

SPECIFICATION AND CONSTRUCTION NOTES

FOR

**39 Brumell Drive
Lancaster Park
Morpeth
NE61 3RB**

**PLAN no 001
May 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.

PATH/PATIO GARDEN

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

ESCAPE SASHES

Builder to ensure ESCAPE sashes/openings are fitted to all NEW 1st floor bedroom windows/inner rooms (450mm x 750mm minimum clear opening sizes and within 1100 of floor level). All to Building Control Officers satisfaction.

NEW BRICKS

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

RENDERING DASHING

All new rendering/pebble dashing to match existing walls.

ARTIFICIAL STONE

New artificial stone to match existing.

CANOPY CEILING

Fit approved white UPVC soffit boards onto 38mm x 25mm battens at 600mm maximum centres onto 12.5mm thick "SUPERLUX" or similar exterior fire boards fixed direct to new floor joists as specified.

CANOPY ROOF

Fix approved "Rosemary" tiles, colour to match main roof tiles on 38mm x 25mm battens on breathable roofing felt on 100mm x 50mm rafters at 400mm centres. Fit 150mm x 50mm hip rafters and 100mm x 50mm ceiling joists at 400mm centres. Fix/bolt on timber gallows brackets. Fit white UPVC soffit boards.

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 DPCs to new walls 150mm minimum above ground level.

CAVITY TRAY DPCs

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.

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.

EXTRACTOR FAN (BATHROOMS AND SHOWER ROOMS)

Fit 100mm diameter extractor fan capable of giving 15 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", "ELECTSA", "NAPIT", or "NICEIC" for "full competence" self certification

or

by installers on competence schemes authorised by either CORGI, ELECTSA, 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 invert 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.

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.

TIMBER FLOORS

Provide noggins mid span.

FLOORS

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

FOUNDATIONS

300mm overlap to all new foundations where stepped.

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.

FIRE DETECTION

- (s) SMOKE detector/s
- (h) HEAT detector/s
- (CO) CARBON MONOXIDE detector/s
- (MS) MULTI SENSOR detector/s

All detectors linked together on separate fused circuit **OR** by approved Radiolink by Specialist supply/fix.

**1st FLOOR
CONSTRUCTION
BETWEEN GARAGE
AND DWELLING**

22mm thick V313 grade weyroc on floor joists specified on plan - supported on approved galvanised joist hangers, 12.5mm plasterboard and skim to give 1/2 hours fire resistance. Fit 200mm thick ROCKWOOL insulation between floor joists to give 0.25 W/m²K U value, and 45dB sound insulation.

**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.

**HEAT DETECTORS
(KITCHEN AREAS)
(H)**

Fit ceiling fixed approved HEAT detector, mains operated and linked to fire detection system on separate fused circuit or approved Radiolink connection by Specialist supply/fix.

WALL INSULATION

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

JOIST HANGERS

To be approved galvanised and suitable for joists and walls specified on plan. Provide joist hangers to all new joists to external walls - new joists not to be built into external walls, use joist hangers.

JOIST HANGERS

New joist hangers to be approved galvanised "restraint type" joist hangers suitable for joists and walls specified.

LINTELS

To be "Catnic" or similar insulated, heavy duty combined metal lintels over all new cavity wall, door and window openings. All new lintels to be suitable for width of existing walls/cavity's as necessary and for all new walls/cavity's as specified/necessary.

Fit "Catnic" or similar heavy duty, insulated box lintels over openings as specified on plan - Reference BHD100 and BXD100.

All lintels to have 150mm minimum end bearings and encased in 12.5mm plasterboard and skim to give 1/2 hours fire resistance minimum.

All to manufacturers specifications and fitting details.

CONCRETE LINTELS

Fit "Spanlite" or similar reinforced concrete propriety lintels over internal openings - number of lintels to suit wall thickness - 150mm minimum end bearings - lintels fitted in strict accordance with manufacturers specifications.

