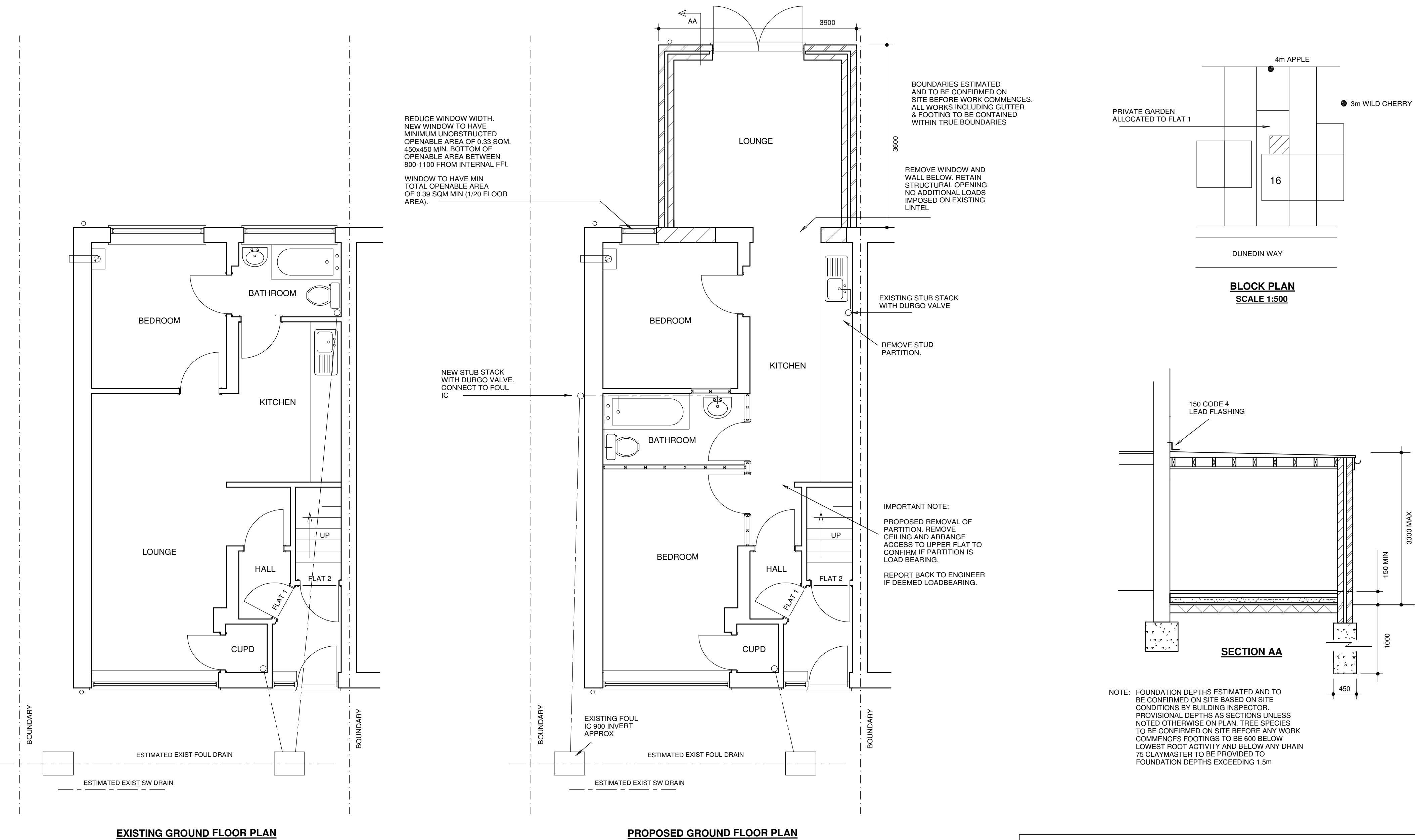
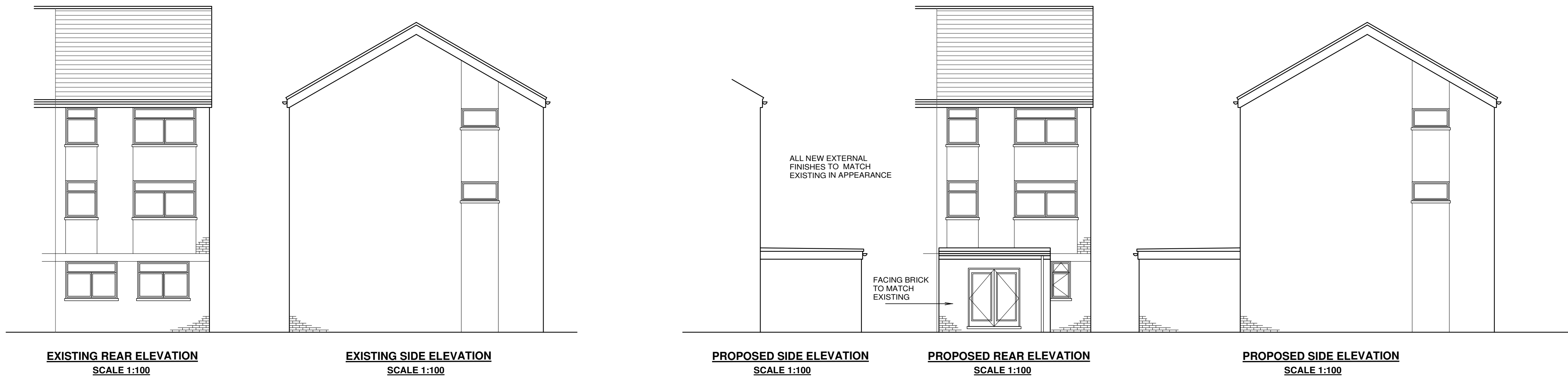




