

BRICKWORK SPECIFICATION :

1. All facing brickwork above DPC level to be of a size, material, texture & colour to match the existing property and a sample should be offered to the Local Authority Planning & Development Dept. prior to commencement of the work.

External walls to be generally constructed of 102x65x215mm clay bricks laid in a bond to match existing and bedded in 1:3 natural mortar with appropriate joint complete with soldier course above all openings and all special brickwork detailing as indicated on the drawings. Walls in brick shall be built in accordance with dimensions indicated on the drawings including all necessary cutting and raking especially at junctions and corners.

All brickwork above openings to be supported by galv.ms IG or similar approved lintols complete with insulated inserts & laid with a minimum bearing of 150mm at each end. The type of lintol to be capable of withstanding all imposed loadings as advised by the manufacturer.

All brickwork above openings to receive PVC cavity trays complete with TIMLOC brick slip vents at 150mm centres.

All brickwork openings to receive DPC surrounds to project into openings allowing sealing to door or window frame.

All brickwork at openings to receive THERMABATE cavity inserts to prevent cold bridging.

All brick/blockwork abutments to be block bonded or alternatively constructed using EXPAMET stainless steel wall starters with ties installed in accordance with manufacturers recommendations.

All brickwork below DPC level to be in Class "B" engineering bricks laid in stretcher bond and flush pointed with sulphate resistant cement.

All proposed external walls to be constructed using steel wall ties to be installed at 600mm horizontal centres & 450mm vertical centres in accordance with manufacturers recommendations including all necessary insulation spacers.

2. EXTERNAL CAVITY WALL CONSTRUCTION :

All external walls of brickwork/blockwork to be constructed with a 100mm cavity to receive Rockwool full cavity fill insulation or KINGSPAN Thermawall TW50 foil backed insulation including all necessary ties / spacers.

"SPECIAL NOTE" : The combination of 102mm brickwork, 100mm Rockwool cavity fill or 60mm residual cavity, 40mm Kingspan insulation with 100mm THERMALITE concrete blockwork inner leaf is required as a minimum to achieve the "U" value of 0.035 W/m2K in accordance with Section L of the current building regulations.

3. CONCRETE BLOCKWORK :

All inner walls including inner leaf of external cavity walls to be of 100mm THERMALITE concrete blockwork in natural 1:3 mortar to be returned at openings to meet THERMABATE cavity closer.

All blockwork to be neatly pointed to receive plaster finish and to include for PCC or IG lintol over openings with a min. bearing of 150mm.

All concrete foundation blockwork below ground level to be laid in accordance with building inspectors requirements and bedded in natural sulphate resistant cement.

4. DAMP PROOF COURSE :

All damp proof courses to be a minimum of 150mm above finished ground level and of "RUBEROID" reinforced pvc to both inner and outer masonry including lapping over floor membrane and into openings to prevent water penetration

All alternative methods of DPC including drilling and injection to be undertaken by specialist sub-contractor and inspected and approved by building inspector as work proceeds and should carry a warranty and guarantee certificate for a minimum of 25 years.

EXCAVATION / EARTHWORKS AND DEMOLITION :

1. Remove all deleterious materials from site including brick rubble, trees etc. and complete site strip to a min. 150mm below ground level to a firm formation level.

2. Complete setting out of proposed building to comply with site dimensions indicated on drawings and introducing profile boards to identify perimeter of proposed walls.

3. Prior to commencement of excavation establish proximity of existing underground services including drainage, watermain, gas, electricity, telephone etc. & provide temporary protection if necessary or contact the statutory authority to arrange for protection.

4. Consolidate all trench bottoms, maintain cleanliness & prevent flooding of trench with mechanical pump prior to introduction of services, drain pipes or concrete for foundations.

5. Remove or relocate all surplus soil from site making sure of no contaminants to local authority land fill site.

FLAT ROOF CONSTRUCTION :

1. Proposed flat roof covering to consist of Glass Reinforced Plastic bonded onto OSB boarding complete with all perimeter trims and flashing's as specified by the manufacture and in strict accordance with the Industrial Roofing British Standards & Code of Practice.

OSB boarding to be laid to falls in brick bond on sw firrings on 200x50mm C16 grade roofing joists @ 400mm centres between load bearing walls and supported from glav.ms joist hangers.

Roofing Joists to be doubled up and coach bolted together for additional structural stability where lantern introduced.

Secret drainage channels to discharge to designated outlet positions as indicated to be formed by stepping the OSB boarding beyond the sw firrings.

GRP ROOF CONSTRUCTION :

1. Existing tiled pitched roof to main dwelling to be stripped back including battens and felt to allow for dressing up of new GRP roof covering to avoid driving rain.

