

SPECIFICATION NOTES for 3 STOREY REAR EXTENSION AND LOFT
CONVERSION TO FORM 3 No. FLATS AT
9 PARK GROVE, LEVENSHULE Rev. 1

GENERAL

All dimensions to be checked on site. All work to comply with current Building Regulations and relevant British Standards and Codes of Practice and to be to the satisfaction of the local Building Control Officer.

These Specification Notes are to be read in conjunction with Drawings No. P.0504/01, 02, 03, 04, 05 & 06 and with the Structural Engineer's Details and Site Notes / Specifications.

DEMOLITION & STRUCTURAL ALTERATIONS

Before starting work, examine all structures affected by the works and adequately protect parts of the building that are to be retained. Support existing structures, as necessary, during cutting of openings or replacement of structural elements.

The existing Chimneys and all internal chimney breasts are to be taken down and all surfaces to be made good as necessary.

The existing Ground Floor (floor boards and joists) is to be carefully removed, with the local exception of part of the Front Entrance Lobby (where indicated), which is to remain in situ at the existing level.

New wall openings are to be formed in the existing rear wall (where indicated) at all three levels, to link with the proposed extension.

SITE PREPARATION

Take up any hard landscaping as required, clear all vegetable top soil from areas of proposed construction and excavate to reduced levels. Excavate as necessary to expose existing foundations for inspection.

DRAINAGE (ABOVE GROUND)

Existing gutters to be extended in matching system, where indicated.

All new gutters to be 100mm half-round uPVC (or equivalent capacity alternative) discharging via 75mm dia. uPVC downpipes into back inlet gullies, below grating but above water level.

New wastes to sinks to be 40mm dia. uPVC and fitted with 75mm deep seal traps.

New wastes for Washing Machines are to be 40mm dia. uPVC and fitted with 75mm deep seal traps.

New wastes to wash hand basins to be 32mm dia. uPVC and fitted with 75mm deep seal traps.

Wastes to baths to be 40mm dia. uPVC and fitted with 75mm deep seal traps.

All wastes to discharge into new or existing 100mm Soil & Vent Pipes, as indicated.

All drainage runs to be fully roddable from access fittings.

New Soil & Vent Pipe to be provided, where indicated, terminating a minimum of 900mm above any opening light within 3m, measured horizontally, and be fitted with a durable cage. A rodding access point is to be provided at the base of the Soil & Vent Pipe.

New Sanitaryware is to be provided in the new Bathrooms, in accordance with the Client's specification.

DRAINAGE (BELOW GROUND)

Any redundant drains to be removed or sealed. All drains that will be under new building are to be encased in min. 150mm concrete and provided with 2-course concrete lintels where they pass through walls.

New drains to be laid in 100mm dia. flexible-jointed pipes (Hepworth Supersleve or similar) to min. falls of 1:40. All drains to be fully roddable from Inspection Chambers or Access Fittings. Access to be provided at all bends and junctions.

New I.Cs. to be pre-formed plastic chambers fitted with medium duty galvanised steel covers and frames.

New F.W. Drains to be connected to existing Sewer to the satisfaction of the B.C.O.

Surface Water drains to discharge into existing Drain, to the satisfaction of the B.C.O.

Precise location of existing F.W. and S.W. Drains to be determined on site.

FOUNDATIONS

Excavate for new foundations, where indicated, to suitable load-bearing stratum agreed with the B.C.O. to a min. depth of 750mm (900mm if in clay soil) and to the invert level of any drain within 1m. Strip foundations to new cavity walls to be min. 600mm wide x 150mm thick and laid in concrete to Grade GEN3 or ST4 to B.S.5328, Part 1: 1991. New foundations to be tied in with the existing to the satisfaction of the B.C.O.

Any additional foundation work or under-pinning is to be carried out in full accordance with the Structural Engineer's Details and Specifications.

WALLS (TO D.P.C.)

Bricks to have a compressive strength of not less than 20 N/mm². No blockwork to be used below D.P.C., unless Foundation Blocks, laid in accordance with the manufacturer's instructions. Weak mix concrete (1:10) cavity fill to min. 225mm below D.P.C. D.P.Cs. to comply with B.S.743 and to be a min. of 150mm above Ground Level. New D.P.Cs. to lap existing.

EXTERNAL TANKING OF MASONRY

The walls of the proposed Rear Extension are to be externally tanked using a tanking system, such as PermaSEAL, comprising a Bitumen Primer coat, followed by "PermaSEAL Self Adhesive Tanking membrane and drained with "PermaSEAL 8 or 20 Geodrain studded membrane" and a protective board. A coved fillet is to be formed at the base of the tanking membrane. All in accordance with the manufacturer's recommendations.

