PROPOSED SPECIFICATION OF WORKS

ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR AND TO NHBC STANDARDS — CHAPTER 4.2. SUIT GROUND CONDITIONS TO FIRM BED & TO APPROVAL OF BUILDING INSPECTOR. N.B. PRECAUTION AGAINST LEAST 150 BELOW G.L IN CLAY SOIL NOT AFFECTED BY TREE GROWTH OR REMOVAL DEPTH OF FOUNDATIONS TO LOADBEARING WALLS TO SITE SPECIFIC ENGINEERS DETAILS OR 425 WIDE CONCRETE TRENCH FILL FINISHED AT CONCRETE STRIP MIN. 600 \times 300min. THICK TO CAVITY WALLS & MIN. 450 \times 200 THICK TO 1/2 BRICK /

DPM ON MIN 150mm DEEP GROUND BEARING SLAB CONSTRUCTION. 100 POWERFLOAT FINISH TO CONCRETE ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE

EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSULDPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER — THIS IS FOR RADON PROTECTION

EXISTING JOISTS TO BE INSULATED WITH 200mm ROCKWOOL QUILT ON NETS WITH 1200g DPM OVER AND 22mm T&G FLOOR COVERING TO FINISH. ALLOW FOR JOISTS REPLACEMENT TO MATCH IN C24 GRADE AS REQUIRED

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.

ALL NEW DRAINAGE IS TO BRANCH CONNECT TO EXISTING MAIN WITH NEW MANHOLES THERETO ALL ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT 'P' UNDER CERTIFICATION

- 40mm UPTO 3m RUN 50mm UPTO 4m RUN. WC'S - 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 S&VP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STACKS & EVERY 5 STACKS & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE CAGE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RAINWATER GOODS IN UPVC TO BS 4576 WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER

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

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 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, & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 150mm COURSED STONE-MATCH EXISTING 100mm CAVITY OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC TO GIVE MIN U VALUE IN PART L COMPLIANCE WITH INTERNAL SKIN OF 7N HEMELITE OR TOPLITE 7 60mm XTRATHERM POLYISO XT / 350mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY CW ZERO ODP INSULATION WITH AIR GAP MAINTAINED

THE ABOVE WORKS WILL BE A REQUIREMENT UNLESS SHOWN OTHERWISE BY A 15yr BAYBACK CALCULATION TO THE APPROVAL OF BUILDING CONTROL. THERMAL BOARD IN ORDER TO SHOW COMPLIANCE WITH PART L U VALUES FOR EXTERNAL WALLS. SUGGEST THE USE OF 68mm OF CELOTEX PL4000 ON DABS OR SIMILAR APPROVED. THE INTERNAL FACE OF ALL EXTERNAL WALLS SUBJECT TO CHANGE OF USE ARE TO BE DRY LINED

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

CONTINUOUS RUNNING FANS TO BE FITTED TO ALL WET ROOMS, (GREENWOOD AIRVAC CV100 OR SIMILAR APPROVED) TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHEVING BOOST IN ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AIR. KITCHENS TO A RATE OF 60L/S, 30L/S IN UTILITY ROOMS AND 15L/S IN BATHROOMS AND WC'S

COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR

IN ACCORDANCE WITH APPENDIX A. RAFTERS TO BE 150x50 DEEP WITH TRIMMERS TO ALL VELUX OPENINGS FELT ON PREFABRICATED GANG NAILED RAFTERS @ MAX 450c/c TO BS.5268: PART 3:1985. BRACED TILED ROOF COVERINGS TO MATCH ON 50 \times 25 TREATED SW BATTENS ON NON TEARABLE SARKING 100 \times 75 Grade C24 Wallplate. "Prevent" or equal vented soffit

