

**SPECIFICATION**

**GENERALLY**

Builder to check suitability of all materials on site and to check dimension. If in doubt, ask.  
 Building work should not commence until Full Plans Approval Certificate is obtained.  
 Builder to be responsible for informing the Building Control Officer at project start and all appropriate stages of work for on-site inspection. Completion certificate required from Building Control for client unless stated otherwise. Where new work is connected to existing, check structural stability of existing to ensure integrity of total construction.  
 Client to be responsible for obtaining party wall agreements if necessary, guidance available from the office of the Deputy Prime Minister or at www.odpm.gov.uk.  
 Structural calculations:  
 Further investigation and justification may be required as the construction progresses. The builder shall inform the agent for any discrepancies found on site.  
 The information given in these calculations is for design purposes only. The builder shall use site measurements for all structural items.  
 Existing foundations and lintels to be exposed on site and assessed for suitability to sustain revised loading arrangement.  
 Material ordering and construction should not begin until these calculations have been given approval by the Local Authority.  
 Unless detailed to the contrary, all steel beams should have a minimum bearing of 100mm at either end.  
 All steelwork exposed to external environments should be galvanised for corrosion protection.  
 All works are to be carried out in accordance with the latest building Regulations including all subsequent amendments, British Standards, Codes of practice, specifications and any current legislation that may be in force at the time of construction.  
 Materials where possible should be produced to BS 5750 for Quality Assurance or equivalent ISO.CEN standards.  
 Workmanship shall comply with the requirements of BS CP8000 Workmanship on building.

**DEMOLITIONS**

All demolitions and excavations to be in accordance with the relevant Codes of Practice for Demolition BS 6187 (1982).  
 Temporarily disconnect and remove all services from within the working area notifying all relevant service providers beforehand if applicable. All precautions should be made against uncontrolled collapse. The builder to be responsible for all necessary temporary support and shall ensure the stability of the structure during construction, it is advised that a structural engineer should be consulted to provide a risk assessment and method statement for all structural work including temporary propping.

**WALLS**

Apply 25mm render to existing stone wall with 2 coats of RIW LAC waterproof membrane. 100mm cavity with 50mm Celotex CG4040 insulation. Cekon Solar block (lambda 0.11) inner skin with 12.5mm plasterboard on dab sand skim to wall finish internally. To meet U value of 0.28W/m2K  
 New walls to be tied to existing by toothing or block bonding, cavities to be continuous.  
 Wall construction to be as shown on drawing and to correspond to specification below.  
 External walls above DPC level to be cavity construction (see drawing).  
 Insulation to be extended at top of cavity to meet roof insulation above plate level.  
 Cavity insulation to be continuous at door and window jambs to prevent cold bridging.  
 Lintels to external openings windows and doors to be oak with 150mm end bearing and installed to engineers instructions.

**INTERNAL WALLS**

Stud partitions adjacent to designated bedrooms or rooms containing water closets in the same dwelling to have 100x50mm studs at 600mm c/c and generally to have double skin 12mm plasterboard of at least 10kg/m2 (recommend Gyproc Wallboard Ten) finish with plaster and skim coat and staggered joints. Alternatively: Insulation between plasterboard to be 50mm insulation (recommend Rockwool Flex) fixed to one frame between studs.

Ceilings adjacent to designated bedrooms or rooms containing water closets in the same dwelling to have double skin 12mm plasterboard of at least 10kg/m2 (recommend Gyproc Wallboard Ten) finish with plaster and skim coat and staggered joints.

**WINDOWS & SAFETY GLAZING**

All new windows and glazed doors to be double glazed to achieve a 'U' value of 1.6W/m2K  
 All glazing below 1500mm in doors and adjacent panels also to windows below 800mm to be safety glass to B.S. 6206.

**FLOOR**

Apply 2 coats RIW LAC dpm to existing slab. DPM, to be continuous and to lap wall tanking in accordance with RIW instructions DPC's to be RIW or similar to BS. 743  
 100mm Celotex FF3000 insulation over DPM. Provide 30mm Celotex insulation at return of slab up to fin. floor level. (not to be wider than thickness of plaster + skirting) to prevent cold bridging - underfloor heating chiptrack mechanically fixed to insulation with 14mm Plastifo underfloor heating tubing in accordance with 'Nu Heat' manufacturers instructions. with 65mm structural screed topping towelled smooth( floor finish to be by client) to meet 0.22W/m2K 'U' value.

