SPECIFICATIONS

Carefully remove existing external upvc kitchen door and store on site for re-use and make good to receive proposed work taking care not to unnecessarily disturb any existing structures

Carefully remove existing half steps outside kitchen door and cart away taking care not to unnecessarily disturb any existing structures

Carefully remove existing external grab rails outside kitchen door and cart away taking care not to unnecessarily disturb any existing structures

Carefully remove existing fences panels and gate and store on site for re-use taking care not to unnecessarily disturb any existing structures

Carefully remove existing paving slab where proposed extensions is going to be positioned and gate and store on site for re-use taking care not to unnecessarily disturb any existing structures

FOUNDATION

Foundations to be 1000mm minimum depth , 600mm wide to external walls , below ground level but all subject to ground conditions ,vegetation, Building Control requirement and if appropriate Structural Eng. requirements. Install DPC to both leaves 150mm above surrounding ground level. Blockwork to be joined to existing structure using suitable stainless steel fur-fix channel and ties or brickwork to be keyed into existing
100mm 3.5n blockwork to be built off thickening slab and to be laid on 100mm pvc DPC material tie into existing/new external walls using stainless steel ties @450mm vertical crs.

FLOOR CONSTRUCTION

New floor construction to be : 75mm sand/cement screed on 100mm concrete slab on 1200g DPM on 110mm Celotex Extra -R XR3000 flooring grade insulation with 25mm EPS placed vertically at external perimeters on 1200g DPM on 25mm soft sand on 150mm well compacted clean stone hardcore.

EXTERNAL WALLS

Construct external cavity wall to be 102mm matching brickwork, 85mm cavity with stainless steel wall ties at 450 mm crs vertically and 750mm crs horizontally fully fill with 85mm Dritherm up to abutment with the roof insulation including cutting and fitting around roof joists as necessary , 100mm Celcon Standard blockwork laid in thin joint (2mm) mortar system ,blockwork plastered internally. Cavity to be closed with 75 "RMC" thermabate. Form external window/door openings using IGL1 / S75 galvanised steel lintels with integral insulation. Wall below ground level to be 7N / mm2 blockwork cavity filled to within 150 of DPC.
All new and existing walls becoming internal to be finished internally with 2/no coats plaster 13mm thick incorporating a waterproof additive and finished with 5mm gypsum skimming including stop and angle beads as required.
` U ` value 0.29 W/m2K -
At junctions between new and existing cavity wall construction cut out existing external skin of brickwork to allow linking of new and existing cavities. Catnic Stronghold or equivalent wall profiles to be used between existing and new cavity wall and wall to be sealed at abutments with mastic externally.

STUD WALL

100 x 50mm softwood treated studs @450mm max vertical centers.Sole plate with DPC material below mechanically fixed to floor screed with stainless steel screws and rawplug (not to penetrate DPM).
Head plate either fixed directly to ceiling joists or if running parallel noggings fixed between 2/no. joists at 600mm crs. Allow for all necessary noggins between vertical studs. 12.5mm plasterboard and skim to both sides of studs. Void between studs to be filled with 100mm mineral fibre batts.

INTERNAL DOOR and SKIRTING

Skirting to be s/w 150mm x 19mm torous .
Supply an fit internal door 838mm wide to shower room , include for architrave door lining and all irongmongery.

EXTERNAL DOOR and WINDOWS.

Trickle vents to be fitted in the heads of all windows to give 4000mm2 to toilet and 8000mm2 to Lobby area
External door and windows, to be double glazed low 4-16-4 (En=0.05) E Argon filled units and sealed at abutments with walls using polyurethane foam and pointed externally with sealant. NB Existing external kitchen door may be re-used , all to Building control Satisfaction.
All critical areas of glazing to incorporate safety glass to BS 6262: part 4
Installer to be FENSA registered, and Certificate to be produced to Building Control Officer after installation.
Windows on side elevations first floor to be fire escape and to comply with Building Regs for opening for escape route

RADON MEASURES

New Visqueen Radon sump 430mm L x 430mm W x 220mm H to be installed . Sump to be connected to a 110mm dia PVC-U pipe to one outlet of the sump, extend the pipe horizontally so that passes through the external wall, ensure that all joints and couplings are airtight. Terminate the pipe just above ground level at about 100mm from face of external wall and cap it ready for extension to form a vent if necessary. Provide a plate on wall to indicate the presence of the radon sump. All to be installed to manufacturers details.
DPM membrane to be taken over cavity and cavity tray weep holes to be provided above.

DEVELOPMENT SERVICES
19 JUN 2009
RECEIVED

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O.T. :

Date :

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Client Mrs. J. Reynolds

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Drwg. Title: Proposed Side Extension to provide Washing Facilities

Drwg. No: DFG/JR /344407/06
Specification 01

Scale:	Date: May 2009	Drawn by: M.V.	Rev:

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