DO NOT SCALE DIMENSIONS IF IN DOUBT ASK

SPECIFICATION

All works to comply with Building Regulations 2000 and associated legislation and to the satisfaction of the Local Authorities Building Control Officer
All building materials to comply with BSS and used in accordance with the relevant Codes of Practice
All structural timber to be GS or MGS grade
All openings to be fitted with vertical and horizontal DPM
All lintels to have 150mm end bearing and 1/2 hour fire resistance
All new electrical work to be 13A ring main and lighting circuit to comply to IEE standards and to clients instructions
All Sockets and Switch Heights to be Part M Complient, i.e. minimum 450mm and maximum 1.2 metres above Finished Floor.

External Cavity Walls:

275mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing , an inner leaf of 100 mm thick blockwork "Thermalites" or similar, 40mm Kingspan TW50 providing minimum U-Value of 0.3W/m2K and taken 225mm below DPC.
Stainless steel vertical twist type wall ties to BS 1243:1978 every 900mm horizontally and 450mm vertically and ties within 150mm of openings to be at 225mm crs vertically
Lateral restraint provided by means of 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum and carried across at least 3 timber members
Vertical strapping required to joists / wallplates by 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum
All masonry below ground level externally and dpc level internally shall be either Class B engineering bricks or loadbearing solid type A blocks.
Cavity fill below ground level shall be ordinary prescribed mix to BS 5328, grade C10P. All cavities to be continuous
Where pipes pass through wall PC Lintel to be provided and 50mm compressible material to surround pipework
Dpc,s to all openings shall be a minimum width of 150mm
Horizontal Dpc located 150 mm above ground level lapped and taped to DPM
Blockwork walls shall be finished with 12.5mm plasterboard on dabs with all joints to be taped and sealed
Insulated cavity closers to all openings

Roof Construction:

Approved interlocking single lap concrete tiles to match exsisting on 38mm x 25mm battens on kingspan nilvent breathable membrane or similar on 150mm x 50mm (c16) rafters at max 400mm crs, Eaves to be fitted with eaves barrier to prevent uv breakdown of membrane.
Rafter depth partially filled with 100mm kingspan tp10 insulation board , rafter underlined using kingspan kooltherm k18 insulation board comprising 25mm insulation and 12.5mm plasterboard providing u value min 0.20w/m2.k.
Rafters are to be supported on 100x65mm wall plates at base and held down by means of galvanised mild steel restaint straps type bat m305 or similar, 30x5mm and 100x650mm twice fixed to top of wall plate using 50mm no.12 gauge countersunk head woodscrews and plugged and screwed to blockwork.
30x5mm galvanised steel restraint straps to be installed at gable wall and 75x38mm sw noggins to be between the rafters at each strap, spacing of straps to be max 1800mm centres.
Roof bracing shall be installed horizontally and in strict accordance with bs 5268: part 2 1985.

Ground Floor Construction:

100mm kingspan kooltherm k3 floorboard providing min 0.22 w/m2k, laid loose over the concrete floor slab with the necessary water and vapour proof protection. board joints must be tightly butted, staggered, and laid to a break-bonded pattern. the floor slab should be uniformly flat without steps or gaps to provide continuous bearing support to the kingspan kooltherm k3 floorboard. a thin section of kingspan kooltherm k3 floorboard must be used around the perimeter of the floor area being insulated. this should be placed vertically against the abutting wall so it connects with the insulation laid over the slab and protects the edge of the screed, so preventing cold bridging of the floor screed. boards are overlaid with a separating layer of building paper to bs 1521: 1972 (1994), grade b 1f or polythene sheet (not less than 125 micron/500 gauge) between the screed and the kooltherm k3 floorboard, use sand and cement screed laid to a minimum thickness of 65mm.
trunked airbricks to allow 150mm min under floor ventilation
garage floor construction 100mm over site concrete on 2000 gauge polythene, 25mm sand binding, 150mm consolidated hardcore with all materials to match existing.

First Floor Construction:

22mm Moisture resistant grade Weyroc, T & G type to all areas on 50 x 200mm (C16) joists @ 600mm centres approximately Herring bone strutting at mid span Double up floor joists where partition wall runs parallel above 15mm plasterboard and skim to underside.
100mm Quilt insulation in floor void to provide sound insulation.

