TITLE:	**GENERAL CONSTRUCTION SPECIFICATION – REVISION A**
PROJECT TITLE:	**PROPOSED ALTERATIONS 3 ABBEY FARM VIEW, WHALLEY**
CLIENT:	**MR & MRS CRAVEN**
REF. NO.	**1203**
DATE:	**4TH DECEMBER 2020.**

This specification is to be read in conjunction with the following drawings:

1203 – 01	Existing Ground Floor Plan
1203 – 02	Existing First Floor Plan
1203 – 03	Existing Rear Elevation
1203 – 04	Existing Gable Elevation
1203 – 05A	Proposed Ground Floor Plan
1203 – 06	Proposed First Floor Plan
1203 – 07	Proposed Second Floor Plan
1203 – 08A	Proposed Rear Elevation
1203 – 09A	Proposed Gable Elevation
1203 – 10A	Proposed Cross Section

Revisions:

A
Amendments as requested by client. Construction notes 10, 11 & 21 amended, notes 22 & 34 omitted 13.12.20

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GENERAL

All work to be carried out to full satisfaction of Building Control Officer.

All new electrical works to be carried out and certified by an approved contractor in accordance with BS 7671.

All work is to be carried out in full accordance with manufacturers' detailed material specifications.

Specified manufacturers items may be substituted for similar approved products.

All existing inspection chambers and drain runs to be checked prior to commencement of works.

CONSTRUCTION NOTES

DEMOLITIONS / STRIPPING OUT

1. Existing window to be carefully removed and set aside on site for re-use.

2. Existing door and frame to be carefully removed and set aside on site for re-use.

3. Existing section of wall to be carefully removed and all waste carted away. Include for all temporary propping for duration of works.

4. Existing paving slabs to be carefully removed and set aside on site for re-use. Ground to be excavated to reduced levels. All spoil and waste to be carted away. Include for protection of all existing drain runs.

5. Existing inspection chamber and cover to be carefully removed and set aside on site for possible re-use. Include for making good existing drain run.

6. Existing composite slate roof covering and rafters to be carefully removed and set aside on site for re-use. Include for all temporary propping and bracing of roof structure for the duration of the works. All waste to be carted away.

FOUNDATIONS

7. New foundation to external wall to be 150 x 600mm concrete strip - C35 concrete mix. Depth of foundation to be a minimum 750mm below external ground level. (to be agreed on site with Building Control Officer).

EXTERNAL WALL

8. External wall to be 102mm facing brickwork outer leaf to match existing (wall below ground level to be concrete blockwork), 50mm clear cavity, 50mm Kingspan Thermawall TW50 thermal insulation, 100mm Tarmac Toplite Standard (3.6N/mm²) lightweight concrete blockwork inner leaf with 13mm 2no coat lightweight plaster finish internally. Wall to be provided with weak mix concrete fill to cavity below ground level. Visqueen Zedex d.p.c. to be provided at minimum 150mm above external ground level, lapped with d.p.m using Bituthene 2000 membrane. Wall built up off conc. strip foundation. Wall ties to be 225mm stainless steel Ancon Staifix RT2 (or similar approved). Ties to be at 900mm centres horizontally and 450mm centres vertically. Ties around openings to be within 225mm of opening perimeter horizontally and at max. 225mm centres vertically. Cavity to be closed at eaves level with 1no layer natural slate bedded in mortar. Openings to be provided with Thermabate 90 insulated cavity closers. Walls to be tied into existing walls with Catnic Stronghold wall connectors. (U-value = 0.26W/m²K).

GROUND FLOOR

9. New ground floor to be 150mm concrete over 500 gauge polythene separating layer over 100mm thick Kingspan Thermafloor TF70 thermal insulation laid over Visqueen Radon Membrane d.p.m. over 150mm well consolidated, sand blinded hardcore. Min. 25mm thickness of Kingspan Thermafloor TF70 thermal insulation to be laid vertically to perimeter of external walls to level of top of concrete slab. DPM to be turned up walls in cavity and lapped with new DPC. (U-value = 0.21W/m²K).

