

SPECIFICATION NOTES (to be read in conjunction with Drawings).

Revision

Foundations and Sub-structure

Site to be stripped and all soil and vegetable matter over footprint of building to be removed. Sub-structure to suitable bearing strata and based on existing ground conditions be provided with one layer of terram followed by rolled and compacted layers of 150mm type 1 hardcore with Insulated 200mm medium density Concrete .

External walls

External wall constructed with timber to BS1186-3 Section 4 Class CSH Architect select grade 132 x 20mm thick New Zealand Abodo, untreated natural finish, vertical / Horizontal cladding fixed with grade 304 flat head ss finishing nails with diffracted heads to BS 1202 in full accordance with cladding manufacturers instructions on 50 x 50mm thick rp timber vertical battens at max 600mm centres fixed securely to ply and kit . Structural leaf formed with layer of Glidevale Protect TF200 Thermo Insulating Breather Membrane stapled to 9.5 mm exterior quality sheathing ply on 100x 45mm treated SC3 standards at max 600 mm crs and 100 45mm head 75mm Insulation dressed between studs with PIR board kingspan or similar 12.5mm Gyproc wallboard with Taped finish. Allow for 100x 45mm head binder over external wall panels. Base runner to external wall panels to be 100x 45mm fitted on 10mm DPM .

Door and window openings in timber partitions of external walls to have 100x 45mm head runner over 2no. 150x 50mm lintols spiked together.

Cripple studs to openings in external panels to consist of 2 No 100x 45mm treated standards each side of opening not exceeding 1200 mm and 3 No 100x 45mm treated cls standards both sides of openings exceeding this.

Cavity barriers at all corners of external walling and around window and door openings to comprise of 50 x 50mm closing full width of cavity. Cavity barriers to head formed by roof panels as closed unit. Base of cladding left open for ventilation.

Damp Proof Courses

Damp proof courses to be formed with Hyload dpc in widths as required and inserted below cills, wallplates and floor level. All vertical damp proof courses shall be sufficiently long to overlap horizontal membranes by 150mm. DPC's at floor level to overlap dampproofing upstand at perimeter walls and taped.

Internal Partitions

New internal linings to be 100x 45mm treated SC3 standards at max 600 mm crs and 100 45mm head and floor bearers and mid row of dwangs with 75mm insulation between dressed between studs, 12.5mm wallboard with Taped finish.

Roof

The Firestone RubberCover™ EPDM membrane is a 100% cured single roofing membrane made of a synthetic rubber Ethylene-Propylene-Diene Terpolymer.

Parallam 200x50mm beam to be provided supported on external wall panels with cripple studs below to rear of span.

Windows and Doors

Double glazed windows and doors to Client's requirements.

Permavent controllable ventilator to be 'Titon' or similar providing a total ventilation opening area of 12 000 sqmm

All windows to incorporate cill with projection to suit cladding. All windows to have stainless steel friction stay hinges and 100mm restrictors and fitted with stainless steel fixing brackets and stainless steel screws only. Ironmongery to be finished to Client's requirements. with key locking handles. Factory glazed with double glazed units. Double glazed units with drained glazing detail.

Double glazed window units to comprise areas fitted below a level of 800mm above floor and glazed doors within 1500mm from floor to be glazed with 6.4 mm toughened glass to sealed unit in accordance with B.S 6206: 1982. Windows and external doors to meet u-value of **1.4 W/msqK**. Low-e glass to be Pilkington K glass, unit spacers to be black warm spacers. Dimensions to be taken on site to ensure correct sizing.

All windows and doors to be fully weatherstripped with neoprene seals. All windows and doors to be Secured By Design accredited.

External door to be as above specification with low level wheelchair threshold and to allow clear opening of 800mm in accordance with Technical Standards 4.1.7.

Internal doors to be 838x1981mm to client requirements for finish.

Joinery

Internal joinery finishes to be to Client requirements.

Drainage

All drainage to be laid to gradients and levels and routes as indicated on relevant site drainage layout plans. Drains to be haunched in concrete where passing under or within 1 metre of buildings where cover is less than 600mm. Where drainage is encased in concrete, flexible connections are to be used either side of encasement to reduce shearing of pipe.

All drainage work to be carried out, constructed and tested to the satisfaction of the local authority.

Rainwater drainage to tie into existing drainage on property

Plumbing

Rain water goods to be to be Deepflow matching gutter and rainwater pipe system to match roof.

Rainwater drainage to tie into existing drainage on property **Electrical**

Include for all isolation / fused connections for electrical equipment detailed.

All electrical work to be carried out in accordance with the current I.E.E Regulations. All Electrical Work will be carried out by a competent electrical contractor. The installation and testing will be completed in strict accordance with BS 7671:2018 (IEE Wiring regulations 18th edition) incorporating all amendments and in compliance with other Building Regulations. and in particular will not compromise fire stopping, structural integrity, sound insulation, thermal insulation and other related matters.

All ground floor socket outlets must be protected by a suitable residual current device. Outlet and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches and timer controls or programmers. Light switches should be positioned at a height of between 900mm and 1100mm above floor level. Standard switched or un-switched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface. Where socket outlets are concealed, such as to the rear of white goods, separate switching should be provided in an accessible position, to allow appliances to be isolated.

Position and type of all electrics etc to be confirmed by client allow for MK range faceplates in types to Clients approval. Ceiling electrics to be surface mounted.

External Works

Footpaths, gravel paths, etc. to be formed to Client's requirements. For access to outbuilding.

General

Structure formed in accordance with small building structural guidance. All toughened glass to be in accordance with BS 6206 1982.

Air infiltration to be limited as far as is reasonably practicable by:

Sealing dry lining junctions between walls, ceilings, floor and at window, door and roof space openings.

Sealing vapour control membranes in timber framed and other framed panel constructions.

Revision: