

SPECIFICATION AND MATERIALS

DRAINAGE
DRAINAGE ABOVE GROUND
 Single stack plumbing system installed in accordance with BS 5572 - 1978.
 100mm dia. Plastic soil and vent pipes connected to ridge vent terminals or air admission valves.
 Gully wastes 125mm dia. for lengths not exceeding 17m and 200mm where length exceeds 1.7m. Bath, shower and sink wastes to be 100mm dia. W.C. wastes to be 100mm dia. - All waste pipes to be cast in 75mm deep cast traps and rodding access as necessary. Where shower wastes exceed 3.0m in length size to be increased to 200mm dia.
 Large rubber head and rodding access pipe to be fitted at base of each end stack.

DRAINAGE BELOW GROUND
 All new drains to BS 8301.
 Carefully locate all existing drains prior to commencement of the works. Grab up existing redundant gullies and seal off redundant drains in concrete. Excavate and form new manhole chambers on 150mm concrete slab, bed new chambers and 4" sprayed blocks and in bedding trowelled smooth.
 Build up 225mm class 4 engineering brickwork sides and set in cast in situ cover and frame.
 Chamber 600mm x 750mm if invert level 1000mm
 Chamber 1200mm x 750mm if invert level 1000mm
 Slop lines at 300mm covers
 Precast concrete and PVC chambers to be used with Local Authority Approval.
 Drains to be formed using 100mm dia. 'Superflow' or similar pipes with flexible polypropylene couplings laid on and supported with one slating. Drains below the building not to be covered and backfilled with concrete. Flexible rubber joints to be provided to drains 150mm each side where passing through foundation walls and precast concrete leads to be built in over drainage and services openings.

FOUNDATIONS
 All to structural engineers details.

FLOORS
 Ground floor to be R.C. slab to structural engineers details on 150mm thick well consolidated hardcore finished with heaping.
 1200 polythene damp proof membrane laid over floor slab with minimum laps of 300mm and topped with 40mm thick Colcrete GA2048 rigid slab insulation covered with polythene DPM lapped as before and finished with 65mm thick screed with mesh reinforcement.
 Damp proof membrane to extend up walls, partitions and vertical abutments. And topped with DPC all round.

WALLS
 External walls to be constructed in 280mm cavity construction with 100mm facing brick to outer leaf. 45mm wide cavity filled together with minimum steel wall ties at centres to be agreed with the structural engineer. Cavity to be fully filled with 45mm 'Kobrow' wall foam. Inner skin of cavity to be 140mm insulating blockwork. Structural strength of blockwork to be 7.5 N/mm². External walls to be finished internally with 40mm thick Colcrete GA2048 to achieve a maximum U* value of 0.37 W/m²K.
 Flat 25mm x 20mm treated softwood battens to installation board to provide lining for wall boards. Ensure that positions of battens coincide with fixing holes in wall boards. Line window and door reveals with GA2048 to reduce risk of thermal bridging.

Internal dividing walls between bedrooms to be constructed from 'Oppose' or similar approved metal stud partition.
 Stud partitioning to be fixed with 'Lalager' hardwood boards or 'Oppose' similar boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quality insulation.
 Internal walls within rooms and studies to be constructed from 'Oppose' or similar approved metal stud partition.
 Stud partitioning to be fixed with 'Lalager' hardwood boards or 'Oppose' similar boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quality insulation.

