

SPECIFICATION AND CONSTRUCTION NOTES

FOR

**27 Blackthorn Drive
Blyth
Northumberland
NE24 3XW**

**PLAN no 001
April 2021**

BOUNDARY

All work on the boundary to be to adjoining owners complete satisfaction and in accordance with THE PARTY WALL (etc) ACT 1996. Make good on boundary where necessary to adjoining owners satisfaction.

NEW BRICKS

All new bricks, size and colour to match existing and all tied to existing walls where appropriate. To inspectors satisfaction.

PATH/PATIO GARDEN

Make good to path/patio/garden as necessary to owners satisfaction on completion.

DRAINS

100mm diameter approved UPVC bedded on "pea" gravel and laid to 1:40 minimum falls. Fit reinforced concrete lintels over drains where passing through walls. Protect with concrete to Local Authority satisfaction all drains passing under new extension and all drains within 450mm of ground level. All new gulleys to be UPVC roddable gulleys. "Exact" depth and position of all drains to be determined on site when building works commence - all to Local Authority satisfaction. Seal redundant drains with concrete.

DRAINS

Foul water drains and surface water drains to be kept separate unless a combined system of drains are on site.

D.P.C.

Fit approved horizontal DPC's to new walls 150mm minimum above ground level.

CAVITY TRAY DPC's/MASONRY PROTECTION CREAM

Build in horizontal stepped cavity tray DPC's to existing and new walls above new lead flashings - DPC's lapped over lead flashings in wall.

OR

Apply approved masonry protection cream to wall ("Sovereign", "Stormdry", "Dryseal" or similar) apply to wall in strict accordance with manufacturers specifications and recommendations. All to inspectors complete satisfaction.

DOOR AND WINDOW DPC's

Fit "THERMABATE" or similar insulated D.P.C's around all new external cavity wall, door and window openings.

EXISTING DRAINS

"Exact" depths and positions of all existing drains and manholes to be determined on site when work commences. Builder to expose existing drains for Approved Building Surveyor's inspection if necessary. All determined on site. "Assumed" existing drains shown on plans.

INSULATE LINTEL OVER NEW BI FOLDING DOOR/PATIO DOOR OPENING

Provide approved stepped DPC over opening with weep holes every 900mm maximum. Fit 50mm thick CELOTEX or KINGSPAN insulation both sides of web and encase in 12.5mm plasterboard and skim internally.

NEW PATIO DOORS

Fit 5400mm x 2100mm patio doors to client's specification and approval - all double glazed with safety glass - by specialist design and supply.

EXISTING CONSERVATORY

Carefully take down existing conservatory and make good where necessary.

EXTRACTOR FAN (KITCHEN)

Fit 100mm diameter extractor fan to kitchen capable of giving 60 litres/second minimum discharge.

EXTRACTOR FANS

All to discharge to external outlets.

ELECTRIC

To be to clients specification and to I.E.E. Regulations. All electrical work/installation to be carried out by a suitably competent/approved Electrical Contractor. All new electrical work to comply with the rules of BS 7671 (IEE Wiring Regulations). Electrical contractor to be authorised by either "BRE", "BSI", "ELECSA", "NAPIT", or "NICEIC" for "full competence" self certification

or

by installers on competence schemes authorised by either CORGI, ELECSA, NAPIT, NICEIC, or OFTEC.

"SIZES AND HEIGHTS"

"Exact" sizes and heights to be determined on site to clients specifications and Approved Building Surveyor's satisfaction. Builder to check all sizes on site prior to work commencing.

C.D.M. SUPERVISOR

The builder/contractor may need to appoint a C.P.M. planning supervisor before commencing work.

SITE SIZES AND DIMENSIONS

All dimensions to be checked on site. Do not Scale from the drawing. Any discrepancies to be reported to the Project Surveyor/and architect before the commencement of any works.

