TECHAPPR

DEVELOPMENT SERVICES
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BUILDING PLAN SERVICES

CLIENT:	**MR & MRS D JOYCE**
DATE:	**AUGUST 2011**
SPECIFICATION SHEET NO:	**RJF/NJB/HP3471/d/2**
REVISIONS:	

1. FOUNDATIONS:- 850mm x 600mm wide concrete strip, at depth to suit sub soil and actual ground levels. Minimum 1000mm below ground level, or at invert of any adjacent drains, whichever is the greater. C30 or GEN3 concrete to BSEN 206. In view of the proximity of the trees, foundations are to be in accordance with NHBC practise note 3. Actual depth to be agreed with Building Control Inspector.

2. EXISTING FOUNDATIONS:- Where there is increased loading on the existing foundations they are to be exposed and checked for suitability. Underpin if necessary to Building Control Inspector's satisfaction.

3. GROUND FLOOR CONSTRUCTION:- Finish at height to match existing, on 75mm sand/cement screed, on 100mm concrete, on minimum 150mm thick, flooring grade polystyrene or 86mm thick Celotex insulation board, on 1200g polythene dpm, on minimum 150mm sand-blinded hardcore. If Celotex is used, dpm must be used above and below insulation and insulation installed strictly in accordance with manufacturer's instructions. Air bricks to perimeter walls and 100mm ø ducts through floor, to maintain underfloor ventilation to any adjoining suspended floors. 25mm thick insulation between wall and floor around floor perimeter. Floor to achieve a 'U' value of 0.22W/m^{2}K.

4. CLASSIFICATION OF LININGS:- Wall and ceiling linings to meet Class 1 as BS476, for surface spread of flame, throughout.

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5. UPPER FLOOR CONSTRUCTION:- Finish at height to match existing, on 22 T&G softwood flooring, with a mass/unit area of not less than 15Kg/m^2, on joists at 400mm crs, on 12.5mm plasterboard with a mass/unit area not less than 10Kg/m^2 and skim. All joists are to be strutted at mid-span, using minimum 38mm x 38mm timber herringbone struts. Where joists run parallel to external walls, the first 3 joists are to be strapped to the wall using 30mm x 5mm galvanised mild steel anchors at not more than 1200mm crs. 100mm Rockwool quilt to be installed between joists with a quilt density of not less than 10Kg/m^3.

6. CAVITY WALL CONSTRUCTION:- Finish to match existing, on waterproof render, on 100mm, 'Hemelite' or similar, light aggregate insulation blocks, outer skin, minimum 75mm cavity, with 45mm thick Celotex CW4045 insulation board or other cavity wall insulation to chieve a total 'U' value of 0.28W/m^2K. Minimum 100mm thick Aircrete (Celcon, Thermalite or Durox) insulation blocks inner skin, plastered internally. Celotex insulation to be held against the inner leaf of the wall by retaining clips, to form a minimum 25mm residual cavity adjacent to the outer leaf. All returns at openings in 'Thermabate', or similar, insulated, 30 minute fire rated cavity closers. DPC to all cavity closers. 3 cos blue bricks and felt dpc minimum 150mm above ground level and continuous with floor dpm. Class 'B' engineering bricks both skins below dpc. Stainless steel vertical twist type cavity wall ties at 450mm crs vertically (300mm crs @ unbonded jambs) and at maximum 750mm crs horizontally. The cavity should be taken down at least 225mm below the level of the lowest damp proof course.

7. PITCHED ROOF CONSTRUCTION:- Tiles/slates to match existing on battens, on counterbattens on Tyvek 'Supro' breather underlay, on trusses at 600mm crs by specialist truss manufacturer. Trusses to be wind-braced in accordance with BS 5268. Trusses to be securely strapped down. Roof structure tied to gable end walls. Trusses to be installed in accordance with Truss manufacturers calculations/specifications. Building Contractor to obtain calculations from truss manufacturer and submit them to the Local Authority Building Control Department, minimum 28 days prior to construction of trusses. Truss manufacturer to check all on site dimensions prior to construction of trusses. Roof timbers to be pressure impregnated with preservative and site cuts are to be brush treated. Underside of bottom cord of trusses to be clad with 12.7mm foil-backed plasterboard and skim. 270mm thick 'Crownwool' fibreglass insulation laid between and over ceiling joist members. Insulation to be continuous throughout. B.S. No. 5 lead to open valleys, supported on 12mm thick marine plywood gutter boards. Insulation to be continuous throughout with cavity wall insulation. Tyvek breather underlay to be installed strictly in accordance with manufacturer's instructions. Roof construction to achieve total 'U' value of 0.16W/m^2K.

