

DETAIL NEW WORKS

CEILINGS :- 15mm foil backed plasterboard with gypsum plaster finish with a mass of at least 10 Kg/m³. With staggered & skim/taped jointed finish. To give a minimum half hour fire resistance.

CAVITY TRAYS :- Type "X" cavity trays of Yeovil where ground floor roofs abut main building.

LEAD FLASHING :- 150mm upstand (min.) chased 50mm into wall.

WALL CONSTRUCTION :- Cavity Wall :- Outer skin 100mm face brickwork or 100mm Conc. Block 7.3N/mm² (to match existing), 50mm cavity, Inner skin 75mm Kingspan (Kooltherm K108) insulation or similar, 100mm Thermalite block with 12.5mm plasterboard with gypsum plaster skim finish. Tied with stainless steel wall ties 750mm c/s. HOR. & 450mm c/s. VERT. Or Timber Frame construction (See insulation sheet 4) To achieve a "U" value 0.18w/m²k or better. D.P.C. 150mm minimum above ground level and joined to D.P.M. at wall inner skin. Close cavity with cape masterboard. Provide firestopping @ corners, windows and wall plate level. Provide insulated DPC HOR. & VERT. Around all jambs.

LINTELS :- All lintels to be sized and supplied by Catnic & fitted to manufacturers instructions, with stop ends.

ROOF CONSTRUCTION :- Pitched roof with insulation at ceiling level. Interlocking Conc. Tiles or slates (to be agreed with local authority) laid in accordance with manufacturers instructions on 50 x 25 mm battens on roofing felt to BS747 with a min 150mm overlap, on timber constructed roof (see drawings) or Roof Trusses supplied by specialist manufacturer with design calculations supplied prior to erection. on 100 x 50mm wall plate secured to wall using G.S. lateral restraint straps 1250 x 30 x 5mm @ 1800mm c/s. Provide 350mm insulating quilt or similar laid between and over joists and hatch to achieve a "U" value 0.13w/m²k or better ensure passage of ventilation between wall plate and roofing membrane is unobstructed. Ventilate roof space using high level ventilation tiles and over eaves ventilation system to provide cross ventilation to part F of the building regs.

WINDOWS :- Double glazed with openings not less than 1/20th floor area served with trickle vent (8000 mm²) built in. Safety glass to BS6206 fitted below 800mm. First floor bedroom windows to have openings not less than 800 x 500mm² max. At between 1100mm and 800mm off the floor to allow emergency egress. Fitted with Pilkington K glass to achieve "U" value 1.4w/m²k or better. Glazing to BS6206 1981

FLOORS :- Ground floor 65mm screed on 0.5mm Polythene separation layer on Kingspan Kooltherm K103 insulation, joints taped on 100mm concrete on 1200 gauge D.P.M. Tucked up and joined to D.P.C. around wall perimeter, on suitably rolled and blinded hardcore 250mm Min. To achieve U value of 0.15w/m²k or better.

First floor 22mm T & G timber fixed to 175 x 50 mm floor joists at 400 mm c/s. With mid span strutting and doubled up under stud walls and bathrooms and tripled up around stairs, 100mm mineral wool batts as acoustic insulation laid between joists with a min. density 10kg/m³.

FOUNDATIONS :- Check for suitability prior to commencement of work. R.C. concrete Strip foundations 600x225mm minimum taken to suitable depth (750mmmin) Or below invert level (whichever greater) or raft foundation designed by a structural engineer with calculations supplied prior to commencement of works

RAINWATER GOODS :- 63mm rainwater pipes clipped to walls @ 1m c/s. 100mm half round gutters clipped to fascia @ 1m c/s.

TRAPS AND WASTES :- 75mm deep sealed traps with rodding access. Sink, wash hand basin and bath wastes 38mm, increased to 50mm when more than 1 appliance discharges into the same pipe.

SMOKE DETECTORS :- Provide self contained units as indicated to comply with BS5446 part 1 and wired in accordance with I.E.E. regs. If the building floor area exceeds 200m² provide a fire alarm and detection system of grade B category LD3 as described in BS 5389-6 2004.

VENTILATION :- Provide humidistatically controlled and permanently wired via neon indicated mechanical ventilation to bathroom and WC 15 L/Sec. Kitchen 60 L/sec. or 30L/sec. with cooker hood 30L/sec. Utility 30L/sec.

STAIRS :- Pitch 42 degrees. Headroom min. 2m above pitch line. Risers 205mm Max. Goings 240mm Min. Guarding Ht. 900mm Min. Spindles 32mm @ 100mm Max. Newel post 100mm x 100mm.

INTERNAL STUD WALLS :- 89 x38 mm studwork @400mm c/s. With headers noggins and sole plates with 12.5mm plasterboard with gypsum plaster finish with a mass of at least 10kg/m³. Provide rockwool as infill. 15mm acoustic reduction plasterboard to bathrooms and en-suites where adjoining habitable rooms.

DRAINAGE DETAILS :- 600 x 450mm double sealed cover and frame on 225mm brickwork on 150mm concrete base, all channels to be glazed, properly benched and turned into flow. Drains to be Osma UPVC with falls not less than 1 in 40 with granular bed and surround. Standard B.I.G.s with removeable bafflers for rodding access. Drains Within 1m or beneath buildings to be encased in 150mm Conc. Drain branch through walls to have pre-cast R.C. lintels placed over.

CENTRAL HEATING:- Fully automatic gas fired central heating system using condensing boiler. Designed, installed, commissioned and tested by a U.K.A.S. registered and accredited person. Flue ducted through wall and fitted with external wire guarding. Fit zone controlled programmer, room stst. (hall) & T.R.V.s All primary pipework installed

