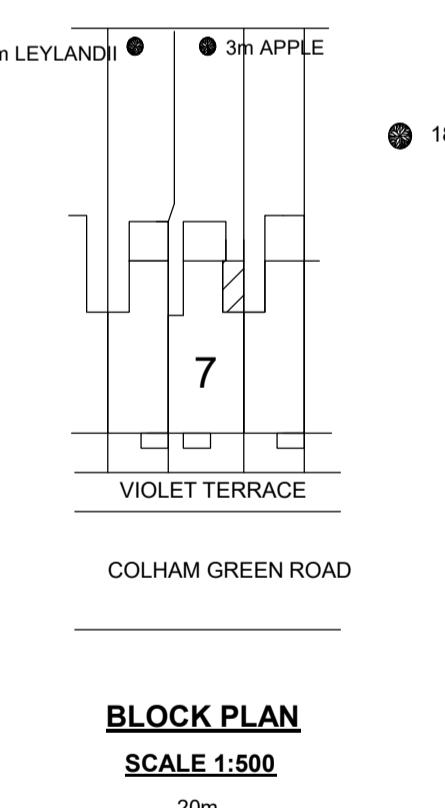
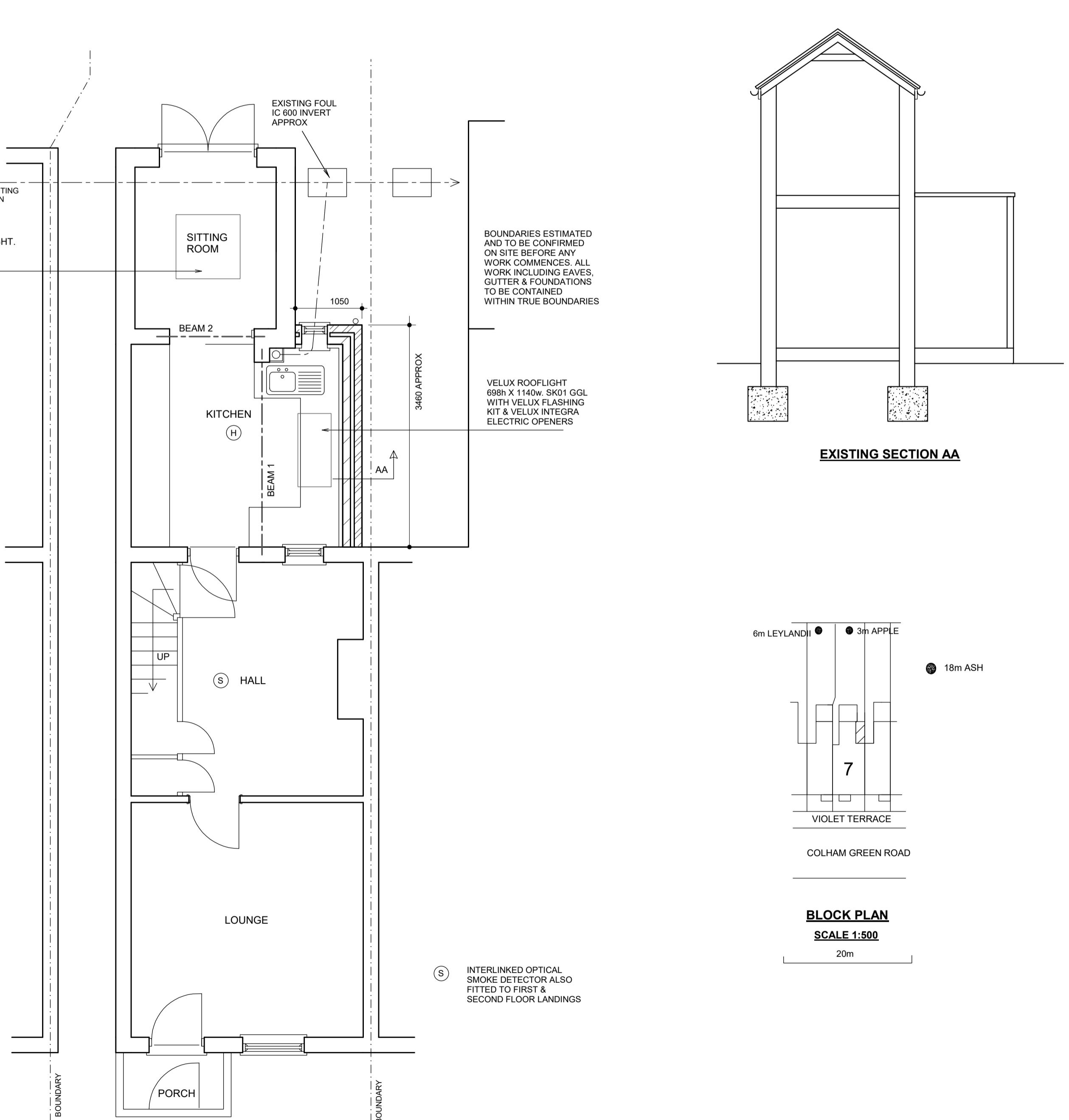


GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)



PROPOSED GROUND FLOOR PLAN

(S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN THESE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN.
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS.
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE.
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT TO BE TAKEN FROM DRAWINGS.
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES.
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES.
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES.
DUE TO SURVEY LIMITATIONS EXISTING PARTS ARE ASSUMED TO BE CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING AND OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES.
SINCE WE ARE NOT THE CONTRACTOR, WE CANNOT TAKE RESPONSIBILITY FOR THE CONTRACTOR'S WORKS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC, 100 concrete, 100 Celotex GA4000 insulation slab with staggered & taped joints, 75 screed, 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin, 102 facing brick outer skin to match existing outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 100 cavity with 100 Knauf DriTherm-32 full fill insulation. Dryline internally with 52.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (225 long) 750 horiz, 450 vert & 300 at reveals. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabake insulated cavity closers. Openings to have Catnic CG90/100 lintels, 150 min bearings.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

100x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates, 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall, 75mm Celotex GA4000 insulation between rafters & 75mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K, 22.5 degree pitch. Tyvek breathable membrane, 19x38 battens. Eternit slate with headlap to suit low pitch. Tile colour to match main roof. 9 plasterbd + skim to soffit.

ROOFLIGHTS - PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

ROOFLIGHTS - FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Open plan kitchen diners to have 3x8000mm² vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Vent to be ducted at ceiling level to outside air.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Alternatively use Osma plastic all to manufacturers spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters, 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows & doors to achieve U value of 1.4 W/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodging access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.