

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 25 SAND BLINDING, 150 DEEP HARDCORE BASE. (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 150 DEEP BEAM AND BLOCK WHERE BUILD UP GREATER THAN 900mm)

(NB: ALLOW FOR UNDERFLOOR HEATING IF REQUIRED BY THE 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 COURSED BRICK TYPE TO MATCH EXISTING, 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.

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

NEW FLOOR JOISTS TO RUN SIDE TO SIDE FOR EXTENDED AREA TO LINE THROUGH WITH EXISTING. NEW JOISTS TO BE 200x50 C24 GRADE AT 450ctrs WITH MID SPAN NOGGINS. JOISTS TO BE ON HANGERS TO EXTERNAL WALL AT EXISTING & NEW ALLOW FOR 100mm ISOWOOL INSULATION QUILT TO FLOOR VOID. UNDERDRAW WITH 15mm WALLBOARD & SKIM. FLOOR FINISH TO BE 22mm T&G CHIPBOARD TO LINE WITH EXISTING FINISH.

ROOF STRUCTURE – SINGLE STOREY ELEMENT EXTENSION

SINGLE STOREY CONSTRUCTION WITH 150x75 C24 GRADE RAFTERS AT 450ctrs WITH DOUBLE TRIMMERS TO ALL VELUX OPENINGS ROOF PITCH TO BE SET 17.5deg TO MAINTAIN ABUTMENT HEIGHT UNDER THE CILL HEIGHT AT FIRST FLOOR.

WALLPLATE TO BE 100x75 C24 GRADE STRAPPED TO WALL AT 1200ctrs. ALLOW FOR BOX SOFFIT TO MATCH FOR GUTTER WITH OVER FASCIA VENT TRAY. RAFTER LINE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN AND 50mm BELOW RAFTER LINE, PLASTERBOARD AND SKIM FINISH.

ALLOW FOR ONDUTILE MEMBRANE DUE TO LOW ROOF PITCH

THE SPECIFIED VELUX ROOFLIGHTS ARE TO BE 1340 WIDE BY 1600 DEEP WITH WHITE INTERNAL FINISH

THE ROOF PITCH TO MAIN ROOF TO BE APPROX 22.5deg TO MATCH WITH TRUSSED RAFTER MAKE–UP THERETO WORK TO SITE DIMS ONLY. ALLOW FOR ALL STRAPPING TO END 3 TRUSSES AND ALL DIAGONAL AND LATERAL STRAPPING TO ROOF AREA. TRUSSES TO LEAD TO DIMINISHING 150x75 C24 RAFTERS OVER BUILT UP STRUCTURE TO MAIN ROOF.

EXTERNAL WINDOWS / DOORS

ALLOW FOR CAVITY LINTOLS OR STEEL OVER RELEVANT TO WIDTH INDICATED. ALL WINDOWS ARE TO BE GREY UPVC TO MATCH U VALUE TO BE 1.2 W/M2K. BI-FOLD DOORS TO BE GREY FACED ALUMNIUM UNITS.

STUDWORK

ALL NEW STUDWORK IS TO BE 75x50 SW AT 450ctrs WITH ISOVER APR1200 QUILT AND OVERBOARDED WITH 15mm GYPROC WALLBOARD AND SKIM (O/A DEPTH OF 105mm). TAPE AND SEAL ALL AREAS.

DWG: PROPOSED
63 MILLDALE AVENUE
BUXTON

REVISIONS:

NTS	CHECKED:
DATE: NOV'20	DRAWN:

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