WALLS (ABOVE D.P.C.)

Bricks to have a compressive strength of not less than 20N/mm² and blocks of not less than 4N/mm². New external walls to be of cavity construction, comprising 102mm facing brick, 100mm cavity partially filled with 90mm Kingspan K108 Cavity Insulation Board, held against inner leaf with plastic tie clips and sealed with Wraptite Tape (with a min. 50mm overlap) and

100mm Thermalite "Turbo" block (or equal) with 12.5mm plasterboard dry lining on plaster dabs, with a 3mm plaster skim finish. Stainless steel wall ties to DD140 Standard, Type 1 are to be built in at 450mm vertical and 750mm horizontal centres and staggered, with additional ties at 300mm vertical centres within 225mm of all wall openings. "Thermabate 100" Insulated Cavity Closers to be fitted as vertical and horizontal D.P.Cs. to all cavity closures. All cavities to be continuous.

The existing External walls are to be lined internally with 102.5mm Kingspan K118 insulated plasterboard and 3mm skim coat, on 25 x 47mm treated s.w. battens. All Window reveals should be lined with 32.5mm K118 insulated plasterboard and skim finish.

The existing Party wall is to be lined internally with "ProSound Soundboard 4" Wall Soundproofing System (to give a 48dB airborne sound reduction), installed in full accordance with the manufacturer's Instructions. This is to be applied to all Party wall faces at all storey levels. (For Impact Sound reduction see Floors section, below.)

Internal block walls are to comprise 100mm Thermalite blockwork, lined both sides with 10mm lightweight plaster finish.

New door and window openings are to be formed within the existing walls, where indicated, installing specified lintels and insulated cavity closers.

All internal walls are to be dry lined with 12.5mm plasterboard and 3mm skim finish.

Stud partitions are to be built off double joists when on suspended timber floors, where joists run parallel to the partition.

Timber stud partitions are to comprise 50 x 75mm s.w. studs at max. 600mm centres with similar head and sole plates and noggins at mid-height and staggered and additional noggins to receive any sanitaryware fixings, etc., lined both sides with 12.5mm plasterboard and skim finish and containing a min. 25mm Rockwool (or similar) wire-reinforced mineral fibre sound insulation.

FLOORS

BASEMENT FLOORS

The new solid Ground floor is to comprise 50mm sand / cement screed on 150mm concrete slab, laid on 500g polyethylene sheet over 80mm Kingspan K103 Phenolic Foam insulation on 1200g Visqueen D.P.M., on 50mm sand blinding over 150mm well consolidated hardcore base, laid and compacted in max. 150mm thick layers. Min. 30mm thick strips of insulation are to be provided around the external perimeter of the slab. The new Basement floor level is to be similar to the existing floor level.

NEW SUSPENDED FLOOR AT GROUND FLOOR LEVEL

The new suspended timber floor at Ground Floor level is to comprise 18mm "ProSound Reverso SoundMat" laid on 18mm t & g Flooring Grade chipboard on 50 x 195mm C16 joists at max. 400mm centres, stiffened at mid-span with solid blocking and with 100mm Acoustic Mineral Wool insulation tightly fitted between joists, which are to be underdrawn with 2 layers of 15mm Acoustic plasterboard, secured with "ProSound Reductoclip" resilient bars and skim finish. (Impact Sound reduction: 51 dB & Airborne Sound Reduction: 54 dB.)

Lateral restraint is to be provided in the proposed Extension by 30 x 5mm stainless steel straps at max. 2m centres, 400mm from ends of walls, linking 3 No. joists over timber noggins and bent at least 100mm down against full blocks within the cavity.

EXISTING SUSPENDED TIMBER FLOOR AT FIRST FLOOR LEVEL

The existing suspended timber floor is to receive a floating floor of 18mm "ProSound Reverso SoundMat" laid on the existing floor. A 5mm gap is to be left between the Floating Floor and the bottom of the skirting, filled with a flexible sealant. In addition, 100mm of Acoustic Mineral Wool insulation is to be packed tightly between the existing floor joists and underdrawn with 2 layers of 15mm Acoustic plasterboard with staggered joints, secured with "ProSound Reductoclip" resilient bars and skim finish. (Impact Sound reduction: 42 dB & Airborne Sound Reduction: 54 dB.)

