

SPECIFICATION

GENERAL NOTES

Building classification by purpose - 1C
 All scaffolding to be in accordance with B.S. 9373
 Contractor to check all dimensions on site & report any discrepancies to the client before commencing work.
 All work to be carried out in accordance with the current Health & Safety at work act and CDM regulations
 No Building Work to encroach onto adjacent properties
 All electrical work to conform to the latest edition of the I.E.E Regulations (18th Edition) & B.S. 7671: 2018
 All electrical fixtures should be positioned at least 350mm any internal wall, projecting wall or similar obstruction.
 Light switches should be positioned between 900mm and 1000mm above floor level, standard switches should be positioned at least 400mm above floor level, above an obstruction i.e. fixtures should be 150mm above the projecting surface.
 Smoke alarms to be mains wired, interconnected and shall be in compliance with regulation 2.11.1 and 2.11.2. Optical detectors to be installed in accordance with BS EN 14604: 2005 .

GROUND FLOOR

Ground floor to consist of a 150mm ground bearing concrete slab on 100mm Kingspan Kooltherm K103 Floorboard insulation a layer of 1200 gauge visqueen damp proof membrane with 100mm lapped joints on 150mm blinded hardcore, well consolidated and free of all vegetation.

EXTERNAL WALL

186x12 Horizontal laid Marley Eternit Cedral Click boards (Colour: Forrest Grey), on 38x70 treated SW vertical timber battens @ max 600mm centres with Glidevale TF200 Thermo Reflective Breather Membrane stapled to 12mm plywood fixed back to 89x50 SW studs with 100mm mineral wool insulation compressed in to stud. Internal finish of 12.5mm moisture resistant plasterboard on 12mm plywood (all joints to be filled, taped, sealed & smooth for decoration).

ROOF

Sarnafil G410-12 EL membrane on 18mm marine grade plywood on 150mm SW trusses with 200mm mineral wool insulation spanning between studs. Internal finish of 12.5mm plasterboard.(all joints to be filled, taped, sealed & smooth for decoration).

LIGHTING

All internal lighting to be of energy efficient fittings with lamps with a luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens.