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8. STUD PARTITION CONSTRUCTION:- 75mm x 38mm full height vertical timber studs at 600mm crs with horizontal noggings at maximum 800mm crs. 25mm Rockwool RW3 slabs between studs. Partition clad to both sides with minimum 12.5mm plasterboard and skim having a density of not less than 10Kg/m^2, to achieve a 40 dB sound reduction. Joists beneath partition to be doubled up where running parallel. All joints to be well sealed.

9. VENTILATION:- Shower room,en-suite, and bathroom to be mechanically ventilated, using extractor fan, ducted to atmosphere and capable of extracting minimum 15 1/second. These rooms also to have continuous background ventilation (minimum 8000mm^2) provided, using trickle ventilators. Fans to bathroom, en-suites, and shower room, to be wired to light switch and must have minimum 15 minutes overrun facility. All habitable rooms ie; lounge, dining room, and bedrooms to have window vent area equivalent to at least 1/20th respective room floor area. These rooms to also have continuous background ventilation (minimum 8000mm^2) provided, using trickle ventilators. Bathroom and en-suites are to be provided with an air inlet to each room, e.g. + 10mm gap under the internal doors.

10. NEW WINDOW:- 1800mm x 1200mm with Catnic Cougar CG90/100 2100mm long or similar lintel over. 150mm bearings to lintel.

11. NEW WINDOW:- 1200mm x 1200mm with Catnic Cougar CG90/100 1500mm long or similar lintel over. 150mm bearings to lintel.

12. NEW WINDOW:- 900mm x 1050mm with Catnic Cougar CG90/100 1200mm long or similar lintel over. 150mm bearings to lintel.

13. CAREFULLY REMOVE:- Existing patio door and store for re-use.

14. FORM NEW OPENING:- Support over withCatnic Cougar CG90/100 2100mm long or similar lintel over. 150mm bearings to lintel. Refit existing patio door in opening. Make good.

15. FORM NEW OPENING :- In existing external wall, support over with Catnic 2100mm long or similar lintel over. Lintel type to suit profile of existing wall. 150mm bearings to lintel. Fit new 1800mm x 1200mm window, make good.

16. FIT NEW INTERIOR DOUBLE DOORS:- To replace patio door, beneath existing lintel. Make good.

17. NEW RADIATORS:- to be fitted with thermostatically controlled valves.

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18. EMERGENCY EGRESS WINDOW:- Window to have unobstructed openable area of at least 0.33m^2 and at least 450mm high and 450mm wide. The bottom of the openable area to be maximum 1100mm; minimum 800mm above floor level. Opening to be minimum 750mm x 450mm.

19. EXISTING LINTELS:- To be exposed and checked for suitability, in view of any increased loading. Replace if necessary with appropriate Catnic, or similar lintel to Building Control Inspector's satisfaction.

20. FIXED EXTERNAL LIGHTING:- shall a) EITHER be by means of lamps having a maximum capacity of 150 Watts per light fitting and the lighting automatically switches off: i) when there is enough daylight; and ii) when it is not required at night; OR b) the light fittings have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-Watt; eg. compact fluorescent lamps.

21. GENERAL GLAZING:- All new external glazing to be sealed unit double-glazing with 16mm gap between panes and low-E coating. Cavity to be argon filled. Glazing to all new windows to achieve a 'U' value of 1.6w/m^{2}k; or WER Band C or better. Any glazing in doors, or within a horizontal distance of 300mm from doors, within 1500mm of floor level to be toughened in accordance with BS 6206:1981; any other glazing within 800mm of floor level to be similarly toughened. Window and door frames to be set back from outer face of cavity wall so that the inner face of the window / door frame as close as possible to the centreline of the cavity. Mastic in to opening.