Lateral restraint is to be provided **in the proposed Extension** by 30 x 5mm stainless steel straps at max. 2m centres, 400mm from ends of walls, linking 3 No. joists over timber noggins and bent at least 100mm down against full blocks within the cavity.

ROOFING

The existing roof is to be extended at the rear, where indicated, above the proposed Extension. This is to comprise matching slates on 25 x 38mm treated s.w. battens, on untearable sarking membrane on 50 x 150mm C16 rafters at max. 400mm centres, birdsmouthed over 75 x 100mm treated s.w. wall plates at eaves. Eaves wall plates to be tied down into cavities by 5 x 30mm stainless steel straps at max. 2m centres. The roof void is to be ventilated to B.S. 5250: 25mm at eaves (25,000mm²/m min.) by proprietary ventilators and insulated, with 100mm Kingspan K107 (Phenolic Foam) insulation tightly fitted between rafters (maintaining a min. 50mm air gap above insulation) and 32.5mm Kingspan K118 insulated plasterboard and skim finish. A new continuous 25mm treated s.w. fascia board and 18mm treated s.w. soffit board are to be provided to suit.

STRUCTURAL STEEL

All Structural Steel indicated is to be in accordance with the Structural Engineer's Details and Specifications / Site Notes, including fabrication, finishing, erection and connection details. All steelwork is to be encased to provide a min. 30 minutes Fire Resistance. Where supported on brickwork, a steel beam is to have a min. 150mm end bearing, unless specified as otherwise by the Engineer.

LINTELS

All new lintels are to be Catnic (or similar approved) galvanised steel lintels unless specified as otherwise by the Engineer.

2-course pre-cast concrete lintels may be provided above internal door openings.

All lintels are to have a min. 150mm end bearing and be encased to provide a minimum of 30 minutes Fire Resistance.

STAIRS

A new timber staircase is to be constructed, where indicated, between the new suspended Ground Floor and the existing First Floor. Comprising approx. 205mm Risers and 225mm Goings, as indicated. The stair is to have a min. 2m headroom and a handrail is to be provided 900mm above the pitch line. The staircase is to be lined beneath with 100mm Rockwool Flexi insulation and be underdrawn with 2 layers of 12.5mm plasterboard and skim finish, as indicated.

A new arrangement of timber steps is to be provided within the new **Entrance Lobby**, as indicated, comprising 150mm Risers and 280mm Goings, to provide "Visitable Access" to new Ground Floor level.

WINDOWS & VENTILATION

All new windows are to be double glazed uPVC (Energy Rating:B), having a U-value of 1.2 and incorporating a Low Emissivity Glass (e.g. Pilkington's "K" Glass) with a min. 16mm Argon-filled cavity. Windows are to have opening lights equal to a min. of 1/20th of the relevant floor area and, in addition, a min. of 8,000mm² of permanent trickle ventilation. All glazing is to comply with Part "N" of the Building Regs. and, in that respect, any full-height glazed doors and side lights are to be glazed in Laminated Safety Glass to comply with B.S. 6206.

Mechanical Extract Ventilation is to be provided to all Kitchens, with a min. capacity of 60 litres per second (or 30 litres/sec., if in a Cooker Hood.)

The Bathrooms are to be provided with Mechanical Ventilation of 30 litres/sec.

INTERNAL DOORS

New FD30S doors and frames are to be provided where indicated, fitted with a self-closing device.

A new FD30S door and frame are to be provided within the new stud partition at the top the new stair.

ELECTRICAL INSTALLATION

All new Electrical work and alterations to the existing Electrical circuits is to meet the requirements of "Part P" (Electrical Safety) of the Building Regulations and is to be designed, installed, inspected and tested by a person competent to do so. This person is to send to the Local Authority a "Self Certification Certificate", within 30 days of the Electrical Works completion. A copy of this Certificate, together with a B.S.7671 Electrical Installation Test Certificate, is to be issued to the Client upon completion.

FIRE SAFETY

Inter-connected ceiling-mounted, mains-powered Heat Detectors / Alarm Sounders are to be installed in the Kitchens and Smoke Detectors / Alarm Sounders in all circulation areas at Basement, Ground and First Floor levels and provided with battery back-up.

HEATING

The accommodation is to be heated by LPHW radiators fitted with Thermostatic Radiator Valves, connected to the existing Gas-fired Central Heating system.

The existing Heating system is to be extended by a "Gas Safe" registered installer and Thermostatic Radiator Valves are to be fitted to all new radiators.