SPECIFICATION NOTES

EXISTING STRUCTURE - Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

FOUNDATIONS: To be a minimum of 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be excavated 0.6m below any roots found in trench. Use 1:2:4 concrete (sulphate resisting). Bridge all pipe work passing through footings. All foundation work in accordance with CP 2004:1973 and BS:8110. Foundation design in accordance with NHBC chapter 4.2. In clay soil, foundations to be minimum 600mm wide. Foundations over 1200mm deep should be provided with earthwork support. Foundation depths (with respect to trees) to be agreed on site by Building Inspector. Any major or significant trees within 30m that can affect foundation design are shown on the drawings.

DRAINAGE: New drains to be in Hepworth Supersleeve clay pipework (1:40 fall) to BS 65 laid in accordance with manufacturers instructions and surrounded in 150mm pea shingle. All new and existing drains under building to be encased in 150mm concrete and bridged by RC lintols where passing through walls and foundations. Manholes to be constructed of 225mm semi-engineering brickwork flush pointed internally and properly benched around channels and built on 150mm concrete base. Fit double seal screw down covers to internal manholes and gullies. Internal dimensions to CP 301.

FOUL DRAINAGE: New soil and vent pipes to BS 5572 100mm PVC pipe taken 1m above any window within 3m and fitted with wire cage. New wastes to be 38mm (sink, bath and shower) and 32mm (basin) all fitted with 75mm deep seal traps. Provide rodding eyes at changes of direction. Waste runs in excess of 2300mm to be increased to 50mm diameter pipe. Or to 100mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Supply hot and cold water to all fittings as appropriate.

RAINWATER DRAINAGE: Rainwater gutters of 112mm PVC and downpipes of 68mm diameter PVC. Connections to be made into existing surface water drain if possible. Alternatively soakaway to be built 5m away from dwelling, have 1m3 capacity, be constructed with honeycombed brickwork and with concrete base and capping. Soakaway designed in accordance with BRE Digest 365.

SUSPENDED GROUND FLOOR: 19mm Tongued and grooved boarding on 50mm x 200mm softwood joists at 400mm centres. Joists to be supported on GMS joist hangers built into wall. Provide a minimum airspace of 150mm between oversite and suspended timbers. New sub floor vented by 225x150mm air bricks at 2m centres. Provide 150mm Rockwool Flexi insulation between joists retained by polyproplene netting (U Value minimum of 0.22 W/m2K).

PARTY WALL ACT 1996: Owner to serve all necessary notices on relevant adjoining owners and to appoint a Party Wall Surveyor if required.

DRAWINGS: Drawings not be to scaled. All works to be in accordance with current building regulations and Codes of Practise to the satisfaction of the Local Authority.

EXTERNAL CAVITY WALLS (option 1): 103mm Brick external skin; 85 mm cavity filled with Dritherm 37 cavity insulation (to achieve U value of 0.28W/m2K) and inner skin of 100mm Durox Superbloc or Thermalite Turbo blocks (or block with a value of 0.11W/mK or better) in mortar (1:1:6). Cavity to extend 225mm below dpc. Cavity insulation to be installed 225mm below dpc. Insert stainless steel wall ties at 450mm centres vertically, 750mm horizontally and at every block at reveals. Wall ties to be installed in accordance with Table 5 of Approved Document A (2004). Walls to be bonded to existing structure with furfix stainless steel channels in accordance with manufacturers instructions. Cavity to be filled with weak concrete to within 225mm of DPC level and to be closed at roof level with blockwork. Cavity insulation to overlap with floor insulation. New walls to continue up to underside of roof decking in the case of flat roofs. Walls to be plastered internally with 13mm dense plaster. Provide Thermabate cavity closers (0.30W/m2K). All works to comply with Part L of the Building Regulations and in particular the Accredited Construction Details (ADC's) Numbers MCI-GF-01, MCI-GF-01, MCI-WD-01, MCI-WD-04 AND MCI-DW-05

DAMP PROOF COURSE: Provide hyload DPC at reveals to all openings and at first floor level a minimum of 150mm above ground level and lapped into existing DPC. Insulated DPC's to be provided at all reveals.

BRICKWORK BELOW DPC: All brickwork to be in common bricks and sulphate resisting cement/sand (1:3). Cavity walls filled with lean mix concrete to ground level.

LOFT FLOOR: 21mm Tongued and grooved boarding screw fixed to joists on 50mm x 225mm softwood joists at 400mm centres with 12.5mm gyproc "wallboard 10"and 5mm scim coat. The flooring should achieve a minimum mass per unit area of 15kg/m2Joists to be supported on GMS joist hangers built into wall. Provide 100mm mineral wool sound insulation (min 10kg/m3). Flooring and insulation to be extended over whole floor area to eaves level.