EXTENSION ROOF

10. New roof to extension to be Icopal Sureplan FPO single ply membrane (Colour RAL 7015) adhesive fixed over 25mm Kingspan Thermaroof TR27 LPC/FM insulated panel over 50mm Kingspan Optim-R insulated panel over vapour control membrane over 18mm thick exterior quality plywood roof deck over min 38 x 50mm s/w timber tilting fillet at 1:40 crossfall over 125 x 50mm C16 grade s/w timber joists at 400mm centres.. 1no layer 12.5mm Gyproc wallboard with lightweight plaster skim finish to underside. Code no. 5 lead flashing at abutment of new roof with existing rear wall with minimum 50mm deep chase cuts. Cavity tray to be inserted in existing wall at abutment with new roof.

11. New 1.20 x 2.80m Ultraframe Ultrasky u.p.v.c. skylight window to be fitted in newly formed opening on 150 x 75mm preservative treated timber kerb upstand. Skylight to be fitted with hermetically sealed double glazed units. Glass to be laminated safety glass (min U-value to be 1.8w/m²K).

DORMER

12. New dormer roof to be Icopal Sureplan FPO single ply membrane (Colour RAL 7015) adhesive fixed over 25mm Kingspan Thermaroof TR27 LPC/FM insulated panel over 50mm Kingspan Optim-R insulated panel over vapour control membrane over 18mm thick exterior quality plywood roof deck over min 38 x 50mm s/w timber tilting fillet at 1:40 crossfall over 200 x 50mm C16 grade s/w timber joists at 400mm centres. 1no layer 12.5mm Gyproc wallboard with lightweight plaster skim finish to underside. Code no.4 lead flashings at abutment with roof tiles.

13. Dormer walls to be 189 x 12mm grey coloured Cedral Click fibre cement composite horizontal cladding boards (or similar approved) fixed to 38 x 50mm preservative treated vertical timber battens at 600mm centres 1no layer Kingspan Nilvent breathable membrane over 18mm thk exterior quality plywood over 100 x 50mm C16 grade s/w timber studded frame. 1no layer 60mm Kingspan Optim-R insulated panel fitted between studs. 1no layer 35mm Gyproc Thermaline PLUS insulated plasterboard fitted to studded frame lightweight plaster skim finish internally. Code no.4 lead flashings at abutment with roof tiles. Dormer cheeks built up of existing internal leaf of masonry wall. Additional 1no layer 12.5mm plasterboard to be provided to dormer cheek to party wall with adjacent property to provide minimum 60minutes fire resistance.

14. New second floor to be 18mm thick type II/III flooring grade chipboard with glued tongue & groove joints over 50 x 150mm C16 grade s/w timber joists at 400mm centres. 100mm thick Isover general purpose roll acoustic insulation fitted between joists. Joists supported at each end by Expamet Standard Leg Speedy galvanised steel joist hangers fixed in accordance with manufacturers specification. 1no layer 12.5mm Gyproc wallboard with lightweight plaster skim finish to underside of joists to provide minimum 30minutes fire resistance.

STEELWORK

15. New steel UB ridge beam to be 1no 203 x 133 x 30kg/m UB to support roof. Minimum 150mm end bearing to each end. 1no 100 x 215 x 215mm reinforced p.c. conc. padstone to be provided at each end.

16. New steel UC floor beam to be 1no 152 x 152 x 30kg/m UB to support second floor joists. Minimum 150mm end bearing to each end. 1no 100 x 215 x 215mm reinforced p.c. conc. padstone to be provided at each end.