SPECIFICATION AND CONSTRUCTION NOTES

This plan to be read in conjunction with "Specification and Construction Notes"

FOUNDATIONS

600mm x 225mm STI grade concrete all 750mm minimum below ground level (measured from ground level to bottom of foundation trench) onto suitable load bearing sub strata and all with 1 No/layer A193 mild steel mesh reinforcement and to Approved Building Surveyor's satisfaction and inspection. Foundations to suit site conditions.

FOUNDATIONS

All new foundations to be taken below invent level of any adjacent drains. Depths to be determined on site.

FOOTINGS

Bricks or approved concrete blocks or approved trench blocks to be used below ground level.

GROUND FLOOR

100mm thick concrete, float finish on 500g visqueen on 100mm thick "CELOTEX" insulation (Reference Celotex GA4100) on "visqueen 1200g" damp proof membrane, on 25mm sand blinding on 100mm minimum well consolidated hardcore.

FLASHINGS

Provide 100mm high code 4 lead flashing and soakers where appropriate.

FASCIA AND BARGE BOARDS

Fit 200mm deep approved UPVC white fascia and barge boards.

FLOORS

All new floor levels to match existing floors unless otherwise stated on plan.

FOUNDATIONS

300mm overlap to all new foundations where stepped.

FOUNDATIONS

New foundations near to trees to be designed in strict accordance with booklet "BGN 3A" (Builders Guidance Notes) ie 3 - Foundations and 3A - Proximity of Trees in Clay Soils all dated 1:2:1996.

EXISTING LINTELS AND FOUNDATIONS

Existing lintels and foundations to be exposed in places by builder for Approved Building Surveyor's inspection - underpin foundations and fit new Catnic or similar lintels over openings if necessary to be determined on site to Local Authority Inspectors satisfaction.

STUDY/FITNESS FLOOR

Provide 50mm thick CELOTEX insulation between new 50mm wide treated timber battens at 600mm centres all on visqueen 1200g damp proof membrane on existing concrete floor. Fit 22mm water resistant weyroc over new battens. Exact depth of new battens to be determined on site to suit existing floor levels/heights. All to inspector's satisfaction.

GUTTERS AND RAIN WATER PIPES

100mm diameter half round UPVC gutters and 63mm diameter UPVC rain water pipes.

GLAZING

All new glass within 800mm at floor level (1500mm at doors and within 300mm of door sides) to be either laminated or toughened safety glass.

DOUBLE GLAZING

All new external glazed doors and windows to be fitted with "PLANITHERM TOTAL double glazing" and safety glazing in accordance with Approved Document N.

INSPECTION CHAMBERS

225 mm thick, 2nd class engineering bricks on 150mm concrete base with concrete benchings and light duty manhole cover. Inspection chambers less than 900mm deep to be "HEPWORTH" propriety manholes fitted to manufacturers specifications and Local Authority approval.

WALL INSULATION

Insulation taken 150mm below floor insulation level - provide weep holes at ground level to wall every 900mm maximum centres if necessary.

LINTELS

Fit Catnic or similar CH90/100 Heavy Duty lintels with 150mm minimum end bearings. Encase in 12.5mm plasterboard and skim.

STONEFACED LINTELS

Fit stonefaced reinforced concrete heads and cills to external door and window openings shown on plan 150mm minimum end bearings. All to specialist design and supply. 225mm deep heads, 150mm deep cills.

HIGH EFFICIENCY LIGHT FITTINGS

At least one third of all new rooms to be fitted with high efficiency light fittings (i.e. light fittings only capable of accepting lamps having a luminous efficiency greater than 40 lumens per watt). Fittings to be positioned in rooms and/or circulation spaces most frequently used. 3 in 4 minimum new light fittings to have high efficiency light bulbs/tubes.

PLUMBING

To be to Water Authority Regulations. Lag all new pipes. Provide deep seal traps to all new waste pipes and fit air admittance valves to any waste pipe exceeding 3.000m long.

RADIATORS

Fit radiators off existing heating system all with thermostatic radiator valves and lag all new pipes. All designed, supplied and fixed by specialist.