**Mezzanine Level**

Joints abutting building to be built in, alternatively where necessary to be supported on joist hangers, wall plate to be fixed to existing wall with wall hangers with expanding bolts @ 600mm c/c. Ends of joist to be notched into steel beam  
 Suspended timber floors to be 22mm 'Weyroc' flooring grade chipboard on floor joists. OR: 22mm thick T & G boarding.  
 For spans over 2500mm to have cross strutting to brace joists mid-span. For spans over 4500mm to have 2 rows of strutting at third spans.  
 Ceiling and roof to have lateral restraining straps at max. 2M c/c.  
 New floors to line through with existing unless steps noted. Restraining straps to provide continuity of lateral restraint where beams etc. break span between external walls.

**ROOF**

All rafter feet to be tied to ceiling joists by spiking or galv. metal connectors at perimeter.  
 Rafters bearing on 100 x 50mm wall plate to have non-tearing sarking felt with treated 25 x 38mm tiling battens. ridge tiles to be cement mortared 1:3  
 Sarking felt to be ventilation type 'Tyvak' or similar.  
 Provide galvanised lateral restraining straps at max 2M c/c

Insulation to Roof (Cellotex two layer system)  
 Sloping tiled roof to have min. 50mm air gap for cross ventilation. 60mm Celotex PL4000 fitted between rafters with 100mm Celotex PL4000 overface with a 25mm low-emissivity cavity ( 25x47 fixing battens) and 12.5mm plasterboard with skim internally. 'U' value 0.18 W/m2K.  
 cross roof ventilation for roof at eaves - 10mm for pitched roof, vents to be continuous and to have insect grille. Provide Harcon ventilation tiles to vent roof at high level.

**VENTILATION**

All habitable rooms to have operable windows with one ventilation opening min. 1/20th floor area. All windows and doors serving habitable rooms to contain trickle vents of min. 8000mm sq. Bathrooms and toilets to have mechanical ventilators capable of 15 litres/sec. operated by light switch with over-run. Ducted to open air. Kitchens and utility rooms to have mechanical ventilation of 30 litres/sec..

**DRAINAGE**

All pipework below ground to be 100mm salt glazed stoneware to BS 65 with flexible joints.  
 Alternative UPVC underground drainage to BS 4660/ BS 5481 bedded and surrounded in pea shingle 150mm. Falls to be 1:40 to 100mm dia. pipes. Pipework above ground to be plastic. SVP. to be 100mm dia. New manholes to be constructed in bwk or blockwork to BS 3921 conc. 150mm base and top slab, cover and frame to suit possible imposed loads.  
 Alternatively UPVC inspection chambers to Agr'ement Cert. 87/1873. Surface water pipes below ground to be as foul spec. 1200mm dia. soakaway min. 5M from buildings and to Local Authority Inspectors approval and in accordance with BRE Digest 365. Rainwater downpipes to be 75mm with 100mm dia. gutters. All pipework below buildings and less than 600mm invert to be protected by conc. encasing 100mm 1:3.6 mix.

**INTERNAL DRAINAGE**

All pipework above ground to be plastic. SVP and soil stacks to be 100mm with bird guard to vent min. 900mm above any operable windows. Min. 32mm waste pipes for basin and toilet. min. 40mm waste pipes for bath shower and sink. All traps to be 75mm deep seal. All areas with W.C.'s to have hot and cold running water supplies. Rodding eyes at all change of direction. Hot water to be indirectly vented to expansion tank in roof space. Sanitary appliances and fittings to comply to BS 6465.

**STAIRCASE AND BALLUSTADE TO BRIDGED LANDING**  
 (private stair) Max. rise 220mm, min. going 245mm (2R+G = between 550 & 700mm) where rise is 155 to 220mm and going 245 to 260mm. Min. vertical headroom 2M. Pitch not greater than 42 deg. No opening or any part of staircase and balustrade to be greater than 100mm in any direction. Handrail to stairs and landings to be min. 900 mm high and max. 1000mm above pitch line. External landings and balconies to have guarding min. 1100mm height. UDL top of guarding 0.74 kn/m.

