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Specification List for Drawing No 3667- 2

NOTES TO OWNER:

**a) Due to building works within a close proximity of neighbour's building, it is the responsibility of the owner to observe the Party Wall Act 1996, and serve notice as required by the Act.
(Information available from local council)**

NOTES TO BUILDER:

- a) Any calculation sheets must be fully read before work commences**
- b) All dimensions to be checked on site by builder**
- c) New water main is in a close proximity to the proposed extension.**

Foundations

Excavate and concrete foundations min. 1200mm deep x 600mm wide (internal wall foundations 450mm wide) in shrinkable clay, to local authority approval on site to suite site conditions.

Foundations depth to be determined by invert level of adjacent drain trench within 1000mm.

Foundations to suite site conditions and comply with Practice Note 3 N.H.B.C Notes on Special Precautions ~ Root damage by trees.

Drains

There are no shared drains within 3000mm of building or extension of the building (including any part of any foundation)

Lay new foul & storm drains with 110mm Marley or similar drain @ 1: 40 fall surrounded in max 10mm single size clean stone to B.S 8301.

Build new inspection chamber using Marley or similar inspection chambers 450mm dia.

Inspection covers to be screwed down to frame ring.

Existing drains passing through extension area to be replaced.

Where drains pass through cavity walls, protect floor void from the ingress of vermin, and fill with WBP grade ply or similar approved panel cover.

Span drains with concrete lintels.

All drainage to be constructed in accordance with Approved Document H 2015 edition.

Footings

Build cavity walls 285mm (and internal walls) wide with 100mm dense concrete blocks to ground level.
Provide wall ties 750mm centres horizontally and 450mm centres vertically.
Span drains with concrete lintels.
Cavities filled with concrete to within 225mm of damp proof course.

Oversite

Existing floors are suspended timber in construction.
Remove vegetation and lay lean mix skim to seal ground.
Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar on 100mm concrete slab, on 1200G polythene membrane, on well blinded hardcore 150mm.
All joins lapped 300mm and sealed with membrane tape.

Brickwork

Demolish section of existing garage and external chimney stack adjacent to kitchen.
Tooth out and form bond with existing brickwork, make all cavities continuous.
Build outer cavity walls with 100mm matching common bricks and painted white as existing.
Build inner cavity walls with 100mm Toplite GTI blocks or similar.
Maintain 85mm cavity.
Provide wall ties 750mm centres horizontally and 450mm centres vertically, with ties at 225mm vertical centres adjacent to reveals.
D.P.C min. 150mm above ground level and lapped with existing d.p.c.
Install approved insulated cavity closers to all window and door reveals..
D.P.C in internal walls to be continuous with dpm in floor.
Fit CG90 Catnic open back steel lintels over window and door openings, form dpc tray over lintel to Catnic spec.
Fit CN102 Catnic steel lintel over door opening.
Build in supporting steel beams 1 & 2 on bearings to engineer's details.
Remove rear window (existing kitchen) cut new opening support span with CG90 Catnic lintel.
Check existing lintels for suitability.

Carpentry

Flat roof formed with Sarnafil G410 polymeric membrane type 15ELF adhered to decking and molecularly hot air welded laps, drips and upstands on 19mm roofing grade ply board, on firrings with air circulation gaps to fall 1:60 on C24 220mm x 47mm roof joists @ 400mm centres.
Sarnafil membrane when tested in accordance with B.S 476-3 : 2004 achieved an EXT.S.AC rating.
Roof joists herring boned at 1800mm centres to reduce deflection.
Fit full depth solid timber blocking between floor & roof joists supported on beam welded flange plates.
Trim in roof light opening all round with double joists C24 2 x 220mm x 47mm and nailed @ 270mm centres (Eurocode tables)
Form roof light upstands with 97mm x 47mm timber frame.
Wall plates to be strapped down to a minimum 3 No courses of blockwork @ 2000mm maximum.
Roof lights and doors and side panels within 300mm of door edges must be toughened safety glass to a height of at least 1500mm.
Any glazing, which is within 800mm of the finished floor level, must be toughened safety glass or be permanently protected from risk of impact.

All individual panes of safety glazing should be suitably marked in accordance with BS6206 so that they are clearly identifiable.

Any habitable room that does not open directly onto a hallway or stair leading to the entrance has a window or door through which escape can be made. Such a door or window should have an unobstructable opening satisfying paragraph 2:11 of Approved Document B (2000 edition)

Insulation

Insulate roof between base of joists with Celotex FR5120 120mm insulation boards. Insulation boards to be fitted flush with underside of joists, forming a friction tight fit to manufacturer's specifications, maintain min. 50mm air space above Celotex.

