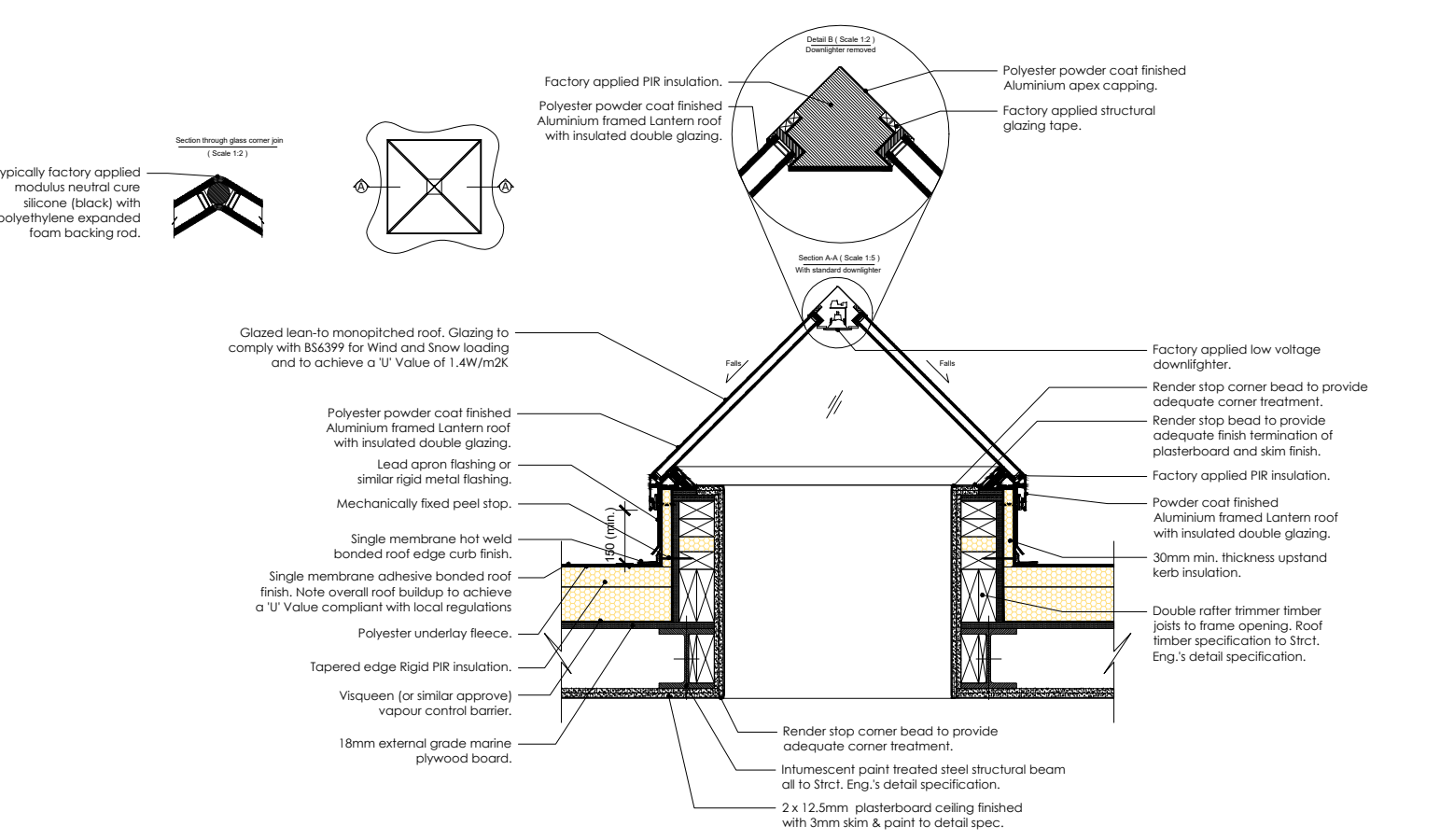
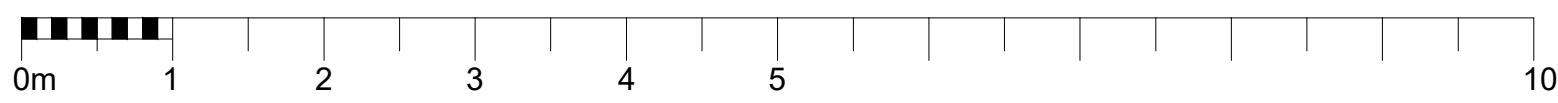


