Extension and Alterations at Ramblers, High St Barley SG8 8JA

To be read in conjunction with architect's drawings and engineers drawings listed at end of this spec.

Schedule of Works

Carry out works shown on drawings 316/01-08 and on structural drawings listed at end of this spec.

Agree light and electric points with client on site.

Excavation & Foundations

Excavate foundation trenches to depth and width specified on Architect's and engineer's drawings, subject to the approval of the Building Inspector. Place concrete to specified depth and compact thoroughly. Backfill around foundations with selected material arising from excavations.

Drainage

Excavate trenches for drainage to the minimum practicable width but not less than 450mm. Form a firm , evenly graded trench bottom at or above the minimum gradient required by Part H of the Building Regulations; remove any soft or hard spots and replace with compacted granular material to provide a consistent bearing. All underground soil and surface drainage to be in 100mm PVCu pipe laid according to manufacturers' recommendations and complying with Building Regulations.

Provide lintels over and 50mm granular fill around pipe runs going through structural walls.

Install inspection chambers (or concrete bases of manholes) at levels to suit drain inverts. Lay main channel for full length of manhole; lay branch channels to discharge in same direction of flow as main channel. Brickwork to be commenced as soon as drains have been tested and approved.

New underground drainage is to be 100mm UPVC pipe with flexible joints, laid on 100mm deep granular material.

Wash basins are to have 32mm, sinks to have 40mm UPVC pipe and showers to have 50mm diameter waste and 75mm trap. WC is to have100mm waste and 50mm trap to SVP.

All connections are able to be rodded.

Rainwater Drainage

All rainwater goods to be in UPVC, to match existing. Gutters to be 112mm half round, with 75mm downpipes in positions indicated on Architect's drawings. All support brackets and fixings to be provided according to manufacturer's recommendations.

Underground drainage for surface water is to go to soak aways and to be to same specification as for soil drainage. These need to discharge minimum 5 meters from building and from roadway and in accordance with BS 8301 and BRE Digest 365.

Ground Floor

Lay 150mm hardcore. Material should be hard impermeable, incombustible, imperishable and chemically inert, broken to pass through a 100mm ring in all directions, with limited fines content to ensure free draining after compaction. Ensure 150 minimum air space void is left and that cross ventilation route to existing underfloor void is maintained.

Lay new concrete slab floor as drawing 316/08. Damp proof membrane of 0.20 minimum thickness at least1200 gauge reinforced polyethylene sheet laid over slab and blinding, under insulation. Overlaps should be minimum of 150mm and sealed to provide a waterproof and vapour proof joint, using a sealant tape as recommended by the DPM manufacturer. The DPM should be continuous with the damp proof course in walls and should overlap a minimum of 100mm. **Overlaps should be secured** with a sealant tape that is compatible with both DPM and DPC. The membrane should be protected from damage prior to laying of 100 flooring grade 'Celotex' insulation, or equivalent approved. Rigid flooring grade insulation board loose laid tightly butt-jointed. Vertical edge insulation to be laid within the perimeter of the external wall to the depth of the floor insulation.

Vapour Control Layer to be laid between screed and insulation as detail J on drg 316/06

Lay screed and tiles inside and out.

External walls

Cavity wall:Brick to client and architect approval to be laid up External leaf of 103mm thick Celcon 'Solar' thermal block up to first floor level Contractor to supply samples of matching or similar brick for approval prior to construction.

The Damp Proof Course must be at least 150mm above external ground level on flank wall, 225mm above cavity concrete and lapped to DPM internally.

Cavity 100mm wide in twin masonry skin with cavity fill insulation to specification shown on Architect's drawings: Kingspan Kooltherm K8, Celotex CF5097, or equivalent approved, to fill cavity, and installed to manufacturer's recommendations.

Stainless steel wall ties are to be inserted in all cavity walls in joints at 750 centres horizontally, 450 centres vertically, with alternate rows staggered: ties within 225 of openings, to be at maximum spacing of 300mm.

Restrain walls to floors and ceiiling joists: provide lateral restraint straps at each level, in accordance with Approved Building Regs Document A Diagram 15, 16 and 17: 30 x 5 galvanised m.s. straps, at least 1200 long, fixed across 3 joists, or along joists, at not more than 2 meter centres.

External: lime/sand/cement render (1:!:6). Internally plaster as shown on architect's drawings.

Fair face brick pointing to be approved by client and architect.

Vapour barriers to be lapped minimum of 100mm and taped at joints.

Fix stainless steel wall connectors - Catnic Stronghold or similar approved, to bond existing walls to tie in new walls, as they are built.

Roof Structure and Coverings

All structural roof timber to be stress graded softwood to structural engineer's specification.

Roof timbers generally to be clean, sound, properly seasoned and free from any defects that would make it unsuitable for its function. All timber is sawn unless otherwise stated.

Where 'Velux' windows are to be fitted, trimming rafters and trimmers are to be doubled up on all four sides, dog tooth bolted at 600 centres.

