SPECIFICATION NOTES

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 HHBC 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 determined on site by Building Inspector. Any major or significant trees within 30m that can affect foundation design are shown on the drawings.

ABOVE GROUND 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. 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.

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: 103mm Brick external skin; 75 mm cavity filled with 75mm Dritherm 32 cavity insulation (to achieve U value of 0.30W/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 250mm below dpc. Insert stainless steel wall ties at 450mm centres vertically, 900mm 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 150mm of DPC level and to be closed at roof level with blockwork. 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 MC1-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.

DRY LINING TO EXISTING WALLS: Provide 60mm Celotex tuff-R GA3000 with joints taped against brickwork and 25mm x 50mm battens @ 600 c/cs fixed through insulation to walls with 12.5mm guproc wallboard internal finish.

MOVEMENT JOINTS: Provide movement joints in lightweight blockwork at 6m centres max. joints to be tied together with 40mm x 1.5mm stainless steel strips 200mm long in alternate courses. Work to comply with BS 5628 part 3.Provide mastic pointing externally.

LATERAL RESTRAINT TO WALLS: Provide 30mm x 5mm Galvanised steel restraint straps at 2m centres to walls at first floor level and roof level.

NEW FIRST FLOOR: 21mm Tongued and grooved chipboard boarding on 50mm x 225mm softwood joists at 400mm centres with 12.5mm gyproc "wallboard 10"and 5mm scim coat. Joists to be supported on GMS joist hangers built into wall. Provide 100mm mineral wool sound insulation (min 10kg/m3). Insulation to be supported on wire netting stapled to side of floor joists.

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.

ROOFING: All structural timber to be stress graded SC4 to BS 5268. Construct new roof as shown on drawings. 150 x 50 rafters @400mm c/c, covered by sarking felt. 175 x 32mm Ridge board. 200 x 50mm ceiling joists to be laid from side to side. Provide collars, as required, to front and rear pitch of roof. 50 x 100mm Wall plate strapped to wall using 30 x 5mm mild steel holding down straps. Tiles to match existing roof (if possible but if not a Redland 49 Tile to be used that can go down to a 17.5* pitch) on 38x19mm tanalised battens at centres to give required tile lap on single layer of untearable felt.. New fascia boards and soffit all to same size as existing to fully match. 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).

FLAT ROOF; 13mm Mineral chippings bedded in hot bitumen to 3 layers built-up felt roofing to BS 747 and laid in accordance with CP 144 1970 consisting of type 3B capsheet and bonded to 2B middle sheet bonded to type 3G base sheet (of the type having 25mm diameter holes at approx 100mm centres) laid loose on 105mm Cellotex Tempcheck (TD3105) deck roof board insulation (to achieve min U value of 0.20W/m2K) on vapour barrier of single layer type 2B felt hot bonded to 19mm plywood on firring pieces (1:40) fall on 50 x 200mm s.w. joists at 400mm centres. 50 x 100mm Wall plate strapped to wall using 30 x 5mm mild steel holding down straps. Roof void to be sealed from external air. Ceiling to be 12.5mm plasterboard and skim finish.

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.

FLAT ROOF TO DORMER; 13mm Mineral chippings bedded in hot bitumen to 3 layers built-up felt roofing to BS 747 and laid in accordance with CP 144 1970 consisting of type 3B capsheet and bonded to 2B middle sheet bonded to type 3G base sheet (of the type having 25mm diameter holes at approx 100mm centres) to 19mm WPB plywood on firring pieces (1:40) fall on 50 x 200mm s.w. joists at 400mm centres. 50 x 100mm Wall plate strapped to wall using 30 x 5mm mild steel holding down straps. Joists bolted to existing rafters using 38mm double sided toothed plate connectors. Provide double rafters at dormer sides. Roof void to be sealed from external air. Ceiling to be 12.5mm plasterboard and skim finish with 180mm Celotex GA 3000 insulation between joists (to achieve U value of 0.20W/m2K).

DORMER CONSTRUCTION: Code 4 Lead on sarking felt on to 100 x 50mm timber studwork @450mm centres. Provide 25x50mm counterbattens running vertically to provided drained/vented cavity. 100mm Glassfibre insulation between timber studs. Provide 60mm Celotex tuff-R GA3000 with joints taped against studs 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.

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 1.8 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 to Loft 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 20 minute integrity (FD20) with 25 x 50mm glued and screwed stops and fitted with self closing devices.

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.

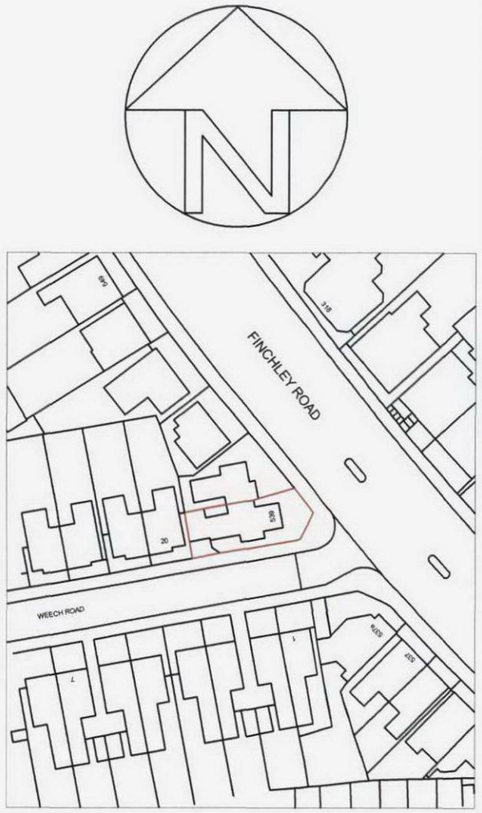
SMOKE ALARMS: Provide Smoke Detection System to BS 5839-1:2000. Provide smoke alarms to BS 5446: Part 1, (BS EN14604), positioned in dwelling circulation space within 7m of kitchen and living room doors and within 3m of bedroom doors. Where more than one within dwelling, they are to be interconnected, 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 1 fitting in every 4 fittings or 1 fitting for every 25m2 of floor area (whichever the greater) and should have a luminous efficacy of 40 lumens per circuit watt.

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.

BOILER: New Boiler (if installed) to achieve a SEDBUK rating of at least 86%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

Rev	Date	Details	By
00	28/09/09	Revision 00	CE

Project:
Internal Alterations

Subject:
Location Plan & Site Plan

Client:
539 Finchley Road,
London, NW3 7BJ

Drawing N°:	Rev:
ELA/10	01

A3 Scale:	Drawn By:	Job No:	Date:
1:1250	CE	0113	10/06/10

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