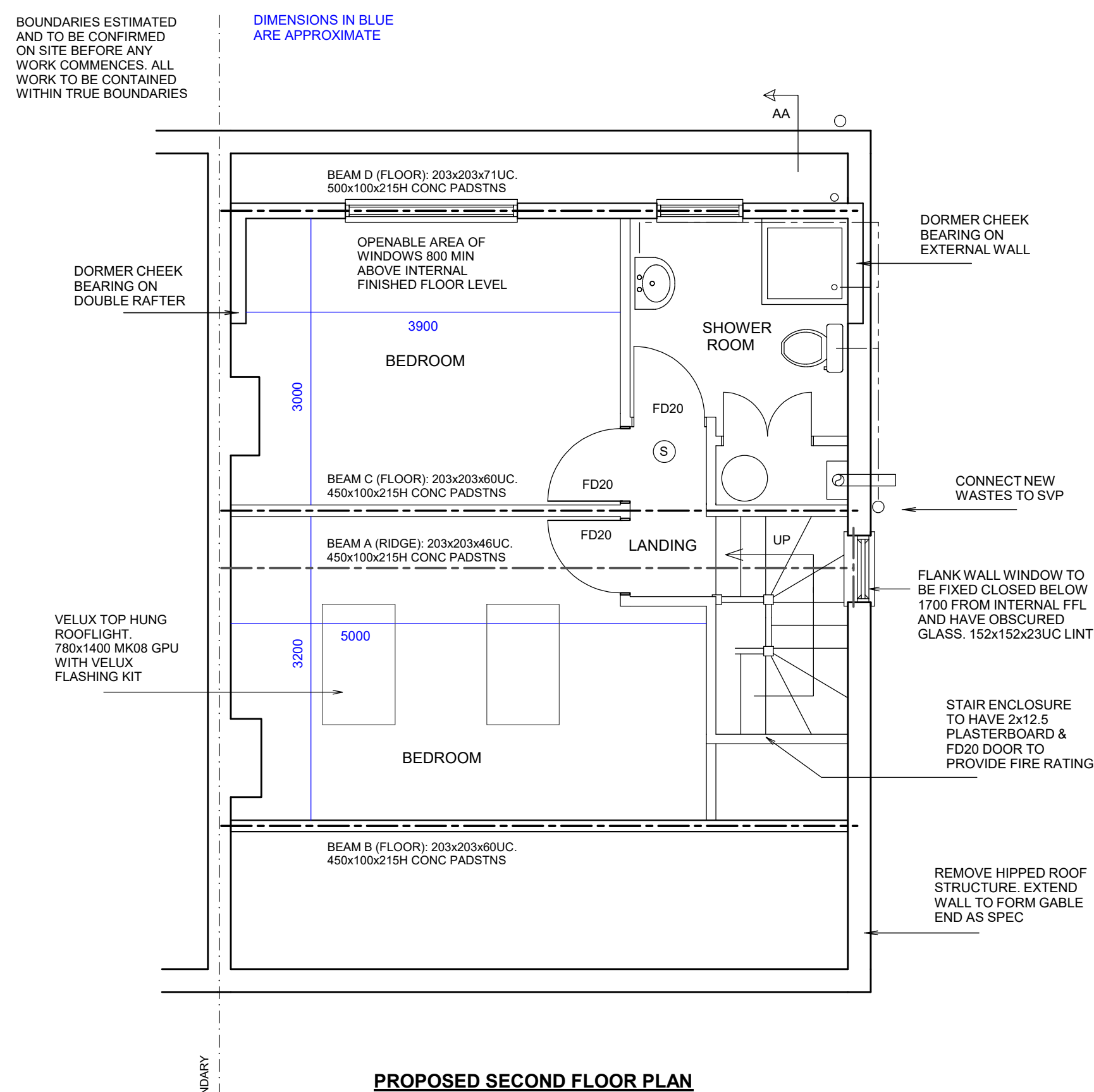