All roofing materials to be chosen and laid according to BS 5534 Code of Practice for slating and tiling, updated in February 2015.

Breather type membrane laid under battens with minimum laps vertically and horizontally of 100mm. The membrane should be supported on a softwood tilting fillet at the eaves and dressed down 50mm into gutter.

Battens for tiling to be 50 x 25mm pressure impregnated softwood, to be fixed at the appropriate gauge, to rafters. Insulation laid tightly between rafters, held tight according manufacturer's recommended fastenings.

Natural slates, laid in accordance with SSQ's recommendations with straight horizontal and vertical joints, vertical joints laid over the slate below. Maintain bond at ends of courses with slates of extra width. Samples of slate to be approved before roof construction is commenced.

Lead flashings at the abutment with existing brickwork are in Code 5 lead sheet laid in accordance with requirements of Lead Sheet Association. Flashings should be lapped up 150mm above top roof tile.

Valleys use valley boards and tiles cut to create a gutter with lead dressed up 150 either side under slates.

Structural Steelwork

All structural steelwork to be fabricated and erected to Structural Engineer's details and specification.

Any steel must have cover to provide 30 minutes fire resistance from any habitable space: 2 layers of 12.5 plasterboard will suffice.

Vertical steel going into kitchen island will be coated in black intumescent paint, so there will be no cladding in this position.

Internal Walls

All timber for stud walls to conform to same requirements as for roof timbers.

Structural stud work to be stress graded softwood, properly seasoned and free of any defects making it unsuitable for its function. Layout of stud work, bracing etc. according to Architect's drawings and Structural Engineer's details and specification. Provide noggins wherever required, e.g. at all joints in plasterboard

Studs to be positioned at minimum of 400mm centres. Construct with tight butt joints securely nailed; securely fix the top of partitions but ensure that no unintended loading is transmitted from structures above. Provide noggins wherever required, e.g. at all joints in plasterboard and where fixings are required.

Sound-proof Insulation is to be 50mm Earthwool Flexible Slab by Knauf Insulation between stud work to be tightly fitted, and continuous insulation external to frame to be tightly butt-jointed. All rooms containing WC s or beds are to be insulated.

Joists

All timber for first floor construction to conform to same requirements as for roof timbers.

Joists to be positioned as indicated on Architect's drawings, and to Structural Engineer's specification where applicable.

Bear joists in full contact on designed supports. Protect from contact with potentially damp surfaces and structures. Where packing is necessary use material that will not rot or compress. Provide trimmers around openings and make suitable joints or provide joist hangers. Ensure upper and lower surfaces are correctly aligned and that trimmers fit tightly. Wherever possible transmit loads to other sound structures. Keep joists approximately 50mm from parallel masonry walls. Prevent bowing and twisting of joists by solid blocking at all bearings, and with solid blocking or herringbone strutting at mid-span as necessary.

Sound-proof Insulation is to be 50mm Earthwool Flexible Slab by Knauf Insulation between joists to be tightly fitted, and continuous insulation external to frame to be tightly butt-jointed. All rooms containing WC s or beds are to be insulated.

Doors and Windows

All glazing below 800 above floor level should be toughened in accordance with BS EN 12600 and BS 6206.

WINDOWS

No windows are to have cill height less than 800 above FFL.

Lintel over

W1 Jeldwen Stormsure energy + All-bar casement (445 w x 750 h) Catnic CN71A

W2 Jeldwen Stormsure energy + All bar casement (2475 w x 900 h) n/a

W3 Jeldwen Stormsure energy + All bar casement (445 w x 750 h) n/a

W4 Jeldwen Stormsure energy+ casement, All bar(445 w x 650 h) n/a

W5 Jeldwen Stormsure energy+ casement, All bar(1200 w x 900 h) n/a

W6 Jeldwen Stormsure energy+ casement, All bar (900 w x 900 h) n/a

W7 Velux MK04 GGL (780 w x 978 h) with all proprietary flashings and fittings in accordance with manufacturers recommendations.splayed reveal on northern wall side of opening.

W8 fixed glazed screen with 4mm float etched glass above 800 above floor level.

DOORS

External Doors

All external doors to have 24mm argon filled low E double safety glazing.

All lintels existing or standard stud partitions unless stated here:

D1 existing door made good and re-used in new frame

D2, D3, D4 Jeld-wen Farndale softwood french doors and frame (2088 x 1188), 10 bar glazing option.

Internal doors

D5 existing door cut down, to fit, with bulkhead required from new stairs above, made good, to fit into new lower frame.

D6 Jeld-wen Shaker White Oak recessed cottage Panel door and frame (1981 x 762)

D7 Jeld-wen Shaker White Oak recessed cottage Panel door and frame (1981 x 686)

D8 re-use existing door in new position, to avoid structure for stair bulkhead

Ironmongery

Internal doors

All doors: 2 no. black iron strap hinges per door leaf, door knobs and latches to client approval.

Snib lock on shower room and WC, controlled internally with screw release externally.

