

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.

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.

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.

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 85mm 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, 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 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 MC1-GF-01, MCI-GF-01, MCI-WD-01, MCI-WD-04 AND MCI-DW-05

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.

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 200mm 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.

PITCHED ROOF: To achieve U-value 0.18 W/m²K. All structural timber to be stress graded SC4 to BS 5268. Construct new roof as shown on drawings. 150 x 50 grade C24 rafters @400mm c/c, covered by sarking felt. 175 x 32mm Ridge board. 150 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).

WARM FLAT ROOF - To achieve U value 0.18 W/m²K. 12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 747 laid to CP144 on 22mm external quality ply over 125mm Celotex TA4000. Insulation bonded to 22mm exterior grade plywood on firrings to give 1:60 fall on 47 x 195mm C24 timber joists at 400 ctrs max span 4.55m (see engineer's details for sizes). Ceilings of 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide restraint to flat roof by fixing 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.

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.

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.

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.

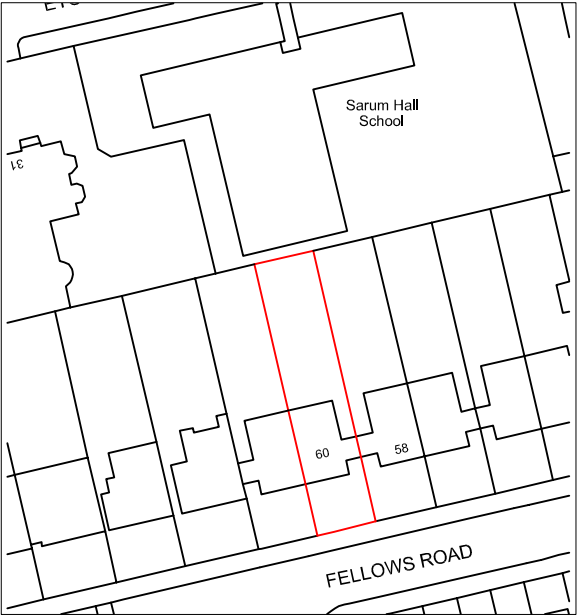
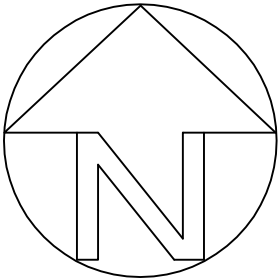
SMOKE ALARMS: Provide Smoke Detection System to BS 5839-6. Provide smoke alarms to BS 5446: Part 6, (BS EN14604), positioned in dwelling circulation space within 7m of kitchen and living room doors and within 3m of bedroom doors. Where more than one within dwelling, they are to be interconnected, wired 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.

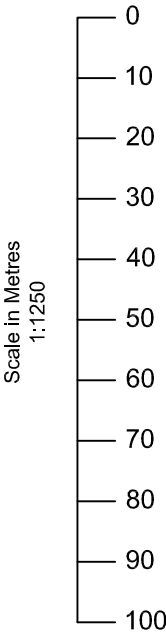
BOILER: New Boiler (if installed) to achieve a SEDBUK rating of at least 90% efficiency. Existing Boiler (if repositioned) the flue position must fully comply with the requirements in Approved Document J.

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



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|--|-----------------|---|-------------------|
| O/S licence number | | | |
| 1000 2243 2 | | | |
| Rev | Date | Details | By |
| A | 04/04/14 | Revision A | CE |
| Project: Side Extension | | | |
| Subject: Site Location Plan & Spec Notes | | | |
| Client: Flat 3, 60 Fellows Road, Camden, NW3 3LJ | | | |
| Drawing N': ELA/14 | | | Rev: A |
| A3 Scale: 1:1250 | Drawn By: CE | Job No: 0470 | Date: 04/04/14 |
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