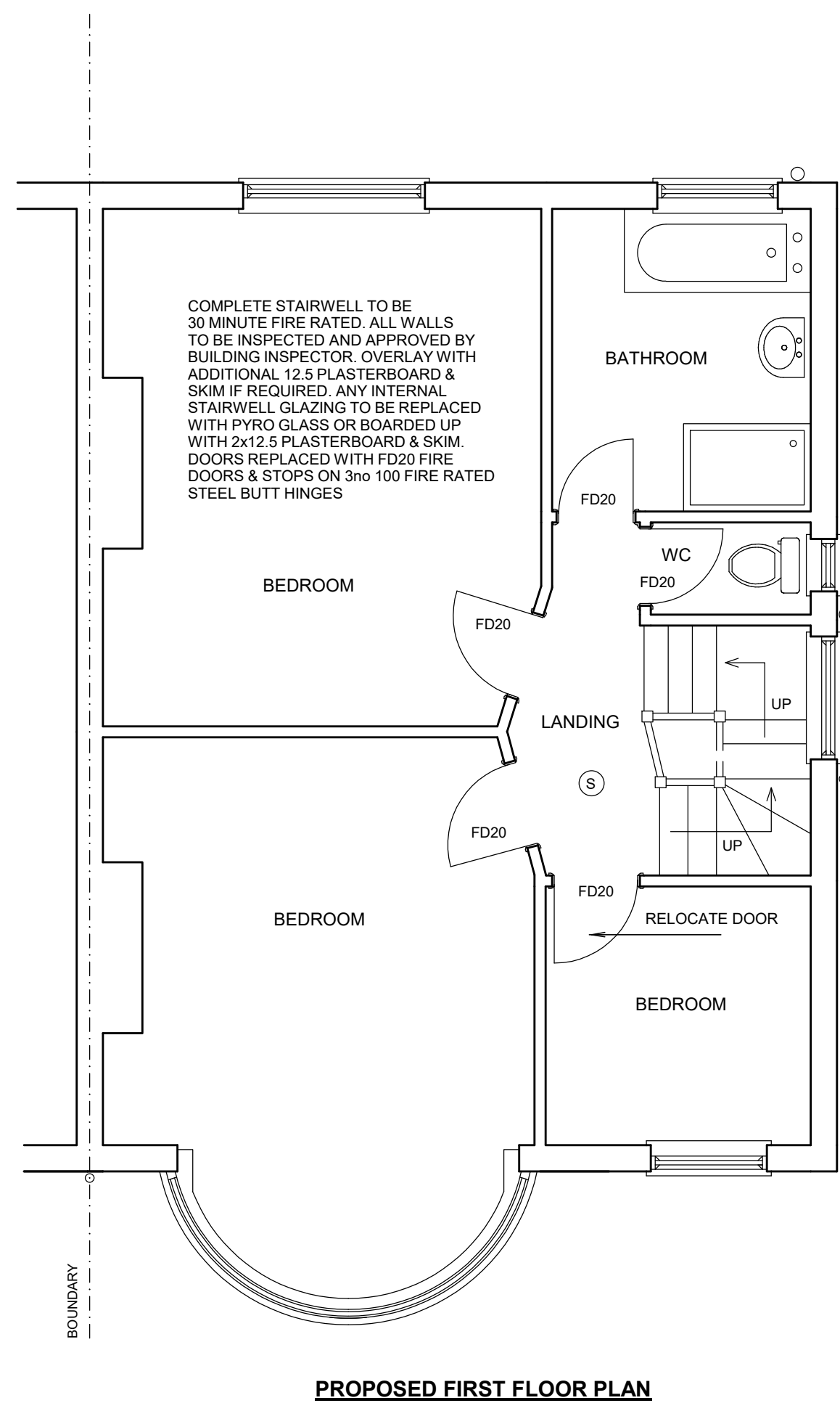
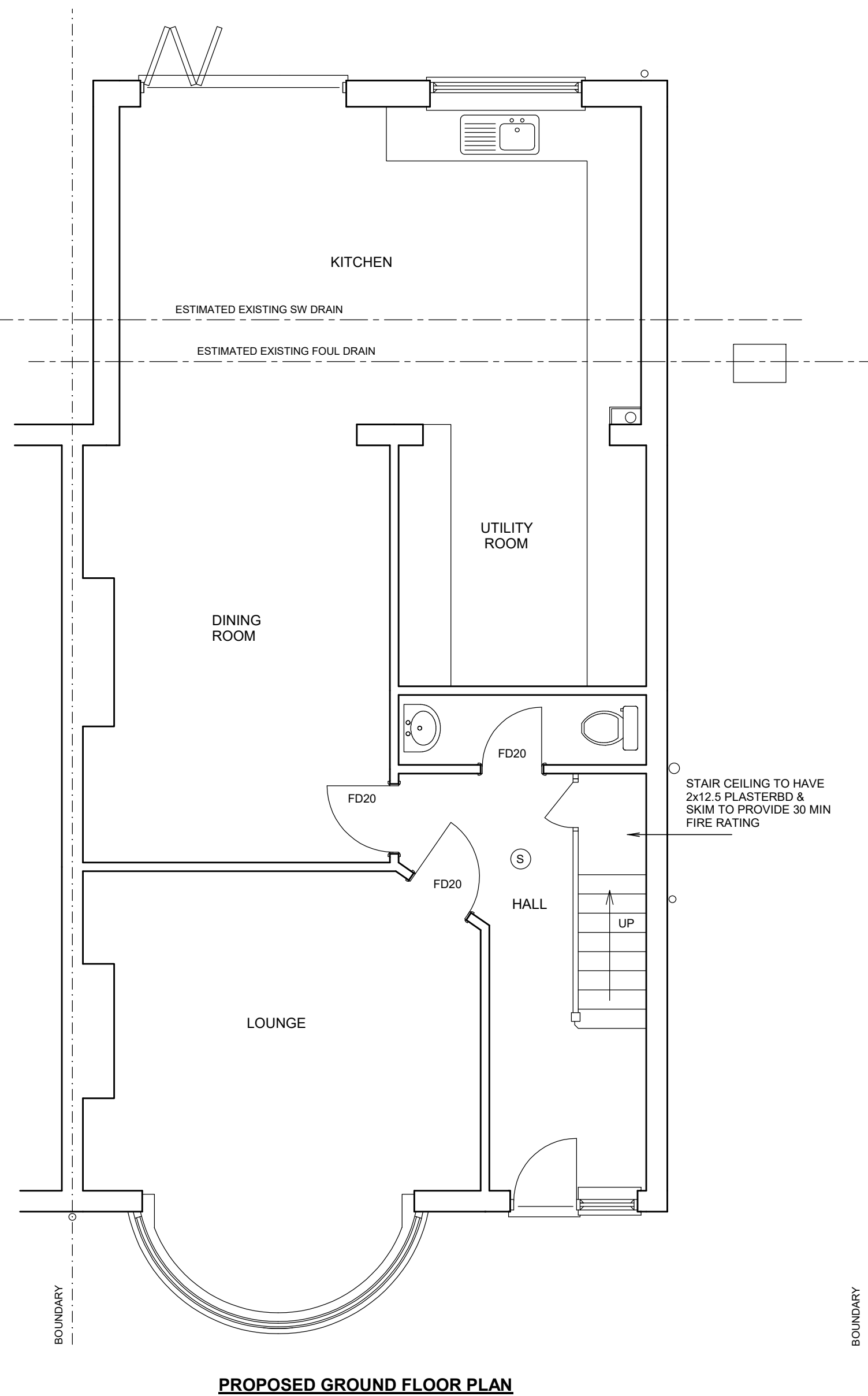