External doors:-

D1 Re-use existing ironmongery with dead lock

D2,3,4: 3 pairs black iron hinges, mortice latch and lever handles, High security night latch (espagnolette)

Windows

High performance casement windows – casement stays and fasteners both opening to allow for means of escape in upper floor.

* Means of Escape Windows: Window 5 will be egress window in accordance with Approved Document B1. It will have an unobstructed openable area of 0.33m2, with an openable height and width minimum of 450mm, minimum cill height of 850 and maximum cill height of 1100 above FFL, to enable access.

Floors.

New floor slab through tiled part of ground floor as detail drawing and spec. Minimum 65 screed over wet system underfloor heating, connected to boiler. Protect existing listed timber structure - posts and beams - while laying new floor around.

Floor Finishes

Lay levelling screed on new ground floor to provide level finish throughout.

Tile flooring to client choice on on underfloor heating in kitchen, hall and WC, to be carried out according to manufacturer's recommendations.

Bedroom 4 to have tongue and grooved flooring grade chipboard and carpet.

En suite is to have 25mm WBP plywood, screwed at 150 centres, electric underfloor heating mat and ceramic tiles

Wall Finishes

Plasterboard and gypsum plaster all as manufacturers instructions

Single layer of 12.5mm plasterboard with skim coat gypsum finish to be fixed generally to timber stud walls and ceilings. Micro angle bead to be fixed on all external angles. Stop beads as necessary.

Double 12.5 pb and skim over structural steel work for fire protection to half hour

!2.5 dry lining on dabs to blockwork walls.

Wall tiling to client choice up to 1800 height in shower area and 3 course high splash back in basin areas.

Sanitary fittings

En Suite

Shower

Vaillant Round pole walk in: 800 front panel

Biava wet floor system: 1400 x 933, drainage waste and membrane tanking kit

WC:

Lisbon II cistern incl dual flush codes 64.0004-0007

Basin:

Lisbon II 550mm Basin 1TH

WC

Lisbon II cistern incl dual flush codes 64.0004-0007

Lisbon II 450 cloakroom basin code 64.0019

Intermittent extract ventilation is to be 15 liters per second from shower room and 6 liters/ second from WC.

Stairs

build new purpose made timber winders, to access Bedroom 4, with equal risers, Timber hand rail 900 above mid-tread height on one side.

Skirtings and Architraves

Softwood skirtings ex.125 x 25mm (or to match those in existing house) to be fitted generally.

Ex 50 x 25 softwood painted architraves.

Painting & Other Decorative Finishes

Apply one coat of finish before installation of joinery; ensure that the end grain is properly sealed to prevent moisture ingress and possible staining around end grain. Apply additional coats once in situ. Surfaces must be clean and dry when treated. Knots are to be treated.

Apply vinyl matt paint finish to all plastered walls and ceilings in kitchen and bathroom areas.

Apply emulsion paint finish to all other plastered surfaces.

Apply satin paint finish to skirtings, doors, door frames, external and internal surfaces of windows.

Heating Installation

Allow for replacement of boiler outside as shown on drawing 316/04.

Work to domestic services such as boilers should be undertaken by a contractor registered with one of the government approved competent persons schemes.

Radiators to be installed to manufacturer's recommendations in locations shown in bedroom and heated towel rails in ensuite and WC. All radiators are to have thermostatic mixing valves.

Electrical Installation

Wiring of new extension is to be carried out. The electrical installation should comply with the 17th Edition of the IEE Wiring Regulations and should be tested by a certified inspector as required by Part P of the Building Regulations and BS 7671.

At least 3 in 4 light fittings are to accept only lamps with a luminous efficacy greater than 45 lumens per circuit watt.

Positions of socket outlets, cooker control unit, light switches, TV, internet and telephone outlets are to be agreed with client and agreed with the Architect.

External light fittings shall be supplied, fixed and wired in the locations indicated by architect.

Intermittent extract fans to be supplied and installed in WC at rate of 6 liters per second, from shower and bath rooms at 15 liters per second and from utility room at rate of 30 liters per second, and in kitchen 30 liters per second in conjunction with cooker extract hood.

Mains powered interconnected heat/smoke alarms are to be fitted at each floor level: automatic fire detection system that is in accordance with Approved Document B of Building Regs. The smoke alarms should be mains-operated and conform to BS 5446-:990. They may have a secondary power supply such as a battery (either rechargeable or replaceable) or capacitor.

Drawing Schedule

316/01	Existing Plans and Elevations
316/02	Proposed Plans, Elevations and Location plan
316/03	Existing and Proposed Elevations, Porposed Site and Roof Plan
316/04	Proposed Ground Floor Plan
316/05	Proposed First Floor Plan
316/06	Proposed Sections A-A and B-B
316/07	Construction Details
297/08	Construction Details

Winiecki Associates

540-18 01 rev C1	Ground Floor Plan
540-18 02 rev C1	Ground/First Plan
540-18 03 rev C1	First Floor/Roof Plan
540-18 04 rev C1	Section A-A
540-18 05 rev C1	Construction Details

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