UPSTAND AND CAVITY TRAY AT ROOF / WALL ABUTMENTS. GLIDEVALE MR50 MONO VENT OR EQUAL AT HIGH LEVEL ENCLOSED INSULATED LEAN TO ROOFS (EQUIVALENT TO $5 \mathrm{mm}$ CONTINUOUS GAP). SLOPING CEILINGS OVER WALLPLATE TO MAINTAIN AIRFLOW. CODE 4 LEAD COVER FLASHING OVER SOAKERS WITH MIN 150mm BE INSULATED WITH 40mm SUPERQUILT BETWEEN AND UNDERDRAWN WITH 40mm SUPERQUILT FRAMED BOARD TO EAVES TO GIVE > 10mm CONTINUOUS GAP. MARLEY EAVES VENT DUCT OR EQUAL TO RAFTERS BELOW. ENSURE MIN 50mm CLEAR AIRGAP OVER & 25mm CONTINUOUS AIRGAP AT EAVES

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REVISIONS:

15mm GYPROC WALLBOARD ON MIN 44mm x 44mm TIMBER FRAMING @ MAX 600c/c

EXTERNAL WINDOWS AND INTERNAL FOORS: WHERE NEW REQUIRED

SECONDARY UNITS INTERNALLY TO ALLOW FOR U VALUES AND ESCAPE AND TOUGHENED PURPOSES ALL GLAZING BELOW 800mm IS TO BE TOUGHENED TO ALL WINDOWS AND DOORS. ALLOW FOR RESTRICTOR STAYS ALL INTERNAL DOORS ARE TO BE IN TIMBER — SUGGEST OAK FNISH WITH IRONMONGERY TO CLIENTS REQUIREMENTS. ALL DOOR AND FRAMES TO GROUND FLOORS TO BE MIN 902 (2FT 9" DOOR AND FRAME) WITH FIRST FLOOR AREAS TO BE MIN 826mm (2FT6" DOOR AND FRAME) UNLESS TO BATHROOM AREAS ETC. ALL NEW EXTERNAL WINDOWS ARE TO BE TREATED HARDWOOD DOUBLE GLAZED UNITS WITH ARGON SOFT COAT GIVEN BY VALUE IN THE RANGE OF 1.2-1.5. WINDOWS TO BE EITHER SLIDING SASH OR CASEMENT TO MATCH ALL WINDOWS MUST BE PAINTED WHITE TO MATCH. WHERE EXISTING WINDOWS ARE TO BE RETAINED, ALLOW FOR

WHERE POSSIBLE, ALL INTERNAL STRUCTURE IS TO BE RETAINED AND MADE GOOD TO COMPLY WITH BLDG REGS. WHEN NEW STUDWORK IS REQUIRED AS SEPARATION BETWEEN MAIN ROOMS AND BATHROOMS ETC THE FOLLOWING SPECIFICATION IS SUGGESTED: 75x50 SW STUDS AT 450ctrs WITH MIN 50mm ISOVER APR1200 INSULATION AND OVERBOARDED WITH MIN 15mm GYPROC WALLBOARD.

WHERE POSSIBLE, ALL INTERNAL FLOOR JOISTS ARE TO BE RETAINED AND PC SUM ALLOWED FOR MAKING GOOD REPLACEMENT. WHERE NEW JOISTS ARE REQUIRED WITHIN AN EXISTING FLOOR THEY ARE TO BE TO MATCH WITH NOGGINS TO RACK THE FLOOR CONSTRUCTION. IN FLOORS WHERE ALL NEW JOISTS ARE TO BE PUT IN PLACE — FIRST FLOOR OF THE NEW 2 BEDROOM COTTAGE, THEY ARE TO 200x50 C24 AT 450ctrs WITH MID SPAN NOGGIN ALL FLOOR AREAS ARE TO BE INSULATED WITH 100mm ISOWOOL AND UNDERDRAWN WITH 15mm WALLBOARD WHI AS EXISTING REPLACEMENT AND FINISHED TO FLOOR WITH 22mm T&G CHIP TO TAKE FINISHED COVER. D AND OR
H MID SPAN
- IE IN THE
INS.
HERE REQUIRED

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

SUGGEST ALL AREAS HAVE AN INTEGRATED FIRE ALARM SYSTEM AS PART OF THE SPECIFICATION

DWG: SPECIFICATION WORKS DATE: APRIL'12 THE DEVONSHIRE ARMS FAIRFIELD, BUXTON

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