SPECIFICATION

ROOF (as existing)- U Value 0.13W/m²K

reinstate existing interlocking roof tiles with 100mm(min) or 110mm(max) headlap on 50x25mm treated timber battens at spacing of 275mm(min) or 285mm(max) on certified breathable roofing membrane on 18mm thick bitumen impregnated traditional sarking boards onto 47mm(w) x 150mm(d) C16 timber rafters at 400mm c/c. rafter to be secured back to existing rafter using a minimum of 2 no. Simpson ESCRC6.0 x 90 countersunk structural wood screws and secured to wallplate using Simpson E9S/ 2,5 angle brackets (1no. either side) nailed to timber through all nailing holes using 3.75*30 square twist nails. rafter to receive 100mm thk. Kingspan Kooltherm K107 laid between rafters ensuring a minimum of 50mm ventilated rafter cavity a layer of 1000 gauge (0.25mm) polythene vapour control barrier layer to be fixed to underside of rafter prior to installation of 72.5mm thk. Kingspan Kooltherm K118 insulated plasterboard, all to receive a 3.0mm plaster skim to allow for decoration.

Soffit ventilation- contractor to install Type SSV strip soffit ventilator by Cavity tray of Yeovil, clipped to soffit and secured to fascia all to provide airflow rating of 10,800mm² per metre run. 5mm continuous strip ventilation at the ridge of the roof.

DOOR/ WINDOWS (where applicable)- door/ window to be PVCu units to be to BS 7412:2007 Specification for windows and doorsets made from unplasticized polyvinyl chloride (PVC-U) extruded hollow profiles, in a frame with all necessary ironmongery and to have a min. clear opening with of 850mm between the door frame and the face of the open door.

GLAZING - U Value 1.4W/m²/K

below a height of 800mm (1500mm in doors and side screens) from floor to be toughened in accordance with BS 6262-4:2018 Glazing for buildings. Code of practice for safety related to human impact View details and marked in accordance with clause 6 of BS6206: 1981. All windows and door units to be sealed with proprietary sealant or silicone and draft strips to be fitted to all windows and door openings and to have an overall U-value including frames of maximum 1.4W/sq/mK (A-rated).

Security - Doors to be to manufactured to PAS 24:2016 Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk; Windows to be manufactured to PAS 24:2016 Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk. All PVCu units to be to BS 7412:2007 Specification for windows and doorsets made from unplasticized polyvinyl chloride (PVC-U) extruded hollow profiles, all aluminium units to BS 4873:2016 Aluminium alloy windows and doorsets. Specification . Hinges to BS EN 1935:2002 Building hardware. Single-axis hinges. Requirements and test methods for hinge grade 11 or above. Locks to be to BS 3621:2017 Lock assemblies operated by key from both the inside and outside of the door (keyed egress), BS 8621:2017 Lock assemblies operated by key from the outside of the door and by handle or thumb turn from the inside of the door (keyless egress), a multipoint locking system. Deadlocks to be to provided. Lock cylinders to be to BS EN 1303:2015 Building hardware. Cylinders for locks. Requirements and test methods, grade 5 key security and grade 2 attack resistance. Installation of doors and windows to be to section 8 BS 8213-4:2016 Windows and doors. Code of practice for the survey and installation of windows and external doorsets.

dpc/cavity barriers to be installed around opening new door/ window to rear elevation to receive Manathorpe GR249 1/2 hour rated/ insulated Cavity Closer to close all new cavity reveals at jambs & cills.

INFILL TO EXISTING DOOR OPENING- EXTERNAL - to consist of the following:- 100mm thk. concrete block with render (to match existing), 100mm cavity (50mm cavity space), 50mm Kingspan kooltherm K108, 100mm blockwork with 13mm thk. plaster, finished to allow for decoration.

