

16 OCT 2014

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# **OUTLINE SPECIFICATION FOR SIDE EXTENSION**

## **Foundations :**

Topsoil to be stripped and removed from site. Footings to one metre below finish ground level or to a level agreed to suit site conditions.

Deepstrip footings will be concreted as soon as possible after been approved by Building Inspector. Concrete will be to Where new foundations meet existing they will lap by unf footings by 150mm.

Due to falls in ground levels steps will be required to the 1

The external walls up to DPC will be Chiltern facings to th  
The inner skin to be 100mm dense concrete block.

The cavity is to be 70 mm filled with fine concrete to 150  
DPC to be 900 micron High performance damp proof cou

A minimum of 150 mm thick, well compacted, hardcore t  
Hardcore to be blinded with sand compacted to receive 1  
laps at all joints. DPM to be turned up perimeter walls to

80mm Celotex insulation board to be layed over DPM jus

Oversite slab to be 150mm Gen1/S2 concrete carefully la  
receive 75mm sand & cement floor screed.

## **External Walls**

**All external walls including the existing walls in Chiltern**  
wall plate but excluding conservatory, are to be rendered  
colour Ivory over 12mm phenolic foam board

New extension only:

External skin from DPC to wall plate will be 100mm Aerea  
receive Insulated K Rend Wall finish

Cavity to be 80mm filled with 50mm Celotex Insulation b

Internal skin to be 100 mm medium density block

Internal face of internal skin to be finished with plaster

Lintols over external windows to be Catnic Couger open k  
with minimum bearing on each end of 150mm

Windows to be white PVCu double glazed with PVCu proj  
compliance with part L & F of the Building Regulations an

All windows to be fitted with trickle ventilation (min 8000  
to be obscured glass. Bedroom 3 to reuse existing window  
also to be replaced in accordance with for going specifica

## **Internal Walls**

Internal load bearing walls are 200mm medium density k  
toothed into exposed end of existing partition walls

Non load bearing partition around ensuite is 100 mm me  
Lintols over door openings are to be 65mm high concrete

## OUTLINE SPECIFICATION FOR SIDE EXTENSION (cont)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Support Steelwork</b>                  | <p>To support the existing wall plate and roof insert 225x175 over lounge area bedded on concrete padstone with mini at either end.</p> <p>Bedroom 1 &amp; 2 can have the same size steel or alternative bedded on concrete padstones with minimum 150mm be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Flat Roof</b>                          | <p>High performance Felt roofing system (Sarnafil or similar) Layed on 126mm Celotex roof insulation board fixed by n 18mm OSB treated roof decking fixed to 75 &lt;25mm sawn treated tilting fillets fixed to 44x125mm regularised C16 kiln dried sawn treated ceiling joists to be carefully notched into web of support steelwo galvanised straps to existing ceiling joists. 900mm wind re every third joist and screwed to blockwalls. One row of sc between joists. Plaster board noggins to be fitted between 12.5mm moisture resistant accoustic plasterboard to be f joists . 12.5mm plasterboard and set to be fitted across n</p>                                                                                                                                                                               |
| <b>Pitched Roof</b>                       | <p>100x50mm treated sawn softwood wall plate bedded to 50x 150mm regulised C16 treated common or jack rafter: 63x 200mm C16 treated purlin 44x 125mm regularised C16 Kiln dried sawn treated ceilir joists to be carefully notched into web of support steelwo galvanised straps to existing ceiling joists. 900mm wind re every third joist and screwed to block walls.Plasterboard between joists at open ends. 100mm rockwall insulation fitted between joists &amp; 200mm 12.5mm moisture resistant accoustic plasterboard to be f joists. 12.5mm plasterboard and set to be fitted across ne</p> <p>Existing concrete roof tiles to be refitted to front &amp; side e tiles, to match existing, to be fitted to rear elevations All roof tiles to be fixed to new 50x25mm treated softwo breathable roofing felt.</p> |
| <b>Fascia board soffits &amp; gutters</b> | <p>Remove all existing fascia, soffit &amp; gutters with down pipe All the following in White PVCu 18mm PVCu Boxend fascia board ,width to suit site condi 300mm PVCu hollow soffit board with ventilated soffit tri jointing and edge trims White Squareline (or similar) 114mm. guttering with supp and including all stopends, outlets and corners. 65mm square down pipes including swannecks and conne</p>                                                                                                                                                                                                                                                                                                                                                                                                            |