

# **SPECIFICATION**

8 Cherry Tree  
Road N29QL

## **FOUNDATIONS**

ALL NEW FOUNDATION TO BE 450x850mm DEEP, UNLESS NOTED OR OTHERWISE, TO BE STRIP FOOTING IN ACCORDANCE TO CP2004. THE DEPTH OF FOOTING TO BE MINIMUM 1000mm BELOW GROUND LEVEL AND 600mm BELOW ANY PLANT ROOTS FOUND IN EXCAVATION AND AT LEAST TO THE INVERT LEVEL OF ALL THE ADJACENT DRAINS AND TO SATISFACTION OF THE COUNCIL BUILDING INSPECTOR.

## **D. P. C.**

VISQUEEN ZEDEX CPT FELT DPC TO BE PROVIDED TO ALL NEW WALLS AND TO BE CONNECTED TO DPC. DPC TO BE KEPT 150mm ABOVE GROUND LEVEL. DPC FELT TO BE ALSO PROVIDED TO ALL JAMBS OF DOORS WINDOWS AND ALL VERTICAL REVELS.

## **SOLID CONCRETE FLOORS**

75mm THICK SAND/CEMENT SCREED (1:3) ON 100mm THICK CONCRETE SLAB (30/20) ON 105mm THICK KINGSPAN (TF70) THERMAL INSULATION BOARDS LAID ON VISQUEEN COMBINED 1200 GAUGE GASBARRIER AND DPM FELT TO BE CONNECTED TO DPC IN WALL LAID ON 50mm THICK SAND BLINDING ALL ON WELL COMPACTED HARD CORE OF MINIMUM 225 mm THICK.

## **TIMBER FLOOR**

BRITISH GYPSUM'S GYPROC GYPFLOOR SILENT FLOOR SYSTEM 21mm SOFTWOOD FLOOR BOARDS WITH GYPROC PLANKS ON SIF CHANNELS AND 100mm THICK ISOWOOL (1000) SOUND INSULATION LAID BETWEEN FLOOR JOISTS.

## **TIMBER STAIRS**

ALL NEW STAIRCASES TO BE CONSTRUCTED OF MAXIMUM 42 DEGREE PITCH AND PROVIDED WITH MINIMUM 2 METER HEIGHT CLEARANCE BETWEEN STAIR FLIGHT AND CEILING LEVELS. STAIRS TO BE CONSTRUCTED OF 25mm THICK WOOD STRINGER, GOING AND RISERS PLATES WITH 25mm NOISING. OPEN SIDE OF THE STAIR TO BE PROVIDED WITH 75x50mm HAND RAILING AND 20x20mm SPINDLES AT 100mm CENTERS ALL SET AT 1000mm HEIGHT FROM TOP OF STRINGER PLATE. ALL WINDERS TO HAVE MINIMUM 50mm WIDTH AT NARROW END.

## **CAVITY WALLS**

102mm BRICKWORK OUTER LEAF, 75mm CAVITY FILLED WITH 50mm KINGSPAN (TW50 ZERO ODP) THERMAL WALL INSULTATION BOARDS WITH CLEAR 25mm RESIDUAL CAVITY CLEAR OF MORTAR DROPPING CONSTRUCTED TO MANUFACTURER'S DETAILS AND SPECIFICATION, STANDARDS OF TOLERANCE AND WORKMANSHIP. THIS WORK IS NOT TO BE CONSTRUCTED WITH NOMINAL STANDARDS. 100mm THERMALITE HI-STRENGTH 7N/mm<sup>2</sup> BLOCK INNER PLASTER THE WALL IS NOT TO BE CARRIED MORE THAN 12m IN

HEIGHT. ON COMPLETION, THE BUILDER SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM KINGSPAN FOR CLIENT AND COPY SENT TO THE COUNCIL. ALL CAVITY REVEALS TO BE CLOSED WITH ISO FOAM CAVITY CLOSURE. 2 COATS OF GYPSUM PLASTER FINISH TO BE PROVIDED ON INNER FACE. STAINLESS STEEL WALL TIES TO BE PROVIDED IN ACCORDANCE WITH BS5628 Pt1 AND SPACED AT 900mm APART HORIZONTALLY AND 450mm APART VERTICALLY AND AT LEAST 6 NUMBER TIES TO BE ACHIEVED PER SQUARE METER.

### **LINTELS**

EXPANMENT METAL LINTELS TO BE PROVIDED OVER ALL DOOR AND WINDOW OPENINGS WITH 150mm END BEARINGS ON BOTH SUPPORTS.

