

SPECIFICATION AND CONSTRUCTION NOTES

FOR

**21 Beaconsfield Close
Beaumont Park
Whitley Bay
NE25 9UW**

**Plan No 001
January 2024**

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.

NEW BRICKS

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

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 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 BETWEEN GARAGE AND HOUSE

To be 1981mm x 838mm 1/2 hour self closing fire door (FD30) fitted with intumescent strips and cold smoke seals all round

EXTERNAL DOORS

All approved white UPVC or to clients specification, all double glazed with "PLANITHERM TOTAL" glass and fitted with toughened or laminated safety glass. All door glazing to give 1.3 W/m² K, U value

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.

EXTERNAL FOLDING PATIO DOORS

Fit approved folding patio doors - either solid oak, approved softwood, UPVC or aluminium clad - to clients specification and satisfaction. All with "PLANITHERM TOTAL" or similar double glazing and with approved safety glass.

RODDING EYE/S

Provide approved HEPWORTH or similar UPVC rodding eye. All to inspector's satisfaction and manufacturer's specification.

BI FOLD DOORS

Fit 3000mm x 2100mm bi fold doors to client's specification and approval all double glazed with safety glass. By specialist design and supply.

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", "ELECSEA", "NAPIT", or "NICEIC" for "full competence" self certification

or

by installers on competence schemes authorised by either CORGI, ELECSEA, 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"

TRICKLE VENTILATORS (BACKGROUND)

New trickle ventilators to be to BS EN 13141. Ventilators must be marked with their equivalent area.

FOUNDATIONS

600mm x 600mm STI grade concrete all 1100mm 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.

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

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.

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.

STEELWORK – FIRE RESISTANCE

All new steelwork to be encased to give ½ hours fire resistance (minimum). Fit 1 No/12.5mm plasterboard and skim

OR

Fit 2 No/12.5mm plasterboards with taped joints. 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.

WALL INSULATION

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

CONCRETE LINTELS NEW FIRE DOOR OPENING

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.

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.

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 2.2 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 12000 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 – 0.15 U VALUE

Slates/tiles as specified on plan all fixed to manufacturers specification on 38mm x 25mm battens on TYVEK or similar propriety breathable roof felt on 150mm x 50mm rafters as 400mm centres with 100mm thick CELOTEX insulation between rafters and fix 72.5mm insulated plasterboards across face of rafters, skim finish or taped joints. To Inspector's satisfaction.

NEW ROOF TILES

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

ROOF RAFTERS

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

SOFFITS

Fit propriety white upvc soffit boards to manufacturers specification.

EXTERNAL STEPS

Brick or/and concrete with 200mm maximum risers and 225mm minimum goings

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.

WINDOWS AND EXTERNAL DOORS – U VALUES

All new windows to achieve a U value of 1.40W/m²K and doors to achieve a minimum U value of 1.40W/m²K

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.

NEW GROUND FLOOR VENTILATION

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

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 12000 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.

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.

EXTERNAL WALL CONSTRUCTION

105mm brick to match existing walls

100mm thick "Dritherm 37" wall insulation

100mm thick Thermalite "Turbo" Blocks

or

100mm thick Celcon "Solar" Blocks

or

100mm thick Thomas Armstrong "Airtec" Blocks

Fit 52.5mm CELOTEX insulated plasterboards (dot and dab) with skim finish or taped joints.

All to Inspector's satisfaction.

NEW LINTELS

All new lintels to be in strict accordance with approved structural calculations. All encased in 12.5mm plasterboard and skim to give ½ hours fire resistance. To Inspector's satisfaction.

EXISTING CONSERVATORY

Carefully take down existing conservatory and make good where necessary.

FAMILY ROOM/HALL DOOR OPENING

Fit approved "spanlite" or similar pre-cast R/F concrete lintel over opening. 100mm minimum bearings. To Inspector's satisfaction.

KITCHEN DOUBLE DOORS

Fit new UPVC double doors, double glazed and with safety glass – 1 No/door to be fitted with approved "CAT FLAP" to client's satisfaction. Doors fitted in existing opening. To Inspector's satisfaction.

FAMILY ROOM VELUX WINDOW/S

Fit ggl MK04 780mm x 980mm double glazed velux window/s with propriety flashings and soakers all round.

FAMILY ROOM SIDE DOORS/WINDOWS

Fit 1500mm x 2100mm double doors with 600mm x 2100mm side windows. All UPVC frames double glazed with safety glass. All to Inspector's satisfaction.

RIDGE BEAM

Fit 203m x 102m x 23kg/m UB.

BEAMS OVER NEW FAMILY ROOM OPENING

Fit 2 No/178mm x 102mm x 19kg/m UB's