GENERAL SPECIFICATION

EXTERNAL PART FILL BOUNDARY WALL CONSTRUCTION u- value 0.19w/m2k
external wall construction to consists of:
• 100mm facing brick,

• 50mm clear cavity,

• 50mm quintherm ql cavity insulation board (or equivalent) ,

• 100mm inner leaf blockwork,

• 57.5mm quintherm qw insulation board (or equivalent),

• plaster skim coat to finish.

External and internal leafs tied together with 225mm long type 2 ancon staifix rt2 wall ties or similar at 600mm horizontal and 450mm vertical crs and to be within 225mm horizontal and 300mm vertical crs of unopened jambs. insulation clips fitted to all ties.

New brick/blockwork tied to house wall using ancon pps movment ties or similar every 3rd course.

• Under Building
density of wall ties should be no less than 2.5 ties/m2 @ 900mm crs horizontally and 450mm vertically, wall ties around openings and joints shall be installed @ 225mm crs and not more than 225mm from edge.
wall ties to be 3mm double triangle stainless steel, 200mm long by ancon type dt.
all mortar below dpc level to be class (i) and all mortar above dpc to be class (iii)
all wall ties and fixings bedded, or fixed to outer leaf of walling shall be stainless steel in accordance with bs en 845-1: 2003 and dd140-min : part 2 1987. depth of embedment to be 50mm.
All masonary to be constructed to bs 5628-parts 1-3 facing brick to have max water absorbtion of 7% and compressive strength of 27.5n/mm2 and blockwork 1800mmkg/m3 min density and 7n/mm2 crushing strength. mortar above ground class iii -1:1::5 to 6 cement:lime sand mortar below ground class ii- 1:1/2:4 to 4 1/2 cement:lime sand wall construction has a all brickwork to frost resistant

• Cavity ventilation
Perpend vents location @ minimum 1200mm ctrs. Top and Bottom of walls, below sills, mid floor where applicable (free area - 300mm2 per unit).

NEW SINGLE PLY FLAT ROOF:
U-VALUE REQUIRED: 0.18W/m2K
? • Rubberall roofing membrane installed as per manufacturers written instructions.
•18mm marine plywood

•110mm celotex crown fix insulation on vapour control layer.vapour layer lapped up sides and over top of celotex and foil taped

• 18mm OSB deck (to conform to clause 2.C of the domestic technical handbook specifications . Grey finish.

• 1:80 fall timber firring pieces

• 200 x 47 c16 timber ceiling roof joists at 450mm crs

? • 12.5mm plasterboard

• Tape and fill & paint finish, all joints well sealed

Note: Roof covering and build up to comply to BS 476: Part 3 2004.

EXTERNAL WALLS: Above dpc level rendered externally
timber frame internal construction: u - value = 0.21 w/msq.k
• Cement:sand external render with proprietary bonding coat/spatterdash coat, 10-15mm undercoat and 6-10mm finishing coat complying with BS EN 13914.
?100mm solid concrete dense block work to BS EN 771-3

• 50mm cavity with ventilators at top & bottom of each cavity section to provide min. 300mm2 free area at 1.2m max. centres.

• (Protect TF200 Thermo - Reflective Breather Membrane Breather membrane (BS 5250) or equivalent membrane to provide a continuous barrier to the ingress of moisture with all joints in membrane to be overlapped by a minimum 150mm. on 9mm OSB sheathing.

• Timber frame, 140 x 38mm treated softwood studs at 600mm centres, Dwanged at middle . 140mm quilt insulation 9(R-Value = 0.35) between studs .

• Protect vapour control foil ultra stapled to inner face of timber frame, 25 x 38 timber battens (service void)fixed through vcf into framing, with 12.5mm plasterboard to finish

• Plaster skim coat to finish, All joints well sealed & paint finish.

• All masonry to be constructed to bs 5628-parts 1-3
blockwork 1800mmkg/m3 min density and 7n/mm2 crushing strength.

• Timber kit ties:
density of wall ties should be no less than 4.4 ties/m2 @ 600mm crs horizontally and 225mm vertically, wall ties around openings and joints shall be installed @ 225mm crs and not more than 225mm from edge.
ties to be staifix type stf6 timber frame tie or similar .

