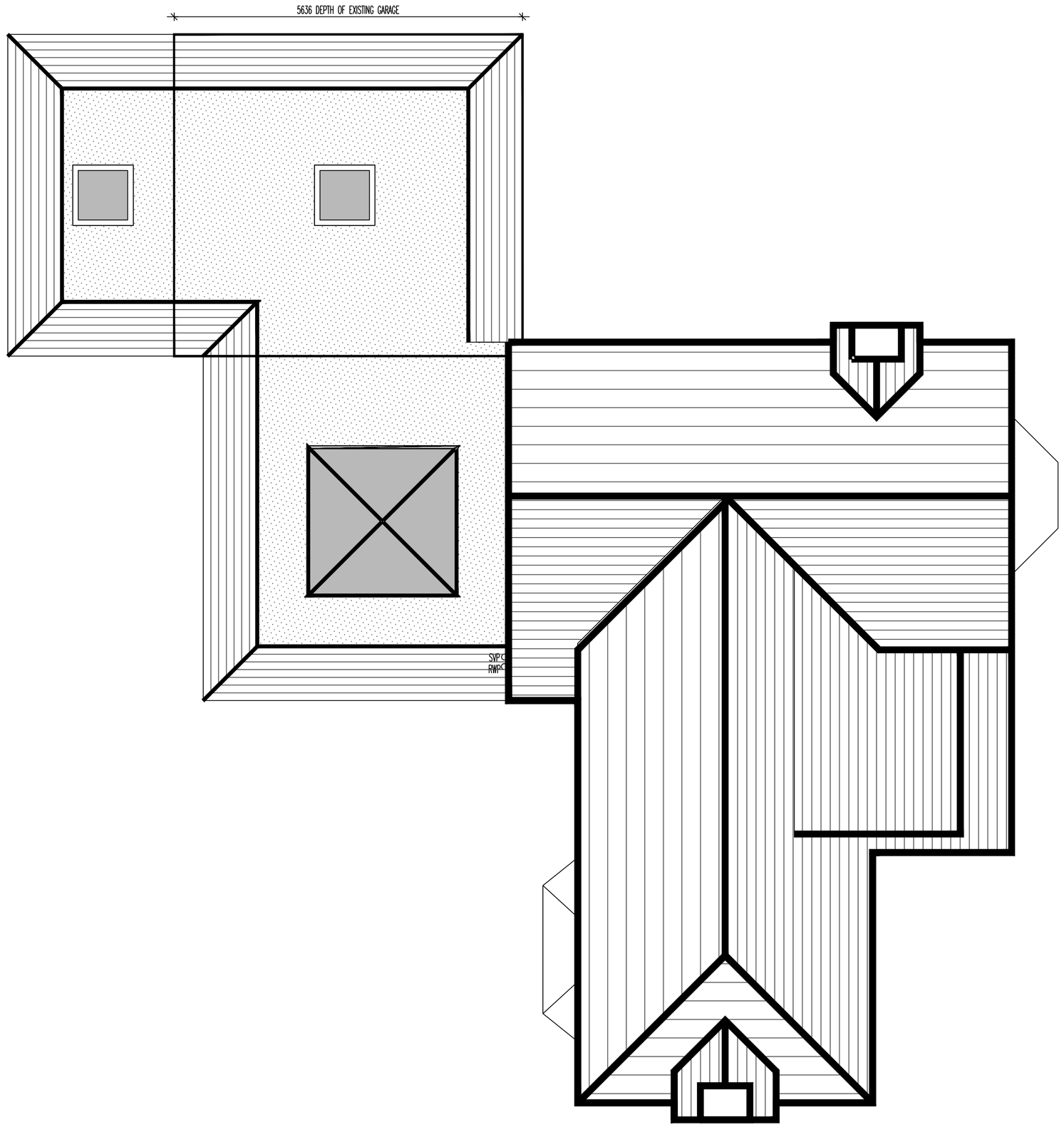


PROPOSED SPECIFICATION OF WORKS

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 – WHERE NEW
100 POWERFLOAT FINISH TO CONCRETE ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE DPM ON GROUND BEARING SLAB MAKE UP. (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.

NB: ALLOW FOR UNDERFLOOR HEATING TO MAKE-UP WITH FLOOR COVERINGS AS REQUIRED TO LEVEL WITH REST OF G.F – DISCUSS WITH CLIENT

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 RENDERED BLOCKWORK 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.
BRICK PLINTH LINE OF EXISTING TO BE CONTINUOUS AROUND THE PROPOSED KITCHEN EXTENSION.

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.

EXTERNAL WINDOWS AND INTERNAL FOORS:
ALL EXTERNAL WINDOWS ARE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH ARGON SOFT COAT GLASS WITH 'U' VALUE IN THE RANGE OF 1.2. ALLOW FOR LEADED LIGHTS AS PER EXISTING WINDOWS.
REAR BIFOLD SCREEN DOOR TO BE BY VUFOLD WITH WHITE FINISH TO HARDWOOD CORE.

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.

VENTILATION–MECHANICAL
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 ACHEIVING BOOST IN KITCHENS TO A RATE OF 60L/S, 30L/S IN UTILITY ROOMS AND 15L/S IN BATHROOMS AND WC'S
ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AIR. IF COOKER HOOD VENTED TO EXTERNAL–NO EF IN KITCHEN

ROOF STRUCTURE
ROOF STRUCTURE IS TO BE A FLAT TOP MANSARD TRUSS STRUCTURE AT A PITCH OF 50deg TO FLAT SECTION.
ALL TIMBER IS TO BE MIN C16 GRADE STRUCTURAL. ALL OPENINGS ARE TO HAVE DOUBLE TRIMMERS TO FRAME.
ALL LOOSE TIMBER IS TO BE MIN 150x50 C16 AT MAX 450ctrs.
ROOF STRUCTURE IS TO BE ROSEMARY MIXED BRINDLE TILES WITH MATCHING HIPS TO PITCH LINE
FLAT ROOF COVERINGS ARE TO BE BESPOKE HERTALAN EPDM SEALED MEMBRANE TO PLY FRAMED ROOF (MIN 1in80)
GUTTERING TO BE HALF ROUND IN BLACK PLASTIC WITH ROUND DOWNPIPES.
ROOF LANTERN TO FLAT ROOF SECTION IS TO BE BESPOKE ELEMENT 2400mm SQUARE. SUGGESTED STRUCTURE TO BE INSULATED ALUMINIUM FRAMED UNIT WITH HIGH PERFORMANCE GLAZING. UNIT TO BE SUPPORTED BY FRAME BELOW AND SEALED THERETO. ALLOW MIN 150–200mm UPSTAND FOR HERTALAN TO DRESS UPTO. TAPE AND SEAL ALL DPM'S
FLAT ROOF SYSTEMS TO GARAGE AREA ARE VELUX UNITS AT 980sq. ALL FOR ALL SUPPORT FIXINGS AND SEAL ETC.

PROPOSED ROOF PLAN AND SPECIFICATION
86 MANCHESTER ROAD, CHAPEL
PROPOSED DRAWINGS RELATING TO REAR EXTENSION & ROOF AREA

REVISIONS:
PROPOSED 04
CHAPEL EN LE FRITH
86 MANCHESTER ROAD,
SCALE: 1:50
DATE: JUNE'13 | DRAWN: AJS | CHECKED: AJS

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