SCALE 1:50



SPECIFICATION NOTES FOR BUILDING REGULATIONS

**GENERAL**  
 All drawings to be read in conjunction with the approved planning application drawings, planning approval conditions and agreed materials. All works to be carried out in strict accordance with CDM regulations. All workmanship and materials to be in accordance with the current Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations. All works to be in accordance with local and statutory approvals. Generally all heights, levels etc. as per sections and engineers site drawings. As directed by the Building Inspector, expose and examine any existing underground structures and refer to the Engineers designs for proposed works. All beams and bearings to be in accordance with the structural engineer's specifications. Contractor is to verify all dimensions, levels, positions of drains etc. and acquaint themselves with site conditions prior to the commencement of works. Any discrepancies should be notified to the Contract Administrator. Party Wall notices must be issued and agreed prior to commencement on site.

**CDM REGULATIONS 2015**  
 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

**Domestic clients**  
 The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:  
 (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.  
 Or:  
 (b) Exceeds 500 person days.

**STRUCTURAL ENGINEER**  
 Refer to structural engineers drawings for the roof structure, floor structure, movement joints, lintels, column/beam designs, foundation design, any retaining structures, site build-up or infill. Timber, beam, column, truss sizes shown are indicative only. All roof trusses and beams and lintels together with concrete padstones to be provided as per structural engineers design calculations. See structural engineers connection detail drawing for beam to beam and beam to column connections and movement joint design (if applicable). All structural engineers design calculations to be submitted to the Building Inspector for full approval prior to the commencement of works.

**EXISTING STRUCTURE**  
 Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**BEAMS**  
 Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hr fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

**LINTELS**  
 - For uniformly distributed loads and standard 2 storey domestic loadings only  
 Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 for support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel.

**DPC**  
 Provide horizontal strip polymer (hyalod) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

**WALL TIES**  
 All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 84. Weep ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

**CAVITIES**  
 Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

**CAVITY BARRIERS**  
 30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

**MOVEMENT JOINTS**  
 Movement joints to be provided at the following maximum spacing:  
 Clay brickwork - 12m.  
 Calcium silicate brick - 7.5-9m.  
 Lightweight concrete block - density not exceeding 1,500kg/m<sup>3</sup> - 6m.  
 Dense concrete block - density exceeding 1,500kg/m<sup>3</sup> - 7.5-9m.  
 Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.  
 Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m - 16mm and for other masonry not less than 10mm. Additional movement joints may be required where the aspect ratio of the wall (length : height) is more than 3:1. Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

REVISION

**LEAD WORK AND FLASHINGS**  
 All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jamps and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

**ELECTRICAL**  
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**HEATING**  
 Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