10,000 m @ 1:100

10,000 m @ 1:50

GENERAL SPECIFICATION

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

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 & 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 80 Celotex GA4000 insulation slab. 75 screed finish reinforced with chicken wire mesh. 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. Brick below DPC to both skins. 95 cavity with 85 Knauf DriTherm-32 full fill insulation to achieve U-value of 0.28W/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 furix movement joint. Provide thermalite expansion joint on spans in excess of 6m. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Sulphate resisting cement to be used on all work below DPC. Cavity reveals to be closed with Thermabate insulated cavity closers. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Door opening to have Catnic CG90/100 lintel. 150 min bearings.

INTERNAL PARTITIONS

75x50 timber stud. 12.5 plasterboard + 3 skim. 1981x762 doorways unless shown otherwise on plan. Lay DPC under sole plates where on concrete ground floor. 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.

FLAT ROOF (COLD DECK CONSTRUCTION)

175x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood firmed 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 in fascias to each side. Roof to achieve U-value of 0.18W/m²K.

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.

DRAINS

Osma 100 dia laid in 150 pea shingle to fall min 1 in 40. Encased in concrete under building with expansion joint at each collar. Inspection chambers 150 concrete base. 225 shaft of engineering bricks type B flat pointed. Osma channel fittings in 1:3 mortar benching. 600x450 cast iron frame & cover. Alternatively use Osma preformed IC all to manufactures 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. Construct new soakaway if required. If not possible connect into existing surface water drain.

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. 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

Sink, bath & 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 (Durgo Valve) to be installed above level of highest fitting that it serves. 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 high efficiency lamps with luminous efficacy greater than 40 lumens per circuit watt. Extensions to have energy efficient lighting in accordance with Approved Document L1B (2010) para 43-48. Energy efficient lights to be not less than 75% of the total number of light fittings. New light fittings to have high efficiency lamps with luminous efficacy greater than 45 lumens per circuit watt. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

If replaced any new boiler to be of condensing type and have minimum SEDUK rating of 90%. Flue to be 600 min from boundary and 300 min from any openings. 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.

FLAT 1. 16 DUNEDIN WAY YEADING HAYES MIDDX UB4 9LG	SCALE 1:50 / 1:100 @ A1	BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN ALL NEW WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS. DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE ALL DRAINS & TREES ARE ESTIMATED AND TO BE CHECKED ON SITE BEFORE WORK COMMENCES CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT PERSONS DUE TO SURVEY LIMITATIONS JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTS DRAWING & SPEC - ENGINEERS DESIGN PREVAILS THIS DRAWING IS FOR PLANNING AND BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES
SINGLE STOREY EXTENSION	AUGUST 2015	
JAMES RUSH ASSOCIATES LTD	DRAWING No. 1471.2	

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