

ROOF: Roof covering. Grey fiberglass covering laid over 150mm celotex rigid board insulation over 18mm WP ply boarding fixed to firing section over flat roof joist fixed to 200 x 75 SC5 flat roof joists at 400mm centers diagonal strut bracing at 600mm centers complete with 12.5mm foil backed plaster board below, double up joists around roof lantern as manufactures recommendations. Provide upstand on two edges of the roof.

RESTRAINT STRAPS: Provide and fix 1000x8mm galvanised restraint straps for wall plate & rafters and both floor joists. These are to be fixed at 1.2 meter centers. With floor and rafters 100mm L shape is to go into the cavity wall and be built in.

SOFFIT: 10mm white PVCu soffit board fixed to underside of 25x25mm tanalised boxing to rafters.

RAIN-WATER GOODS: Provide and fix 100mm h/r Dia p.v.c. Gutters with 63mm down pipe to fascia boards, both to be fixed at two-meter centers max.

WINDOWS: Window & door units to be PVCu units style and opening as indicated on drawing double glazed units, size as indicated on drawing NB all windows to have a minimum opening area of 1/20th of the floor area applicable having a U value of below 2.0w/m2k. All to be fitted by a fencer registered company.

WALLS: External 300 mm cavity wall: External skin to be fine down finish to match existing on 7n 100mm concrete blockwork 50mm clear cavity 50mm celotex double R insulation and 100mm thermalight internal blockwork drylined with 12.5mm plasterboard fixed to 25 x 50mm tan battens with 25mm celotex double R insulation between battens

VERTICAL DAMP PROOF COURSE: Where cavities are to be closed off either insulated with DACKATTE of insulated DPC dampcor is to be used.

INTERNAL: solid- 100mm 7n blockwork rendered and plastered both sides built off independent strip foundation for loadbearing as section if non load bearing built off floor slab as indicated on drawing..

LINTELS: All new lintels to be catnic Insulated for openings in external envelope as indicated on drawing, NB All new lintels to have 150mm min end bearing each end and fully insulated

FLOORS: Solid 75mm reinforced (chicken wire) sand cement screed over D.P.M over 10mm polyform plus rigid insulation on d.p.m over 1:2:4mix 150mm Concrete slab laid over 1200 gauge builders polythene placed over 50mm blinding layer covering hardcore infill compacted in 150mm layers.

DRAINAGE See drainage drawing.

TIMBER: All new structural timber to be GS grade Douglas fir SC3

FOUNDATION: Concrete to be laid on suitable strata conditions determined via test trial pits on the site. New foundations are to be 600 x 225mm strip type foundation subject to Building regulation approval.

CELLINGS: Ceilings to ground and second floor to have 1 layer of 12.5mm plasterboard fixed to under side of 200x75mm at 400mm centers to ceiling joists with skim finish.

Boxing of SVP. All svp's are to be boxed in with two layers of 12.5mm plasterboard with staggered joints and skim finish with void totally filled with rockwool insulation.

DOORS:

External : PVCU as spec for window complete with barrier free entrance along with max 1 in 12 slope of paths leading to all entrance points to comply with part M of the Building regulations.

Internal: All new doors to have 750mm min clear opening, all windows, DOORS leading off hallway and landing are to be 1/2 hour fire door and frames complete with Intermescent strips, smoke seals and automatic door closures door lining etc, to be complete with ironmongery & 75x19mm architraves.

ELECTRICAL SCHEDULE. All new electrical work to be in accordance with the current I.E.E. regulations & to NICEIC requirements & regulations, when completed all electrical services & equipment is to be tested and approved by a registered NICEIC contractor. provide and install 3 No hard wired smoke detectors as indicated on drawings.