**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.

LOFT HATCH

Fit new 600mm x 450mm insulated loft hatch with bolt fasteners.

LINTELS

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

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.

ROOF TRUSSES

Fit new trusses, pitch to match existing roof and/or specified on plan and all to BS 5268. Roof trusses at 600mm maximum centres. Provide 100mm x 25mm timber diagonal braces and binders all to BS 5268 Part 3:1985 and to Building Control approval.

Roof trusses to be Specialist design and supply. Builder to obtain structural details from roof truss manufacturer and these given to Building Control Officer for approval.

CEILINGS TO ROOF STRUCTURE

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.

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.

EXISTING ROOF

Existing roof to be inspected and additional glasswool insulation added to give 300mm minimum thickness if necessary – ie 150mm between existing joists and 150mm laid across joists.

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.

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.

SMOKE DETECTORS (S)

Fit ceiling fixed approved OPTICAL mains operated SMOKE detectors, all linked together to fire detection system on separate fused circuit or approved Radiolink connection by Specialist supply/fix.

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.

RESTRAINT STRAPS - WALLS/FLOOR JOISTS

Build in and Fix 30mm x 5mm mild steel straps to walls and floor joists (running parallel to wall) at 2000mm maximum centres.

SUN PIPE

Fit Approved "Sun Pipe" to manufacturers specifications ducted to inner room and to local Authority approval.

For details contact:-
"Sunpipe"
Halifax House
Cressex Business Park
High Wycombe
Buckinghamshire HP12 3SE
Telephone: 01494 897705

STAIRS – NEW BALUSTRADE AND HANDRAIL

Fit New 90mm x 90mm newel posts where necessary and 900mm high handrails and 900mm high balustrades all with vertical infill balusters at 100mm maximum centres.

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.

EN-SUITE

New en-suite to be to clients specification and approval.

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.

VALLEYS

Provide "Code 4" lead valleys or propriety G.R.P. valleys all on 6mm external grade ply bases.

DRY VERGE SYSTEM

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

DRY RIDGE SYSTEM

Provide propriety UPVC dry ridge system all to manufacturer's specification/fixing details. Colour and shape of new ridge tiles to match existing or/and to client's specifications.

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.

GARAGE WALLS

All walls to be built up "full" height and fire stopped between garage and house.

**EXTERNAL WALLS –
RENDERED
PEBBLEDASHED**

Sand/cement
render/pebbledashing to match
existing walls on

100mm Concrete Blocks
85mm “Dritherm 32” Wall
Insulation
100mm Thermalite “Turbo”
Blocks
or
100mm Celcon “Solar” Blocks
or
100mm thick Thomas
Armstrong “Airtec” Blocks
12.5mm plasterboards on dabs
with either taped/filled joints or
skim finish

**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.

**EXTERNAL WALLS -
NEW OUTER LEAF**

Build up new 105mm
brick/150mm natural
sandstone/105mm artificial
stone outer leaf as stated on
plans with DPC’s 150mm
minimum above ground level.
New walls well tied to existing
walls with wallties to “DDT
140, Part 2 1987” every
900mm x 450mm maximum
centres and every 225mm
vertically at door and window
sides. Expose and enlarge
existing foundation to 600mm
x 225mm minimum size as
required, all to Local Authority
inspectors
satisfaction/inspection.
Provide 85mm thick Dritherm
32” wall insulation in new
cavity. To manufacturer’s
specifications.

**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.

1ST FLOOR JOISTS

Fit 200mm x 47mm floor joists
at 400mm centres.

**EXISTING REAR
ROOF**

Make good to existing rear
roof where necessary for new
extension.

**FRONT BEDROOM
WINDOW/S**

Fit 2400mm x 1200mm white
UPVC double glazed window/s
with trickle vent and safety
glass if within 800mm of floor
level or door sides.

**DRESSER/EN-SUITE
WINDOW/S**

Fit 600mm x 1050mm white
UPVC double glazed window/s
with trickle vent and safety
glass if within 800mm of floor
level or door sides.