Secure second layer of Celotex GD5025 25mm (25+12.5) to underside of joists, joints sealed with aluminium foil tape.

Roof to achieve a U value not exceeding 0.18 watts per M²K.

Fill cavities with full fill 85mm Earthwool Dritherm cavity slabs. To be installed to manufacturer's instructions and agreement certificate.

Install approved insulated cavity closers to window and door reveals.

External wall to achieve a U value not exceeding 0.28 watts per M²K.

Limiting of heat loss through fabric to Document 'L' 2010 edition, ~ Insulated lintels over all external openings. Thermal blockwork of internal cavity walls returned to insulated dpc at external opening reveals including window sills to reduce thermal bridging.

New exterior windows and doors fitted with double-glazing, all double-glazed units to be Low E coated.

Perimeter of new door and window frames to be sealed with a suitable sealant to prevent air leakage.

Windows, doors and roof lights not to exceed area 25% of total extended floor area.

Total floor area	21.99m ² x 25% =	5.49m ²
Total enclosed window & door openings		<u>2.14m²</u>
Total		7.63m ²
Total glass area		<u>8.29m²</u>
Excess		0.66m ²

Solid external doors to achieve a U value not exceeding 1.80 watts per M²K.

Part glazed external doors to achieve a U value not exceeding 1.80 watts per M²K.

Double glazed windows to achieve a U value not exceeding 1.60 watts per M²K.

Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar on 100mm concrete slab.

Incorporate perimeter insulation board to external walls to prevent thermal bridging.

Floor to achieve U value not exceeding 0.22 watts per M²K.

Ventilation

Roof vented at soffit with min. 25mm continuous gap and protected with insect proof gauze.

Flat roof cross-vented by permanent vents having area of min. 0.3% of roof plan area.

Flat roof provided with an abutment vent at junction of flat roof and main dwelling.

Firrings with air circulation gaps.

Window openings to provide 5% of floor area.

Existing sub floor vented with 3 No 100mm dia. air ducts.

Kitchen ~ provide mechanical ventilator extracting 60 litres per second or incorporated within cooker hood not less than 30 litres/second to discharge to external air. In addition, either the mechanical ventilation should also be capable of operating continuously at nominally one air change per hour or a 4000mm² trickle vent.

Utility Room (boot room) ~ provide 30 litres per second mechanical extractor fan to discharge to external air and 4000mm² trickle vent.

Provide trickle vents 8000mm² to habitable rooms in addition to window openings.

Bathroom fitted with mechanical ventilation 15 litres/second to discharge to external air or PSV and 4000mm² trickle vent.

Where a room incorporates trickle ventilation and mechanical extraction, a minimum of 500mm to separate ventilation systems.

A 10mm gap under the door to the utility room bathroom, cloaks required to achieve 7600mm² air inlet.

Electrical

All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2008 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works (P1/2)

Fit suitably located mains operated heat detector to kitchen and inter linked.

Fit minimum 75% energy efficient lights and fittings to extended area.

Plastering

Internal blockwork dry lined with dot and dab 12.5mm plasterboard and plaster set.

Ground floor ceiling 12.5mm plasterboard with plaster finish.

Encase Universal beams with 12.5mm Gyproc fire line board and plaster set, to provide 30 minutes fire resistance.

Clad partitions with 12.5mm plasterboard and plaster set.

Box in soil and vent pipe with 12.5mm plasterboard and plaster set.

Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar.

Plumbing

All plumbing to B.S 5572.

Extend existing space and water heating systems, fit thermostatic radiator valves, new radiators to comply with Approved Document L.

Waste pipes: 40mm shower, washing machine, kitchen sink, 32mm basin, fit 75mm deep seal traps.

Soil & vent pipe min. 900mm above any window opening and terminated with a balloon grating.

Rainwater

Fit 112mm pvc guttering with 63mm downpipes to discharge into new soakaway min. 5000mm from any building and 1000mm below invert level.

Soakaway formed with drainage crates. Crates wrapped with non-woven Geotextile membrane.

Soakaway to be min. 1 m³, increase volume/surface area in poor ground to L.A on site.

Storm drains must be accessible for clearing blockages using rodding eyes.

Lead work

Fit code 4 lead cavity tray and cover flashings to where roof abut main building.

Fit code 4 lead flashings under front and rear window sills and lapped down tile hanging 150mm.