

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 inspection. 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 50mm from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'lift & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete & dig next bay after concrete has fully set. Connect joints with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – SUSPENDED TIMBER CONSTRUCTION

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level. 150 void (increase void to 300 if high shrink soil). 200x50 C16 joists at 400 cts on steel joist hangers. 18mm moisture resistant T&G particle board. 150 Celotex XR4000 insulation slab between joists held in position with chicken wire screwed to joists. DPC to be below floor joists. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

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 mortar mixture. Class B base putty with sulphate resisting cement below DPC.

100 cavity with 100 Knauf DuraTherm-32 full fill insulation. Dryline internally with U-2.5 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 corners. External cladding building with furfils movement joint. Provision thermal break to external leaf over spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermacrete insulated cavity closers. Bifold doors to have Caticat CX90/100. Other opening to have Caticat CG90/100 lintel. 150 min bearings.

STEELWORK

INTERNAL PARTITIONS

75x50 stud. 1981x762 doorway.. 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 WC partitions with 12.5 soundblock + 3 skim each side.

PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

150x50 C16 rafters at 400 c/c spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max c/c screw fixed at three points to both roof structure and wall. 120mm Celotex XR4000 insulation between rafters & 50mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Sandtoft 20x20 interlocking clay tiles with 100 headlap laid to suit 15 deg pitch (or similar approved). Tile colour to match existing. 9 plasterboard + skim to soffit.

ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Doubled up rafters 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. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC/shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. 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. Inspection chambers 150 concrete base, 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar benching. 600x450 steel frame & cover.
Alternatively use Osmo 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.

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

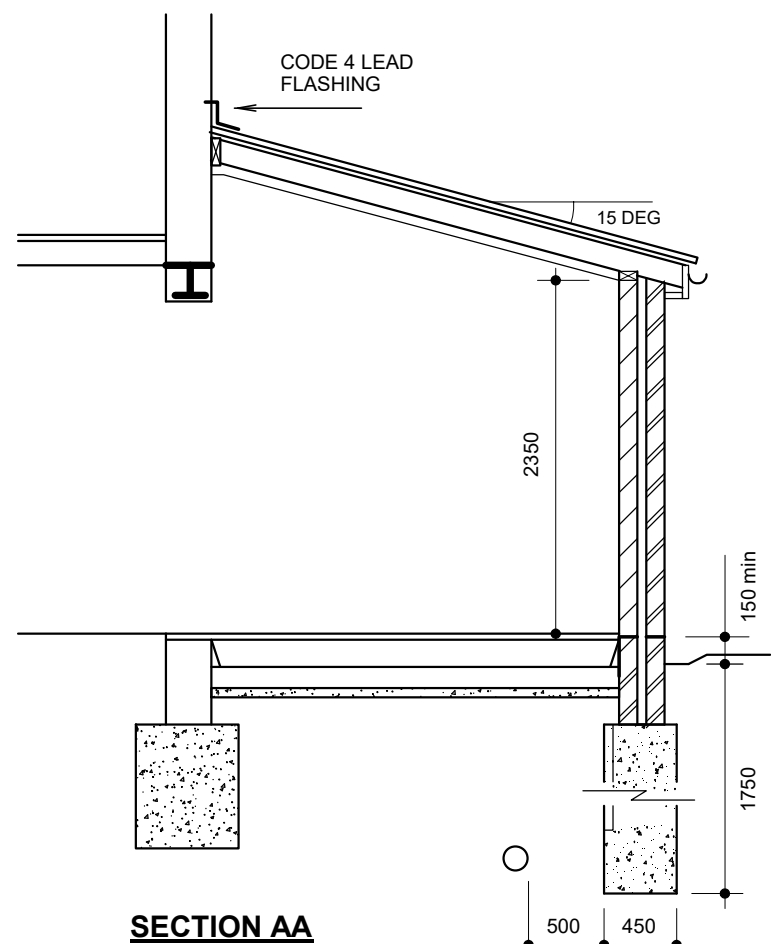
Sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & drugging access at standards. WC with 110 dia waste. Plumbing to comply with British Standards. Air admissible valves (Ruddo) to be installed above level of highest fitting that it serves. SVPs to vent 900 above 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 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.



NOTE:

<p>FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR.</p> <p>PROVISIONAL DEPTHS AS SECTIONS UNLESS OTHERWISE NOTED. DEPTHS TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL NOT TO TOP OF BUILT UP GROUND</p>	<p>EXISTING SHARED DRAINS 500 MM FROM NEW FOOTINGS. WHERE DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONG. LINTLS LEAVING 1000 MM GAP BETWEEN FOUNDATION AND OUTSIDE DIAMETER OF DRAIN. LEAVE 500 MM GAP BETWEEN NEW FOUNDATIONS AND OUTSIDE FACE OF EXISTING 150 PER 1000 SLOPE AROUND DRAIN PIPES</p>
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EXISTING SHARED DRAINS 500 MIN FROM NEW FOOTINGS. WHERE DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONC LINTELS LEAVING 500 MIN GAP BETWEEN FOUNDATION AND OUTSIDE DIAMETER OF DRAIN. LEAVE 500 MIN GAP BETWEEN NEW FOUNDATIONS AND OUTSIDE FACE OF IC WALLS. 150 PEA SHINGLE AROUND DRAIN PIPES

