation design must be approved by the BC officer subject to site investigation. Unsuitable load bearing strata will necessitate separate structural design.

(a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

3. DRAINAGE:- The existing drainage system is a single line combi system. UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends.

The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS 8301:2000. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

4. SOLID FLOOR SLAB:- 75mm concrete screed, on vapour barrier, on 80mm GA3080 Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-inforced concrete slab (grade ST2 or GEN 1 to BS 8500-1.) on 1200 gauge DPM lapped to wall DPC. Sand blinding and min. 150mm clean compacted hardcore. All to give 'U' value of 0.22.

5. TIMBER PARTITIONS:- 100x47mm SC3 vertical softwood studs at 600mm c/c secured to 100x47mm SC3 head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions.

6. LINTELS:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel beams are used they are to be braced together 350mm from each bearing point and at mid span and set to concrete padstones each end as per drawings and details. Half hour fire protection to steelwork as above.

7. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction).

8. PITCHED ROOF CONSTRUCTION:- Concrete interlocking roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. “TYVEK” breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. 150x47mm SC3 rafters at 450mm c/c secured to steel beams at ridge and eaves level. 100mm Celotex GA3100 insulation set beween rafters at 450mm c/c with min 25mm ventilation gap maintained to underside of breathable membrane and fixed across face of rafters with a further 40mm Celotex TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. New velux windows as per plan. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated. Trim out rafters as required for new windows with doubled trimmers top and bottom. Double rafters either side of velux windows.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- New external doors and windows to be UPVC and double glazed. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

10. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS

ELECTRICAL SAFETY:- Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).

b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 of Appeoved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 of floor area or three of four or 75% fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

12. NATURAL AND MECHANICAL VENTILATION:- Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show complaince with F1 (2).

a) Habitable room:

- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 300 or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 300.
- Background ventilation - 8000 mm2

b) Kitchen:

- Rapid ventilation - opening window
- Background ventilation - 2500 mm2
- Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere

Extracts as above required for extended kitchen.

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun.

Location of mechanical ventilation devices in rooms:

a) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).

b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

Notes:

1. All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

DRAWING STATUS	CONSTRUCTION		
REV.	DATE	NAME	DESCRIPTION

DISCOUNT PLANS LTD
PLANNING AND DESIGN SPECIALIST'S
HEAD OFFICE
68 RAGLAN AVENUE
WALTHAM CROSS
HERTFORDSHIRE
EN8 8DD
07838135957



GENERAL NOTES:

Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjuction with all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's drawings.

Prior to commencement of building works the contractor/owner should:-

1. Ensure that all working drawings and calculations are approved by Building Control and Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from building control in writing.
3. Verify boundary lines & ground conditions including checking positions of all gas; electrical, water & other services drainage act. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings.
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place.
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all DPL drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written dimensions and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to DPL attention straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.
10. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction.

PLANNING NOTES:

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile.
3. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing.
4. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is.
5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

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PRINT @ A3 SHEET SIZE

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DRAWING TITLE
SPECS.

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	@ A3	DATE	08. JANUARY. 2014

DRAWING No.	REVISION
DPL . 09 .	-