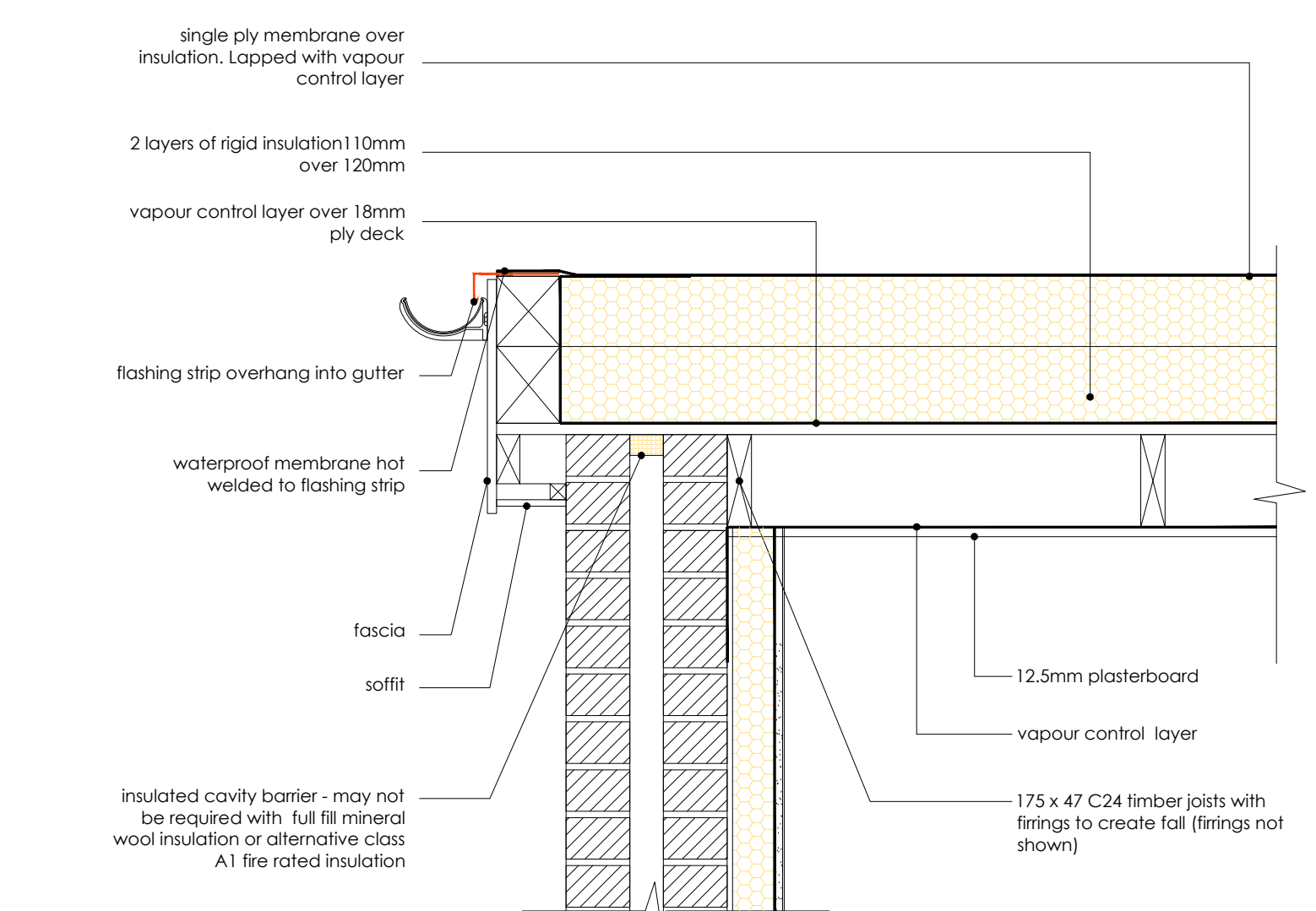
**SAFETY GLAZING**  
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

**PURGE VENTILATION**  
 Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

**C2 CONDENSATION**  
 Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01 and BS 5295:2021 Management of moisture in buildings to be followed.

