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DIMENSIONS NOT TO BE SCALED
To be used in conjunction with the specification

FOUNDATIONS
To be a minimum 400x250mm deep concrete strip. Foundations, minimum depth 600mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority registered control Officer. If detailed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
To be cavity construction, consisting of 100mm facing brick outer leaf to match existing 100mm cavity 100mm Thermaflex block work. Cavity insulation to consist of 100mm Kingspan Thermaflex T190 (or similar approved to achieve minimum U value of 0.21). Provide mineral wool cavity wall insulation 100mm horizontally, 400mm vertically, decreased to 275mm vertically above openings. Use Superior board cavity closer. New cavity to run continuously with existing. Close cavities at openings, including installation of insulated vertical DPC.

LINTELS
All lintels to be Extruded Insulated Steel Lintels or similar over all new openings, 100mm and bearing to all lintels.

GROUND FLOOR
100mm T1000 concrete floor slab floor finish on 100mm Kingspan Thermaflex T190 insulation (or similar to achieve minimum U value of 0.22) topped up at all edges on 100mm Kingspan D5m on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean and bedding. All new dpc's to be minimum 100mm above ground level and to extend into gaps. Provide an extra 100mm Kingspan centres ducted through to ventilate existing floor void if any existing air bricks are linked to low extension. All new dpc's to be minimum 100mm above ground level and to lap into gaps.

ROOF TRUSSES
Roof Trusses to be designed & built by specialist manufacturer, all trusses to be installed to manufacturer's specifications, all structural calculations to be submitted to building control for approval prior to installation.

PITCHED ROOF
To be made existing on 28 x 25mm s/c/b rafters on "Hytek" breathable roofing felt or similar on roof trusses, clad with 100mm Kingspan Thermaflex T190 insulation (or similar approved to achieve minimum U value of 0.21) between ceiling joists, 100mm laid over joists opposite way to first floor. Provide proprietary rafter traps to ensure insulation does not obstruct the air flow.

VENTILATION TO PITCHED ROOFS
If not using breathable roofing felt. Provide continuous 100mm wide ventilation gap to eaves and the equivalent of 50mm continuous ventilation gap (the vertical at ridge level. All open ventilation to receive proprietary anti-ventil mesh.

ANCHOR STRAPS
20 x 50mm galvanneal steel straps to be fixed at 900mm centres along 100mm x 50mm wall girths and tied down with minimum 450mm, also to first floor joist to span 1000mm over joists if appropriate.

COLUMNS
Generally to be 12.5mm plasterboard and 100mm solid to substrate. Min 30 min fire check to all structural steelwork.

BELOW GROUND DRAINAGE
All drainage to connect to existing service. Where drains pass through walls, form opening with Specific concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement floor covers to both sides of openings.

ABOVE GROUND DRAINAGE
No drainage to connect to existing service. Gutters - 100mm PVCu half round. Rainwater pipes - 60mm diameter PVCu. Soil and vent pipes - 100mm PVCu.

VENTILATION
Windows and doors to provide a minimum of 100mm floor area natural ventilation. Background ventilation minimum 1000 sq cm for each habitable room, 4000 sq cm for kitchens, cupboards and chimneys. Provide mechanical extract ducted to the outside air to the following:
18 Extractor fan
21 M/C

GLAZING
All glazing to be double glazed sealed units with low E/HC/Argon with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum floor air gap to achieve a minimum U value of 2.0. Any glazing to windows under a height of 800mm and to doors under 1000mm to be safety glass. Any glazing in adjacent garages where 300mm of doors to be safety glass. Trickle vents to be fitted to all new windows to provide 8000 sq cm per habitable room any glazing to a habitable room must have provision for an emergency fire escape, opening to be no more than 1000mm from floor level and no less than 600mm from floor level.

ELECTRICAL WORK
All electrical work to comply with approved document P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the LIA should be satisfied that the part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

SMOKE DETECTORS
LINKED smoke alarms to be fitted at bottom and top of staircase on first staircase of one will trigger the other, to be wired into mains on a separate fused circuit.

NOTE
All dimensions are to be checked on site prior to the commencement of work. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with approved regulations. All work to comply with current Building Regulations and good building practice. If the Contractor uses any alternative materials to those specified, they must be submitted to the Building Control Officer for approval.

LINTEL SCHEDULE

Code	Description
L1	Concrete cover 100/100 Steel Lintel
L2	Burrowless P10x Precast concrete lintel (100 x 225mm)
L3	Steel lintel in situ
L4	Low bearing lintel in situ

Min. bearing for all lintels to be 150mm

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