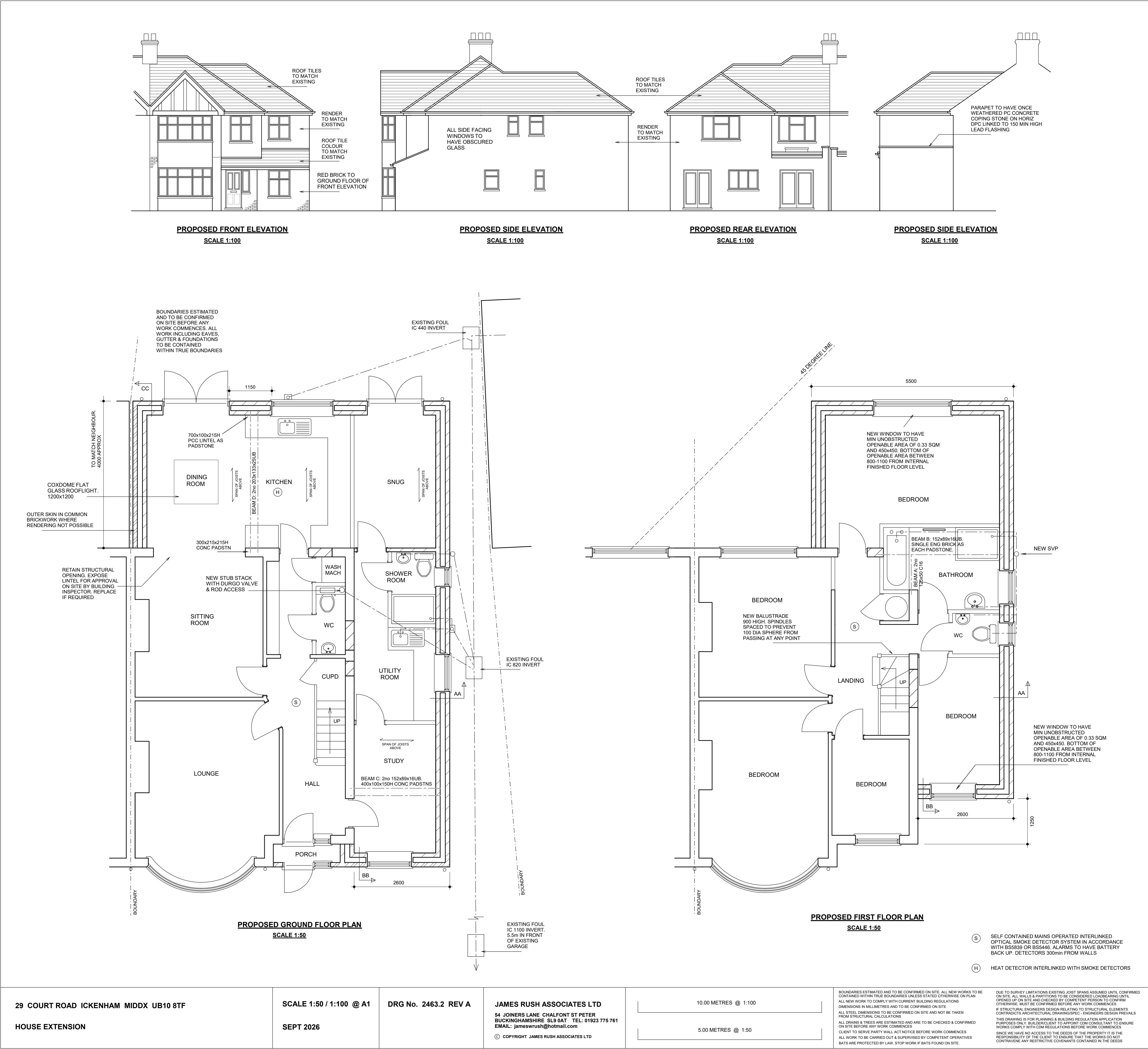




GENERAL SPECIFICATION (unless noted otherwise on drawings or engineer's design)
FOUNDATIONS Concrete deep strip 30 N/mm ² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 2x 140(h) x 100(w) PCC lintels over with 50 clearance (unless larger beam shown on drawings or engineers design). Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. 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. Floor to achieve U-value of 0.18W/m2K.
EXTERNAL CAVITY WALLS Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knauf DriTherm-32 full fill insulation. Dryline internally with 12.5 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 250 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. Provide thermate expansion joint to external leaf on spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render outer skim blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Openings to have Caticn CG150/100 lintels. 150 min bearings.
INTERNAL BLOCKWORK PARTITIONS 100 Celcon Standard lightweight block (K=0.15 W/m2K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Bond into new external walls. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Openings to have PCC lintels.
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.
FIRST FLOOR 200x50 C16 joists at 400 cts. Steel joist hangers. 22mm moisture resistant T&G particle board (18 WBP ply to bedrooms) 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Soffit clad with 9 plasterboard + skim. 100 acoustic quilt between joists
INTERNAL STUD PARTITIONS 75x50 stud. 12.5 plasterboard + 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 bath/shower room partitions with 12.5 soundblock + 3 skim each side.
PITCHED GROUND FLOOR FRONT ROOF 125x50 C16 rafters at 400 cts Spiked & B-mouthed to wall plate. 100x50 C16 joists. Tyvek breathable membrane. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tile colour to match existing. Tiles to suit 22.5 degree pitch. 300 fibreglass quilt laid between joists & over joists. Sloping soffit section of roof to have 50 ventilation gap over 50 Celotex GA4000 insulation between rafters & 80 Celotex GA4000 insulation beneath rafters Ventilation not required. 9 plasterbd + 3 skim to underside of joists.
PITCHED MAIN ROOF 125x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. 200x50 C16 hip & valley rafters. 200x38 ridge board. 150x75 purlins. 100x50 struts at 1000 max cts. Rear extension with 175x50 C16 ceiling joists. Side extension to have 150x50 C16 ceiling joists at 400cts. 1 layer roof felt. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Chutes to valleys. Pitch to match existing. Ventilate at eaves. 300 fibreglass quilt laid between joists & over joists. Thru vents installed to perimeter to allow through eaves ventilation. 9 plasterbd + 3 skim to underside of joists. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing
FLAT ROOF (WARM DECK CONSTRUCTION) 175x50 C24 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 1 in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.
ROOFLIGHTS – FLAT ROOFS Install with manufacturers upstand/flashng 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 8000mm ² min vent. Open plan kitchen diners to have 3x8000mm ² vents. 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/Bath/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 Osma plastic 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. 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. If clay found use crate system soakaway.
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 8000mm ² 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 & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) 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. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg 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 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.