ELECTRICAL - where applicable all electrical work to BS 7671:2018+A2:2022 Requirements for Electrical Installations. IET Wiring Regulations. and where a new circuit is formed, electrical certificates must be completed by a person with SELECT, NICEIC, NAPIT or other UKAS accredited body. where applicable all switches / sockets must be at least 350mm from any corner / projecting wall and not more than 1.2m above floor level with light switches between 900mm to 1.1m . sockets to be at least 400mm above floor level and at least 150mm above worktops. NB. at least 75% of lighting will be energy efficient. all sockets and light fittings to be agreed between Client and Contractor.

HEATING - relocation of existing radiators to be agreed between Client and Contractor.

VENTILATION - mechanical extract to as follows- kitchen 60l/s(SFP 0.5 W/l/s). New windows and doors to have trickle ventilators of 12,000sq.mm to each room. Trickle vents to be in door heads. However, where this is not possible they are to be by means of closeable grilles mounted in walls at at least 1.75m above floor level and ducted through walls and fitted with vermin and insect proof terminals.

SMOKE / HEAT ALARMS - heat alarms to be installed in accordance with BS 5446-2:2003 - Fire detection and fire alarm devices for dwellings. Specification for heat alarms and interlinked with smoke detector installed in accordance with BS 5839-6:2019+A1:2020 Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises. Alarms must be located within 3m horizontally of the bedroom doors and within 7m of kitchens and living rooms. All alarms to be connected to the main electric supply in accordance with BS 5839-6:2019+A1:2020 Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises for a grade D type LD3 system and have battery backup. All alarms must be linked in order that all alarms will sound in the event of a detection of fire/smoke.

KITCHEN LAYOUT- kitchen storage of at least 1m³ should be provided either within or adjacent to the kitchen. kitchen layout is indicative refer to clients/ kitchen manufacturers drawings for actual layout.

STRUCTURAL SPECIFICATION

B1 denotes 203 x 133 x 25 UKB S355

L1 denotes Robeslee Type C lintel

TP denotes timber column to be formed using 3no. 47mm(w) x 225mm(d) C24 timbers, inner stud fixed a specified and 2no. outer studs spiked back to inner stud with 3 rows of 3.1x90mm galvanised ring shank nails at 300mm c/c vertically timbers to be glued together using high strength cross-linking PVA glue

PS denotes 300mm(l) x 215mm(d) x 100mm(w) concrete padstone U.N.O

All rolled open steel sections to be grade S355J0 (internally) to current editions of BS4-1 2005 & be in accordance with BS EN 1993-1-1:2005. all connections as specifed, fireproofing to be as per details or 15mm thk. Fireline board where not specified. taped & skim finish.

INFILL MASONRY ABOVE EXISITNG WINDOW/ DOOR AT REAR PORCH -

to consist of the following:- 100mm thk. concrete block with render (to match existing), 100mm cavity (50mm cavity space), 50mm Kingspan kooltherm K108, 100mm blockwork with 13mm thk. plaster, finished to allow for decoration. wall ties to be Halfen HTS-C12 (200mm long) at 450mm vertically & 900mm horizontally.

FOUNDATION / UNDERBUILDING TO NEW PLATT STAIRS

FOUNDATION TO CONSIST OF A 625mm(w)* 200mm THK. C35 / 45 CONCRETE STRIP FOUNDATION WITH 1no. LAYER OF A393 MESH 40mm COVER.

CONCRETE PLATT TO CONSIST OF A 167mm THK. C35 / 45 CONCRETE SLAB, SLAB TO BE FORMED USING RDL RIBDECK E60 (0.9mm GAUGE) & GALVANIZED EDGE TRIM AND RESTRAINT STRAPS (INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS) ALL WITH 1no. LAYER OF A252 MESH. RDL RIBDECK E60 TO BE SECURED TO MASONRY USING HILTI HFS-1 HAMMER SCREWS & HILTI X-SW SOFT WASHERS (INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS)

MASONRY TO STAIRS / PLATT TO CONSIST OF 225mm thk. CLASS B ENGINEERING BRICK (50.0N/mm2 COMPRESSIVE STRENGTH) BUILT IN MORTAR DESIGNATION (iii) / M4 1: 5 to 6 CEMENT: SAND with or without air entrainment. ALL TO RECEIVE A ROUGHCAST FINISH TO MATCH EXISTING.

