

GENERAL SPECIFICATION

FOUNDATIONS

Plain in-situ concrete, GEN mix 3, to BS 5328, 750 x 300mm under external walls. Where steps occur the concrete overlap to be twice height of step, foundation thickness or 300mm, whichever the greater.

Concrete blockwork, BS 6073: Part 1, 7N/mm² to DPC level. 125mm cavity with vertical twist stainless wall ties to BS 1243, max 750mm centres horizontally and 450mm vertically. Concrete GEN 1 mix 1 cavity fill to 225mm below ground level.

50mm screed on 100mm oversite slab, 120mm Celotex FR 5000 floor insulation (0.019 Wm/K) turned up on edge of slab, 1200 gauge damp proof membrane turned up and on to horizontal DPC. 150 mm minimum hardcore bed well consolidated with 25mm dust/sand blinding.

Depth and final design of foundations to Local Authority approval.

Dwelling floor to have a min. 'U' value of 0.25 W m²K minimum.

WALLS

100mm concrete block outer skin, rendered and dashed to match existing, 100mm wide cavity, with 50mm Celotex CG 5000 (0.02 WM/K) wall insulation fixed with retaining clips to inner skin to manufacturers requirements. 100mm concrete block inner skin rendered and skimmed, to be at least 120kg/m². Cavities closed at eaves level. Insulated I.G. lintels with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals. The frame should be set back behind the outer leaf of masonry, damcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated finned cavity closer may be used.

External walls to have a min. 'U' value of 0.35 W/m²K minimum.

ROOF

GRP seamless flat roof covering laid in accordance with the manufacturers specification, laid on 120mm Celotex FR 5000 insulation board (0.22W/mK), on vapour barrier, on 18mm external grade WBP plywood. 195 x 47mm flat roof joists at 400mm centres. 100 x 50mm softwood wall plate securely fixed and restrained with ms wall plate straps at 1200mm centre. Upvc fascia fixed to joist ends. Upvc soffit with 25mm minimum continuous vented grilles. Rainwater goods to be UPVC, gutters laid to 1:600 fall minimum, with a flow rate of 3.23 litres/second. Downpipes to suit. Ceilings to comprise one layer 12.5mm plasterboard with skim finish.

Roof to have 'U' value of 0.20 W/m²K.

.WINDOWS AND DOOR

Doors to be GRP or similar approved

Doors to have 'U' value of 2.2 w/m²

ELECTRICAL INSTALLATION

Installation to be designed to comply with current I.E.E. requirements and be installed to N.I.C.E.I.C. 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level. Provide lamps having a luminous efficacy greater than 40 lumens per circuit – watt. External lighting to have the ability to be automatically extinguished when there is enough daylight, and when not required at night.

Mechanical ventilation to have capacity of 60 litres/second, and be continuous when light is on.

HEATING AND PLUMBING INSTALLATION

Heating to be provided by Dimplex wall mounted LST electric panel heater, IP24 with pre set 24 hour/ 7 day timer mode and frost protection.

All cold water feeds must be directly off the rising main supply. Sink waste to be 50mm min. 22mm overflows, 75mm deep seal traps. Wastes connected to new BIG gulley and new manhole located on line of existing foul sewer.

DRAINAGE – BELOW GROUND

100mm UPVC drainage pipes and fittings. Pipes laid to adequate falls and bedded and surrounded with granular material. Pipework beneath slab to be bedded and surrounded in concrete with minimum of 150mm cover. P.C.C. lintels over pipes where passing through walls, with 50mm space all around and rigid sheet material masking both sides. Manholes to be GRP/ Class B engineering brickwork with medium duty covers and frames. Foul drainage connected to existing foul sewer. Storm drainage connected to existing.