PROPOSED SPECIFICATION OF WORKS

FOUNDATIONS – WHERE NEW

CONCRETE STRIP MIN. 600 x 300min. THICK TO CAVITY WALLS & MIN. 450 x 200 THICK TO 1/2 BRICK / LOADBEARING WALLS TO SITE SPECIFIC ENGINEERS DETAILS OR 425 WIDE CONCRETE TRENCH FILL FINISHED AT LEAST 150 BELOW G.L IN CLAY SOIL NOT AFFECTED BY TREE GROWTH OR REMOVAL. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS TO FIRM BED & TO APPROVAL OF BUILDING INSPECTOR. N.B. PRECAUTION AGAINST ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR

GROUND FLOOR

100 CONCRETE BASE ON 100 XTRATHERM XT / UF INSULATION (OR SIMILAR) ON 300 um 1200g POLYTHENE DPM 150 DEEP BEAM AND BLOCK FLOOR CONSTRUCTION. (500g MEMBRANE TO ISOLATE CONCRETE TO INSULATION). EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSUL' DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER – THIS IS FOR RADON PROTECTION
TAPE AND SEAL EXISTING MEMBRANE TO NEW WHERE RELEVANT.

SERVICES – WHERE RELEVANT

COLD WATER SERVICE PIPES TO BE INSULATED THROUGHOUT LENGTH IN SUBFLOOR WITH FOAMED PLASTIC MIN THICKNESS 25mm FOR 15 DIA PIPE & 19mm FOR 22 – 28mm DIA PIPE. – WHERE RELEVANT ONLY

ALL ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT 'P' UNDER CERTIFICATION

ALL NEW DRAINAGE IS TO BRANCH CONNECT TO EXISTING MAIN WITH NEW MANHOLES THERETO

ABOVE GROUND DRAINAGE – WHERE RELEVANT

WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER – 40mm UPTO 3m RUN 50mm UPTO 4m RUN. WC'S – 100mm. WASTE PIPES

DPC

ASTOS OR EQUAL CONTINUOUS DPC MIN. 150mm ABOVE F.G.L WITH D.P.M. UNDER GROUND FLOOR. CAVITIES FILLED WITH WEAK MIX CONCRETE TO WITHIN 225mm OF F.G.F.L.

EXTERNAL WALLS – WHERE RELEVANT NEW STRUCTURE

300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm ETERNAL BRICK TYPE TO MATCH, 100mm CAVITY 60mm XTRATHERM POLYISO XT / CW ZERO ODP INSULATION WITH AIR GAP MAINTAINED
TO GIVE MIN U VALUE IN PART L COMPLIANCE WITH INTERNAL SKIN OF 7N HEMELITE OR TOPLITE 7 OR EQUIVALENT BLOCKS INNER LEAF AS SHOWN WITH 13mm PBD ON DABS DRY LINING.
DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC /
CAVITY TRAYS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEEPHOLES TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

NB: ALLOW FOR NEW STRUCTURE OVER EXISTING GROUND FLOOR TO BE APPROX 275 O/A WITH EXTERNAL BRICK TO MATCH, APPROX 75 CAVITY, INTERNAL 7N BLOCK – CONFIRM THAT GROUND CAN SUPPORT FIRST
ALLOW FOR EXISTING AND NEW WALLS TO BE DRY LINED WITH AN INSULATED KINGSPAN PLASTERBOARD SUGGEST A 50mm BOARD WITH VAPOUR CHECK TO WALL FACE.

MEANS OF WARNING AND ESCAPE

SELF CONTAINED MAINS OPERATED SMOKE / HEAT ALARMS TO BS.5446:PART 1. TO BE INSTALLED INDICATED THUS:– SD⧓ INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED MONITORING DEVICE FOR MAINS FAILURE.

VENTILATION–NATURAL

HABITABLE ROOMS–OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS.

FIRST FLOOR CONSTRUCTION

ALL NEW STRUCTURAL FLOOR JOISTS ARE TO 175x50 C16 GRADE TIMBER WITH MID SPAN NOGGINS AND UNDER IN–LINE STUDWORK. JOISTS TO BE AT 450ctrs. FLOOR DECK OVER TO BE 22mm T&G CHIPBOARD TO TAKE FLOOR FINISH TO CLIENT REQUIREMENTS. FLOOR VOID ZONE CAN BE INSULATED WITH 100mm ISOVER APR1200 I
CEILING FINISHED WITH 15mm GYPROC WALLBOARD AND SKIM.

ROOF STRUCTURE – EXTENSION

ROOF CONSTRUCTION WITH 150x50 C16 GRADE RAFTERS AT 400ctrs WITH DOUBLE TRIMMERS TO ALL VELUX OPENINGS. VELUX UNITS TO BE 550x980 AND 550x780 WITH RELEVANT FLASHING KIT
WALLPLATE TO BE 100x75 C16 GRADE STRAPPED TO WALL AT 1200ctrs. ALLOW FOR BOX SOFFIT TO MATCH WITH CONTINUOUS SOFFIT VENTILATION. RAFTER LINE TO BE INSULATED WITH 50mm SUPERQUILT (ALUMAFLEX) OVER WITH 50mm SUPERQUILT BETWEEN RAFTER, PLASTERBOARD AND SKIM FINISH. MAINTAIN 50mm AIR GAP OVER INSULATION
OTHER OPTION FOR INSULATION IS TO USE 75mm KINGSPAN BETWEEN RAFTER WITH 50 BELOW.

ALLOW FOR TYVEK BREATHABLE MEMBRANE OVER. ALLOW FOR VERGE TO BE DRY BEDDED.
ROOF TO THE LOWER EXTENSION IS TO BE A STANDARD LEAN–TO PITCH AT 17.5deg WITH ONDUTILE MEMBRANE OVER
ROOF TO FIRST FLOOR ELEMENT IS TO BE A HIP CONSTRUCTION AT PITCH TO MATCH MAIN HOUSE –ASSUMED 35deg

THE SPECIFIED VELUX ROOFLIGHTS ARE TO BE 550 WIDE BY 780 AND 980 DEEP WITH WHITE INTERNAL FINISH
ALLOW FOR ALL CODE 5 LEAD FLASHING ABUTMENT LEADWORK OR SPECIFIED ABUTMENT TRAY WHERE ROOF PITCH TO EXTENSION MEETS UPTO THE EXISTING REAR ELEVATION LINE AND VALLEY TO MAIN ROOF.

ROOF COVERINGS OVER ARE TO BE TILED FINISH TO MATCH EXISTING.

EXTERNAL WINDOWS

ALLOW FOR CAVITY LINTOLS OVER RELEVANT TO WIDTH INDICATED. BRICK HEADERS TO MATCH EXISTING WINDOWS AND FRENCH DOORS TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 W/M2K
ALL GLAZING BELOW 800mm TO BE TOUGHENED.

30 SANDON STREET, LEEK

DWG: SPEC
30 SANDON STREET
LEEK

REVISIONS:

NTS	CHECKED:
DATE: DEC'15	DRAWN:

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

SPEC 01

30 SANDON ST