22. DRAINAGE:- Assumed line of existing foul and storm drains. Actual position and flow direction to be site ascertained by Building Contractor, prior to connection. New branch drains in 100mmø flexible jointed 'Supersleve'. Laid to minimum fall 1:40, bedded and surrounded in pea gravel and connected to existing drain. Any drains under building to be encased in 100mm pea gravel. Shutter, where passing through foundations, to ensure minimum 50mm gap, all round the drain. Any redundant drains to be grubbed out and securely capped off. New inspection chambers (ic) to be constructed in class 'B' engineering bricks, on 150mm concrete base, with grade 'C' cover and frame. Alternatively a proprietary plastic inspection chamber to be installed in accordance with manufacturer's instructions, with grade 'C' cover and frame. Positions of ics to Sanitary Inspector's satisfaction. New single stack plumbing system (ssps) to be installed in accordance with BSEN 12056. Rodding access points to base of stack, wc junctions and any bends. Anti-syphon traps to 40mm ø Shower, bath and sink wastes and 32mm ø WHB wastes. New 100mm ø gutters to run to 75mm ø rwps to trapped connections to soakaway designed in accordance with BSEN 752-4 or BRE Digest 365 Soakaway design or connected to storm drain.

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23. PROTECTION OF DRAINS:- Where cover is 300mm or less, drain to be encased in 100mm concrete. Movement joints to be formed with compressible board at each socket or sleeve joint face.

24. SMOKE DETECTION:- Mains operated, interlinked smoke detectors to be installed in ground floor hall and first floor landing. Smoke detectors to be wired to separately fused spur at consumer unit. Detectors to be fixed to the ceiling and at least 300mm from any walls and light fittings, and sited so that the sensors are between 25mm and 600mm below the ceiling. Smoke detectors to be in accordance with BS5446-1:2000; heat detectors to be in accordance with BS5446-2:2003.

25. LIGHT SWITCHES AND SOCKET OUTLETS:- Are to be located to be readily accessible by wheelchair bound persons. Height of wall mounted light switches and sockets to be between 450mm and 1200mm above finished floor level.

26. ENERGY EFFICIENT LIGHTING:- One per four fixed light fittings are to be fitted with lighting fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the light output) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt, e.g. fluorescent lighting fittings. A light fitting may contain one or more lamps. Light fittings in less used areas like cupboards and other storage areas would not count towards the total.

27. ELECTRICAL WORK:- To be designed, installed, inspected and tested by a person competent to do so, and prior to completion of the work, an appropriate BS7671 Electrical Installation Certificate for the work will be issued to the Local Authority Building Control Department by such a person. All work to be in accordance with Approved Document P.

28. PARTY WALL ETC. ACT 1996:- Where work is to be undertaken near to a boundary, or close to neighbouring buildings, the above Act may apply, including requirement to obtain the neighbour's agreement. If in any doubt, professional advice should be obtained.

29. CONTINUITY OF INSULATION AND AIRTIGHTNESS:- The building fabric shall be so constructed that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision shall also be made to reduce unwanted air leakage through the new envelope parts.

30. PROPRIETARY LINTELS:- Building contractor to ensure that Catnic or similar lintels are installed strictly in accordance with manufacturers instructions, and specified lintel types checked for suitability.

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31. FORM NEW OPENING :- In existing external wall, Support over with Stressline pre-stressed concrete lintels, sized in accordance with manufacturer's calculations. Make good.

32. VERTICAL EXPANSION JOINTS:- To be constructed in brickwork at maximum 12 metre crs. and in blockwork at maximum 6 metre crs. Joints to be constructed as follows: 10mm gap for full height of blockwork. Gap to be filled with 'Expandite', or similar cord filler. Finish joints with mastic, coloured to match render or mortar. Expansion joints to be tied across with galvanised MS wall ties at 450mm crs. Vertically. Wall ties to have de-bonding sleeve to one end.

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