STAIRS TO BE MANUFACTURED PRECAST CONCRETE STAIRS 167mm(d) x 300mm(w)

DRAWING WARNINGS -

These drawings are produced primary for the purposes of obtaining local authority approvals. If being used for costing purposes, they must be regarded as a guide only, as they may not show or specify all works, materials, fittings, or finishes required or expected to be incorporated.

a) It is the contractor's responsibility to check on site all measurement show on these drawings.

b) Supervision of work: On site works will not be undertaken by the producer of this, or other associated drawings, therefore no liability will be accepted for any deviation from the building warrant approved drawings, or for non-compliance of any conditions attached there to, or for the wrongful or negligent actions of any tradesmen involved in the proposed works.

c) Council notification: It will be the responsibility of the applicant or main contractor (to be agreed between client and contractor) to ensure that the local Council Building Standards Department are notified of the proposed commencement date of work (7 days prior) and other stages as set out in the construction compliance notification plan accompanying the building warrant approval. Failure to comply with any of this may result in the acceptance of the Certificate of Completion being withheld.

d) Certificate of completion submission must be made to the local council building control department when all work is complete (within 7 days). The building or the part concerned with in the proposed work, must not be occupied or used until an acceptance has been granted. Failure to do this can have serious legal implications when seeking to sell the property. Applicants have 3 years from the date building warrant is granted, to complete the work and obtain a completion certificate acceptance, otherwise the warrant will expire.

e) Any deviations from the approved drawings will require an amendment to warrant application to be submitted and approved before such deviations are carried out. The prior approval of the planning department may also be required for any changes.

GENERAL NOTES

/ All timbers to be as specified by the structural engineer and in accordance with BS EN 14081-1:2016 Timber structures. Strength graded structural timber with rectangular cross section. General requirements and any other relevant standards & BS EN 338:2016 Structural timber. Strength classes and preservative treated. No notching of timbers permitted without the consent of the Structural Engineer.

/ All debris, unless specified elsewhere, to be removed from site by suitable transport to an approved coup.

/ The work area must be supervised or secured at all times to ensure that unauthorised persons do not gain entry.

/ All workmanship, materials, components, fixtures, fittings and installation to be in accordance with British Standards Codes of Practice or BBA Certificates where they exist or in accordance with the manufacturers recommendations and instructions.

/ All finishes to be made good on completion of the works and where appropriate to match existing.

/ The contractor shall be responsible for verifying all sizes and angles prior to purchasing or ordering materials or components.

/ The contractor shall, prior to commencing works, be responsible for verifying that he is working to drawings and specifications which have been approved by the local authority.

/ All works to be carried out in accordance with the Building (Scotland) Act 2003 and Regulations 2004 as amended.

/ All materials, fittings, components and other manufactured products or parts therefore are to comply with and be fitted in accordance with the relevant British Standards.

/ Contractor to verify all dimensions on site prior to commencement of works or ordering of materials.

/ All works to be carried out in accordance with the Health and Safety at Work etc Act 1974 and BS 6187:2011 Code of practice for full and partial demolition.

REVISION	DESCRIPTION	DATE

EZY ENGINEERING
THE FUNDAMENTA GROUP
CLYDE OFFICES, 48 WEST GEORGE STREET,
GLASGOW, G2 1BP
Tel: 07456929746
Email: ezy@fundamentagroup.co.uk

PROJECT
FUN/CAI/01
PROPOSED INTERNAL ALTERATIONS & ALTERATIONS TO REAR ROOF
1 CAIRNGORM ROAD, GLASGOW

TITLE
SPECIFICATION

DRAWN BY	CHECKED BY	DATE
RC	BA	23/11/2023

DRAWING NUMBER	REVISION	-
A/00	SCALE	NTS

STATUS
FOR APPROVAL