

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. 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 facing brickwork to match existing, 100mm cavity to be with 'Drytherm 37' cavity batts (0.27 Wm2k) , 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 (see engineers detail) and 'Catnic' CG 90/100 lintels, 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. 'Catnic' 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: 65mm of 1:5 cement/sharp sand screed with 50mm spaced chicken wire on top of 500 gauge vapour barrier, on100mm 'Celotex' insulation on top of 1000 gauge membrane on 30mm blinding sand on 100mm compacted hardcore.

FLAT ROOF: G.R.P. roof cover BS 6229 lapped up min. 300mm under existing roof tiles, on top of 18mm O.S.B. boarding on top of 120mm Celotex insulation carried across to inner walls to provide a positive link of insulation,secured to furring timbers to provide 1:60 fall, fixed to C16 treated timbers to BS 8417, fixed to wall plate and steel beams @400mm c/c (see engineers detail).Code 4 lead flashings at all junctions with min. 150mm upstands.Ceiling tacked with 12.5mm plasterboard & set.

DORMER/GABLE WALLS: Plain concrete tiles or cement based cladding board on 25x38mm treated timber battens over 'Tyvec' breathable felt to BS 747 or similar on 11mm O.S.B. boarding secured with 50mm galvanised nails to C16 timber rafters @ 400mm c/c.(see engineers detail). Code 4 lead flashings at all junctions 150mm high. Provide 100mm Celotex insulation in between timbers with 40mm Celotex fitted inside the timbers with vapour barrier, 12.5mm plasterboard and set.

FOUL DRAINAGE: Adapt existing foul drainage runs to accept any new pipe runs, provide 100mm dia. Osma underground pipe laid to 1:40 falls and surrounded by 10mm pea shingle. New pipework to be connected to existing clay pipes with flexible mechanical coupling and air tested for B.C.I. Internal pipework to be terminated min. 1metre above highest outlet and fitted with air admittance valve.

STORMWATER DRAINAGE: Investigate existing stormwater drainage runs to accept new pipework. 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 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.

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.Loft area to be fitted with,means of escape opening min.0.33sq.m and a min.width of 450mm. All glazing to be to BS 6206 and to a min.u value of 1.60.Ensure that that there is no thermal bridging / air leakage around frames.Trickle vents to be fitted to all windows providing 8000mm Sq.m.

FASCIA/SOFFITS; All fascias & soffits to be u.p.v.c. to match that of the existing.

STEELWORK: Steel 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, double beams to be bolted at 600mm staggered centres with spacers in between.

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.Provide mechanical extract to bathroom and kitchen areas to give Min. 30L/s extraction with 15 min. run on timer.

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: New gas fired 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 fitter.

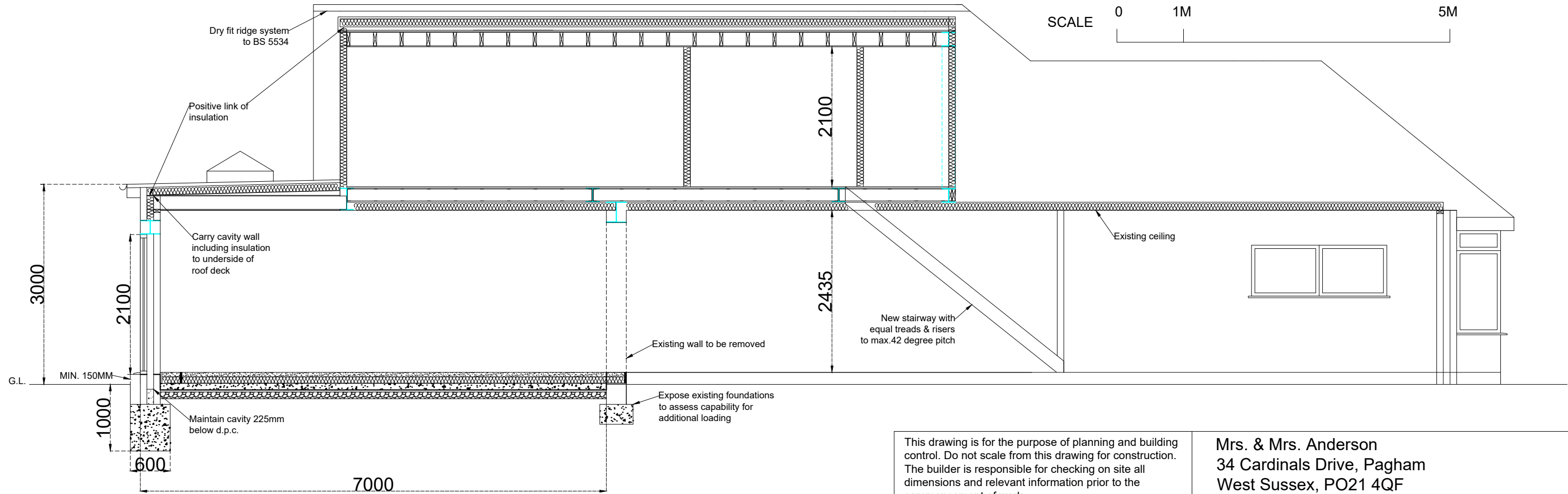
STAIRS/BALUSTRADES; Equal treads & risers with min. 2M vertical headroom to BS 5395, to a max. pitch of 42 degrees. Provide handrail 900mm above pitchline with max.100mm gap between vertical spindles.

SMOKE DETECTORS; Provide mains operated smoke detectors to BS 5839 fitted into single electrical independent circuit on both floors with activation of one alarm triggering all alarms, positioned max. 7.5m from lounge & 3m from bedrooms & min. 300mm from walls & light fittings.

INTERNAL PARTITION WALLS; 100x50mm C16 timber walls, plates to top & bottom, vertical timbers fixed at 400mm c/c, nogged mid span & filled with 100mm acoustic insulation, tacked with 12.5mm plasterboard & set.

MAIN ROOF/SKEELINGS; Provide M12 bolts with toothed connectors to all rafter/ceiling timber joints, 100mm between & 200mm fibreglass around ceiling joists. Maintain sufficient airflow at soffit level to ventilate through to dry ridge roof installation to BS 5534.

LOFT FLOOR; 22mm Moisture resistant t & g grade chipboard flooring C4 to BS 5669 fixed to C16 timber joists (see engineers detail) @400mm c/c. Install designed steel beam with timber bearers bolted to the web of the beam and supporting new floor joists with galvanised jiffy joist hangers. with Provide 300mm fibreglass insulation (0.2Wm2k) below loft areas.



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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