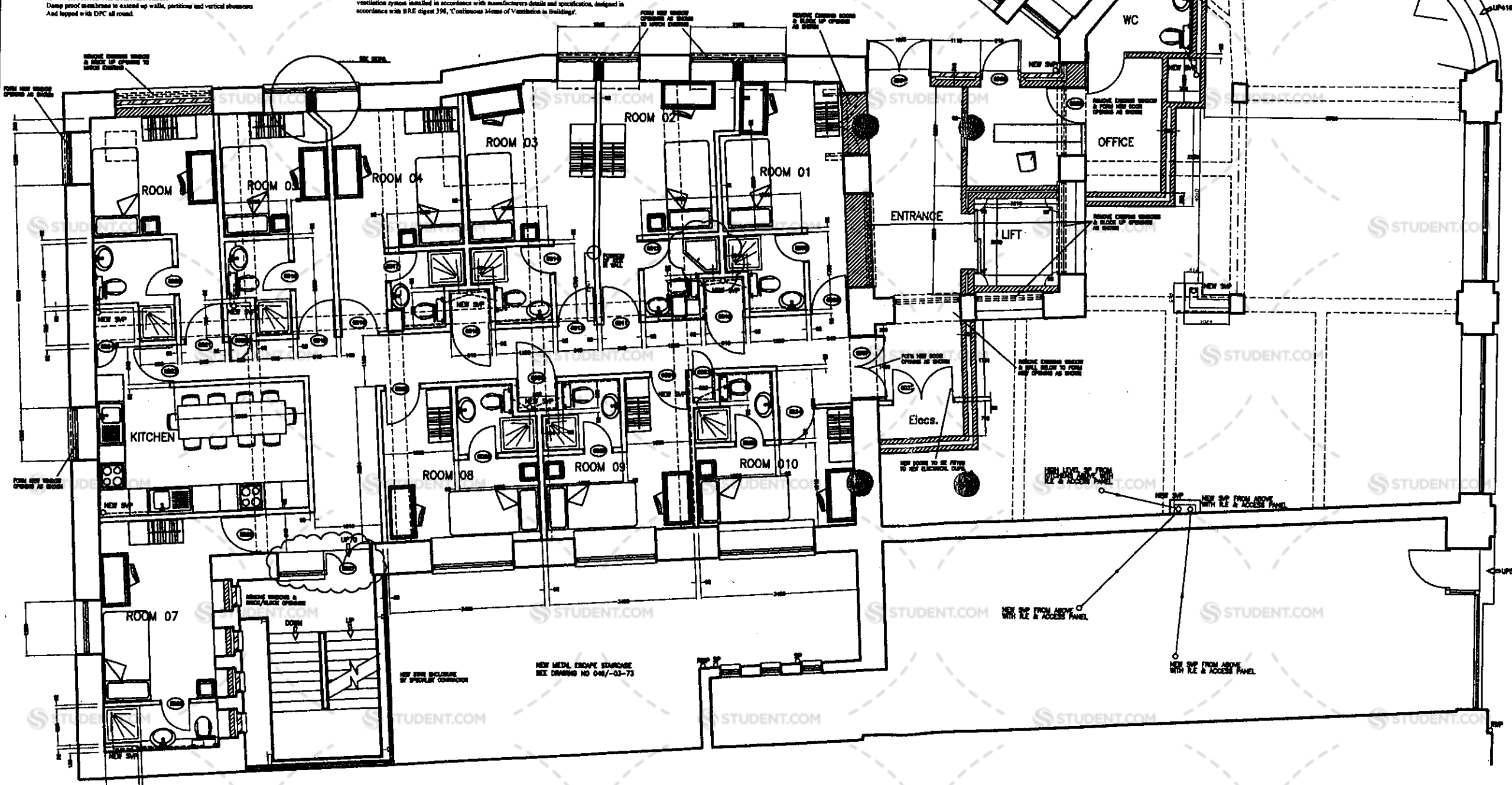
Lift enclosure to be constructed from 275mm cavity construction with 125mm outer leaf of dense concrete blockwork. 25mm wide cavity filled together with stainless steel wall ties at centres to be agreed with the structural engineer.
 Cavity to be fully filled with 25mm 'Kobrow' or similar insulation. Inner skin of cavity to be 125mm dense concrete blockwork structural strength of blockwork to be specified by structural engineer.

KITCHEN AND BATHROOM VENTILATION
 Mechanical ventilation to be provided to kitchen in accordance with current Building Regulations. Extraction rate to kitchen to be 30 litres / sec provided by an extraction cooker hood or 60 litres / sec by an extractor fan unit. Extraction rates to each bathroom to be provided by 'Vilavent' ventilation system installed in accordance with manufacturers details and specification, designed in accordance with BRE digest 394, 'Continuous Means of Ventilation in Buildings'.

WINDOWS / DOORS
 All windows as indicated on drawings to have a minimum of 1/20 area operable to all rooms, total window area to each room to be less than 1/10 of floor area.
 New windows fixed by galvanneal tops set into brick / blockwork, between outer edge of top rail and mastic in reveals.
 External doors with hardwood threshold and waterbar cast threshold on dpc and run mastic in reveals.
 Safety glazing to be installed in critical areas inside building. These areas are as follows:-
 in doors and door side lights between finished floor level and 1500mm high in internal and external walls and partitions between finish floor and 900mm high
 NOTE - All safety glazing to comply with BS 6206.

SAFETY GLASS
 Safety glass to be fitted to all opening doors and all windows, any part of which is below 900mm above floor level. Glazing to doors and windows adjacent to doors to be safety glass to BS 6206 at a height of 1500mm above floor level. Toughened or laminated glass to be fitted to first floor windows with sill levels below 900mm above floor level.

ROOF CONSTRUCTION
 Existing roof covering to be stripped back to roof deck.
 Prepare deck and apply specific asphalt in two coats to a total depth of 20mm on black sheathing felt to BS 747.
 Asphalt to be finished with solar reflective paint.
 New roof covering to be laid to existing falls on 85mm Colcrete Double R* RG 2083 or similar approved thermal insulation.
 Insullit 150mm x 50mm x 20mm softwood batten to perimeter of roof and dress with mastic asphalt on expanded metal lath.
 Code 4 lead coving flashing to be chased into perimeter parapet wall and dressed down over new lath.
 All leadwork to be in accordance with lead producers specifications.



PROPOSED GROUND FLOOR