

SCP Designs

Drawings Services

11 Yew Tree Gardens
Denmead
Waterlooville
Hampshire PO7 6LH



Mr Palmer
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Cowplain
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22nd April, 2014

Specification List for Drawing No 3649-1/1

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 read before work commences
- b) All dimensions to be checked on site by builder

Foundations

Prior to commencement of works, partially expose section of existing foundation and check for suitability.

Drains

There are no intended amendments to ground foul drains.
Soil vent pipe (only) to be extended to proposed first floor en suite.

Brickwork

Tooth out and form bond with existing brickwork, make all cavities continuous.
Build outer cavity walls with 100mm matching (face) bricks, build inner cavity walls with 100mm Toplite GTI blocks.
Maintain 85mm cavity.
Provide wall ties 750mm centres horizontally and 450mm centres vertically, with ties at 225mm vertical centres adjacent to reveals.
Install approved insulated cavity closers to all window and door reveals..
Close off tops of cavities with fire resistant material.
Check existing lintels for suitability.

Fit CG80 Catnic open back steel lintel over G/F side door recess opening, form dpc tray over lintel to Catnic spec. (Position of Beam 8 to be determined on site and agreed with L.A)

Fit CN95C Catnic steel lintels over shower room and kitchen window openings, form dpc tray over lintel to Catnic spec.

Fit CGE90/100 Catnic closed eave steel lintel over en suite window opening, form dpc tray over lintel to Catnic spec.

Build in Universal Beams 1 – 8 on bearings to engineer's details.

Carpentry

First floor formed with 22mm flooring grade tongue & grooved chipboard, (with type 11/111 to B.S 5669 in en suite) on C24 170mm x 47mm joists @ 400mm centres.

Fit double joists to support parallel studdings.

Floor joists nogged at 1800mm centres to reduce deflection.

Floor joists to be supported on hangers at party wall.

Fit double joists as trimmers to stairs and chimney stack.

Note: All existing rafters replaced with C24 145mm x 47mm timbers.

Main roof, front dormer roof and barn hip roof formed with matching Marley/Redland concrete interlocking tiles, on 25mm x 38mm battens, on breathable felt, on C24 145mm x 47mm rafters @ 400mm centres.

Dormer cheeks supported on double rafters.

Ceiling joists (front dormer) C24 170mm x 47mm @ 400mm centres, fit double ceiling joists to support dormer rafters.

Hip rafter 175mm x 32mm with dragon tie to prevent roof spread.

Dormer elevations formed with 97mm x 47mm timber frame @ 400mm centres and lined each side with 12.5mm ply board, and clad with matching plain concrete tiles on 19mm x 38mm battens on breathable felt.

Note: Dormer cheeks min. 1100mm of neighbouring roof.

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 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.

Balcony as flat roof with 150mm x 47mm joists @ 400mm centres.

Membrane to be lapped up the rafters 150mm on lay boards.

Form internal partition with 97mm x 47mm timber frame @ 400mm centres.

Rafters to gables anchored down with 5mm x 32mm galvanised straps minimum 3 No rafters @ 2000mm centres.

Wall plates to be strapped down to a minimum 3 No courses of blockwork @ 2000mm maximum.

Floor joists anchored down with 5mm x 32mm galvanised straps @ 1800mm centres.

No combustible materials other than floorboards and skirting boards to be nearer than 40mm of internal face of chimney stack.

Staircase ~ Pitch max. 42 degrees, risers 220mm max. going 220mm min. handrails min. 900mm high, guarding on landing 900mm high with no opening to exceed 100mm. Min. 2000mm head room clearance above pitch line.

Tapered treads to measure at least 50mm at narrowest end and consecutive treads to have same taper.

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.

All first floor windows to have a minimum opening area of .33 m2, with minimum open width of 450mm x 750mm high, any locking device must not involve a detachable key.

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 space (between roof joists) with 300mm fibre glass quilt, lay in 2 layers between and over ceiling joists to minimise air gaps, maintain min. 50mm air space above quilt.

Roof to achieve a U value not exceeding 0.16 watts per M²K.

Insulate roof between base of rafters with Celotex XR4140 140mm insulation boards. Insulation boards to be fitted flush with underside of rafters, forming a friction tight fit to manufacturer's specifications.

Secure second layer of Celotex PL4040 40mm to underside of rafters, joints sealed with aluminium foil tape.

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

Insulate flat roof between base of joists with Celotex XR4120 120mm insulation boards. Insulation boards to be fitted flush with underside of joists, forming a friction tight fit to manufacturer's specifications.

Secure second layer of Celotex PL4025 25mm to underside of joists, joints sealed with aluminium foil tape.

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

Insulate between upright studdings with Celotex GA3065 65mm insulation flush with void side of studs, fit second layer to room side of studs with TB3012 12mm, foil tape all joints to achieve a U value of 0.30 W/m²K.

Dormer faces and cheeks insulated between upright studdings with Celotex GA3060 60mm insulation flush with inside of studs, fit second layer to room side of studs with TB3012 12mm, foil tape all joints to achieve a U value of 0.30 W/m²K.

Party wall insulated with bonded Celotex PL4065 (65mm) boards and plaster skimmed.

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' 1995, ~ 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 and sliding doors not to exceed area 25% of total extended floor area.

Total floor area	47.74m ² x 25% =	11.93m ²
Total glass area		9.98m 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.

Provide acoustic insulation to new internal partitions and first floor joists with 100mm fibre glass quilt.

Provide insulated access panels or doors to loft or roof voids.

Ventilation

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

Window openings to provide 5% of floor area.

Existing sub floor vented with 0 No 100mm dia. air ducts.

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

En suite: fit 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.

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 smoke detector (with battery back up) to all floor levels and inter linked. In accordance with recommendations of section 1 of Approved Document B 2006 Edition.

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

Plastering

Render and set internal block walls.

First floor ceiling 12.5mm plasterboard with Artex/Plaster finish on polythene vapour barrier.

First floor to achieve a 30 minutes fire resistance.

Check existing G/F ceilings to be 12.5mm plasterboard and Artex, or fit 100mm fibreglass quilt supported on chicken wire and fixed to existing ceiling joists in conjunction with existing 9.5mm plasterboard to achieve a 30 minutes fire resistance, or fit Firefly Plus 30 matting between joists to manufacturer's recommendation.

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.

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, 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 existing rainwater system.

Relocate side elevation downpipe and storm drain, details to be agreed on site with L.A

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

Lead work

Fit code 4 lead dormer valleys on 175mm x 25mm lay boards, bed tile edges on cement to form weatherproof valley.

Fit code 4 lead flashings around perimeter of dormer.

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

Fit code 4 lead slates where vent pipes pass through tiled roof.