

# SPECIFICATIONS

**PROJECT:** Erection of Outbuilding to the Rear. (For Storage and Office).

**LOCATION:** 19 Jubilee Crescent, Gravesend, Kent, DA12 4JG.

**OWNER:** Isaac Edusei

## SUBSTRUCTURE

- Strip foundation with a width of 450mm and thickness 150mm (1:3:6 concrete mix).
- Two courses of 440 x 215 x 140mm Dense concrete block laid in 1:6 mortar mix.
- Compacted hardcore of 100mm thick of type 1 MOT.
- Compacted sand blinding of 50mm thick.
- 250-micron Damp Proof Membrane.
- 140mm Ecotherm Eco-Versal PIR Board with a U-value of 0.022W/mK
- 75mm thick sand screed 1:3 mix.

## SUPERSTRUCTURE

- **External Walls.**
  - The external timber frame erected in 47mm x 150mm sawn treated timber C24. Base plate laid in fire resistant sealant white and Damp-Proof Course DPC and bolted with Anchor Bolt Hexagon Head M14 x 150mm Zinc Plated at 400mm centres to the 140mm dense concrete block.
  - Close panel external wall of 47mm x 150mm treated timber stud at 400mm centres and middle noggings.
  - 12.5mm Knauf Fire resistant plasterboard
  - 12mm OSB3
  - 100mm Rockwool timber frame slab with thermal conductivity of 0.034W/mK.
  - 12mm OSB3, Breathable membrane.
  - Vertical 25mm x 38mm treated timber batten to receive horizontal Neo Timber Deluxe Composite Cladding grey.
- **Internal Walls**
  - 47mm x 100mm sawn treated timber C16
  - 50mm Rockwool Flexi with thermal conductivity of 0.038W/mK
  - 12mm OSB3
  - 12.5mm plasterboards

# SPECIFICATIONS

- **Roof**

- Flat roof constructed with 47mm x 150mm sawn treated timber joists C24 at 400mm centres with 1200mm centres noggings.
- 15mm OSB3 decking.
- Square Replacement Fascia 175mm (Anthracite Grey Grained RAL7016) (GSF175.AG) fixed with 65mm Plastic Headed Nails (Dark Grey).
- Hi- Cup gutter anthracite grey, with downpipe connected to a rainwater storage system for gardening.
- 1000g GRP Fibreglass roofing.
- Celotex GA4000 roof insulation with a U-value of 0.022W/mK

- **Internal Finishes**

- 12.5mm Knauf fire resistant Plasterboard Ceilings, taped and joint finish, One mist coat and two coats of emulsion paint white.

- **Floor Finishes**

- Supercoil insulation underfloor insulation with U-value of 0.8m<sup>2</sup>K/W.
- Supremo Luxury Click Vinyl Rigid Core Flooring Nature with Built in Underlay 5mm x 180mm x 1220mm.

- **Wall Finishes**

- 12.5mm plasterboard, taped and joint finish, one mist coat, two coats of emulsion paint white.
- 144mm high single MDF skirting board.

- **Windows**

- Crystal Top Opening Double-Glazed Casement Anthracite grey on White Upvc Window 610mm X 1040mm

- **Doors**

- 208 x 86.4 x 3.5cm External Composite door anthracite grey.
- 3600mm x 2100mm Aluminium Bifold door anthracite grey.
- 1981mm x 686mm x 35mm prefinished oak internal door.

# SPECIFICATIONS

## ○ **Electrical**

- 4 double sockets to the Office.
- Ceiling light and switch
- 2 double sockets to the storage.
- Ceiling light and switch.
- Ceiling light and switch to the toilet.
- 1 External double socket
- 1 Security lighting.

## ○ **Heating**

- Fast warm 200w Electric Underfloor Heating mat to the office.

## ○ **Plumbing**

- 15mm plastic cold-water connection to toilet and hand basin.
- Rimless Close Coupled Toilet and Soft Close Seat with Cistern with P trap connection.
- 400mm wall hung basin with water saving self-closing tap.
- 32mm waste pipe for hand basin connected to foul drainage.

## ○ **Water Services**

- 22mm cold water plastic pipe inserted in Armaflex Tuff coat Class O 1m Underground Waterproof Pipe Insulation

## ○ **Drainage**

- 110mm Terracotta Underground drainage pipe, 110mm drainage pipe coupler, 110mm rest bend, 110mm drainage bend 90degree. Connected with the help of pipe lubricant laid in gradients steep of 1:40.