**FIRE PROTECTION & MEANS OF ESCAPE.**  
 Smoke detectors to be designed and installed to BS. 5839 Pt. 6 and to be provided at all storey levels. To be powered by mains electricity on separate circuit with battery backup. All smoke detectors to be interconnected. At least one fire alarm should be fitted to each storey of the dwelling  
 All windows from habitable rooms to have one opening window of clear area of 0.33M2 or (450mmwide x 750mm high.). Height of sills to be between 800mm and 1100mm above fl.  
 Half hour fire protection of all structural steel not in roof space to be provided by Superlux boarding.  
 Recessed light fittings to have fireproof surrounds to adjacent structure.

**SEPTIC TANK ( if required)**  
 Location and construction of septic tank and associated services to be to BS 6297 : 1983.

**ELECTRICS**

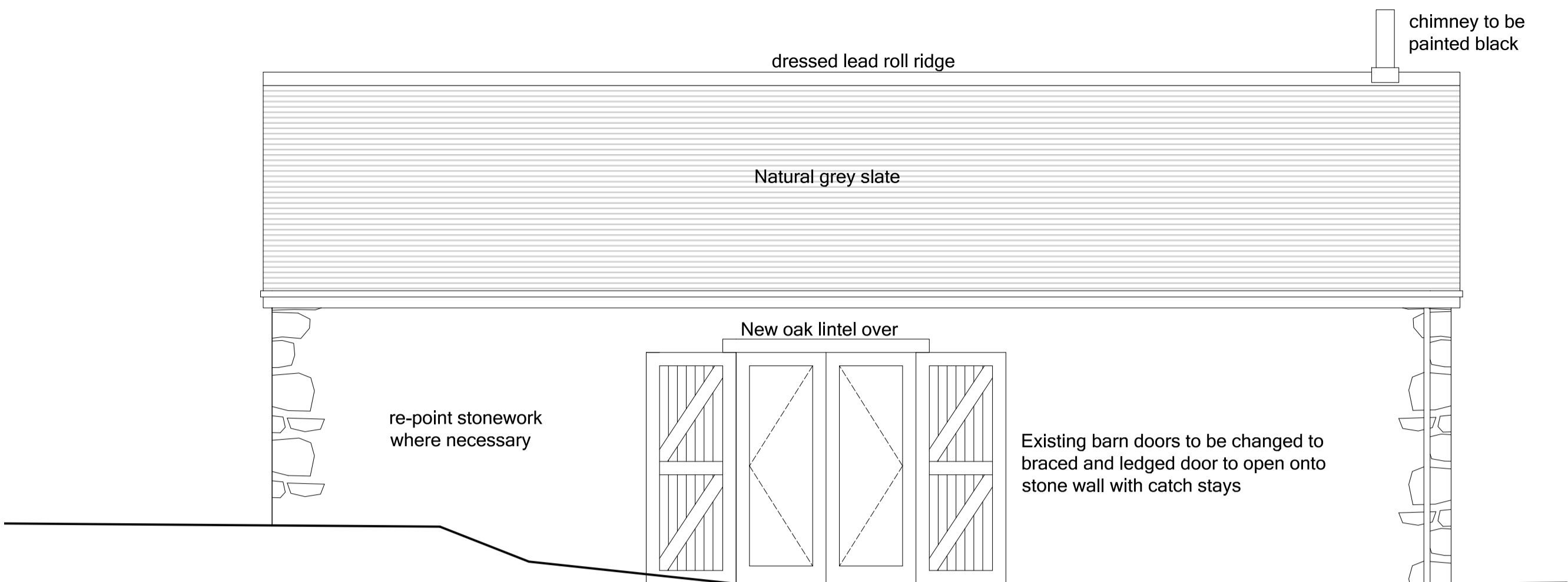
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the council should be satisfied that Part P has been complied with. Provide the appropriate BS7671 electrical installation certificate by a person competent to do so on completion of the works.  
 All new habitable rooms to have at least one energy efficient light fitting.  
 Provisions for disabled:  
 Sockets and switches in habitable rooms to be located between 450mm and 1200mm from finished floor level.  
 External lighting to have energy efficient fittings and suitable control for limiting light pollution.  
 Allow a provisional sum for electrics for :  
 diverting an existing ring mains to new accommodation.....  
 No..... double switched socket outlets to ..... room and.....  
 .....No. switched sockets outlets to .....room .  
 Allow for light switches and ceiling roses to .....rooms and associated wiring.