PARTITIONS

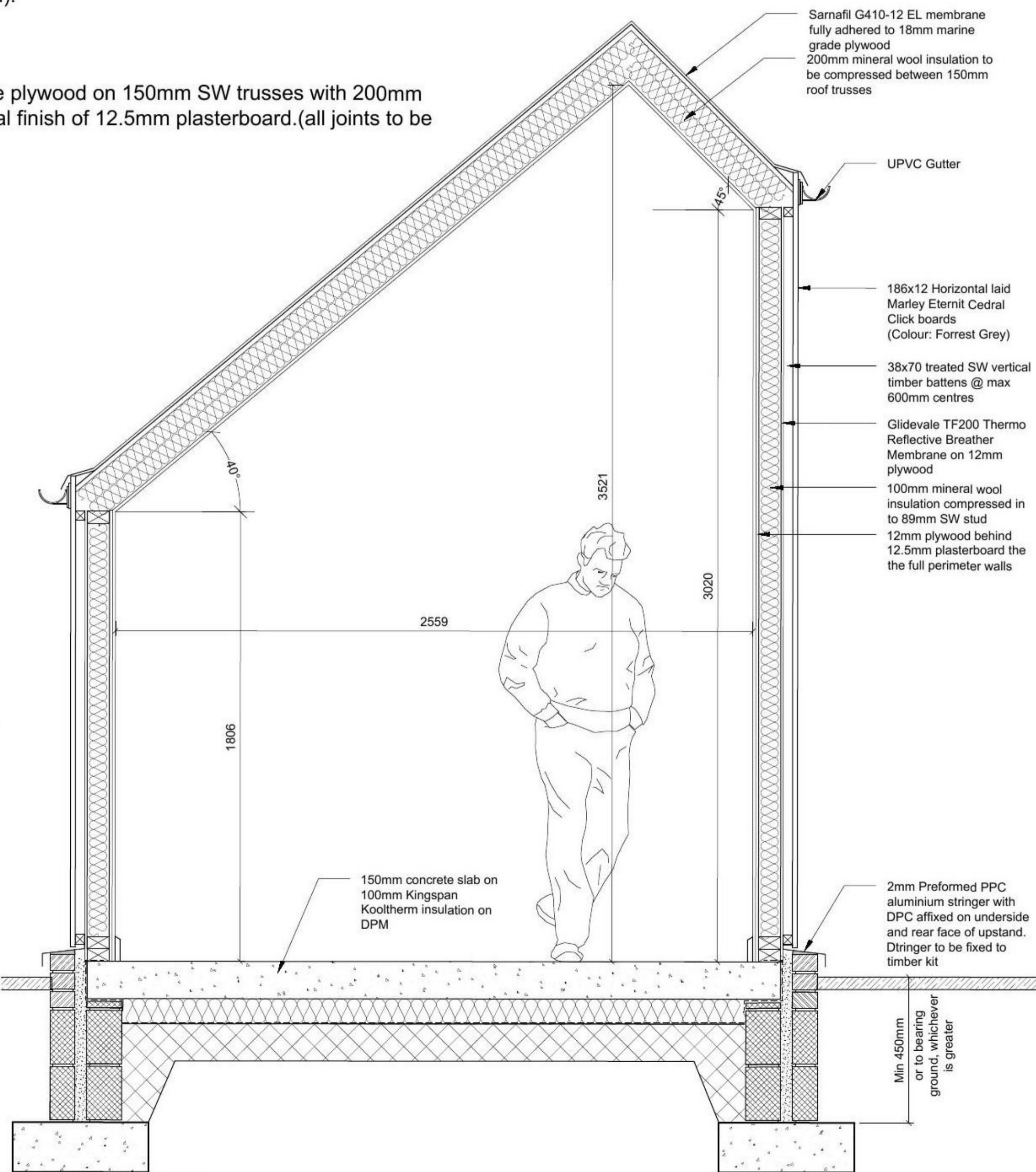
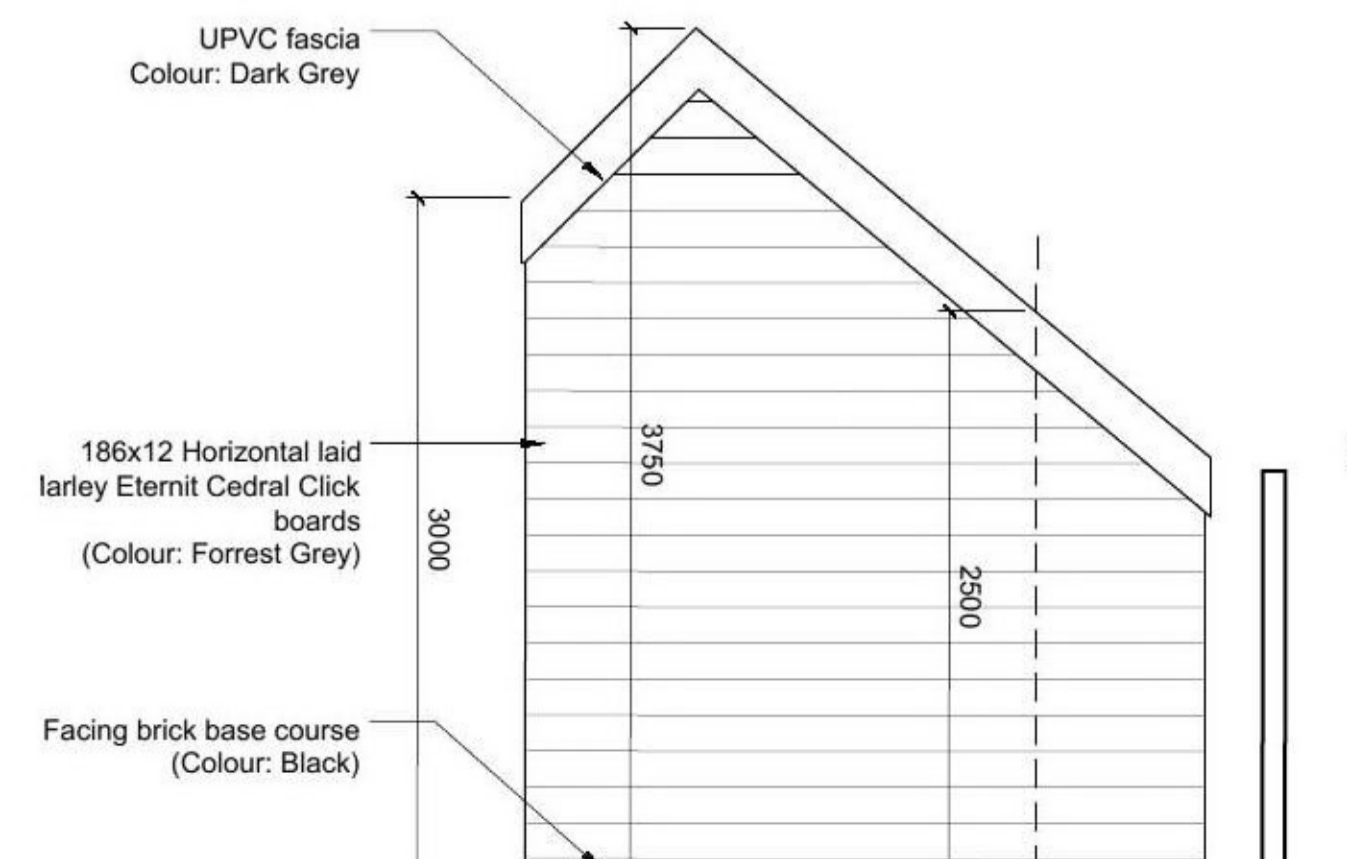
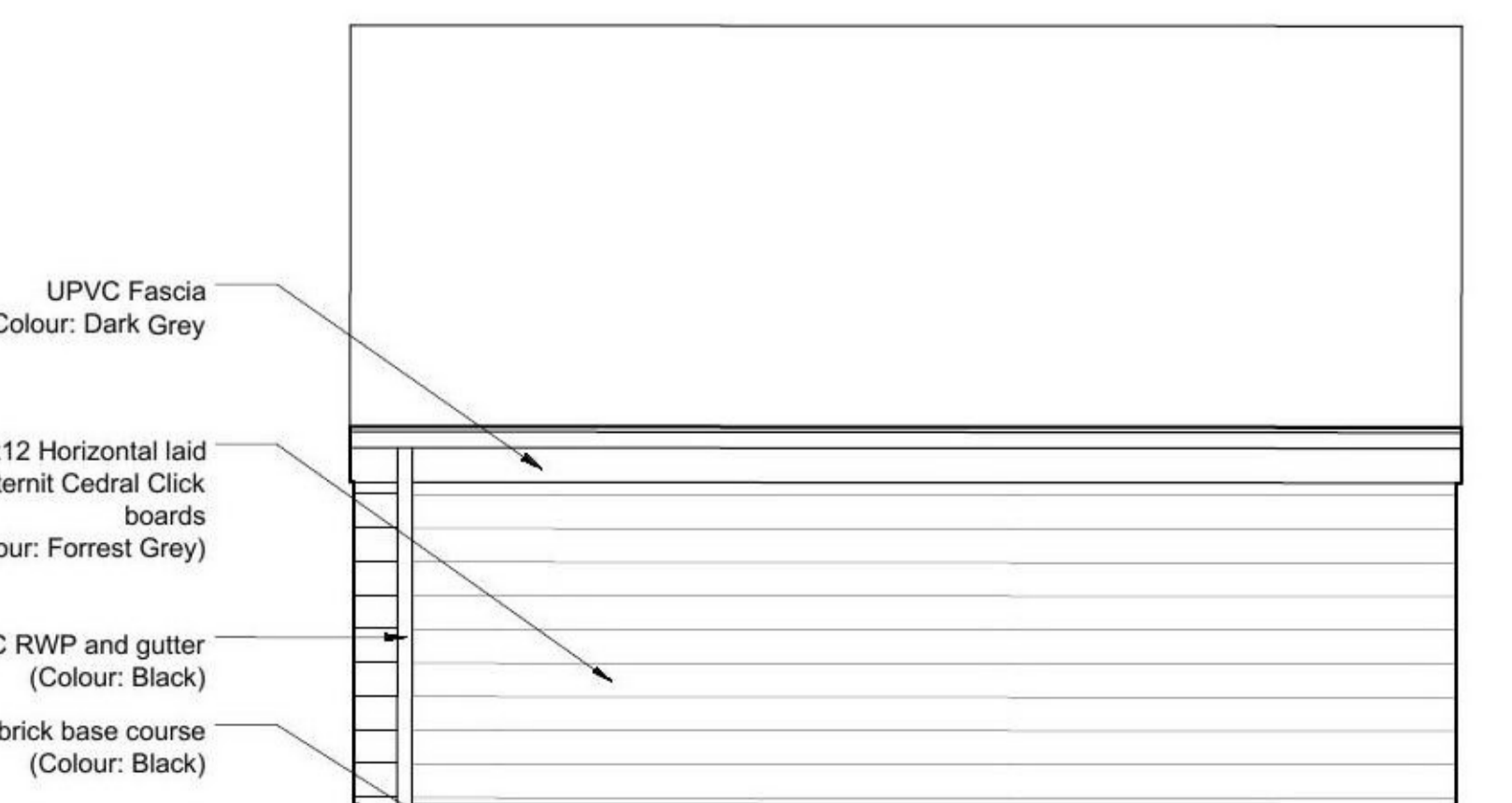
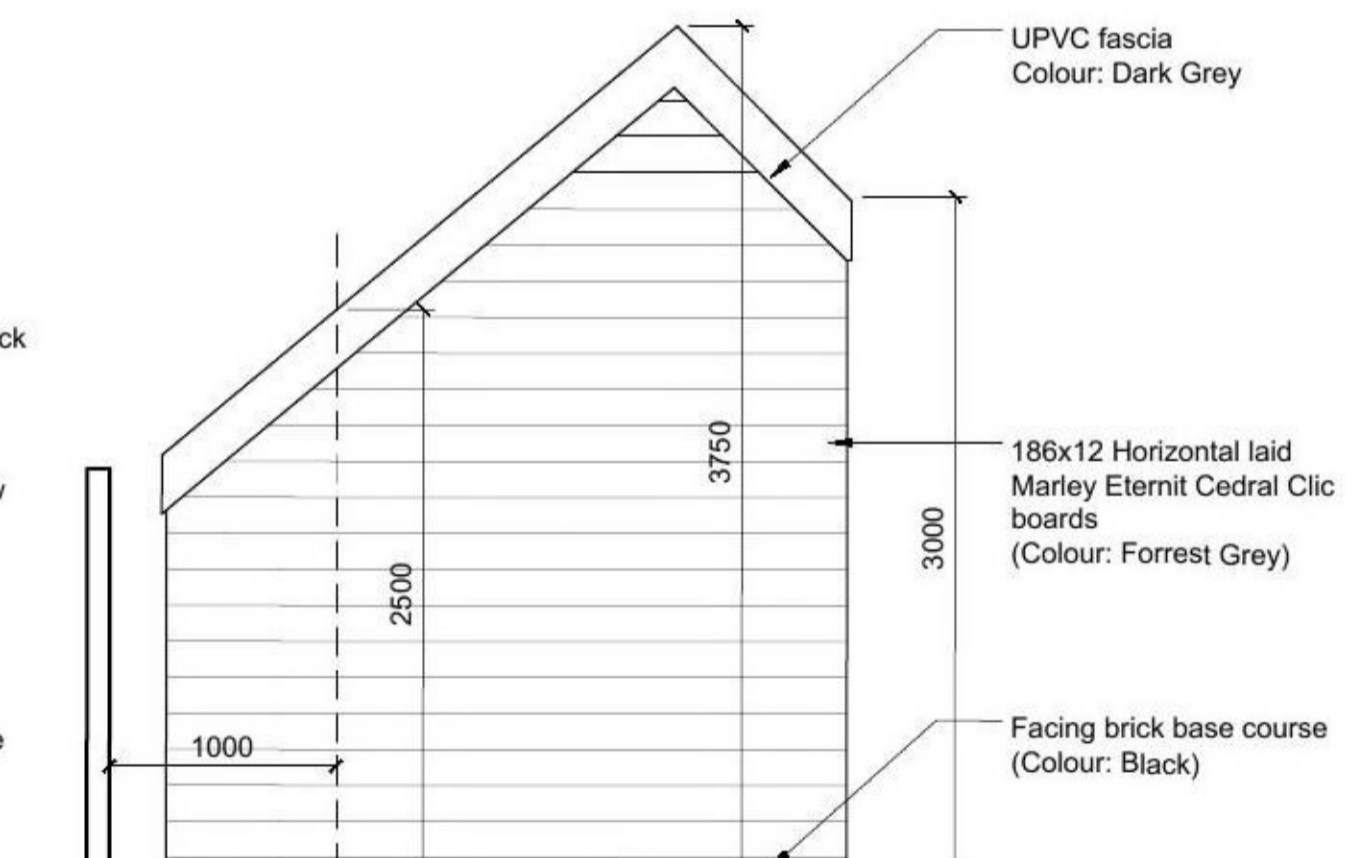
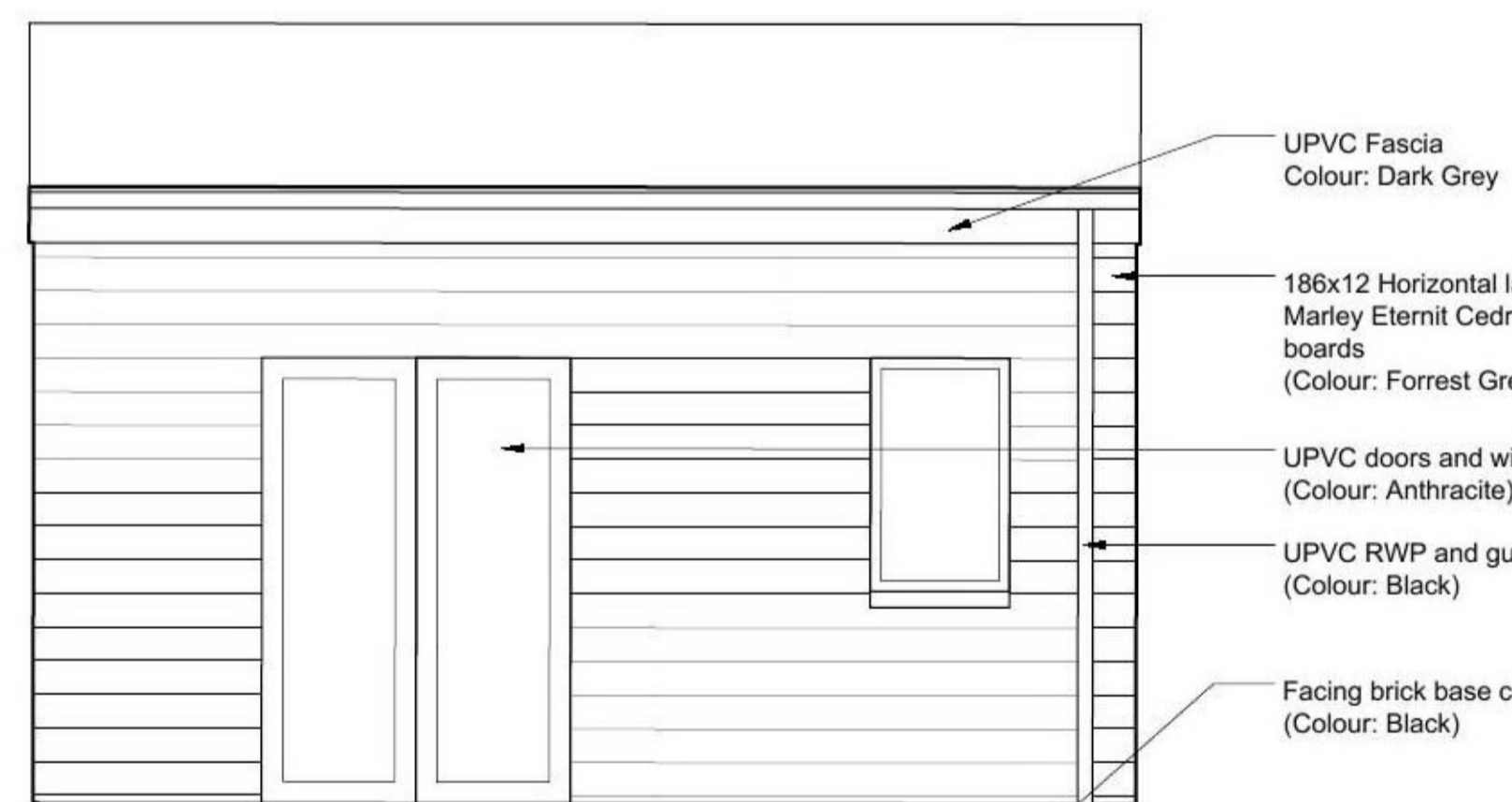
Non load bearing; British Gypsum, one layer of 15mm Gyproc Wallboard either side of 70mm Gyframe 'C' Studs at 600mm centres (Moisture Resistant plasterboard to eitherside). 25mm Isover Acoustic Partition Roll (APR 1200) to span between studs. Partition Reference A206046. Partition provides acoustic rating of 43r_Db and medium duty rating.

WINDOWS

High performance double glazed UPVC glazed window and french doors. Client to confirm window and door selection with contractor prior to manufacture. External UPVC finish to be dark grey. Internal UPVC frame to be white. The opening area of each window is 1/30th of the floor area it serves.

NOTE- U value of double glazing to windows and doors to be 1.2 W/M² °K achieved by the use of low-E(En-0.05) glass with 16mm min gap between panes. Low level glazing to doors and sidelight to comply with BS6262:Part4:2005.

Ground Floor window to be installed in accordance with Note 21.1b: PAS 24:2012 and the traditional UK PAS 24 test methodology; or Via BS EN 1627:2011 Resistance Class 3 (which references BS EN 1628, 1629 & 1630), with additional test criteria to address known criminal methods of entry within the UK (which are not sufficiently catered for within the European Standards)



A	200820	Updated following clients comments
		12 Fife Way Bishopbriggs
Mr&Mrs Watson 41 Kincaig Street Glasgow G51 4ES		Plans, Specification and Elevations as Proposed
Scale: As Shown @ A2		
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