### **METAL WALL STRAPS**

ALL TIMBER FLOORS AND ROOF TO BE ANCHORED TO EXISTING AND NEW WALLS WITH METAL STRAPS OF 30x5mm CROSS SECTION. SECURELY FIXED TO TIMBER MEMBERS AND BUILT INTO WALLS IN ACCORDANCE TO BS 5628. SPACINGS OF STRAPS SHOULD NOT EXCEED 1800 mm .

### **JOINERY**

TIMBERS FOR DOORS, WINDOWS, ROOF AND FLOOR TO BE FREE FROM ALL TIMBER DEFECTS. TIMBER FOR DOORS AND WINDOWS TO BE PAINTED WITH TWO COATS OF DULAX UNDER COAT PAINT AND ONE COAT OF GLOSS FINISH. ALL ROOF AND FLOOR TIMBER TO BE TREATED WITH TWO COATS OF APPROVED TIMBER PRESERVATIVE.

### **CEILING**

ALL NEW CEILINGS TO BE 12.5mm GYPROC FIRELINE BOARDS WITH 5mm SKIM FINISH OF GYPSUM PLASTER FINISH.

### **COLD DECK FLAT ROOF**

12.5mm BITUMEN BEDDED SOLAR REFLECTIVE STONE CHIPPING ON THREE LAYERS OF ROOFING FELT LAID IN ACCORDANCE WITH BS8217 ON SINGLE PLY VENT FELT HAVING 50mm DIAMETER HOLES AT 100mm CENTERS, LAID DRY ON ONE LAYER OF KINGSPAN nilvent BREATHABLE MEMBRANE, ON 19mm EXTERNAL GRADE PLYWOOD ON TIMBER FURRING TO GIVE 1:40 SLOPE TO RAIN WATER. GUTTER ON THE EXTERNAL CAVITY BETWEEN JOISTS TO BE FILLED IN WITH 120mm THICK KINGSPAN (TP10) THERMAL INSULATION BOARDS ON ONE LAYER OF VAPOUR BARRIER AND 12.5mm GYPROC FIRELINE BOARD AND 5mm SKIM FINISH ON THE INNER FACE.

### **PITCHED ROOF**

ROOFING TILES TO MATCH WITH EXISTING ON 38x25mm TANTALIZED BATTENS ON ONE LAYER OF KINGSPAN nilvent. BREATHABLE MEMBRANE ALL NAILED TO ROOF RAFTERS. 150mm THICK KINGSPAN (TP10) THERMAL INSULATION BOARDS LAID BETWEEN RAFTERS, 12.5mm GYPROC FIRELINE PLASTER BOARDS NAILED TO CEILING JOINTS.

## **DORMER WALLS**

ROOFING SLATES/TILES TO MATCH WITH EXISTING ON ONE LAYER ROOFING FELT, 30x5mm TIMBER BATTENS AND 19mm EXTERNAL GRADE PLYWOOD NAILED ON 125x50mm STUDS AT 400mm CENTERS. VOID IN BETWEEN STUDS TO BE FILLED WITH 125mm KINGSPAN (TP10) THERMAL INSULATION BOARD. FINISHED WITH 12.5 mm GYPROC FIRELINE BOARD AND SKIM FINISH ON INNER FACE.

## **TIMBER PARTITION WALLS**

100x50mm STUDS AT 400mm CENTERS ON 100x50mm HEADER AND SOLE PLATES WITH NOGGING PIECES AT 600mm CENTERS STAGGERED. FINISHED WITH 12,5mm GYPROC FIRELINE BOARDS AND SKIM FINISH. CAVITY TO BE FILLED IN WITH 100mm THICK ISOWOOL (1200) SOUND INSULATION BOARDS.

## **DOORS AND WINDOWS**

STANDARD DESIGN DOORS AND WINDOWS TO BE USED. ALL GLAZING TO BE DOUBLE SEALED 16mm CAVITY TYPE AND MAXIMUM 22.5% OF WALL AREA. ALL DOORS AND WINDOWS TO BE OF UPVC FRAME CONSTRUCTION AND FITTED WITH TOUGHENED GLASS TO BS6206 AND TO ACHIEVE A MAXIMUM "U" VALUE OF 1.80. DOOR AND WINDOW GLAZING WITHIN 1500mm OF FLOOR TO BE OF GEORGIAN BAR PATTERN.