PITCHED ROOF (OPEN RAFTER ROOF) - To achieve U-value 0.18 W/m²K
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to BS747 or relevant BBA Certificate. Supported on 47 x 197mm grade C24 rafters at max 400mm centres max span 3.85m. Rafters supported on 100 x 50mm sw wall plates. Provide 140mm Celotex (40mm under and 100mm in-between) insulation to roof. The minimum U value should not exceed 0.16W/m2K. All works to comply with Table 1 of Approved Document L1B).Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2. Roof tiles for new work to match existing in all respects. Provide Code 4 lead at valley.

STAIRS: New stairway consisting of 13 equal risers approx 200mm high. Going 225mm (min) Going on tapered steps 50mm (min). Maximum angle of stairs = 42 degrees. Handrial 900mm high and to be fixed to staircase. Max gap of balustrade of 100mm. Balustrade should be unclimbable. Minimum 2m clear vertical headroom is required above line of stairs.

ROOFING (IN LOFT CONVERSION): All structural timber to be stress graded SC4 to BS 5268. Construct new roof as shown on drawings. Provide collars, as required, to from and rear pitch of roof. 50 x 100mm Wall plate strapped to wall using 30 x 5mm mild steel holding down straps. Fix PVC ventilation strips to all soffits to provide cross ventilation. Provide glidevale vent at abutments. Roof tiles for new work to match existing in all respects. Provide Code 4 lead at valley. Provide 270mm thick Crown Wool (100mm under and 170mm over) insulation to roof. The minimum U value should not exceed 0.16W/m2K. All works to comply with Table 1 of Approved Document L1B).

DORMER CONSTRUCTION: Concrete tiles on 50x50mm battens on sarking felt on to 100 x 50mm timber studwork @450mm centres. Provide 25x50mm counterbattens running vertically to provided drained/vented cavity. Insulation to be 100mm Kingspan Kooltherm K7 between joists and 50mm over studs with joints taped and fixed through insulation to studs with polythene vapour barrier to warm side of insulation and 12.5mm guproc wallboard internal finish.100 x 100mm Corner posts to sides of dormers and windows with 50x150mm timber heads over windows as lintols. Provide 9mm WBP external grade plywood to dormer cheeks to provide rigidity to structure. Double rafters to be fitted at dormer sides. 200x19mm Fascia board with 25x25mm drip to 100mm gutter. Code 4 lead flashings to front and sides of dormer with 150mm upstand. If any part of the dormer is within 1m of the boundary fix 12mm Superlux board to outside of stud wall to achieve ½ hour fire resistance.

DORMER FLAT ROOF - To achieve U value of 0.18 W/m²K
Ventilated flat roof construction comprising, 12.5mm spa solar reflective chippings to achieve a designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 747 on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall fixed to 47 x 220mm grade C24 joists at 400 centres max span 5.13m. Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Provide continuous 5mm ridge ventilation to ventilate flat roof. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 185mm Celotex XR 4000 between joists only. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. Workmanship to comply to BS 8000:4

WINDOWS: All windows to be installed with vert/horizontal 100mm wide DPC's to adjacent walls. Double glazing units 4x20x4mm construction to BS1186. Provide Pilkington K glass to ensure U value of 1.6 W/m2K. All frames to have trickle vents (4000mm2). Opening windows to exceed 1/20th respective room floor area. New first floor windows to be suitable for emergency egress - minimum opening size 500mm wide by 850mm high. Height to bottom of opening between 800-1100mm. All works to comply with Regulation L1.

VENTILATION: Mechanical ventilation to be provided to bathrooms, utility rooms, shower rooms and kitchens, with fans to the following standards:- Bathrooms and Shower Rooms - 15 litres/second extract capacity. Utility Rooms - 30 litres/second extract capacity. Kitchen:- 60 litres/second extract capacity but reduced to 30 litres/second where a cooker hood with extract fan is fitted. Fans may work intermittently with 15 minute overrun and run off of light switch. Provide 100mm PVC pipe to duct mechanical ventilation to external wall terminating with air brick. Provide 8000m2 background ventilation to all habitable rooms by means of 225 x 150mm air brick built into external wall1.75m (min) above floor level. Closable shutters are required to air brick trickle vents.

DOORS: External doors to be fitted with 100mm DPC/sealer and glazing all as per windows. Doors to have double glazed units 4x20x4mm construction to BS1186. Provide Pilkington K glass to ensure U value of 1.8 W/m2K. All works to comply with Regulation L1. Any area of glazing under 1500mm from floor level requires toughened safety glass (class A) to BS 6206. All new internal doors require a 10mm air gap under the door.

LINTELS: Install suitable lintels, Catnic or equivalent complete with insulation infill, to all new door and window openings.

INTERNAL WALLS: Wall to be constructed with 50 x 100mm studs built on a 600mm module basis. On first floor, provide doubles joists under partitions for full support. 9.5mm Plasterboard with 5mm scim finish both sides. All internal walls between a bedroom or room containing a wc, and other rooms to provide adequate resistance to sound. Stud walls to be provided with 2no layers of 12.5mm plasterboard (eg Wallboard TEN or similar) and minimum 25mm thick mineral wall batts or quilt (minimum density 10 kg/m3) in the cavity.