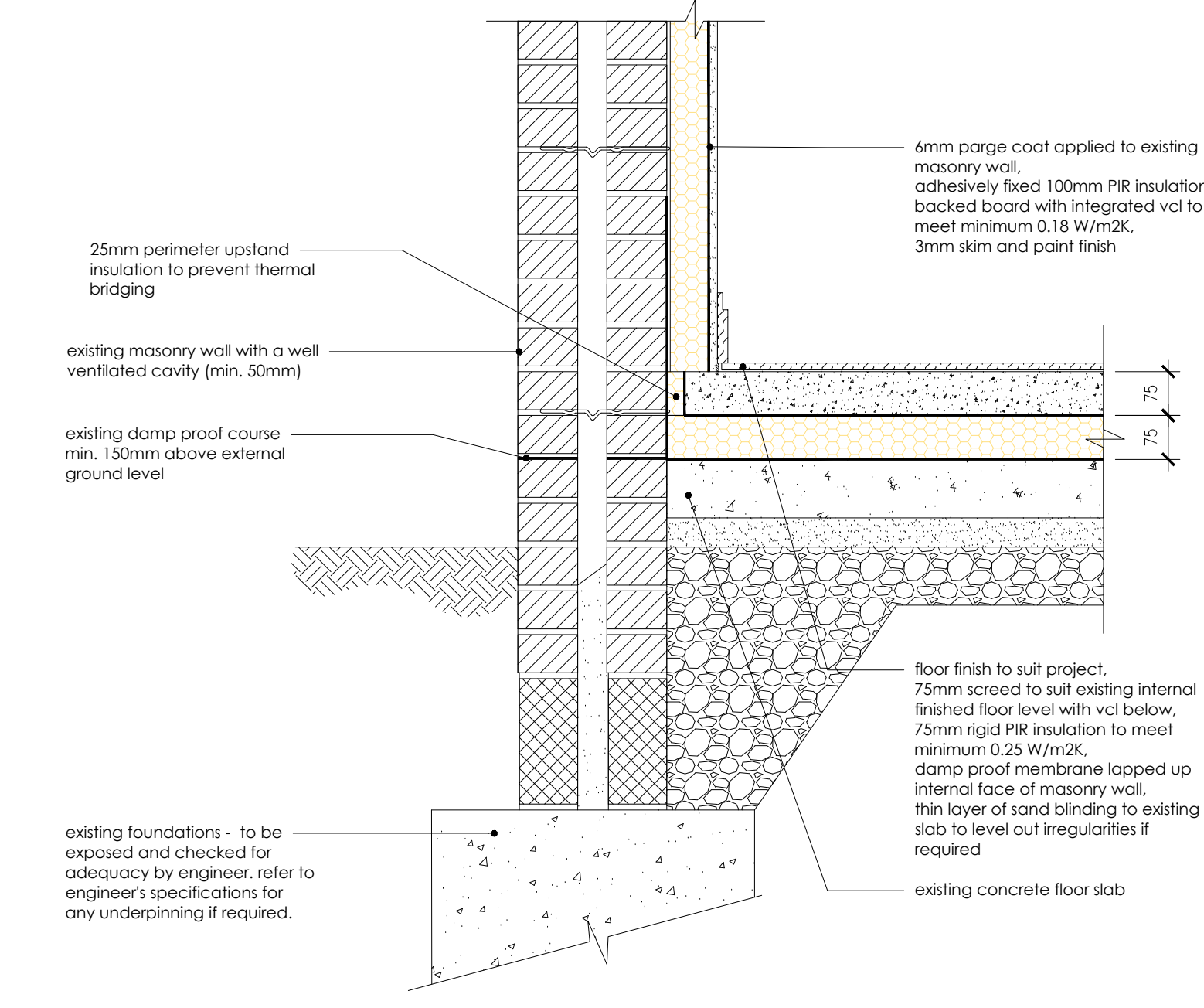
01 ROOF LANTERN DETAIL

Scale: 1:20



02 FLAT ROOF DETAIL

Scale: 1:10



03 FLOOR/WALL UPGRADE DETAIL

Scale: 1:10

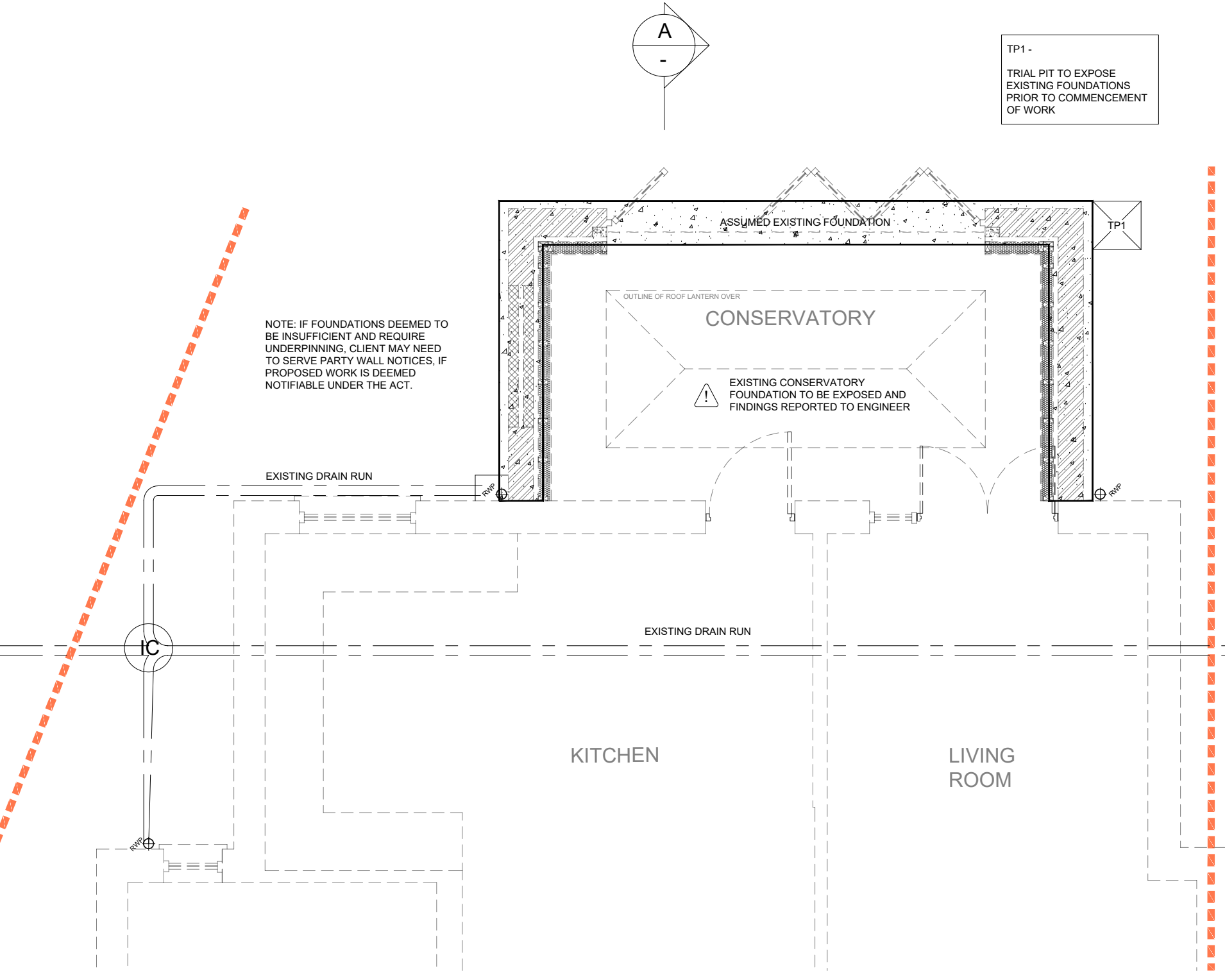


