

## Downtakings and Demolitions

All downtakings and demolitions to be carried in strict accordance with HSE legislation. It is the contractor's responsibility to assess all risks and ensure suitable risk elimination or risk minimisation strategies are put in place prior to the works commencing. Waste arising from the works should be segregated and disposed of in accordance with current Environmental Legislation and SEPA Guidance.

## New External Wall

Cavity wall comprising 100mm common brick outer leaf with dry dash render finish to match existing, 50mm cavity, Breather Membrane fixed with staples to 9.5mm sheathing plywood on 90x45 C16 treated timber studs and runners at 600mm c/c; 70mm EPS insulation between studs with 1 layer visqueen vapour barrier, all joints taped; 32.5mm insulated plasterboard, ames taped to receive finish. Perpend ventilators at 1200mm centres above damp proof course and below eaves. Cavity wall ties to be Catnic BT-2 or equal at 600mm maximum centres horizontally and 375mm maximum vertical centres; not more than every fifth course of brickwork, with all ties fixed to studs: all to provide a "U" Value of 0.22. Rockwool TCB Cavity Barrier or equal to be fitted around new window. Base course Fife Stone to match existing.

## Existing External Wall

Carefully remove existing plasterboard; 70mm EPS insulation to be placed between existing studs and runners with 1 layer visqueen vapour barrier, all joints taped; 32.5mm insulated plasterboard applied to surface ames taped to receive finish: all to provide a "U" Value of 0.22.

## New Floor Construction

18mm V313 T&G Moisture Resistant Chipboard Flooring fixed to treated timber floor joists at 600mm centres laid on DPC; 75mm EPS rigid insulation board laid between joists: all to provide a "U" Value of 0.18.

## New Window

Double glazed window units to match existing and to be fitted with a 12000mm free air space permanent; glazing to have a window energy rating of Band A or better or a "U" Value of 1.6. Note: Existing House Air Infiltration exceeding 10M3/hm2 @ 50Pa.

**NOTE: U-Values as per Column B, Table 6.5 of the Technical Standards; as works referred to are a Conversion; a Garage to a Family Room.**

## Electrical Installation

Electrical Installation to be carried out in complete accordance with the latest edition of the IEE Regulations and BS 7671, 2018; and installed by a suitably qualified Electrical Engineer. All Electrical Works to be Certified upon completion by a Suitable Competent Electrician.

Electrical Sockets to be positioned minimum 350mm from any internal corners at a minimum 400mm above Finished Floor Level and a maximum 1200mm above Finished Floor Level. Light Switches to be positioned at 1000mm above Finished Floor Level.

Smoke Detector to be Hard Wired to lighting circuit and include a battery back-up, and inter-connected to all other smoke detectors; all to conform to BS EN 14604, 2005.

Project Details	Conversion of Garage forming Proposed Family Room
Client	Mr AA Smith and Ms D Larkin
Location	51, Corsehill Crescent, Hamilton, ML3 8FD
Drawing Title	Specifications
Drawing Number	AD04
Date	December 2023
Scale	As Noted; Print at A3