

PROPOSED EXTENSION, 38 JERICHO ROAD, WHITEHAVEN

SPECIFICATION

FOUNDATIONS

Gen 3 concrete 150mm thick 600mm wide set minimum depth 600mm. Steps in foundations are to overlap by twice the height of the step, by the thickness of the foundation or by 300mm whichever is the greater. Steps should not be higher than the thickness of the foundation.

DPC'S

Hyload pitch polymer 150mm wide dpc to inner leaf turned down over dpm. 100mm wide dpc to outer leaf. Horizontal and vertical dpc's to all openings with Thermabate cavity closers at window and door reveals.

GROUND FLOOR

100mm concrete on 100mm Celotex on 1200g visquene dpm tucked up under dpc. 150mm blinded and consolidated hardcore. 25mm perimeter insulation.

FIRST FLOOR

22mm T&G Weyroc Grade C4 chipboard on 170 x 50mm timber joists @ 400 c/s with blocking at mid span (en-suite floor to be 22mm WBP plywood). Joists to be supported on 'restraint' type joist hangers. Last three joists strapped to walls running parallel to them with 1200 x 30 5mm ms straps @ 2000 c/s with packers between joists and between last joist and wall. Joists to be doubled up under partitions running parallel to the joists span. Ceiling to be 12.5mm Gyproc Wallboard TEN with a skim finish and 100mm Isowool APR 1200 laid between joists.

EXTERNAL WALLS BELOW DPC

7N/mm² dense concrete blockwork to 100mm inner, facing brick outer leaf to match existing. 100mm cavity with Catnic BBW225 wall ties @ 600mm horizontal and 450mm vertical centres. Cavity to be filled with lean mix concrete to 225mm below dpc. Ducts and drainage passing through walls to be protected with 150mm pc lintels.

EXTERNAL WALLS

New blockwork to be tied to existing construction with approved mechanical ties. New cavities to be made continuous with cavity in the existing walls.

EXTERNAL WALLS ABOVE DPC

7N/mm² dense concrete blockwork to 100mm inner and 100mm outer leaf. 100mm cavity with Catnic BBW225 wall ties @ 600mm horizontal and 450mm vertical centres with tie to each block course round openings and 60mm Celotex secured to inner leaf with proprietary clips. Wall insulation to extend min 150mm below top of perimeter insulation. Cavity to be closed at top with proprietary fire resistant board bedded on mortar. External finish to be render to match existing, internal finish 12.5mm Wallboard secured to inner leaf with Gyproc Dri-wall adhesive. Lintels to be Catnic CG90/100.

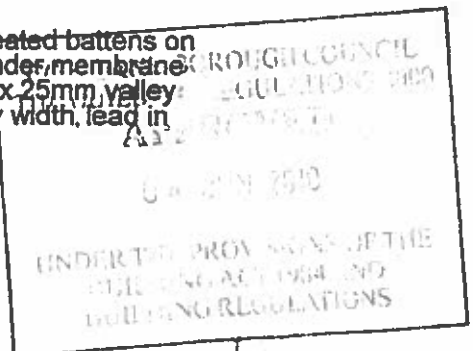
Vertical movement joint to be formed in external leaf where indicated. 10mm vertical joint filled with foam. Ancon PPS wall ties with debonding sleeves set across the joint @ 450 vertical centres. The wall ties across the cavity are to be set 225mm away from the expansion joint. Joint to be finished with render stop beads each side and the joint pointed with approved polysulphide mastic.

INTERNAL WALLS

100 x 50 stud partition with 12.5mm Gyproc Wallboard TEN and skim to both faces. Where indicated on the drawing the partition is to be filled with 25mm Gyproc Isowool Acoustic Partition Roll (1200).

ROOF

Interlocking concrete tiles to match existing on 50 x 25 treated battens on Proctor 'Roofshield' underlay. Hyload dpc to be tucked under membrane lapped 150mm into gutter. Valleys to be formed with 250 x 25mm valley boards and Code 5 lead lining to give 125mm open valley width, lead in maximum 1500mm lengths lapped 150mm.



