



CB Homes

Self-build Specifications

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Ground Floor

Precast concrete beams with infill concrete blocks laid to span across load bearing walls with fully vented void below. Moisture resistant membrane, insulation and 65mm sand and fibre cement screed. To receive floor finish e.g. carpet or tile (not included).

External Walls*

65mm facing bricks outer skin, 100mm cavity filled with blown fibre insulation and an inner leaf of insulating block.

Ground Floor Walls Internally

100mm concrete blocks, or similar, having a compressive strength of 3.5kN/mm^2 .

First Floor Walls Internally

100mm concrete blocks or timber stud partitions. If concrete first floors are used all first-floor partitions will be in block.

Lintels

Coated and galvanized steel lintels to openings in external brickwork with stop ends and weep holes as required including universal arch formers where shown.

Windows

PVCu in white with chrome handles. Weather stripped lockable casement fastener. 24mm double glazing units.

First Floor

Tongue and groove weyroc moisture resistant flooring on Engineered EasiJoists or softwood timber joists secured with metal hangers and straps and built into brickwork.

Roof

Standard timber trusses by specialist manufacturer with treated softwood fascia and barge or exposed eaves, all vented as required.

Roof Finish

Marley Interlocking tile or similar with ridge tile to match.

Insulation

Wall, Roof and Underfloor insulation will be designed to meet Part L1 requirements of Building Regulations April 2013 Edition, based on the Target U-value and accredited construction details method of calculation. Generally this will give 100mm fully filled cavity wall, between 350 to 450mm of roof void insulation and a minimum of 100mm underfloor insulation, all subject to Design SAP calcs.

Ventilation

Mechanical Extract Units with trickle vents in windows to give background ventilation, all subject to Design SAP calcs.

Gutters and Down pipes

112.5mm half round UPVC gutters with 68mm dia. down pipes, colour black or brown.

External Door*

Hardwood external door, choice from our range. Weather-stripped in softwood frame with hardwood cill.

French Doors

PVCu fully glazed doors in white.

Garage Door*

2 no up and over doors. for supply and fix.

Staircase

Softwood treads and risers, softwood turned newel posts and balusters with moulded handrail. For Macpherson's paint or stain finish.

Internal Doors*

Four panel doors to all rooms hung on one and half pair brass or chrome butt hinges with mortice latch and door handle.

Ironmongery

Carlisle Brass or Chrome Oakley Range (Victorian) door furniture.



Skirting and Architraves

To be moulded softwood. Architraves to be 75 x 19mm Regency. Skirting to be 125mm x 19mm Regency ground floor and 125mm x 19mm first floor.

Window Boards

To be MDF for Macpherson's paint finish or Parana pine for stain finish.

Plasterboard

Drylined plasterboard with plaster skim finish. Wetroom plaster to all wetrooms. 25mm insulation board to all ceiling slopes.

Decoration

Three coats of emulsion, with a choice of Macpherson's colours.

Decoration to Woodwork

Externally – Knott one coat primer two undercoat and one finishing coat. Internally – Paint finish as above or stain finish from Macpherson's colour range.

Coving

Gyproc "S" Profile Cornice in lounge and hall, all other rooms to have "C" Profile Cove except bathrooms, en-suites,

Kitchen, utility room and any sloping ceilings.

Cupboards

Cylinder cupboard minimum two rows of slatted shelves, Cloaks cupboard off hall, high level shelf and metal hanging rail.



Heating

Full central heating by radiators with thermostatic valves and heating to water all powered by gas. All pipes to radiators concealed.

Plumbing

Hot and cold, soil and waste pipes, overflows all too current regulations. Fed to appliance positions in the bathrooms, kitchen and utility room and terminated with a cut off valve for later connection by the kitchen or bathroom installers.

Appliance positions allowed are:-

- **Kitchen –**
sink unit, Dishwasher
- **Utility Room –**
sink unit, washing Machine
- **Bathroom –**
Shower, bath, wash basin, W.C.
- **En Suites –**
Shower or Bath, wash basin, W.C.
- **Cloaks –**
Wash basin, W.C.

Hot and cold supply will be at mains pressure via a pressurized cylinder.

Heated Towel Rails circuits are installed on a separate system from the heating.

Kitchen, Sanitaryware, Tiles*

All covered under PC Sum items – CB Homes or Client suppliers.

Lighting and Power

Lighting and power points to NHBC/LABC requirements. Moulded plate switches and switched socket outlets with pendant light points to all rooms, Low voltage downlighters and pelmet lighting in kitchen, See Project Lighting Schedule.

T.V/Telephone/DATA

TV Coax points, BT Location, and CAT 6 In living room, kitchen, and all bedrooms

Security and Safety

External doors to be fitted with 5 lever locks and security bolts to meet Insurance specifications. Windows have lockable casement fasteners. Smoke detectors fitted in appropriate position. Alarm with passive sensors to all ground floor rooms and landing.

Drainage

All drainage to foul and stormwater outfalls is included. Connection to a sewer not exceeding 1500mm deep & 15 metres from the house and not within the public highway.

External

External works not included.

All works include 10 Year NHBC/LABC warranty and built to requirements of the Local Authority Building Control Department.

*** These items are covered under Prime Costs Sums (PC Sums). Please ask your advisor for your project Individual PC Sums.**

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