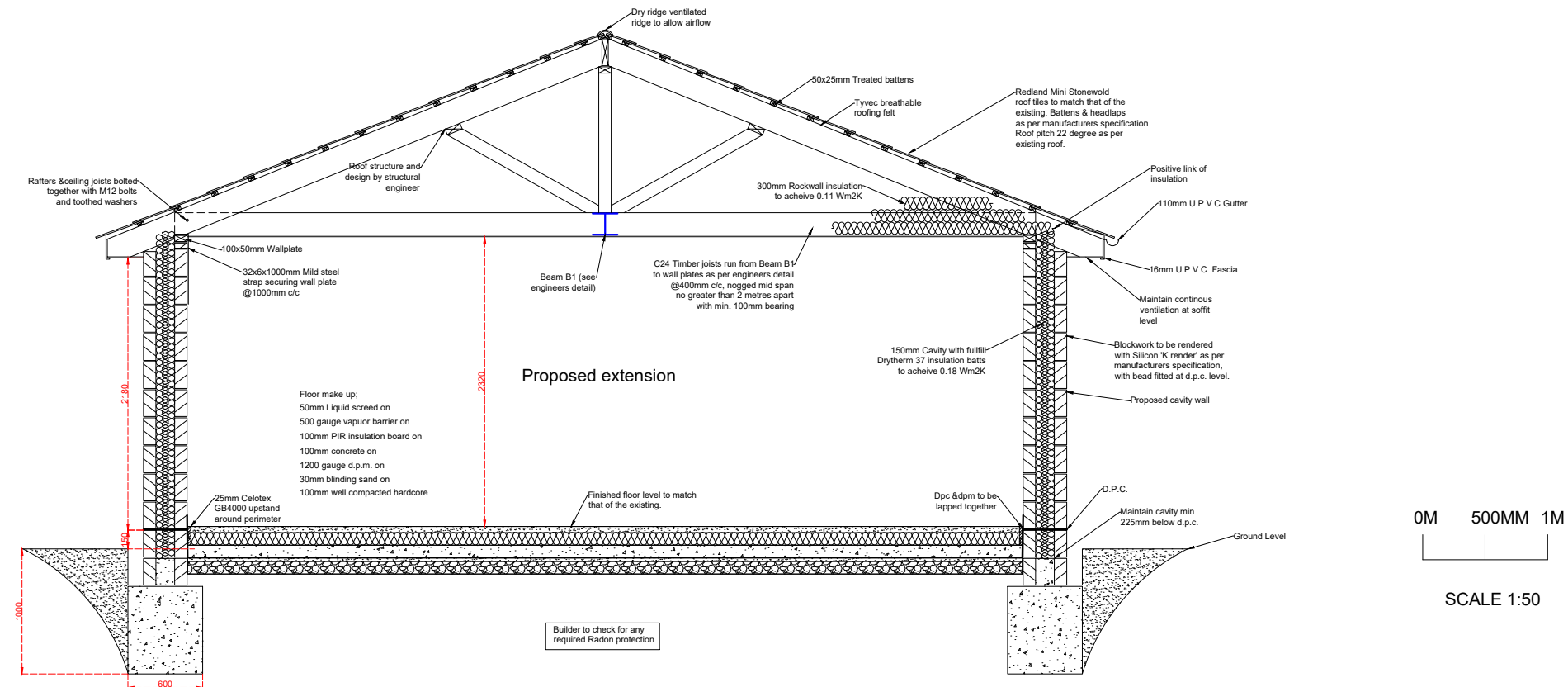




SPECIFICATION :-

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 to be specified by structural engineer & 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. Below G.L cavity construction of 'Thermalite' standard blwk, or dense conc. blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c.. Above G.L. outer skin of 100mm medium density concrete blocks covered with Silcon 'K render', 150mm cavity with fullfill Drytherm 37 cavity batts to acheive (0.18 Wm2k) to be taken up to meet Rockwool loft insulation, and inner skin of 'Thermalite' turbo 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 Catnic CG140/150 insulated steel lintel or designed beams by engineer, over door/window openings and 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,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 @1000mm c/c. Exterior walls to be covered with 'K Render' to manufacturers specification.

FLOORS: 50mm of liquid screed on top of 500 gauge membrane, on top of 100mm PIR insulation boards (to achieve 0.13 Wm2K) on top of 100mm concrete slab incorporating A142 reinforcing mesh, on top of 1200 gauge D.P.M with 30mm blinding sand on top of 100mm compacted hardcore.

PITCHED ROOF: Redland Ministone wold concrete tiles installed as per manufacturers specification, on 25x50mm treated timber battens over Tyvec breathable roofing felt, cut battens to be min.1200mm long, nailed with 65mm galvanised nails to C24 treated timber rafters @400mm c/c fixed to ridge/wall plate and steel beams @400mm c/c (see engineers detail) nogged mid span no greater than 2 metres apart. C24 ceiling joists @400mm c/c as per engineers detail nogged mid span no greater than 2 metres apart fixed to steel beam carried across the wallplate on blockwork . 100mm Rockwool insulation in between ceiling joists, with 200mm over joists to acheive 0.11 Wm2K, carried across to meet the cavity insulation (positive link).

Existing roof to be retiled, new roof to meet existing with valleys to BS 5534 & Bs 5250.

STORMWATER DRAINAGE: Investigate existing rainwater pipework on site to check suitability of new connection & additional volume. If required 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 pea shingle to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20Sq.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 chamber cut into the existing private sewer run to the front of the property & be bedded onto concrete base and haunched to stabilise. Connect pipework to existing clay drainage with flexible mechanical connectors.

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 1.2 Wm2K.

Ensure that that there is no thermal bridging or air leakage around frames. New windows to be fitted with means of escape access, min. 450mm & 0.33 Sgm opening max. 1100mm from finished floor level.

STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 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.

See engineers details for steel sizes and padstones requirements.

INTERNAL WALLS; Internal walls to be formed with 100 x 50mm C16 timbers, vertically @ 400mm c/c nogged mid span with plates top & bottom, to be filled with 100mm Acoustic insulation

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. Mechanical ventilation to be provided to kitchen and bathroom areas to give 60l/s.

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. All gas work to be carried out by a registered gas fitter.

STRUCTURAL STABILITY: The structural engineer is responsible for checking all structural design/requirements & suitability of beam placements & roof loads. Any walls to be removed to be checked for any load bearing from roof timbers above

FIRE: Smoke detectors & heat sensors to be fitted to BS 5839. Means of escape access to be fitted to new all bedroom windows.

All works to comply with Part L Volume 1 2021

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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