## **DRAINAGE**

ALL BELOW GROUND DRAINAGE TO BE 100mm DIAMETER HEPSELEVE, LAID IN 100mm THICK BEDDING AND SURROUNDING OF 6mm PEA SHINGLE AND TO BE COVERED WITH CONCRETE IF LESS THAN 450mm BELOW GROUND LEVEL. REINFORCED CONCRETE LINTELS TO BE PROVIDED OVER ALL DRAINS CROSSING LOAD BEARING WALLS. MINIMUM FALL OF ALL DRAINS TO BE 1:40 SLOPE.

## **WASTE**

ALL ABOVE GROUND DRAINS TO COMPLY WITH BS5572. ALL WASTE PIPES TO BE OF UPVC WITH RODDING EYE PROVIDED AT ALL BENDS AND DEEP SEAL TRAPS FITTED TO ALL WASTE APPLIANCES. ALL WASTE APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL TRAPS. A 200mm DIFFERENTIAL TO BE MAINTAINED BETWEEN WC AND OTHER WASTE ENTRIES TO SVP. MINIMUM DIAMETERS OF WASTE PIPES TO BE AS FOLLOWS:

38mm BATH  
32mm WASH BASIN  
50mm COMBINED BATH AND WASH BASIN  
38mm SINK  
100mm WC  
115mm HALF ROUND RAIN WATER GUTTER  
65mm DOWN PIPE

## **GULLIES**

ALL GULLIES TO BE OF BACK-INLET TYPE AND ROD ABLE IF “Y” CONNECTED TO MAIN DRAIN SYSTEM.

### **MANHOLES**

ALL NEW MANHOLES TO BE CONSTRUCTED OF 225mm ENGINEERING BRICKWORK ON 150mm THICK CONCRETE SLAB AND PROVIDED WITH CAST IRON COVER ON TOP.

### **MECHANICAL AIR VENTS**

MECHANICAL VENTILATION TO BE PROVIDED TO BATH, SHOWERS, AND WC OF 30 LITERS/SECOND AND KITCHEN OF 60 LITERS/SECOND, CAPABLE OF AT LEAST THREE AIR EXCHANGE/HOURS AND CONNECTED TO LIGHT SWITCH WITH 20 MINUTES OVER RUN AND DUCTED DIRECTLY TO ATMOSPHERE.

### **FIRE ALARM SYSTEM**

ALL SMOKE ALARM TO BE MAINS OPERATED TO COMPLY WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEM FOR RESIDENTIAL PREMISES Pt 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARM AND POINT TYPE SMOKE DETECTOR. ALL SMOKE ALARM DETECTORS TO BE FITTED WITH SECONDARY POWER SUPPLY OF BATTERY AND TO BE LINKED TOGETHER (THUS MARKED **SD** ON THE DRAWINGS).

### **FIRE RESISTANCE**

ALL STRUCTURAL STEEL BEAMS AND COLUMNS TO BE ENCASED IN 12.5mm GYPROC FIRELINE BOARDS AND 5mm GYPSUM PLASTER SKIM FINISH.

ALL DOORS MARKED **1/2SD** ON DRAWINGS ARE TO BE ONE HALF FIRE RATED DOORS FITTED WITH SELF CLOSING HALF BUTT HINGES. ALL GLAZINGS TO BE ONE HALF TOUGHENED GLASS AND FITTED WITH FIRE RESTING BEADINGS.

### **FIRE ESCAPE WINDOWS**

TWO NUMBER GLP TOP HINGE ESCAPE/ACCESS VELUX ROOF WINDOWS TO BE PROVIDED AT THE FRONT OF THE BUILDING. ALL WINDOWS TO HAVE MINIMUM 500mm<sup>2</sup> CLEAR OPENING AND FITTED WEATHER VENTILATION FLAPS.

### **ELECTRICAL WORKS**

MINIMUM ONE 40 LUMENS/PER CIRCUIT WATT LAMP FITTING WITH SWITCH AND MINIMUM FOUR TWO GANG UNSWITCHED 13AMPS POWER SOCKETS TO BE PROVIDED TO ALL ROOMS.

ALL LAMP SWITCH AND POWER SOCKETS TO BE FITTED AT SHOULDER HEIGHT OF 990 mm ABOVE FINISH FLOOR LEVEL.

ALL WIRING AND ELECTRICAL WORKS IS TO BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671 (THE IEE 16th EDITION WIRING GUIDANCE AND BUILDING REGULATION Pt P ELECTRICAL SAFETY) BY A COMPETENT

PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORIZED BY THE SECRETARY OF STATE. ON COMPLETION OF THIS WORK, THIS PERSON IS TO END TO THE COUNCIL A SELF-CERTIFICATION CERTIFICATE WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.