**HEATING**

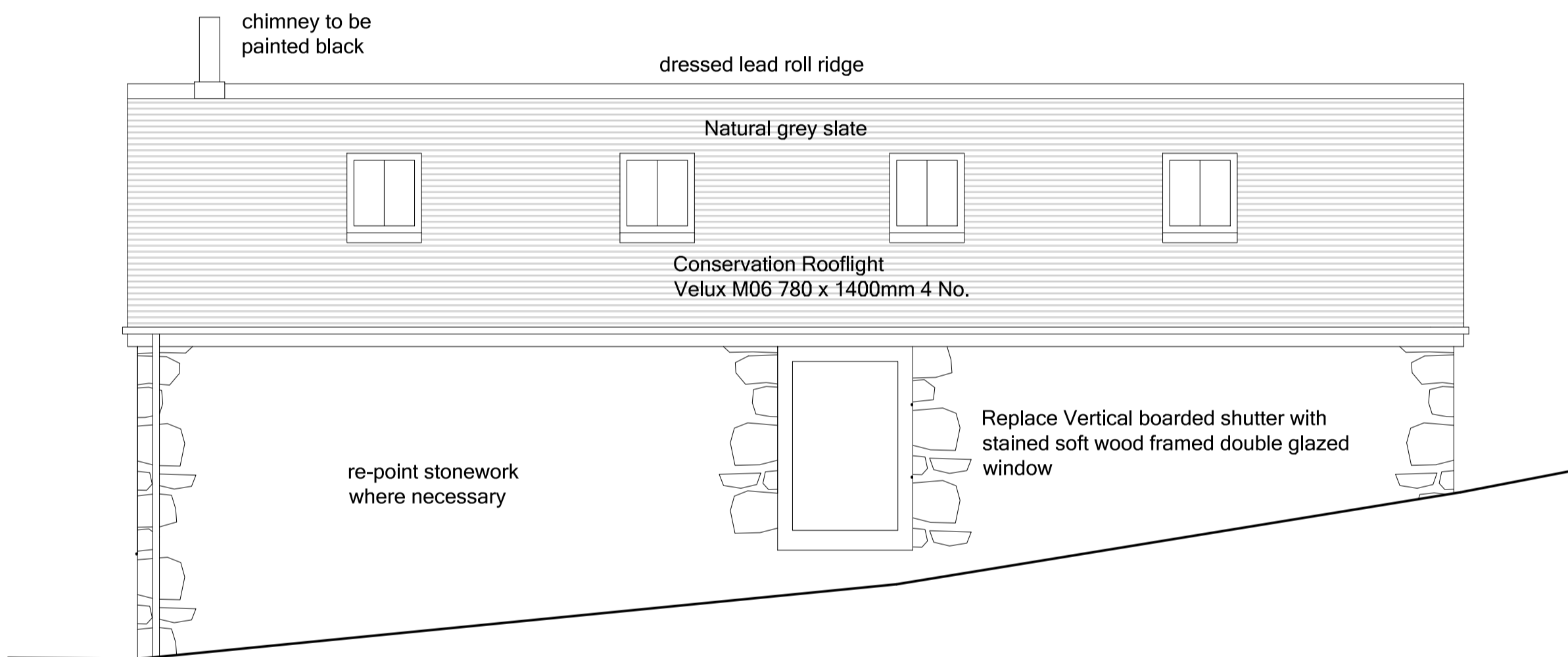
Allow a provisional sum for diverting the services to clients approval.  
 New gas boilers to comply with SEDBUK and achieve over % rating (mains natural gas).  
 Comb'i / condensing type.  
 All new controls to be commissioned and approved by GAS SAFE qualified engineer and certificate to be submitted to building control on completion.

**JOINERY**

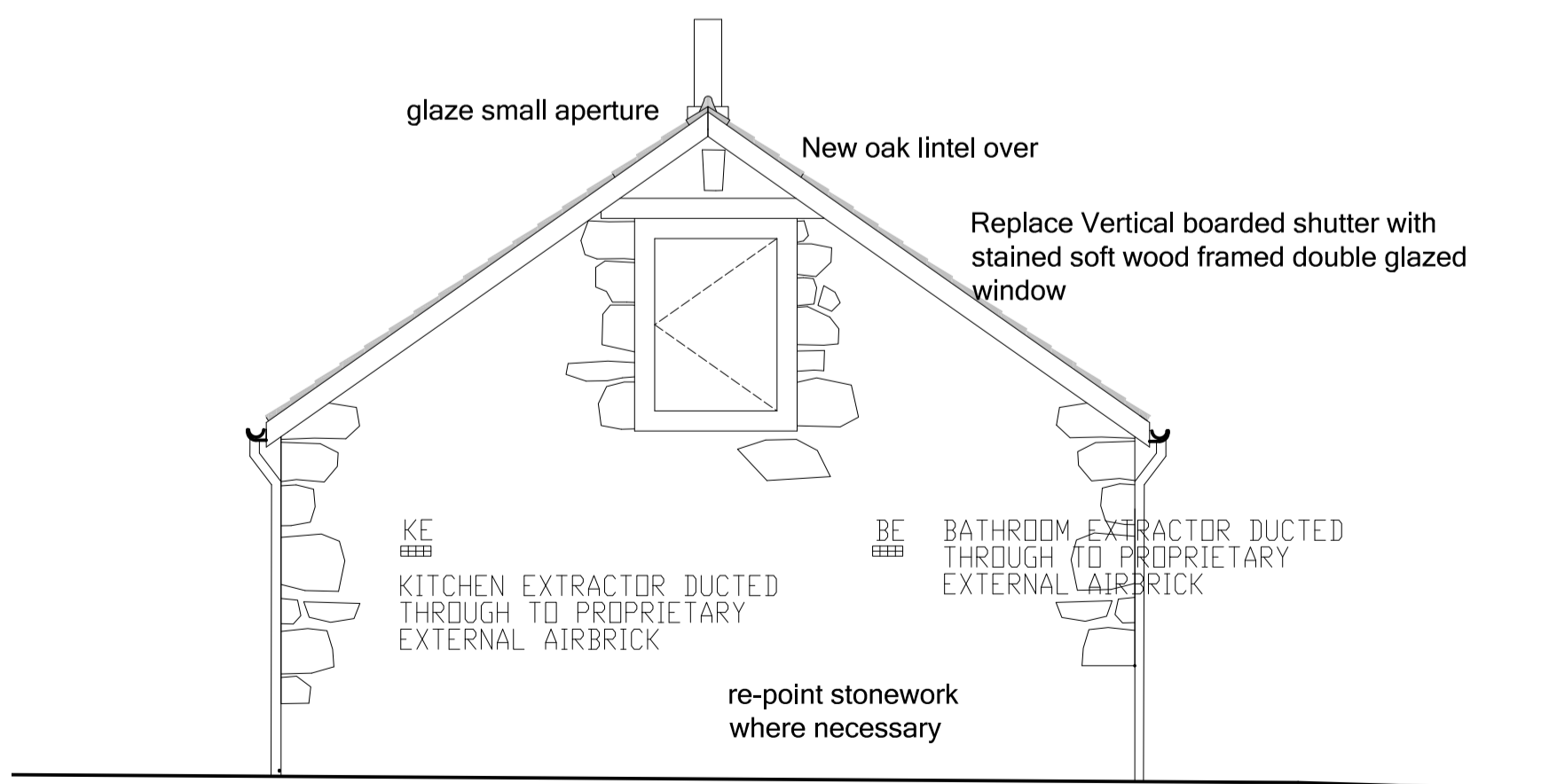
Provide matching architraves, skirting and sill boards all round on completion. Provide new doors and ironmongery to match existing. Box in exposed pipework with s.w frame and 6mm ply wood cover. All items to be agreed with the client prior to supply.