JOINERY WORKS

All roof timbers are to be vac/vac treated. Timbers to be Grade C16 unless otherwise stated. Gang-nail trusses to be designed to BS 5268 Part 2 with pitch to match existing (30° assumed) with 35° pitch to gable to Bedroom 4 and fixed to a 75mm wall plate bedded in 1:3 cement mortar strapped to inner leaf @ 1800 c/s with 30 x 5mm ms straps. Trusses secured to wallplate with truss clips @ maximum 600mm centres. Roof to be braced to BS 5268 Part 3 1998. Last three trusses strapped to gable wall @ 1200 c/s with 30 x 5mm ms straps and noggins between trusses and between last truss and gable. Upvc fascia, bargeboards and soffit. Total 300mm fibreglass insulation laid between and across ceiling joists. Roof and wall insulation to abut the cavity barrier to prevent cold bridging. 12.5mm Duplex plasterboard and skim ceiling.

Trap hatch to be Banbro or equivalent insulated and fitted with holding down straps.

Windows to be white upvc with double glazed units to give a minimum 'U' Value of 1.8 W/m²K. Opening lights to be provided to give ventilation equal to 1/20 of the floor area of the room they serve and trickle vents to give 8000mm² ventilation to habitable rooms and 4000mm² to other rooms. Windows and external doors to be draught stripped. Safety glazing to be fitted to all window openings within 800mm of floor level and within 1500mm of floor for doors and glazed screens. Windows to habitable rooms are to have minimum clear opening lights of 450W x 750H with a minimum area of 0.33m². Cill to be maximum 1100mm above floor level. Escape windows to be non-lockable unless fitted with release catches.

PLUMBING

New soil and vent pipe to be 100mm diameter 900mm above head of any adjacent window.

All new fittings to have deep seal (75mm) traps. Basin to have 32mm waste, 40mm to shower, 50mm to sink, 100mm to WC. When two 40mm or 32mm pipes combine the diameter is to be increased to 50mm. Air admittance valves to be fitted where wastes are longer than 1700mm. New guttering to be Deepflo.

HEATING

Existing wet system to be extended. All new radiators are to be fitted with TRV's except the radiator in the hallway. Any piped services which penetrate into hollow construction are to be sealed. All pipes and ducts to be insulated to BS 5422.

VENTILATION

Extract fans, sleeved across cavity, to give the following extract rates:
Kitchen 60 Litres/sec
En-suite 15 Litres/sec linked to light switch with 15 minute overrun and 10mm gap under door for air inlet.

DRAINS

New drains to be 100mm Hepworth Supersleve encased in concrete where they pass under the building and protected with 150mm pc lintels where they pass through walls.

Drains passing within 1 Metre of external walls are to be encased in concrete to the underside of the foundation of that wall. Other drains in proximity to building to be encased in concrete to a depth of 150mm less than their distance from the building.

Drains passing under driveways to be encased in minimum 100mm thick concrete with movement joints at each pipe joint.

Pipes generally shall be bedded Class F material (graded between 5mm and 10mm)

Manholes to be 450mm diameter Supersleve PPIC inspection chambers to a maximum depth of 900mm. Pre-cast concrete manhole sections above this depth.

All new rainwater pipes to terminate at roddable gullies connected to minimum 100mm diameter drains. All gullies are to be Hepworth Square Hopper with Integral Back Inlet, trapped.

ELECTRICAL

All new electrical work must be designed, installed, inspected and tested by persons competent to do so. The electrical contractor is to issue a BS7671 Electrical Installation Certificate on completion of the work. Sockets and other controls to be set between 450mm and 1200mm above floor level.

Light fittings in Kitchen and En-suite to have lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

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UNDER
B
BUILDING

W.A. Evans