ROOF

Tiles to match existing fixed to manufacturers specification suitable for roof pitch shown on plan on 38mm x 25mm battens on "TYVEK" to be fitted to manufacturer's specifications/details, or similar breathable roofing felt on rafter/trusses specified on plan.

CEILING TO ROOF STRUCTURE (FRONT ROOF)

300mm thick glasswool or rockwool insulation (laid with 100mm thick insulation between trusses/joists and with 200mm insulation laid across trusses/joists) 12.5mm Duplex plasterboard and skim.

POSITION OF ROOF WINDOWS

Exact position of Velux roof windows to be determined on site to suit existing/new rafters.

ROOF WINDOWS

Fit "Velux" or similar roof windows all double glazed with "K" glass to give 1.9 U Value and fitted to manufacturers specifications with propriety flashings and soakers all round and suitable for roof pitch shown on plans. - Trim around opening with 2No/rafters as specified on plan. Windows fitted with 8000 square millimetre trickle vents and with 1/20th minimum floor area opening sashes.

ROOF PITCH/COVERING

New roof tiles/slates to be suitable for roof pitch and fixed in accordance with manufacturers specifications and recommendations. "Exact" roof pitch to be determined on site or/and as specified.

INSULATED PITCHED ROOF (INSULATION BETWEEN AND UNDER RAFTERS – 0.17 U VALUE (REAR ROOF)

Slates/tiles as specified on plan all fixed to manufacturers specification on 38mm x 25mm battens on TYVEK or similar propriety breathable roofing felt on 150mm x 50mm rafters at 400mm centres with 100mm thick CELOTEX insulation (XR 4120) between rafters and fix propriety 50mm thick CELOTEX/12.5mm plasterboards (PL 4025) under rafters and skim finish. TYVEK propriety breathable felt fitted to manufacturers specifications/details. NOTE - Use 12.5mm Duplex plasterboards if under rafter insulation and plasterboards are separate. Also fix aluminium foil tape to all joints to insulation boards prior to fixing Duplex plasterboards.

NEW ROOF TILES

All new roof tiles colour and shape to match existing tiles where practicable. Tiles suitable for roof pitch and fixed to manufactures specifications.

NEW ROOF TILES (REAR ROOF)

Fit REDLAND REGENT or similar tiles suitable for 15° roof pitch and colour to match existing roof tiles.

ROOF RAFTERS (REAR ROOF)

Fit 150mm x 50mm rafters at 400mm centres.

STRUTS (REAR ROOF)

Fit 75mm x 50mm struts at 400mm centres.

STEEL BEAMS/CHANNELS

Encase all steel beams/channels with 2 No/12.5mm plasterboards and skim to give 1/2 hours fire resistance minimum. All steel beams/channels to be fitted in strict accordance with approved structural calculations. Steel beams/channels to be on concrete pad stones in accordance with the approved structural calculations. Structural calculations to be checked and approved by Local Authority prior to any work commencing on the steelwork.

SOFFITS

Fit propriety white upvc soffit boards to manufacturers specification.

RESTRAINT STRAPS

Fit 30mm x 5mm mild steel straps to walls, joists, trusses and rafters at 2000mm maximum centres all round. Fit 30mm x 5mm mild steel holding down straps to wall plates, joists, trusses and walls at 2000mm maximum centres all round.

SOIL AND VENTILATION PIPE

Provide 100mm diameter UPVC S & V.P. with cage terminal and taken 900mm minimum above any adjacent window heads.

SOIL AND VENTILATION PIPE (BOXING IN)

Box in new internal soil and ventilation pipe with 12.5mm plasterboard and skim to give half hours fire resistance minimum.

STRUCTURAL ENGINEERS DETAILS

Structural engineers details/specifications to take preference over all details shown on plans.