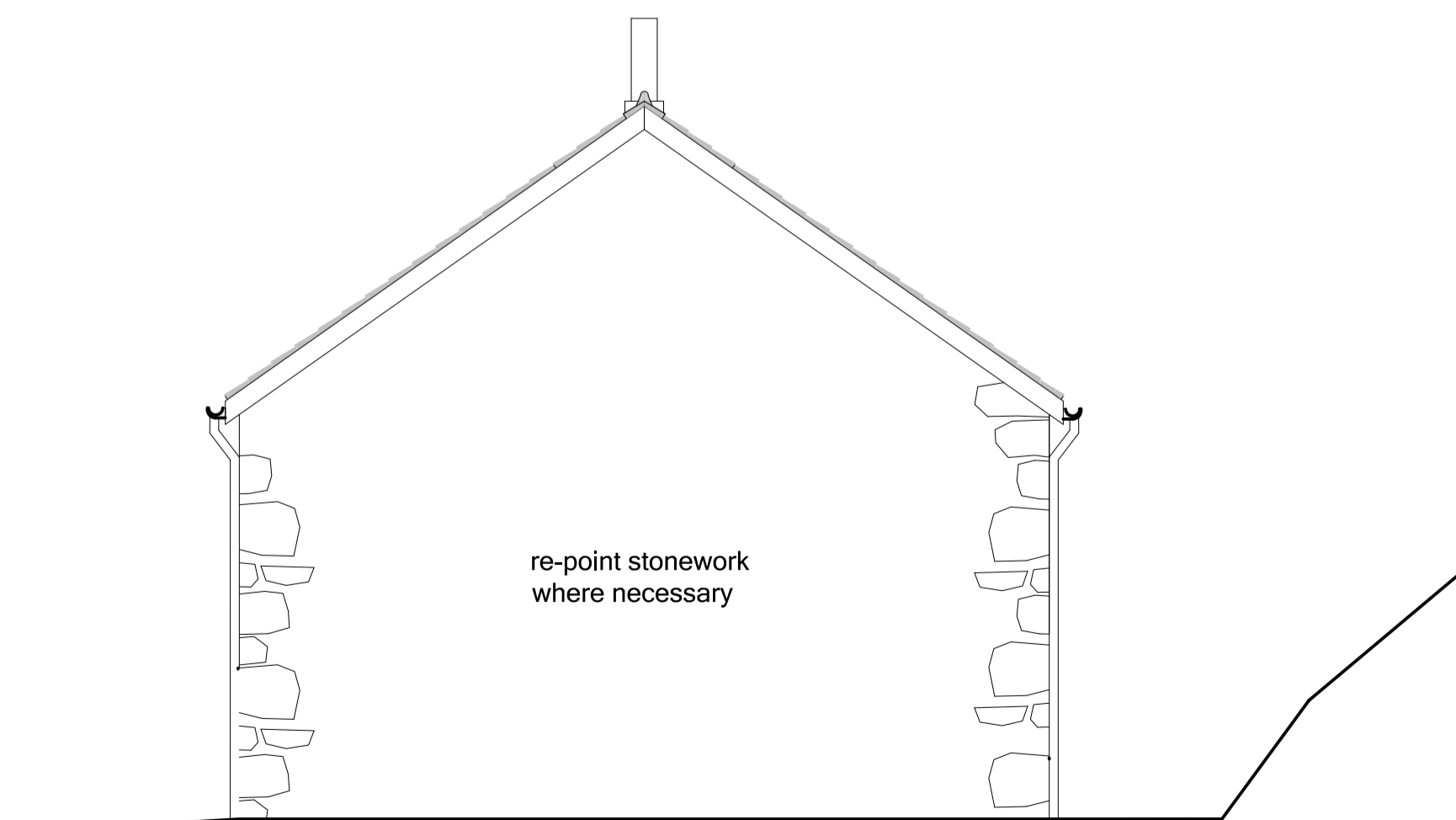
**Front Elevation  
Scale 1:50**



**Rear Elevation  
Scale 1:50**



**South West Elevation  
Scale 1:50**



**North East Elevation  
Scale 1:50**

**NOTES**

This drawing must be read in conjunction with all the relevant details for this project.

All work is to comply with the current requirements of the Building Regulations and allied legislation.

No work is to extend over adjoining properties without express instructions.

All contractors / sub-contractors must ensure that they have the latest issue drawings and details before commencing work

Figured dimensions take preference over scaled drawings. Large scale drawings take preference over smaller scale drawings.

All materials are to be used and installed in strict compliance with manufacturers recommendations.

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

No.	Date	Revision

Client

Job Title

Drawing Title

**Building Details 4**

Scale **1:50 @ A1**

Date

Drawing No.	rev
	<b>A</b>