- 1. One way switch
- 2. Double socket outlet
- 3. Two way switch
- 4. Pendant light
- 5. Pull switch
- 6. Spot light
- 7. Outside Light
- 8. BT outlet
- 9. TV outlet
- 10. Cooker Point
- 11. Double socket under work tops with switch above



HEATING AND HOT WATER: All domestic heating and hot water is to be provided via a SEBUC rating condensing combination boiler vented to the open air the actual design and installation is to be provided by a registered corgi installer all to comply with the respective building control regulation and associated code of practice.

WASTES: Whb, to have 32mm and shower and sink to have 38mm wastes with 75mm traps. And W/C to have 100mm waste and 100mm trap

DECORATION: Walls: one mist and two top coats.

Ceilings: one mist and two top coats.
Woodwork: Knot Stop and Prime and apply two top coats.
NB colors to be determined on site.

GLAZING TYPE

- A: Depending on window size 2x4mm or 2x6mm float clear to be fitted with K glass:
- B: Depending on window size 2x4mm or 2x6mm obscure autumn leaf
- C: 2x4mm toughened safety glazing clear/obscure

INSULATION: Roof 150 celotex insulation laid over flat roof (warm) roof construction.
Walls 50mm and 25mm celotex double R boarding and 100mm thermalite
Ground Floor 110mm polyform+ insulation.

DISCUSSION FOR ALL DETAILS FOR FULL NOTES REFER TO SPECIFICATION

- A: Grey Fiberglass flat roof as spec.
- D: 200x70 flat roof joist sc5 @ 400mm centers.
- F: 110mm polyform plus rigid insulation
- G: 100x50mm s/w wall plate, fixed to wall with restraint straps fixed at 2meter centres.
- H: 1000x8mm galv wallplate and rafter floor joist restraint straps at two meter centres.
- I: close top of cavity with 9mm supalux board or brickwork with dpc (fire stop)
- J: 10mm pvcu / suplux soffit boarding fixed to underside of rafters.
- K: 175x19mm PVCu fascia jumbo boarding fixed to soft wood framing.
- L: 102.5mm red facing brickwork up to DPC, rendered blockwork to match existing
- M: 50mm celotex double R insulation.
- N: pvcu rainwater goods.
- P: 125x19mm OG skirting plugged and screwed to wall with 75mm og architrave.
- T: 100mm Thermalite Turbo block.
- V: 12.5mm foil backed plasterboard fixed to joists and noggins at all plasterboard joints.
- X: Hyload DPC 150mm above ground level.
- Y: 175mm 1:2:4 floor slab.
- Z: UPVC doubled glazed units
- 1: 225x 600 1:2:4 strip foundation.
- 2: Lean mix concrete cavity fill.
- 3: 1200 gauge builders polythene as indicated.
- 4: 50mm sand blinding
- 5: Selected hardcore compacted in 150mm Layers
- 6: lean mix bedding.
- 7: Hardcore
- 8: Concrete paving.
- 9: PC concrete lintel.
- 10: Drian pipe.
- 11: 150mm concrete bed and surround.
- 12: Step foundation under drain pipe.

NOTE ALL DRAWINGS ARE ON A DESIGN BASIS ONLY WHEREBY THE DESIGNER IS NOT CONTRACTED OR WILL NOT BE RESPONSIBLE FOR ANY SITE INSPECTION OR SUPERVISION OF ANY WORKS ON SITE. THE CLIENT / DEVELOPER IS SOLELY RESPONSIBLE TO EITHER APPOINT A COMPETENT CONTRACTOR AND OR A SUITABLY QUALIFIED SURVEY OR ARCHITECT TO SUPERVISE THE PROJECT AND ENSURE COMPLIANCE WITH WITH THE BUILDING CONTROL SECTION OF THE LOCAL AUTHORITY. ALL RESPECTIVE PERMISSION IS TO BE OBTAIN PRIOR TO COMMENCING OF ANY WORKS ON SITE. NO CHANGE OF SPECIFICATION OR DESIGN IS TO BE MADE WITHOUT THE PRIOR WRITTEN OF THE SUPERVISING SURVEYOR / ARCHITECT

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Title:
Specification notes