

SPECIFICATION :-

FOUNDATIONS: Mass concrete foundations to a min.depth of 1000mm. width 600mm, but to suit soil conditions & any trees as agreed with building control inspector. Concrete mix 1:3:6 to be poured to 450mm below existing d.p.c level. Depth must be 150mm lower than any adjacent drains. Should any drains be within 3 metres of the foundation, local water authority must be informed and a Declaration of works be sort.

WALLS: All load bearing masonry shall be in accordance with BS 5628 and non load bearing masonry to BS 8200. Expansion joints to be installed @ 10 ml intervals for brickwork and 6ml for blockwork, incorporating debonding ties. Below G.L cavity construction of dense conc. blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c.. Above G.L. outer skin of facing bricks to match that of the existing. 100mm cavity to be filled with 'Drytherm 37' cavity batts (0.27 Wm2k) to be taken up to the underside of the roof deck, and inner skin of 'Thermalite' turbo insulation blockwork and any designed walls to be in 3.6Nm2 blocks in 1:1.6 mortar wall, all drylined with 12.5mm plbd & set. Provide designed steel lintel and 'Catric' stainless steel wall plates at connections with new and existing with cavities running continuously. 225mm long stainless steel wall ties @750mm horizontally, 450mm vertically and 225mm c/c @reveals. 'Catric' lintels or similar over openings with u.p.v.c. insulated cavity closures at reveals. Bed 100mm horizontal d.p.c. min. 150mm above G.L. Bed 100x50mm wall plate tied to blockwork with 32x6mm galvanised ms straps @1800mm c/c.

FLOORS: 75mm of 1:5 cement/sharp sand screed with 50mm spaced chicken wire on top of 500 gauge membrane on top of 100mm 'Celotex' insulation on top of 100mm concrete slab incorporating A142 reinforcing mesh, 1000 gauge d.p.m on top of 30mm blinding sand on top of 100mm compacted hardcore.

FLAT ROOF: G.R.P. Roof cover to BS: 6229, lapped up under the existing pitched roof min. 300mm, on top of 18mm O.S.B. boarding secured to firing timbers to provide 1:60 fall, fixed to C16 treated timbers fixed to wall plate and steel beams @400mm c/c (see engineers detail). Provide 120mm 'Celotex' insulation over the top of the ceiling joists carried across the inner skin of blockwork and cavity wall to provide a positive link of insulation.Code 4 lead flashings at all junctions 150mm high.

STORMWATER DRAINAGE: Provide 100mm half round u.p.v.c. gutters to 65mm downpipes to 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm peashingle to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20 Sq.m of roof area below invert level and min. 5 metres from the building.

FOUL DRAINAGE: Provide 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm shingle. New osma u.p.v.c. 450mm manholes to be bedded onto concrete base and haunched to stabilise. Connect pipework to existing clay drainage with flexible mechanical connectors.Internal pipe runs to be terminated with stub stacks min 1000mm above highest outlet and fitted with Air Admittance Valves.Wastes to have 75mm deep seal traps.

GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.60. Ensure that that there is no thermal bridging or air leakage around frames. All habitable rooms to be fitted with min. 450mm width and 0.33 Sq.m opening ability for means of escape.

STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with 12.5mm plasterboard and set. Padstones on all seating as indicated on structural calculations. Min bearing 100mm on party walls and 150mm at all other times. Ensure transfer of loads by dry packing as required.

INTERNAL WALLS: Internal walls to be formed from 100 x 50mm treated timbers, vertically @400mm c/c with doubled plates top & bottom to assist in spreading any partial roof loaded onto ceiling joists. All internal walls to be filled with 100mm acoustic rockwool, boarded with 12.5mm plasterboard and set.

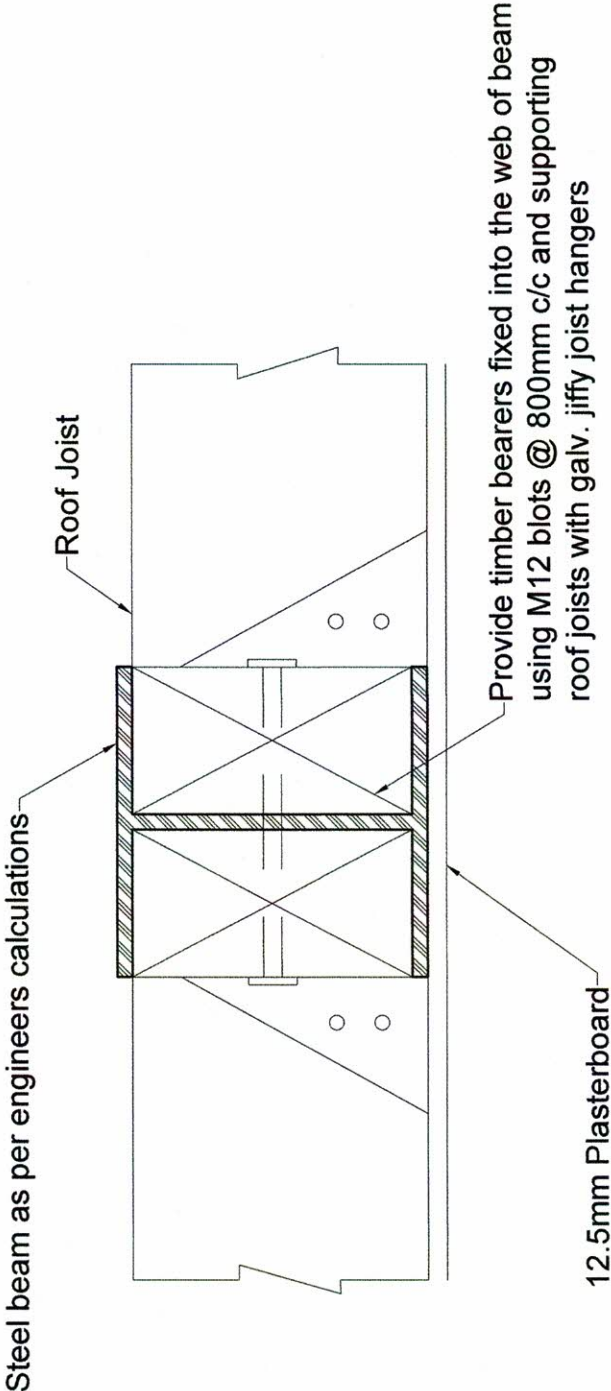
DOORS: All internal doors to give min. 30 mins fire protection to BS 476.

VENTILATION: Provide background ventilation 8000mm Sq.m trickle vents, controllable and sited to avoid draughts to all habitable rooms fitted into the heads of window frames. Provide min 1/20th floor area ventilation to all habitable rooms.

ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 45 Lumens/circuit watt.

HEATING: Extend the existing heating system in accordance with the Domestic Heating Compliance Guide, fitted with zone controls and all pipes insulated. Any gas installation to be carried out by 'Gas Safety Registered' engineer.

PORCH: Below d.p.c. construction as specified above. Above d.p.c. formed from 100x50mm treated timbers, internally filled with 100mm celotex and covered with 12.5mm plasterboard. Externally u.p.v.c. cladding fixed to 25x50mm batten on breathable roofing felt on 11mm o.s.b. boarding. 100mm treated timbers fixed to form a min. pitch 21 degrees with breathable felt and Double Roman tiles fixed to 25 x 50mm battens. Ceiling to be 100 x 50mm timbers with 100mm celotex, above. U.P.V.C door & side lights to BS:6206.



This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

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BEAM DETAIL & SPECIFICATION
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