17. Existing section of rear wall in kitchen to be carefully removed and all waste carted away. Include for temporary propping of existing structure. New steel UB's provided to support structure above. 2no 203 x 133 x 25kg/m UB's. Minimum 150mm end bearing on 300 x 150 x 150 pre-cast concrete padstones. Beams to be bolted together (complete with spacers) at each end and at maximum 900mm centres with 8mm dia, bolts. Include for s/w timber nogging out of steel to receive 1no layer 12.5mm Gyproc Fireline board with lightweight plaster skim finish to provide minimum 30 minutes fire resistance. Minimum 2.0m headroom to underside

STAIRS

18. New winding timber stairs up to second floor level to be 900mm width. 13no 201mm risers, 240mm goings. Tapered treads to have minimum 50mm going. Nominal pitch of stair to be 40°. Handrail to be 900mm above pitchline of stair and landing. Vertical balusters to be at maximum 100mm spacings. Minimum 2.0m headroom to be provided above pitchline of stair. Staircase to be underdrawn with 1no layer 12.5mm Gyproc wallboard to provide minimum 30 minutes fire resistance.

INTERNAL WALLS

19. New studded wall to be 75 x 50mm C16 grade s/w timber studs at 400mm centres. Wall to be finished both sides with 1no layer 12.5mm Gyproc wallboard and lightweight plaster skim finish.

20. New studded wall to be 100 x 50mm C16 grade s/w timber studs at 400mm centres. Wall to be finished one side with 1no layer 12.5mm Gyproc wallboard and lightweight plaster skim finish.

NEW WALL OPENINGS

21. New door opening formed in external wall. 1no IG lintels L1/S 100 steel lintel over opening with minimum 150mm end bearing. New bi-fold door and frame fitted in to new opening.

22. OMITTED

23. New window opening formed in external dormer wall. New upvc window c/w hermetically sealed double glazed units – 28mm o/a thickness. Window to be fitted with trickle ventilators. (U-value = 1.60W/m²K).

REMEDIAL WORK TO EXISTING ROOF

24. New 100 x 38mm s/w timber C16 grade s/w timber struts to be fitted to existing rafters using galvanised metal plate connectors. 100 x 50mm s/w timber binder to be fitted to existing ceiling joist ties.

25. Thermal insulation to be 75mm Kingspan Thermapitch TP10 fitted between existing rafters with all joints taped. 25mm air gap to be provided above insulation 1no layer 60mm Gyproc Thermaline SUPER insulated plasterboard fitted to underside of rafters with lightweight plaster skim finish. (U-value = 0.16W/m²K).

26. New section of ceiling to be 100 x 38mm s/w timber joists fixed to existing rafters and supported by UC beam. 1no layer 12.5mm Gyproc wallboard and lightweight plaster skim finish.

SANITARY FITTINGS

27. New W.C. to be fitted with 100mm dia. waste connected into existing s.v.p.

28. New shower to be fitted with deep seal anti-syphonic trap and 38mm dia. p.v.c. waste connected to existing s.v.p.

29. New wash basin to be fitted with deep seal anti-syphonic trap and 32mm dia. p.v.c. waste connected to existing s.v.p.

30. New section of s.v.p. fitted at second floor level complete with air admittance valve connected to existing soil pipe.

VENTILATION

31. Ventilation to en-suite bathroom to be provided by mechanical extract fan with a minimum extraction rate of 15l/s discharging to external air.

32. Ventilation to kitchen to be provided by existing hob extract hood.

DRAINAGE

33. New 100mm half-round section p.v.c. gutter to match existing to discharge into new drain connection via. 61mm p.v.c. r.w.p. and new b.i.gully.

34. OMITTED

35. Existing polypropylene inspection chamber and cover taken from store and re-fitted on new 110mm Hepworth Plastidrain connected to existing system.

36. New 250mm Osma polypropylene inspection chamber with double sealed medium duty cover fitted on new 110mm Hepworth Plastidrain connected to existing system.

FIRE SAFETY

37. New smoke detectors to be fitted at each level in stairway / hallway. All to be mains powered and interconnected complete with battery back up.

38. Door to be 30min fire resistant door complete with intumescent fire seals and Perkomatic or similar self closing device.

CENTRAL HEATING

39. Existing flue outlet to existing gas boiler to be extended

EXTERNAL WORKS

40. Existing paving flags to be taken from store and re-laid in 50mm compact sand bed over 150mm well compacted hardcore sub-base.