STAIRCASE ENCLOSURE: Stud walls and sloping ceilings to stairs with rooms below to 2nd floor should ensure a minimum of 30 minutes fire resisting construction and have 2no layers of 12.5mm plasterboard with 5mm scim finish both sides and also to have 100mm Glassfibre as sound insulation. All doors to staircase enclosure are to have a minimum 30 minute integrity (FD30) with 25 x 12mm glued and screwed. All doors to have intumescent strips.

LEAD WORK & FLASHINGS: Provide 150mm high code 4 lead at all abutments. Valley gutters, when shown on drawings, to have drips at 1.8m centres.

STEELWORK: All steelwork to have minimum end bearing on to padstones of 100mm. Beams to be encased in two layers of 9.5mm plasterboard with 1.6mm wire binding at 100mm pitch and 5mm gypsum plaster finish or use 2 coats on intumescent paint to manufactures instructions.

GLAZING: All glazing within 800mm of finished floor level to be toughened glass (class A) to BS 6206, together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door.

SMOKE ALARMS: Provide Smoke Detection System to BS 5839-6. Provide smoke alarms to BS 5446: Part 6, (BS EN14604), positioned in dwelling circulation space within 7m of kitchen and living room doors and within 3m of bedroom doors. Where more than one within dwelling, they are to be interconnected, wired to a separately fused circuit at the distribution board, and be fixed at least 300mm from any wall or light fitting. Wall detectors to be 150-300mm below the ceiling. Occupants to receive manufacturers operating and maintenance instructions.

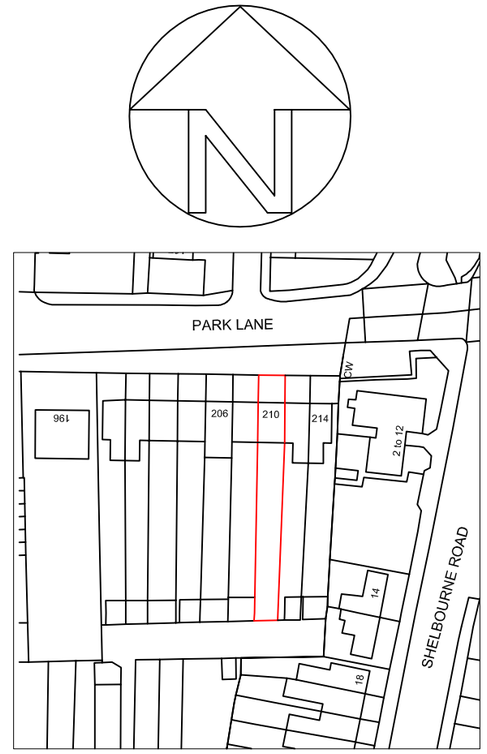
ENERGY EFFICIENT LIGHTING: Provide tubular fluorescent light fittings all in accordance with table 9 of Approved Document L. Provide minimum 75% energy efficient lighting. (2010 Edition of Approved Document L1B)

ELECTRICAL INSTALLATION: All new electrical works should be installed by an electrician competent to do so. A competent electrician is one who holds a City & Guilds 2382 (17th Edition) certificate and a City & Guilds 2391 (Inspection, Testing & Certification) certificate and has experience of electrical installation work. The electrician may or may not be registered with a recognised trade body such as NICEIC, ECA or NAPIT. A copy of the appropriate BS7671 electrical installation and test certificate must be provided to Building Control by the competent electrician before a completion certificate can be issued.

WORKS TO ALL EXISTING PREMISES: All water supplies to bath, basin, showers to be wholesome as described in Part G. All baths to be fitted with thermostatic valves so that the hot supply does not exceed 48 deg C. Any unvented HW cylinder to be: fitted with 3 No separate thermal safety cut out & pressure relief devices - all pressure relief devices to discharge in a safe place. Fitted with an information plate that clearly gives the name and contact details of the installer. Is positioned over a stable platform that extends a min 150mm beyond the cylinder in all directions and with a joist arrangement under that is capable of supporting the loading.

BOILER: New Boiler (if installed) to achieve a SEDBUK rating of at least 90% efficiency. Existing Boiler (if repositioned) the flue position must fully comply with the requirements in Approved Document J.

COMPETENT PERSONS GENERALLY: Persons carrying out works with respect to heat producing gas, solid fuel or oil appliances; hot water heating systems; air conditioning systems; lighting and electrical systems; replacement windows and doors; sanitary conveniences; shall be a member of the relevant trade installation all as detailed in Schedule 2A of Approved Document L1B.



LOCATION PLAN

Notes

Scale in Metres
1:1250
0
10
20
30
40
50
60
70
80
90
100

O/S licence number

1000 2243 2

Rev	Date	Details	By
A	01/12/14	Revision A	CE

Project:
Rear Extension

Subject:
Site Location Plan & Spec Notes

Client:
210 Park Lane, Tottenham, N17 0JA

Drawing N°:	Rev:
ELA/13	A

A3 Scale:	Drawn By:	Job No:	Date:
1:1250	CE	0579	01/12/14

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