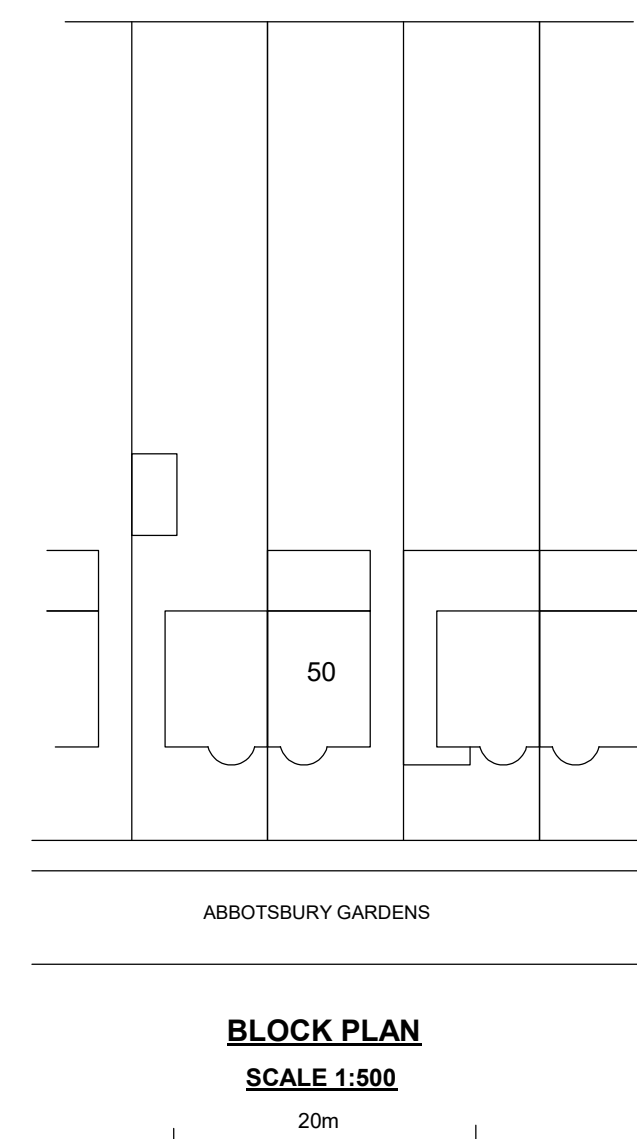