CEILING +/- 2.40 (match existing)

GF FFL +/- 0.00 (match existing)

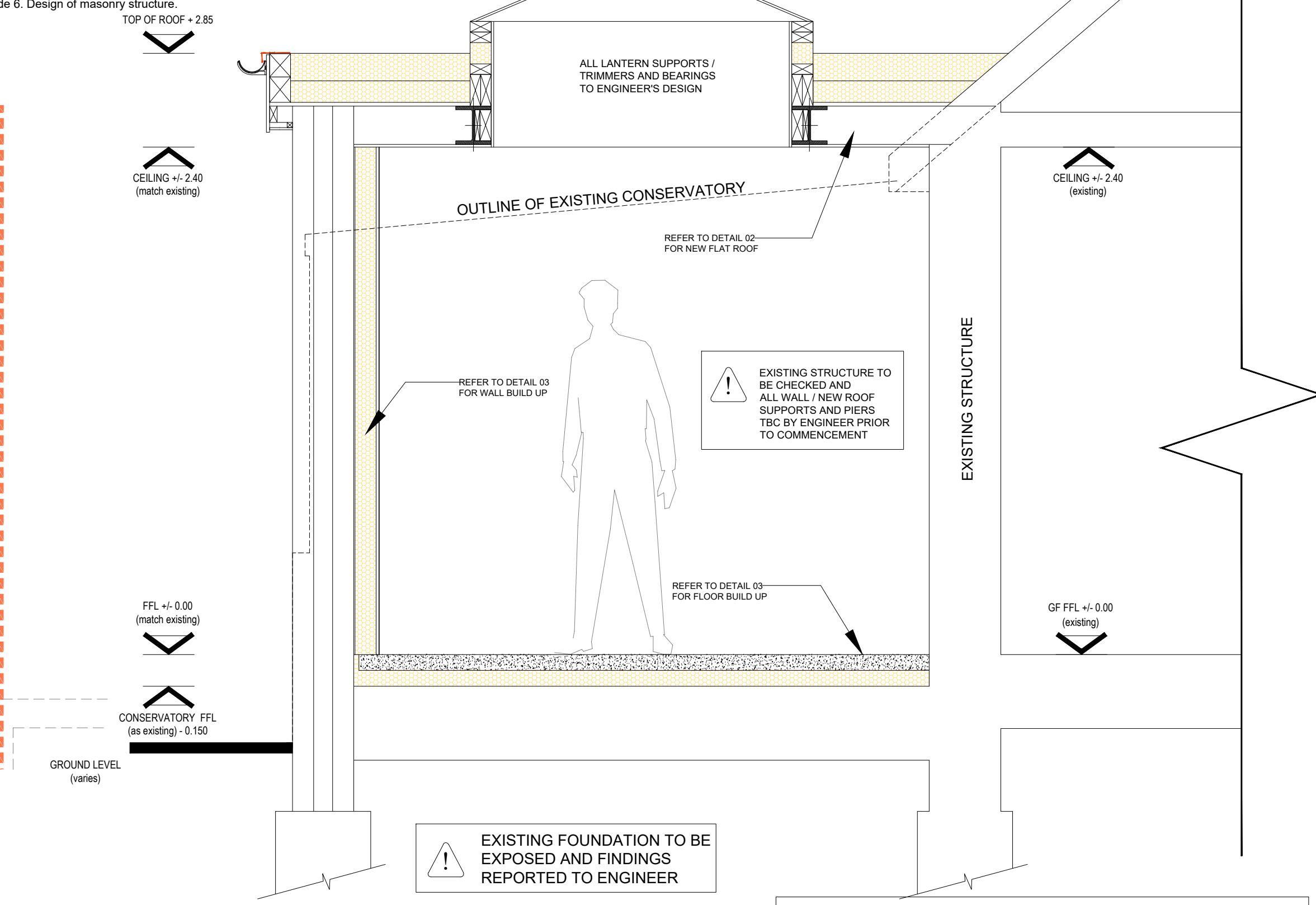
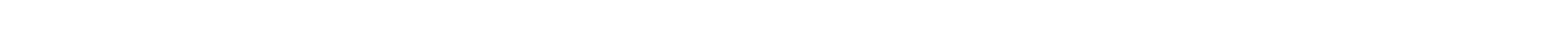
04 RAFTER GA