2. Carefully cut back all rafters within footprint of the new extension roof and insert new steel beam to support the new ceiling / roof joists as indicated.

3. New extension roof covering to consist of GRP finish with welded joints & drip trims between on OSB 3 T&G boarding in brick bond. GRP roof to be laid to falls from main roof into new secret guttering.

STEEL BEAM SUPPORTS :

- The contractor shall include for the installation of steelwork beams above the openings as indicated created within the existing external walls & to support the proposed pitched / flat roof as indicated.
- All steelwork / pad stones to be designed by a qualified structural engineer supported by calculations in accordance with building regulation requirements.

FIXTURES & FITTINGS :

1. The contractor should include for the installation of the proposed fittings & fixtures associated with the fitted kitchen / utility room including all integrated appliances ie: washer, dish washer, tumble dryer, fridge/freezer, cooker & hob or range as specified by client and in accordance with manufacturers design.

2. The contractor should include for fitting shelving where shown in accordance with clients specification.

3. The contractor should include for all fixtures & fittings to new WC in accordance with clients specification.

EXTERNAL PAVED AREAS :

1. The contractor should include for the breaking up and removal of all existing concrete hardstandings, preparation of sub-strata to accommodate proposed paved areas /footpaths consisting of 600x600x50mm Marshalls PCC paving slabs on sand/cement dabs on sand blinded clean hardcore in accordance with manufacturers recommendations including for all necessary pin kerbing as indicated on concrete foundations.

CONCRETE STRIP / TRENCH FILL FOUNDATIONS :

1. The foundation design for the new building shall be subject to local ground conditions and all measures should be taken by the builder to establish the required depth and construction of the foundations from the building inspector prior to the commencement of the excavations.

2. Excavate all necessary foundations, service trenches using recognised construction techniques both hand & mechanical & providing protection & support to sides of trenches for operatives as work proceeds.

3. All strip or trench fill type foundations specified for the external walls to be constructed on clean well compacted trenches to comprise of 1:2:4 C20P grade concrete or similar ready mix designed mix.

WALL, FLOOR, CEILING & TIMBER FINISHES :

1. The contractor shall include for the completion of all wall, ceiling finishes including wet plaster / skimming or dry-lining to both existing and proposed walls / ceilings as required including decoration to same of 1 mist coat of emulsion followed by two coats of DULUX emulsion to the colour specified by the client.

2. Where necessary the contractor shall include for introducing Kingspan insulated plasterboard to achieve a U value in compliance with the current building regulations & to increase the thickness of the existing external cavity walls to produce a consistent wall finish with new cavity walls.

3. The contractor shall also include for all necessary ceramic wall & floor tiling to surfaces within Kitchens, Toilet, Utility room and splash backs to kitchen worktops, wash hand basins etc.in accordance with clients specification / colour.

4. The contractor shall include for removal of all existing floor finishes, preparation of existing sub-base and laying all proposed floor finishes in accordance with clients specification.

5. The contractor shall also include for priming & gloss or matt paint finishes to all exposed or primed timber, including doors & frames, architraves, skirting boards etc.

EXTERNAL DOORS & WINDOWS :

1. All external doors, frames & thresholds to be constructed of UPVC complete with all necessary ironmongery of m.s butt hinges & lever handles with 7 lever locking security device.

2. All external windows to be UPVC in a style to match existing to sizes indicated to include trickle ventilators and restrictors to opening lights as required.