Rainwater Goods:

Gutters to be moulded upvc to match existing
Rainwater pipe to connect to existing drains
All pipes to be fitted with rodding access to all changes of direction and at junctions.
All new underground pipes to be 110mm UPVC laid 1:40 fall min. with granular encasement Rainwater gulley to be trapped

Foundations:

New strip foundations to comply to BS:8004 on suitable loadbearing strata and to the satisfaction of the Local Authority Building Control Officer
Top of foundations to be min 600mm below ground level and reinforced with A193 mesh with 50mm cover top and bottom
Foundations to be taken below invert levels of existing drains
Check existing foundations and underpin if necessary at staggered stages

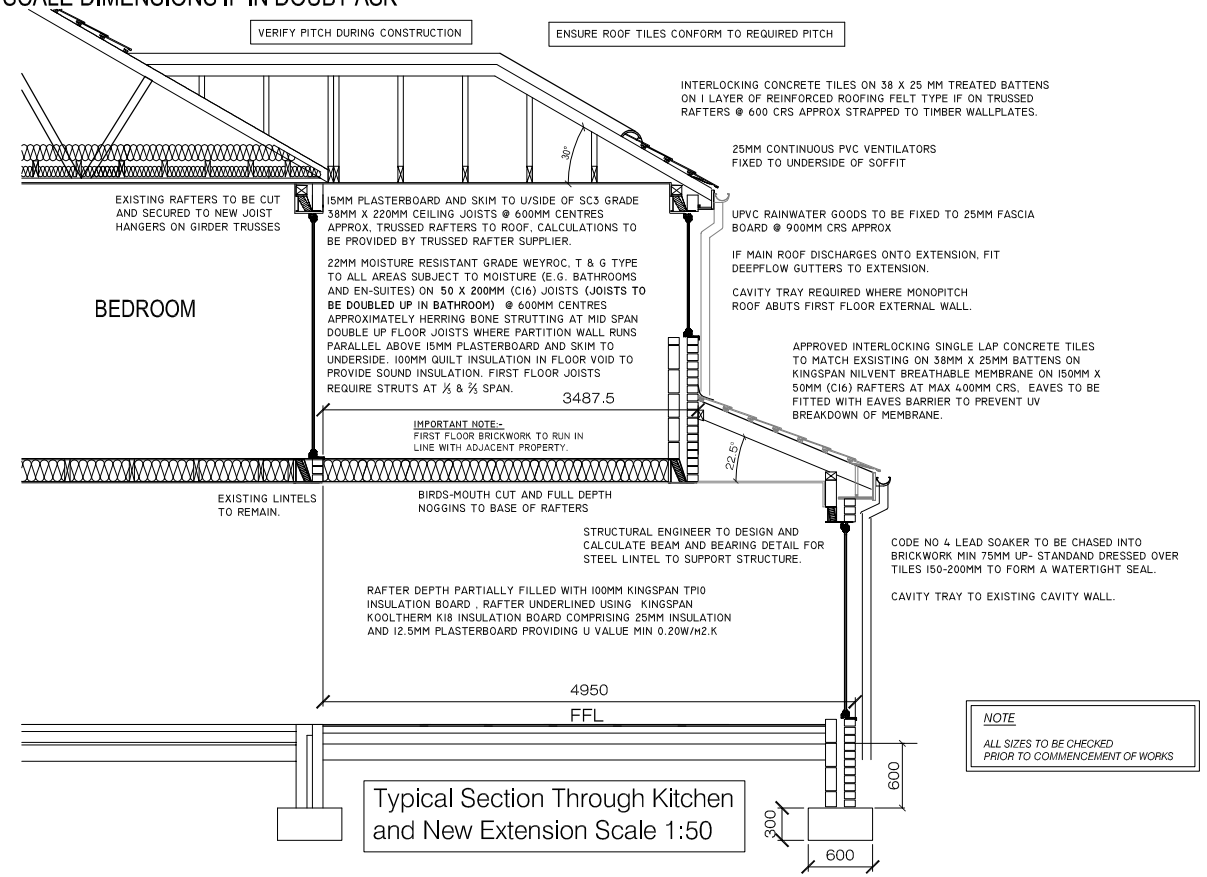
Above Ground Drainage:

All waste pipes and fittings from sanitary appliances are to be upvc to BS5255: 1076.
Branch pipes and vent pipes to be UPVC to BS 4514 : 1983.
All pipes to be fitted with rodding access to all changes of direction and at junctions.
All wastes to be fitted with 75 mm deep seal traps.

Efficiency Light Fittings

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficiancy greater than 40 lumens per circuit watt. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.
25% of new light fittings to be Energy Efficient.

1-3 new rooms created	-	*1 no location*
4-6 new rooms created	-	*2 no location*
7-9 new rooms created	-	*3 no location*
10-12 new rooms created	-	*4 no location*



Typical Section Through Kitchen and New Extension Scale 1:50

100MM KINGSPAN KOOLTHERM K3 FLOORBOARD PROVIDING MIN 0.22 W/M2K, LAID LOOSE OVER THE CONCRETE FLOOR SLAB WITH THE NECESSARY WATER AND VAPOUR PROOF PROTECTION. BOARD JOINTS MUST BE TIGHTLY BUTTED, STAGGERED, AND LAID TO A BREAK-BONDED PATTERN. THE FLOOR SLAB SHOULD BE UNIFORMLY FLAT WITHOUT STEPS OR GAPS TO PROVIDE CONTINUOUS BEARING SUPPORT TO THE KINGSPAN KOOLTHERM K3 FLOORBOARD. A THIN SECTION OF KINGSPAN KOOLTHERM K3 FLOORBOARD MUST BE USED AROUND THE PERIMETER OF THE FLOOR AREA BEING INSULATED. THIS SHOULD BE PLACED VERTICALLY AGAINST THE ABUTTING WALL SO IT CONNECTS WITH THE INSULATION LAID OVER THE SLAB AND PROTECTS THE EDGE OF THE SCREED, SO PREVENTING COLD BRIDGING OF THE FLOOR SCREED. BOARDS ARE OVERLAID WITH A SEPARATING LAYER OF BUILDING PAPER TO BS 1521: 1972 (1994), GRADE B 1F OR POLYTHENE SHEET (NOT LESS THAN 125 MICRON/500 GAUGE) BETWEEN THE SCREED AND THE KOOLTHERM K3 FLOORBOARD, USE SAND AND CEMENT SCREED LAID TO A MINIMUM THICKNESS OF 65MM.
TRUNKED AIRBRICKS TO ALLOW 150MM MIN UNDER FLOOR VENTILATION

Internal Walls:

Non loadbearing internal walls shall be stud partitions comprising 75 x 50 mm sole and head plates and 75 x 50 mm vertical studs at 400 mm maximum centres.
75 x 50 mm noggins are to be incorporated between studs at 600 mm centres vertically.
50 x 38 mm intermediate noggins as required for radiators, shelves,socket and switch boxes etc.
Stud Partitions to be dry-lined with 12.7 mm British Gypsum wallboard, Ames mechanical jointing, Topcoat finish.

Windows:

New windows to be double glazed in PVC frame to match existing and are to be supplied pre-fitted with permanently fixed controllable trickle ventilators having an area not less than 8000 square millimetres.
All glazing below 800mm above floor level, and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206:1981.
Certification to verify Part L1 compliance (1.8W/m2K) to be issued from suppliers.
Insulated cavity closer around window when replaced.

Smoke / Heat Detectors:

Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations.
Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.
Heat Detector Required to Kitchen Mains Powered Interlinked with Battery Backup to BS 5446-2 .

Ventilation:

Mechanical extractor capable of 60 litres / second to be vented through external Kitchen wall (or 30 litres / second adjacent to or incorporated in cooker hood). Box out ventilator and use flexiduct to roof vent tile.
Mechanical extract Required if Shower Installed 15L/sec to be fed through ceiling via flexi duct to roof vent tile for discharge.
Ensure that the windows to the new and existing rooms achieve 1/20 floor area ventilation with 8000mm2 background ventilation.
The exisiting en-suite to be provided with 15L/sec mechanical ventilation to be fed through ceiling via flexi duct to roof vent tile for discharge and linked to the light switch with a 15 minute overrun period.

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Rev.	Revision Note. First Floor Revision note Added

PROPOSED ALTERATIONS TO
6 ATHELHAMPTON
TEAL FARM. WASHINGTON
NE38 8TA

Scale 1:50
Date 20.04.08
Title PROPOSED SECTION & SPEC
Sheet No. 4 of 8