Scale: 1:50



05 FOUNDATION GA

Scale: 1:50



06 SECTION A-A

Scale: 1:20

**EXISTING FOUNDATION TO BE EXPOSED AND FINDINGS REPORTED TO ENGINEER**

**EXISTING STRUCTURE TO BE CHECKED AND ALL WALL / NEW ROOF SUPPORTS AND PIERS TO BE CHECKED BY ENGINEER PRIOR TO COMMENCEMENT**

**EXISTING STRUCTURE TO BE EXPOSED AND FINDINGS REPORTED TO ENGINEER**

**NOTE - Statutory Services Connections**  
 It is the Client's/Contractors responsibility to check and to gain all necessary consents for Statutory Services Connections prior to the commencement of any works on site.

**NOTE - Materials Requirements**  
 All materials, products and building systems should be suitable for their intended purpose. Account should be taken of the use and location of materials and products with regard to geographical location, position on the site, position within the structure and construction works and durability. All materials and products must be in accordance with the relevant British Standards or equivalent European Technical Specification, approved by a Committee for Standardisation, and used in accordance with the relevant Code of Practice.

**NOTE - Workmanship Requirements**  
 All work should be carried out in a proper, neat and workmanlike manner. The Builder should ensure that the conditions of the materials, products and the completed works are satisfactory, and appropriate precautions are taken to prevent damage. Account should be taken of the requirements of the design, suitable methods of unloading and handling, proper protection during storage, use of correct installation methods, protection against weather during construction and protection against damage by following trades.

**NOTES**  
 • Any works carried out prior to building regulation approval is deemed to be at Client/Contractors Risk.  
 • All structural work to be in strict accordance with structural engineers details.  
 • This drawing are to be read in conjunction with the specification of works and other drawings.  
 • Client to arrange all Party Wall agreements with the relevant individuals/ owners of neighbouring properties.

**NOTE - Waste Management**  
 Allow for providing skips on site to an agreed location for the removal of debris from site, ensure all recyclable debris are separated and suitably disposed of at an approved Waste Management Site.

**-CONSTRUCTION ISSUE-**  
 Works subject to local authority planning approval and submission and approval of detailed structural engineering drawings.

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project **MR & MRS GASKIN**  
 31 CHURCH ROAD  
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 CM15 0TH

CONSTRUCTION SPEC

date **NOV 23** drawn **CM**

scale **AS SHOWN @ A1** drg no. **R7-247-PL03**