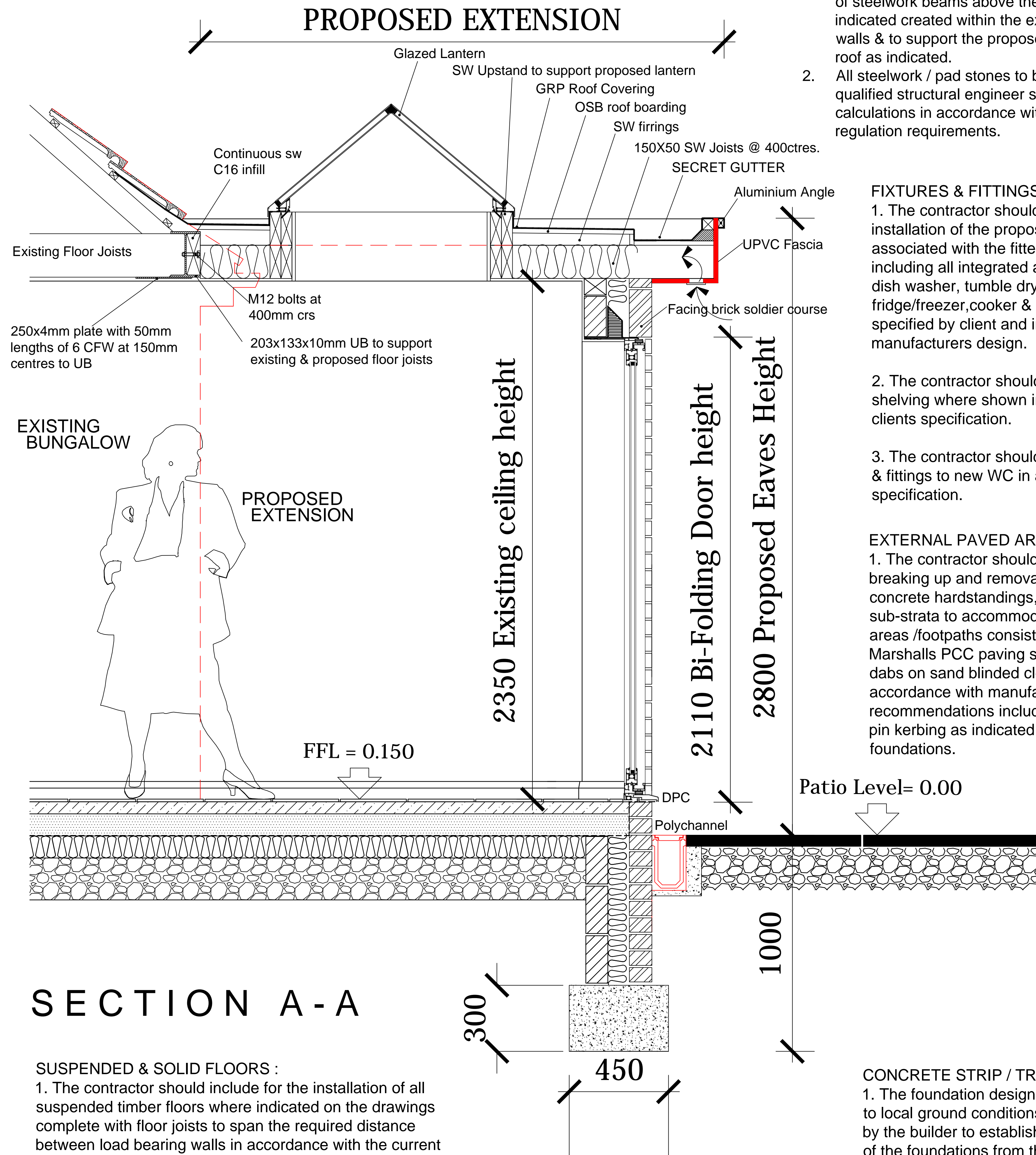
3. All glazing to both doors and windows to receive hermetically sealed double glazed units with float and toughened glass and thermal breaks in accordance with Section N of the current building regulations.

4. All glazed roof windows to be installed in accordance with manufacturers recommendations to include all flashing kit in accordance with clients requirements.

INTERNAL DOORS :

1. The contractor shall include for the installation of all new internal doors, frames to the clients specification including all ironmongery as required.

2. Where indicated on the drawing the contractor shall include for all necessary 30 min.fire-doors & frames including all necessary smoke / fire seals, ironmongery, door closers etc.



SECTION A-A

SUSPENDED & SOLID FLOORS :

1. The contractor should include for the installation of all suspended timber floors where indicated on the drawings complete with floor joists to span the required distance between load bearing walls in accordance with the current building regulations and 20mm floor grade T&G chipboard flooring.

2. The contractor shall include for the installation of all solid concrete floors where indicated on the drawings to be constructed of a 50mm sand / cement screed on 100mm oversite concrete on 100mm rigid KINGSPAN Thermafloor TF70 on 1000 gauge Visqueen damp proof membrane on 150mm sand blinded clean limestone hardcore sub-base on prepared ground.

3. Walls to perimeter of floors to be fitted with 75x19mm SW chamfered or pencil round skirting boards.



Client:	
MR & MRS D. ROSE	
Site Address :	
CROFT END, HIGH STREET, HOOK, NR.GOOLE. DN14 5NY.	
Project:	
PROPOSED SINGLE STOREY REAR EXTENSION & ALTERATIONS TO EXISTING BUNGALOW.	
Drawing Title:	
GENERAL ARRANGEMENT :(CONSTRUCTION) EXISTING & PROPOSED SITE / FLOOR PLANS, ELEVATIONS & SECTION A-A.	
Drawing Scale :	Date :
1:10	OCT.2020
Drawing Number:	Rev:
B.CON.10.20.02	-