

SPECIFICATION

FOUNDATIONS

1:3:6 Mass concrete strip foundations to engineer specification, formed in 35KN ready mixed concrete at a min depth of 600 x 200mm deep to external walls 50mm lean concrete mix laid on Visqueen 1200 gauge Dpm turned up walls to join Dpc 150mm min above GL. All on 250mm well consolidated hardcore blinded with whin dust.

SOLUMN

200mm consolidated blinded sterile material/type 1 on Visqueen 1000 gauge DPM.

GROUND FLOOR CONSTRUCTION

100mm thick Kingspan K103 insulation, separation layer, 150mm Concrete with 65mm screed.

EXTERNAL WALLS

All underbuilding to be formed in concrete block with D.P.C as required. Cavity weep vents to be provided below D.P.C. level. Outer leaf 20mm roughcast on blockwork, 50mm cavity with YBS bubble foil, on 9mm OSB, 140mm stud 120mm Kingspan K108 insulation board to inner leaf, VPL, plasterboard, internal finish with ame taped and filled joints. Fit stainless steel wall ties every stud horizontally and 450mm ctrs vertically. Brick/blockwork tied to existing with furxix wall starter or similar and kit bolted to existing.

BOUNDARY WALL

Outer leaf of facing brick, 50mm cavity, 50mm Kingspan K108, blockwork Plaste dab 47.5mm Kingspan K118, plaster skim. Fit stainless steel wall ties 900mm ctr horizontally and 460mm ctrs vertically.

D.P.C.

A damp proof course to BS 743 to be provided at a minimum height of 150mm above GL to all block walls.

D.P.C.'s/Cavity Trays to be provided at all

doors and window jambs and all cavity barriers and fire stops

CILLS

All cills to be Pre-stressed concrete, colour to clients requirements.

WINDOWS & DOORS

All windows to be styled as shown in drawing with top hung opening vents in UPVC. Openings as shown in drawing. All windows fitted with Trickle Ventilation (10,000mm² or 12,000mm² dependent on area). Double glazed units with dry glazing systems with all glass in accordance with BS6262:Part 4: 2018. All in accordance with 'Secured by Design'.

ROOF

Roof rafters of 125mm @ 600m centres, timbers graded in accordance with BS 4978. Sarking to be 18mm OSB or plywood covered with Kingspan Nilvent roof membrane. 19mm x 38mm counter battens

and 25mm x 50mm Tiling battens Marley Modern Concrete interlocking

Roof Tiles. Trusses clipped down on head binder bolted

to the top of blockwork/kit. 125mm Kooltherm K7 between rafters

and 57.5mm Kingspan K118 over rafters.

All roof bracing as per manufacturers design recommendations

Fascia to be UPVC.

NON-LOAD BEARING

Formed from 45mm x 95mm timbers with studs at max 600mm centres. 12.5mm taper edge plasterboard finish to each side with joints taped and filled. Layer of insulation between studs.

Note :- All plasterboard to Kitchen & bathroom to be Moisture resistant.

FIRE ALARM DETECTION

1 No. Smoke detector to be installed within lounge. Heat detector installed in kitchen to BS 5839: Part 6: 2019 Operated on an independent circuit with standby min. 72 hours, interconnected and battery backup. 300mm from and wall and lights. 7m from lounge and 3m from bedroom.

DRAINAGE

New bathroom drainage taken to new SVP to side of house All drainage to be in accordance with BS EN 12056-2: 2002. External pipes below ground level to be backfilled with pea gravel to crown on pipe and have 450mm cover to finished GL. Max gradient 1:40. Drainage passing under building to be protected with lintel over.

RAINWATER

To be constructed using 110mm x 75mm UPVC Marley Deepflow gutters (Colour -- White) with 68mm Circular downpipes or equal and approved. To BS 6367 :1983, Sections 1 to 8 and 10 to 17

ELECTRICAL

Min 6 power sockets to kitchen Located min 350mm from corners and obstructions and 400mm FFFL. Light switches positioned between 900m and 1100mm FFFL. All electrical works in accordance with BS 7671: 2018.

MECHANICAL VENTILATION

Bathroom & extract rate =15l/s, ducted to outside air
Kitchen ME extract rate = 30l/s or 60l/s

HEATING

New radiator installed to clients requirement and fitted with TRVs All pipes to be insulated.

CAVITY BARRIERS

50mm x 50mm timber cavity barrier wrapped in DPC to be installed around all window and door openings; at jamb, head and sill locations

All Drainage to be to the entire satisfaction of the The Building Control Officer. A meeting to be held on site to discuss same prior to commencement of that part of work. All levels & dimensions to be checked on site prior to commencement of work.

DO NOT SCALE DRAWING

ELECTRICAL KEY

U-VALUES

Walls 0.17W/m²K
Floor 0.15W/m²K
Roof 0.13W/m²K
Glazing 1.4W/m²K

Light switch

Twin 13 Amp Socket

Light

Smoke Detector

Heat Detector

NOTES:

1. All works to be carried out in accordance with the Building (Scotland) Regulations 2004.
2. All drainage to be laid, connected and tested to the entire satisfaction of the Local Authority.
3. All Electrical work to be designated, constructed, installed and tested in accordance with BS7671 : 2008 and the 17th edition of the IEE regulations.

4. All dimensions to be checked and verified on site prior to commencement of work and/or the manufacturer of components and ordering of materials.
5. Only new and approved materials to be used.

6. Where appropriate the relevant British Standards and Specification and/or The British Standards Code of Practice will apply.
7. No high alumina cement to be used.

8. Do not notch of floor joists.

9. Do not scale of this drawing, use figure dimensions only. Check dimensions on site, report any discrepancies to the Surveyor before proceeding.

10. The Surveyor is not responsible for supervising the construction works.

11. No part of the works will go out with the boundary of this site.

12. No asbestos substances are to be specified or used in this project.

13. All building materials must be safely stored away from public passage (It is unacceptable for materials and associated building equipment to be left unattended in a public area).

Always comply with the CDM regulations and Health and Safety at Work Act.

14. Demolition works to be carried out to BSCP 6197 : 2000

15. All timber to be pre-treated.

16. Scaffolding is to be erected, used and maintained in accordance with B.S 5673.

17. No part of extension to encroach on the boundary.

18. ALL SIZES TO BE CHECKED ON SITE BY CONTRACTOR



Double 13amp sockets



Light Switch



Light pendant



Smoke/heat detector

REV.

DATE.

REVISION.

TITLE:

Erection of a single storey extension to rear of 20 Brenfield Avenue Glasgow

Specification.

DATE: June 2021

DRG NO. 21/MM/05 DRAWN BY: MAT

SCALE AS NOTED.