

SPECIFICATION AND CONSTRUCTION NOTES

FOR

**Pinecroft
Fieldhouse Lane
Hepscott
Nr Morpeth
NE61 6LT**

**Plan No 001
July 2021**

BOUNDARY

All work on the boundary to be adjoining owner's complete satisfaction and in accordance with THE PARTY WALL (etc) ACT 1996 as necessary. Make good on the boundary where necessary to adjoining owners satisfaction. Adjoining owner's permission to be obtained for any slight foundation and roof encroachments all prior to work commencing.

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.

COLOURED RENDER

Apply approved coloured rendering all to manufacture's specification. Colour to client's satisfaction and Town and Country Planners approval **if** applicable.

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.

DOOR AND WINDOW DPC's

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

INTERNAL DOORS

Fit 1981mm x 762mm internal doors/frames - style to match existing house doors and to clients specification and satisfaction.

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.

DRAINS - SURFACE WATER DRAINAGE

Take New surface water drains to soakaways 5.000m minimum from any building/roadways and public paths or take to approved water course. Soakaways to Building Control inspector's approval 1.000 x 1.000 x 1.000 minimum size.

INSULATE LINTEL OVER NEW REAR DOOR/WINDOW OPENINGS

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.

EXTRACTOR FAN (KITCHEN)

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

**EXTRACTOR FANS
(INTERNAL ROOMS)
(TOILET AND
UTILITY)**

Fit 100mm diameter extractor fan with 100mm diameter flexible UPVC pipe taken direct to external outlet - box in pipe and form duct with 12.5mm plasterboard and skim - fan capable of giving 3 No/air changes per hour and coupled direct to light switch - fan also fitted with 15 minute "run on" timer and leave 10mm gap under door.

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.

**1st FLOOR
CONSTRUCTION**

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 100mm thick ROCKWOOL insulation between floor joists to give 0.25 W/m²K U value, and 45dB sound insulation.

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.

GROUND FLOOR - TIMBER CONSTRUCTION

22mm thick V313 grade weyroc on floor joists as specified on plan on DPC's on 112mm brick sleeper/honeycomb walls on 100mm thick concrete oversite on 100mm well consolidated approved hardcore. Oversite concrete to be level with ground level or to be tanked with 1200g heavy duty visqueen D.P.M. under concrete oversite and on 25mm sand blinding on hardcore. - Lap D.P.M. onto DPC's and make good around air bricks/ducts. Fit 100mm thick CELOTEX insulation (Reference Celotex GA 4100) between new floor joists supported on timber laths nailed to sides of joists. Provide 225mm x 75mm air bricks/ducts around floor at 1200mm maximum centres.

NEW GROUND FLOOR JOISTS

Fit 100mm x 50mm floor joists at 400mm centres all on D.P.C. on 112mm brick sleeper walls at 1500mm maximum centres.

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.

HEATING APPLIANCE (SOLID FUEL)

Provide/fit new solid fuel free standing approved appliance. Provide 125mm concrete hearth under appliance and to be 300mm minimum projection in front of appliance. Provide permanent ventilation 550mm² per KW rating of appliance, minimum. Multifuel appliance to have flue sized to accommodate burning fuel that requires largest flue (200mm minimum dia.) Fluepipe to be cast iron complying with BS41:1973(1998) or vitreous enamelled steel pipe complying to BS6999:1989(1996). Provide factory made metal chimney to BS4543-1:1990(1996)/BSEN1859:2000. All by specialist approved heating contractor and to current building regulations.

NEW CHIMNEY FIREPLACE

Build up new chimney with bricks, concrete block or/and stone as specified and build in propriety 200mm diameter clay flue liners to BS EN 1457:1999 or clay pipes to BS 65:1991 (1997) or concrete flue liners to pr EN 1857(e18) January 2001.

45 degree minimum angle of flue liners. Build in propriety concrete fire back, concrete throat block and gather block. Provide 125mm minimum thick concrete hearth.

Provide permanent ventilation to appliances if necessary equivalent to 50% of throat area.

All to Local Authority Inspectors satisfaction and current Building Regulations.

Provide approved flue tests in accordance with Approved Document J (Appendix E) – building regulations. To inspectors complete satisfaction.

CHIMNEY TRIMMERS

All new joists/rafters kept 40mm minimum from chimneys/chimney breasts.

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.

DORMER WINDOW S SUPPORTS/LINTELS

Fit 2 No/100mm x 50mm timber posts each side of new window/s and fit 2 No/220mm x 50mm timber lintels over – All timbers bolted together.

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

Slates to match existing to BS 680:1944 fixed to British Standards on 38mm x 25mm battens on “TYVEK” to be fitted to manufacturer’s specifications/details, or similar breathable roofing felt on rafters/trusses specified on plan.

CEILING 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.

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 (15° AND 17.5°)

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.

STRUTS

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

NEW ROOF TILES

Fit REDLAND CAMBRIAN roof tiles suitable for 15° and 17.5° roof pitch – slate grey colour and all to manufacturer's 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.

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.

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.

UTILITY ROOM

Units and fittings to be clients specification and satisfaction.

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.

NEW GROUND FLOOR VENTILATION

Provide 225mm x 75mm air bricks at 1200mm to ventilate new timber ground floor. To inspector'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.

DORMER WALLS

Fix code 4 lead (1500mm maximum width of sheets) on 22mm thick external grade plywood on "TYVEK" breathable felt fitted to manufacturer's specifications and details on 100mm x 50mm timber framing at 400mm centres with 60mm thick CELOTEX insulation fitted between timber framing (reference GA 4060) and fix 9.5mm thick O.S.B. plywood across timber framing and fix 25mm thick Celotex insulation (reference TB 4025) over O.S.B. plywood across the timber framing internally – mastic all edges and fit aluminium foil tape over all joints, 12.5mm Duplex plasterboards and skim **OR** use CELOTEX propriety insulation boards (Reference PL 4025) insulation and plasterboards combined.

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.

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 170mm x 50mm joists at 400mm centres.

DORMER ROOF TIMBERS

Fit 100mm x 50mm rafters at 400mm centres.
Fit 150mm x 25mm ridge board.
Fit 100mm x 50mm ceiling joists at 400mm centres.

RAFTERS FOR 15° AND 17.5° ROOFS

Fit 170mm x 50mm rafters at 400mm centres.

1ST FLOOR DRESSER AND BEDROOM WINDOW/S

Fit 1500mm x 1350mm white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

SIDE LOBBY WINDOW/S

Fit 1800mm x 2100mm with 1981mm x 838mm composite external door white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

REAR KITCHEN/FAMILY ROOM WINDOW/S

Fit 4200mm x 2100mm with 1800mm wide double doors white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

INTERNAL TOILET WINDOW/S

Fit 600mm x 750mm white UPVC double glazed window/s with trickle vent and safety glass if within 800mm of floor level or door sides.

KITCHEN/FAMILY ROOM VELUX WINDOW/S

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