



SPECIFICATION	
FLAT ROOF	12.5mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to B.S. 747 Part 2: 1970 top layer to be high performance felt not laid and built up in accordance with C.P. Part 3: 1970. Min. 4.5mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.25w/m ² K in accordance with part 1.
COLD ROOF	19mm plywood decking fixed to 1:40 fall 38 x 38mm counter battens @ 400mm c/c. 200mm fibreglass insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent pipe with fly screen to soffits.
WARM ROOF	105mm Celotex TD 3105 combined insulation and decking fixed to 1:40 fall 12.5mm plasterboard and skim. Felt and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt with eaves 38 x 25mm 90p batten 25mm thick laminated s.w. fascia 110mm H.R. s.p.v.c. gutter 75mm W.W.F.
WALLS	Waterproof rendering to B.S. 5262: 1978 on 100mm exterior blockwork. Facing brick and bond to match existing 75mm cavity filled with dryform 32 insulation batts. 100mm exterior solar block inner skin with 12mm plaster. U value to wall to be less than 0.30w/m ² K in accordance with part L. Thermobate cavity closer to opening.
WALLS	Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Teeth in new walls and mortar cavities. Vertical ducts to all reveals. Hydrated horizontal dpc min. 150mm above ground level and 100mm min. up. Weck concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor strips with nogging @ max. 2000mm c/c. engaging 3 no. joist/rattlers.
FOUNDATIONS AND SLABS	450mm wide 1:3:6 mass concrete foundations min. 1000mm below ground level and to 800mm fall below any tree root activity and to invert level of adjacent drainage. Foundations to be constructed with H.B.C. Practice hole @ 2.75m x 1.3 cement/sand screed on 3 coats of sintered brick continuous with dpc on 1500mm concrete on 100mm high Celotex G1300Z floor insulation on 100g polythene membrane on sand blinding on 150mm well consolidated hardcore. U-value of slab to be less than 0.22w/m ² K.
DRAINAGE	Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. Uprvc down pipe to be 1:40 fall bedded and surrounded in 100mm pea shingle. Provide r.c. intakes over any drain passing through walls or foundations and 75mm diameter to clear with less than 600mm cover. New manholes to be 450mm dia. polypropylene Geom. drainage chamber with 100mm dia. u.p.v.c. to have bolted and sealed covers. Soakaways where used when s. not available to be min. 2000mm from any building designed in accordance with BRE. Digest 365.
DRAINAGE ABOVE GROUND	110mm dia. Uprvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. Uprvc soil pipe to wc's 75mm deep seal trap 40mm dia. Uprvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 12056:2000.
FIRE PROTECTION	Beams encased in two layers of 12.5mm gypsum plasterboard to break joint fixed with timber cradle with 7mm gypsum plaster skin. Denotes half hour self closing fire door with 25mm door stroke and 100mm non-combustible threshold to garage. Smoke alarm to be provided to hall and landings mains powered interlinked conforming to B.S. 5446 Part 1.
SUB FLOOR VENTILATION	Any air brick covered by new work ducted by 110mm dia. Pipe under new floor to new 75 x 215mm air brick.
DORMER CHIEKS	Plan rafter/pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 5mm sheathing plywood on 100 x 50mm studwork of doubled rafters. 90mm kingspan insulation between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashings and soakers to junctions to roof.
FIREPLACES AND FLUES	125mm thick suspended hearth to extend 150mm to sides and 500mm in front of jamb. Provide rising points for frequent 200mm dia. Clay flue liners to B.S. 1181. All timber lined min. 200mm away from flue and 50mm away from casing to flue. Code 4 lead back gutter, horizontal dpc flashings and soakers to junction of chimney with roof. 215 x 215mm air brick for combustion. Gas fired balanced flue terminals to be sited min. 300mm from any opening and fitted with durable wind guard. A notice plate is to be provided adjacent to the corneriser unit stating the location of the fireplace, the fire category, appliances that can be accommodated, the size and manufacturer of the flue and the installation date. Appliances listed in accordance with approved document J and the results made available to the L.A. Building Control. All heating and hot water systems need to be fully commissioned and ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and building control officer. Proper instructions to owners should be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.
WINDOWS AND VENTILATION AND LIGHTING	All new double glazed windows and patio doors to have min. 16mm argon filled air gap providing a u-value less than 1.8 w/m ² K. All new glazing in critical areas to be toughened glass to B.S. 6206: 1981 in accordance with part N. Windows to provide 5% openings to habitable rooms. Min. 10,000cm ² ventilated heads to patio doors and 8000cm ² inside vents to bedrooms.
INTERNAL LIFT	Internal lift accommodation vented by extractor fans ducted to external air. Fan wired to light switch and to run for 30 minutes after light switched off. Bathroom/Showers rooms to have mechanical extract fan to clear 15 litres per second. Kitchen to have cooler hood extract fan to clear 30 litres per second. New laundry rooms to have a mech. Extract fan to clear min. 30 litres per second. Provide high efficacy lighting to new rooms Luminous efficacy of 40 lumens per circuit watt shall be provided in at least 50% of rooms. All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration.
PITCHED ROOF AND CEILING	Tring and pitch to match existing on 38 x 25mm pressure impregnated battens on 100 x 50mm studwork on 5mm sheathing plywood on 100 x 50mm studwork of doubled rafters. 90mm kingspan insulation between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. Corrugated PVC ventilators to any sloping insulated ceiling. 25mm continuous vent strip to soffits and cross ventilated in accordance with B.S. 5250: 1989. Provide high level roof vents @ 1200mm c/c.
UPPER FLOORS	20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 38mm x 38mm heringbone stranding 12.5mm plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over garage shall be fixed with 2 layers of 12mm plasterboard with staggered joints with 250mm fibreglass insulation between joists with a skimmed ceiling to provide a 1/2 hour fire protection.
LINTELS	Ceramic CH3 to openings up to 1800mm CH4 to wider openings. Min. 150mm and basings.
INTERNAL STUD PARTITIONS	100 x 50mm s.w. stud framing built off 100 x 75mm sole plate. Studwork spaced @ 450mm c/c horizontally and 900mm vertically and 100mm polyurethane insulation with 15mm plasterboard with a density of 10kg/m ³ and skim both sides. First floor joists doubled up and bolted together under stud partitions.
STAIRS	200mm riser and 223mm going. 25mm nosings. Total rise of min. Min width 800mm. Min. 2000mm headroom vertically above pitch line. Handrail to be 900mm high above pitch line and on landings. Max gap to spindles 99mm. Prior to ordering stairs the contractor shall check the finished floor dimensions Double up floor joists where indicated to trim stairwell opening.
ELECTRICAL	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 must be satisfied that the appropriate electrical installation certificate has been issued for the work, and has been signed by a person competent to do so.
GENERAL	All work to be carried out in accordance with the Building Regulations 2000 and current B.S. Codes of Practice. Adequacy of existing walls, lintels and foundations to be checked on site prior to building. All dimensions must be checked on site and reported from this drawing. Any discrepancy in dimension must be notified before proceeding. No responsibility will be accepted for alterations carried out without notification. Materials and workmanship are to be to the satisfaction of the client matching existing where possible. Where applicable consent from the adjoining owner should be sought under the provisions of the party wall etc. act 1996. All new electrical fittings, radiator positions etc are to be agreed on site with client. The builder is to remove all debris as it accumulates and on completion leave the site tidy to the clients satisfaction.