TEMPORARY STRUCTURAL SUPPORTS

Builder to provide all necessary temporary structural supports to existing structure prior to fitting new steelwork. Temporary supports only removed after new steelwork/supports are adequately and suitably in place. Builder to allow for any masonry or concrete supports to be adequately "set" prior to removing temporary supports.

EXISTING WALL BETWEEN KITCHEN/DINING ROOM

Carefully take down existing wall and make good where necessary. **If** wall is load bearing builder to notify architect/structural engineer immediately for consultation before proceeding with demolishing. To be determined on site.

TIMBER TREATMENT

All new timber to be treated with approved preservative.

WALLPLATES

100mm x 50mm timber wallplates bedded on walls and fixed to walls with 30mm x 5mm mild steel straps at 1200mm centres all round.

TRIMMERS AROUND VELUX WINDOWS

Fit 2 No/rafters around new velux window openings – sizes to match rafters specified on plan or/and to match existing rafters.

KITCHEN UNITS

New kitchen units to be to clients specification and client to provide fridge for food storage.

DRY VERGE SYSTEM

Provide propriety UPVC verge system all to manufacturer's specifications. Colour to match tiles and to client's satisfaction.

EXTERNAL WALL CONSTRUCTION

105mm brick to match existing walls
85mm thick "Dritherm 32" wall insulation
100mm thick Thermalite "Turbo" Blocks

or

100mm thick Celcon "Solar" Blocks

or

100mm thick Thomas Armstrong "Airtec" Blocks
12.5mm plasterboards on dabs with either taped/filled joints or skim finish

WALLTIES

Fit stainless steel wallties to DD140:Part 2:1987 suitable for cavity widths stated on wall specification.

900mm x 450mm maximum walltie spacing for cavities 50mm to 150mm wide.

200mm minimum length of tie for 50mm to 75mm cavities.

225mm minimum length of tie for 76mm to 100mm cavities.

250mm minimum length of tie for 101mm to 125mm cavities

Wallties every 225mm vertically (300mm maximum) at door and window reveals/sides.

WINDOWS

All new windows to be approved white UPVC double glazed with "PLANITHERN TOTAL high performance low-emissivity glass U value of 1.3w/m²k and all with 8000 square millimetre trickle vents at high level and 1/20th floor area opening sashes. Fit "ESCAPE" sashes, 450mm minimum width, 0.33 square metre minimum area and 1100mm maximum height from floor level to all new bedroom and inner room windows as stated on plan.

INTERNAL STUD PARTITION WALLS (INSULATED)

75mm x 50mm timber framing at 600mm centres, 75mm thick "ROCKWOOL" insulation, 12.5mm Duplex plasterboards and skim both sides.

LINING EXISTING WALLS

Fix 50mm x 50mm treated timber stud wall at 600mm centres with 50mm thick CELOTEX insulation between timbers 12.5mm thick DUPLEX plasterboards and skim finish.

WALLS – TIE TO EXISTING WALLS

Tie all new walls into existing walls by "block ties" or approved galvanised wallties.

UNDERGROUND WALL OPENINGS

All underground openings through walls/foundations for drains, pipe ducts, cables etc to be built up and sealed off to prevent vermin access and possible gas egress prior to backfilling trenches. All to Approved Building Surveyor's satisfaction.

FRONT ROOF TIMBERS

Fit 100mm x 50mm rafters at 400mm centres.

Fit 100mm x 50mm ceiling joists at 400mm centres.

12.5mm Duplex plasterboard and skim ceiling.

LOUNGE WINDOW/S

Fit 2400mm x 1500mm white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

STUDY/FITNESS
WINDOW/S

Fit 1500mm deep, width determined on site to suit existing opening white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

FRONT DOOR/SIDE
FRAME DOORS

Fit 1981mm x 838mm composite door in purpose made 1800mm wide white UPVC double glazed framing/safety glass

FAMILY ROOM
VELUX WINDOW/S

Fit ggl SK10 – 1140mm x 1600mm double glazed velux window/s with propriety flashings and soakers all round.