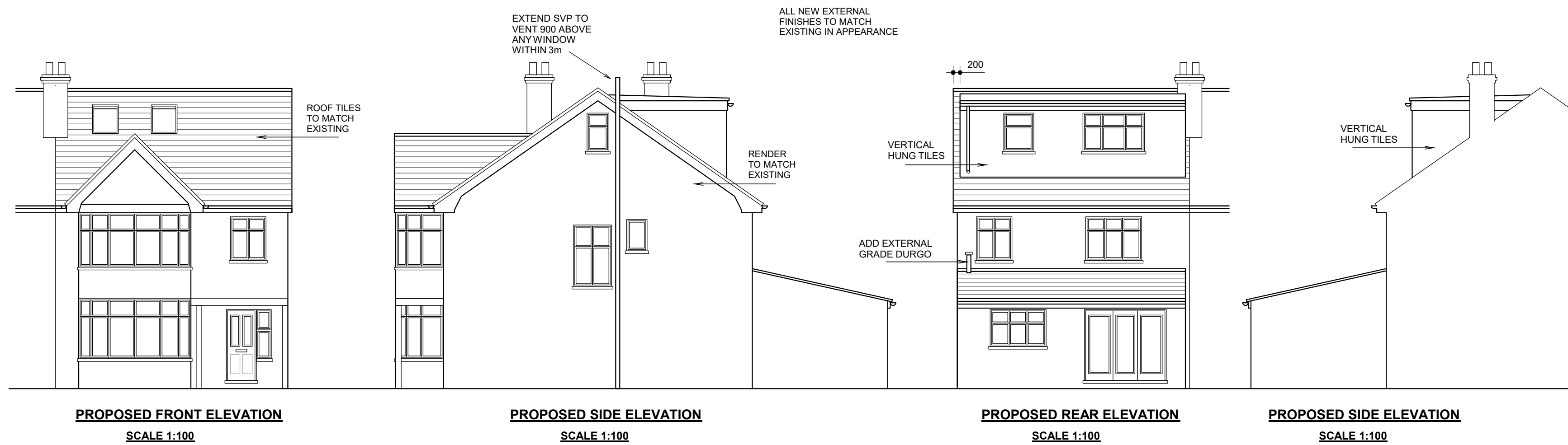




GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

EXTERNAL WALLS (GABLE WALL)

Solid wall of 215 Celcon Standard lightweight block. Dry line internally 47.5 Kingspan K17 insulated plasterboard & 3 skim. Wall construction to meet 0.28W/m2K. Provide thermalite expansion joint on spans in excess of 6m. Mortar mix 1:1:6. Exterior render blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262.

UPGRADING OF EXISTING PARTY WALL

Dry line wall with 42.5 thick Kingspan Kooltherm K18 insulation backed plasterboard fixed to 25x50 battens on 1200 gauge DPM sheet. Additional 25 insulation between battens 3 skim. Wall to achieve U-value of 0.28W/m²K.

STEELWORK

Beams to be clad with 2x12.5 plasterboard bound with 1.6mm Gauge wire at 100mm pitch prior to skim coat of plaster to provide 30 min fire resistance. Alternatively steelwork to be painted with intumescent paint to approval of building inspector on site.

LOFT FLOOR STRUCTURE

200x50 C16 timber joists at 400 cts (unless noted otherwise on structural engineers design), 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms), 100 acoustic quilt located between joists fixed with chicken wire, 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork, 200x38 straight strutting between joists, Loft floor to be 30 minute fire rated, Building inspector to inspect first floor ceiling and approve as adequate for fire and sound insulation, Overlay with additional layer of 15 soundblock plasterboard + 3 skim if required.

STAIRCASE

32 engineered pine strings, 22 MDF treads, 9 ply risers, 90x90 newels. Tread & riser provisionally as noted on plan but to be confirmed on site. Pitch not to exceed 42 degrees. 50 min tread length at turns. Open banisters to have spindles spaced to prevent 100 dia sphere from passing at any point. Handrails 900-1000 high. 2000 min headroom over stairs. Can be reduced to 1900 headroom at midpoint reducing to 1800 headroom at on side for a staircase accessing a loft conversion.

INTERNAL PARTITIONS

75x50 timber stud. 12.5 plasterboard + 3 skim. 1981x762 doorways unless shown otherwise on plan. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad bathroom / shower room partitions with 15 soundblock + 3 skim each side.

EXISTING MAIN ROOF RAFTERS (PITCHED WITH SLOPING SOFFIT) - VENTILATED

Existing rafters 100x50 at 400 cts. Double up with 150x50 C16 @ 400 cts 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 50 ventilation gap over 100 Celotex GA4000 insulation slab between rafters & 40 Celotex TB4000 insulation slab beneath rafters to achieve U-value of 0.18W/m2K. Ventilate at ridge and eaves. All new ridge tiles to be either of dry fix type or bedded on mortar in addition to a mechanical fixing

FLAT ROOF (COLD DECK CONSTRUCTION)

175x50 C24 joists at 400 cts. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood filled to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm. 120mm Celotex XR4000 insulation slab between joists with 50 ventilation gap over. 30 Celotex TB4000 below joists. Ceiling 9 plasterboard & 3 skim. 25 continuous vent at eaves and abutment. Roof to achieve U-value of 0.18W/m2K.

DORMER REAR WALL & CHEEKS

125x50 C16 timber stud on doubled up rafters. 2no 200x50 C24 joists bolted together as lintels. Clad in 9 WBP ply. 6mm Masterboard to external faces within 1 metre of boundary. 100mm Celotex FR4000 between studs leaving 25 cavity. Timber framed walls to achieve U-value of 0.28W/m2K. Fix 1000 gauge polythene membrane over studs and seal perimeter with mastic to provide a VCL. 12.5 plasterboard + 3 skim internally. Vertical hung tiles.

ROOFLIGHTS – PITCHED ROOFS

Velux rooflights on Pitched roof. Install with manufacturers upstand/flushing kit and all to manufacturers instructions. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600c/s

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to bath/shower room to achieve 15 litres/sec and be connected to light switch with 15 minute overrun. Vent to be ducted at ceiling level to outside air.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct 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

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. All windows to achieve minimum U value of 1.6 w/m²K. All doors to achieve minimum U value of 1.8 w/m²K. All glass below 800mm and glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Shower to have 40 dia waste. Basin to have 32 dia waste. All with 75 D/S traps & rodding access at bends. Long & combination wastes 50 dia. WC with low flush cistern & 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgot Valve) to be installed above level of highest fitting that it serves. All 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. All hot taps to baths & showers to be thermostatically controlled to ensure water does not exceed 48 degrees C

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

All new radiators to be fitted with thermostatic valves. All work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safety registered person.

50 ABBOTSBURY GARDENS PINNER MIDDX HA5 1SX

LOFT CONVERSION

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SCALE 1:50 / 1:100 @ A1

JUNE 2020

DRG No. 2133.2

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