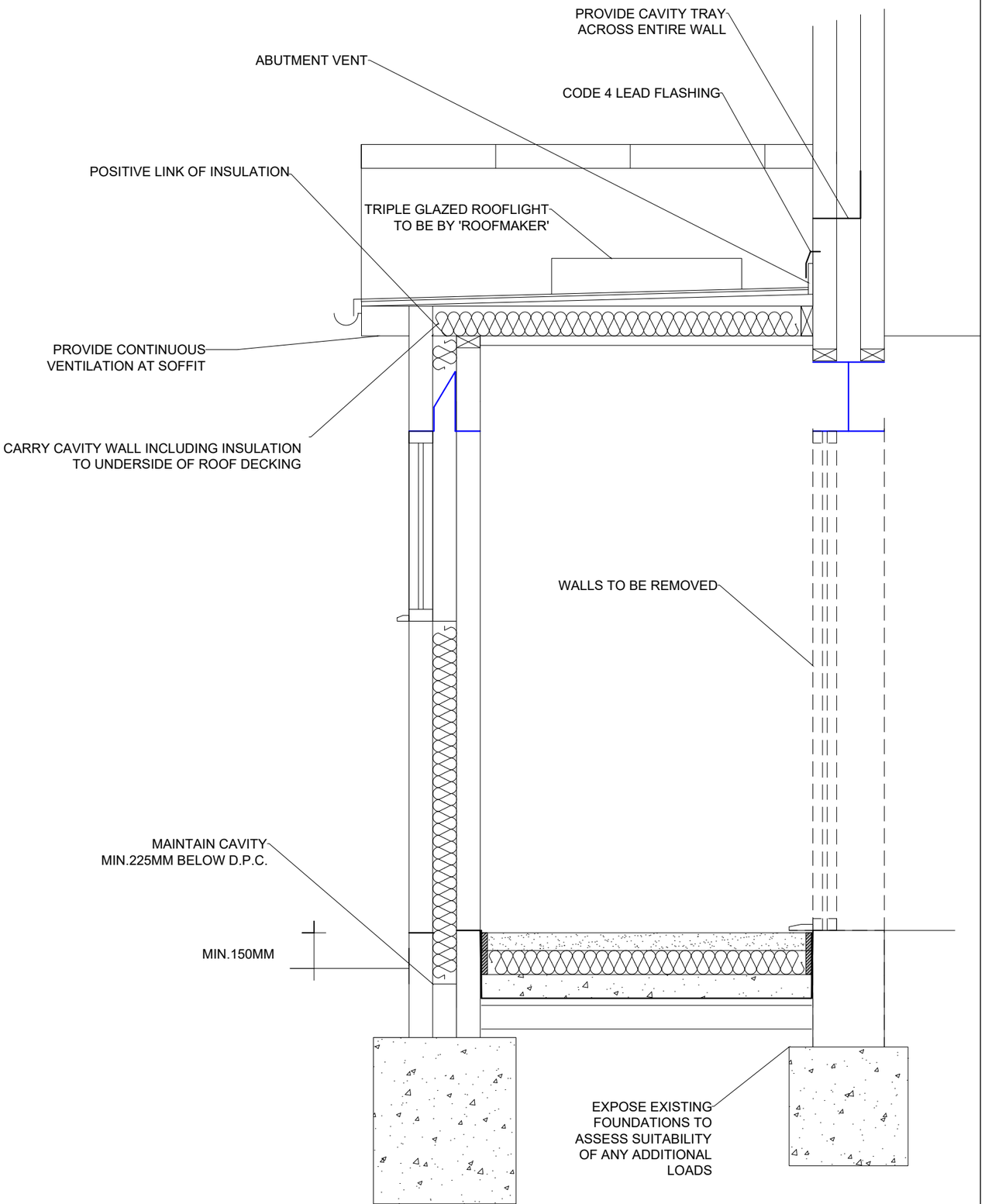



SPECIFICATION

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 'Decleration Of Works' be sort.

WALLS: All load bearing masonary shall be in accordance with BS 5628 and non load bearing masonary 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) 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 'Catnic' 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: 25mm Insulated upstand around the perimeter of the building, 65mm of 1:5 cement/sharp sand screed with 50mm spaced chicken wire on top of 500 gauge vapour barrier on 100mm 'Celotex' insulation on top of 100mm concrete slab incorporating A142 reinforcing mesh, on top of 30mm blinding sand on top of 100mm compacted hardcore.

FLAT ROOF: G.R.P roof to BS 6229 , on top of 18mm O.S.B. boarding secured to firring 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 100mm 'Celotex' insulation in between the ceiling joists carried across the inner skin of blockwork and cavity wall to provide a positive link of insulation, with 40mm 'Celotex' (0.20W/m2k) to the underside of the joists.

PITCHED ROOF: Plain concrete tiles to match that of the existing pitched roof to be fixed to the monopitch front roof on 25x50mm treated timber battens over 'Tyvec' breathable felt to BS 747 or similar with eave trays provided, secured to 100x50mm rafters (see engineers detail). Code 4 lead flashings at all junctions 150mm high. Provide continuous ventilation at soffit level and maintain 50mm void to allow airflow up through the roof area to abutment vents at highest level possible.

FOUL DRAINAGE: Provide 100mm dia. Osma underground pipe laid to 1:40 falls and surrounded by 10 peashingle. New pipework to be connceted 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: 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 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 toughend 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.

STEELWORK: Steel weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with Gyproc Fireline 12.5mm plasterboard to BS 476 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: To be 100 x 50mm studwork with vertical treated timbers to BS 8417 @400mm c/c noggins mid span with horizontal top & bottom plates, in filled with 100mm Acoustic Rockwool insulation, with 12.5mm plasterboard & set.

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.Kitchen and Bathroom areas to have mechanical extract providing min. 30l/s with 15 minute run over.

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.

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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SECTION AA & SPECIFICATION
Date: Dec 2020 Scale 1:20 Dwg.no. SE.AA.01