• Under Building
density of wall ties should be no less than 2.5 ties/m2 @ 900mm crs horizontally and 450mm vertically, wall ties around openings and joints shall be installed @ 225mm crs and not more than 225mm from edge.
wall ties to be 3mm double triangle stainless steel, 200mm long by ancon type dt.
all mortar below dpc level to be class (i) and all mortar above dpc to be class (iii)
all wall ties and fixings bedded, or fixed to outer leaf of walling shall be stainless steel in accordance with bs en 845-1: 2003 and dd140-min : part 2 1987. depth of embedment to be 50mm.

• Cavity ventilation
Perpend vents location @ minimum 1200mm ctrs. Top and Bottom of walls, below sills, mid floor where applicable (free area - 300mm2 per unit).

ACTIVITY SPACES
Activity spaces to be clear of any obstructions, doors may swing over an activity space and activity spaces not attached to an appliance can be re-located in a room to suit furniture layout.

• Kitchen: The layout should include an unobstructed manoeuvring space of at least a 1.5m by 1.5m square or an ellipse of 1.4m by 1.8m, min 1000mm clear activity space required in front of oven

A minimum of 1800mm Headroom to be provided over activity spaces and showers.

WATER EFFICIENT FITTINGS:
should be provided to all WCs and WHBs within a dwelling. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute

GROUND FLOOR : u - value = 0.18w/m2k
• 22mm chipboard flooring on

• 200 x 50mm c16 grade timber floor joists @ 400mm crs

• 200mm superglass 35 insulation (or equivalent) laid between joists supported on netlon.

• Joists fixed to external wall perimeters on joist hangers on 200 x 47mm timber wall bearers bolted to perimeter blockwork @ 450mm crs with 10mm dia x 100mm long resin type fixings.

• Floor joists to be dwanged in centre when clear span exceeds 2500mm:

flooring grade chipboard to bathrooms and toilet area to be bs 5669 type 2/3 (v313) for extra moisture resistance.
chipboard flooring end joints must be on battens, all joists to chipboard flooring to be glued

SOLUMN:
new solumn to be formed with:
• 50mm thick concrete on.

• one layer 1200g polythene dpm laid with a 300mm min. overlap at all edges on.

• 25mm sand blinding on.

• 150mm clean well consolidated hardcore.

No HAC to be used and all vegetable matter to be removed from footprint of proposed,

new dpm to link to new and existing dpc.

Solum Ventilation:
140 x 225mm permanent ventilators to be fitted to under floor space direct to the outside air by ventilators in 2 external walls on opposite sides of the building to provide an open area in each wall of either 1500mm2 for at least every metre run of the wall, or 500mm for at least every square metre of floor area, this open area also being provided in internal sleeper walls or similar obstructions to maintain the under floor ventilation; the ventilated space to be 75mm in height from the site covering to the underside of any wall-plates and 150mm to the underside of the floor joists.

All unsuitable material including turf, vegetable matter, wood, roots and topsoil should be removed from the ground to be covered by the building, and the ground immediately adjoining the building, to a depth of at least that which will prevent later growth that could damage the building

INTERNAL WALL TYPE IW02 NON-LOADBEARING INTERNAL WALLS:
• 1 x 12.5mm Gyproc Wallboard (density 10.6kg/m2)
• 100 x 50mm timber stud frame @ 600mm ctrs, Dwanged mid height.
• Min 25mm Rockwool RW45 insulation or equivalent between studs (Density 10kg/m3).
• 1x12.5mm Gyproc Wallboard
All joints well sealed, paint finish.
NOTE: no internal wall board lining with in pipe boxing.

INTERNAL WALLS ADDITIONAL NOTES:
• To be constructed and sealed in accordance with British Gypsum specifications.
• Gyproc Moisture Resistant/SoundBloc MR to be used in wet areas.
• In cases where infill to existing wall required & existing wall is thicker than build up specified above use double studs or battens to ensure both faces of wall retain a flush finish.
Additional dwangs as required to suit radiators / kitchen units and additional fixings as required by the end user

KW Architectural

PROPOSED EXTENSION TO DWELLING FOR
MR C. HADDOW
52 WEIRWOOD AVENUE
GARROWHILL
GLASGOW
G69 6HR

revisions: