

GENERAL SPECIFICATION

GENERAL NOTES FOR DEMOLITION/RE/FURBISHMENT:

- WHERE THE WORD 'REMOVE' IS USED THIS IS TO BE TAKEN AS MEANING REMOVED OFF SITE AND TAKEN TO AN APPROVED WASTE DISPOSAL FACILITY.
WHERE AN ITEM IS SPECIFIED AND APPEARS WITHIN COMMAS IE 'HAMPCO' AN EQUIVALENT ITEM TO THE ONE SPECIFIED MAY BE USED, HOWEVER ANY EQUIVALENT PRODUCT MUST BE AGREED BEFOREHAND AND MUST BE DEMONSTRATED THAT IT IS AN ACTUAL LIKE FOR LIKE EQUIVALENT TO THE SPECIFIED ITEM.
DEMOLISH AND REMOVE THE EXISTING FLAT ROOF EXTENSIONS TO THE REAR OF NUMBERS 15 & 16 REMOVE BUILDINGS IN FULL INCLUDING ALL FLOORS, WALLS, FOUNDATIONS, ROOFS, WINDOWS, DOORS, FURNISHINGS, FITTINGS, M&E SERVICES, RUBBISH, ETC.
REMOVE ALL PLASTER FROM RETAINED STONE BOUNDARY WALLS AND RE-PLASTER & PAINT AS PER PLANS.
FOLLOWING THE REMOVAL OF ALL EXTENSIONS, REDUCE THE GROUND LEVELS AND INSTALL & LEVEL 300MM OF TOPSOIL TO NEW GARDEN AREAS. SOIL TO BE GRADED, ROTAVATED AND GRADE TWO LAWN SEEN SOWN.
INCLUDE FOR THE REMOVAL & DISPOSAL OF EXISTING CONCRETE PUBLIC FOOTPATH/ KERBS TO FULL LENGTH OF FRONT ELEVATION. REINSTATEMENT FOOTPATH WITH 150MM DEEP 3010 CONCRETE AND NEW CONCRETE KERBS TO MATCH EXISTING ON COMPLETION OF WORKS. INCLUDE FOR NEW COVERS TO ALL EXISTING SERVICES ALONG FOOTPATH.
REMOVE THE EXTERNAL PLASTER FROM ALL RETAINED WALLS AND RE-PLASTER ALL REMOVE ALL SHOPFRONTS.
REMOVE ALL INTERNAL PLASTER FROM ALL RETAINED WALLS AND INSTALL NEW DAMP PROOF/PLASTER AND DRYLINING.
REMOVE ALL INTERNAL WALLS AS PER PLANS. INSTALL NEW INTERNAL STUD WALLS AND MASONRY PARTY WALL.
REMOVE ALL PLASTER FROM ALL PARTS TO ALLOW INSTALLATION OF NEW CONCRETE FLOORS AND INSULATION.
REMOVE ALL SLATE ROOFS, TIMBER STRUCTURES, CHIMNEYS, TIMBER FIRST FLOORS, CEILING, WINDOWS, DOORS, FASCIA, SOFFITS, FIXTURES, FITTINGS, M&E SERVICES, ETC AND REPLACE ALL WITH NEW.
REMOVE ALL EXISTING WALLS & WINDOW HEADS/INTELS. INSTALL NEW PRE CAST CONCRETE CILLS AND LINTELS TO ALL EXISTING WINDOWS AND DOORS.
ALL EXISTING WALLS ARE TO BE REPAIRED AND MADE STRUCTURALLY SOUND BEFORE WORKS. INCLUDE FOR ALL UNDERPINNING / UNDERPINNING WORKS AND REBUILDING OF ALL / ANY WALLS. ALL EXISTING LINTELS ARE TO BE REMOVED AND REPLACED WITH NEW PRECAST CONCRETE LINTELS
STRUCTURAL ENGINEERS REPORT TO BE SUBMITTED TO COUNCIL PROVING STRUCTURAL SOUND CONDITION OF WALLS AND FOUNDATIONS. CONTRACTOR TO INCLUDE FOR TEMPORARY PROPPING OF WALLS/STRUCTURES, INSTALLATION OF ALL NEW FOUNDATIONS/ROOFS/ STEEL LINTELS/ SUPPORTING WALLS TO FORM NEW OPENINGS/WALLS AND ALL UNDERPINNING OF EXISTING WALLS/STRUCTURES TO ALLOW SAFE EXECUTION OF PROJECT. CONTRACTOR TO SUPPLY AND INSTALL ALL TEMPORARY PROPPING, UNDERPINNING, STEEL, PADS, ETC.

1. FOUNDATIONS

- CONCRETE STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO SITE CONDITIONS.
FOUNDATIONS FOR EXTERNAL & PARTY WALLS TO BE 1200mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM.
FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL.
ALL CONCRETE FOR FOUNDATIONS TO 3020 IN ACCORDANCE WITH BS8110.
MIN COVER TO A393 MESH TO BE 50MM.

2. RISING WALLS & DAMP PROOFING.

- RISING WALL CONSTRUCTION TO BE 350mm SOLID BLOCKWORK. ALLOW MINIMUM 4 COURSES SUBJECT TO GROUND CONDITIONS.
50mm CLEARANCE TO SURROUND SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED.
INJECTED DPC MEMBRANE TO ALL EXISTING RETAINED WALLS. DPC TO BE INSTALLED BY SPECIALIST CONTRACTOR.

3. FLOORS

- REMOVE ALL EXISTING CONCRETE FLOORS TO BOTH DWELLINGS, REDUCE LEVEL AND INSTALL THE FOLLOWING FLOOR SPECIFICATION THROUGHOUT BOTH DWELLINGS.
150MM 35N10 POWERLOATED CONCRETE FLOOR WITH A12 MESH.
KINGSPAN KOOLTHERM K3 150mm BOARD (OR SIMILAR APPROVED), WITH VERTICAL STRIP OF 30mm KOOLTHERM K3 (OR SIMILAR APPROVED) TO PERIMETER OF SLAB.
COMBINED RADON/DPM BARRIER 1200 GAUGE LAID TO MANUFACTURERS SPECIFICATION. RADON BARRIER TO BE LAPPED AT LEAST 150mm AND SEALED AT ALL JOINTS AND AT D.P.C. ANY PUNCTURES IN BARRIER SHOULD BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE PUNCTURE.
50MM SAND BLINDING.
225MM COMPACTED CLAUSE 804 STONE COMPLIANT WITH S.R.21-2014 ANNEX E ON.
400MM OF 75MM DIA CLEAN BROKEN STONE COMPLIANT WITH SR.21-2014 ANNEX E.
THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS.
REMOVE TIMBER FIRST FLOOR IN FULL. REMOVE JOISTS, FLOORBOARDS, CEILING, ETC.
INSTALL NEW C16 225X44MM TIMBER FLOOR JOISTS @300MM C/C WITH 22MM OSB BOARD FLOORING THROUGHOUT. NEW 15MM TYPE A PLASTERBOARD WITH SKIM FINISH TO ALL GROUND FLOOR CEILING.

4. NEW EXTERNAL WALL.

- 310mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF. 100mm SOLID BLOCKS INTERNAL LEAF WITH A 110mm CAVITY BETWEEN.
STEEL LINTELS TO STRUCTURAL ENGINEERS SPEC & DETAIL. TO BE USED.
110MM XTRATHERM FULL FILL PIR INSULATION (FULL FILL BOARD, THERMAL CONDUCTIVITY 0.021 W/M°C),AUSTENITIC STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 750mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
ADDITIONAL TIES TO BE USED AT OPES AND JAMBS.
CAVITY CLOSERS KINGSPAN THERMABATE OR EQUIVALENT CONCRETE CILLS ON PVC DPC TURNED UP AT BACK AND SIDES.
PAINTED NAP RENDER FINISH TO WALLS AND PLINTH.
2 COATS OF DULUX WEATHERSHIELD TO BE APPLIED TO EXTERNAL WALLS/PLINTH/CILLS ETC. COLOUR TO BE AGREED.
USE VERTICAL STAINLESS STEEL STARTER KIT FOR FIXING NEW EXTENSION WALLS TO EXISTING WALLS, AND VERTICAL INSULATED DPC.
NEW 100MMX44MM INTERNAL TIMBER STUD WALLS WITH 12.5MM PLASTERBOARD AND SKIM FINISH TO BOTH SIDES AS PER PLANS.
NEW 100MM BLOCK, 80MM CAVITY AND 100MM BLOCK PARTY WALL WITH PLASTER AND SKIM TO BOTH SIDES TO BE INSTALLED BETWEEN BOTH DWELLINGS. 1200MM (MIN.) X 350MM (MIN.) 3020 CONCRETE FOUNDATION WITH A393 MESH TO SUPPORT WALL. FILL ALL JOINTS IN BLOCKWORK, FIRES TOPPING TO BE CARRIED UP TO UNDERSIDE OF ROOF COVERING BY SPECIALIST CONTRACTOR IN ACCORDANCE WITH DIAGRAM 10 OF TGD-B-DWELLING HOUSES. USE VERTICAL STAINLESS STEEL WALL STARTER KIT FOR FIXING NEW PARTY WALL TO EXISTING WALLS.

5. EXISTING WALLS

- ALL EXISTING RISING WALLS ARE TO BE CHECKED AND ALL REMEDIAL WORKS CARRIED OUT TO ENSURE ALL EXISTING WALLS ARE STRUCTURALLY SOUND.
REMOVE ALL EXISTING INTERNAL PLASTER AND DRYLINING FROM ALL RETAINED WALLS.
RE-PLASTER ALL WALLS INTERNALLY WITH SAND CEMENT. WATERPROOF GROUND FLOOR WALLS WITH 3 COATS OF HYDRO K11 CEMENTITIOUS TANKING SYSTEM UP TO A HEIGHT OF 1500MM ABOVE FINISHED FLOOR LEVEL.
INSTALL 92.5MM KOOLTHERM K18 DRYLINING BOARD TO VERTICAL TIMBER BATTENS ON DPC AS PER PLANS. INCLUDE FOR DRYLINING TO ALL WINDOW AND DOOR REVEALS.
INSTALL TIMBER BATTENS ON DPC ON THE GROUND FLOOR PARTY WALLS AS PER PLAN WITH PLASTERBOARD AND SKIM FINISH.
ALL REVEALS TO WINDOW AND DOORS ARE TO BE INSTALLED WITH 32.5MM KINGSPAN KOOLTHERM K18 INSULATED PLASTERBOARD.
INSTALL AIR TIGHTNESS TAPE FROM DRYLINING BOARD TO FRAME OF NEW WINDOW AND DOORS.
LEAVE ALL READY FOR PAINTING.
REMOVE ALL EXISTING EXTERNAL PLASTER. REMOVE SHOPFRONTS. REPAIR ANY CRACKING TO EXTERNAL WALLS.
RE-PLASTER ALL EXTERNAL WALLS. PAINTED NAP RENDER FINISH TO WALLS AND PLINTH.
2 COATS OF DULUX WEATHERSHIELD TO BE APPLIED TO EXTERNAL WALLS/PLINTH/CILLS ETC. COLOUR TO BE AGREED.
CHEMICALLY CLEAN ALL WALLS PRIOR TO PLASTERING.
INCLUDE FOR THE REMOVAL OF ALL EXISTING ELECTRICAL, TELECOM AND TV SERVICES FROM THE EXISTING EXTERNAL WALLS. RELOCATE ALL IN NEW GALVANIZED STEEL CONDUITS ON THE NEW EXTERNAL WALL.
REMOVE ALL EXISTING WINDOW CILLS AND LINTELS. INSTALL NEW PRECAST CONCRETE WINDOW CILLS AND LINTELS THROUGHOUT.

- INSTALL NEW CONCRETE CILLS WITH DPC AND INSULATION.
WHERE THE WORD 'REMOVE' IS USED THIS IS TO BE TAKEN AS MEANING REMOVED OFF SITE AND TAKEN TO AN APPROVED WASTE DISPOSAL FACILITY.
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6. ROOF-NEW AND EXISTING.

- REMOVE ALL EXISTING PITCHED & FALTS ROOFS, SLATES, TIMBERS,FASCIA, SOFFIT, INSULATION ETC TO NUMBER 15 & 16.
REMOVE EXISTING CHIMNEYS. REDUCE CHIMNEYS TO BELOW LEVEL OF NEW PITCHED ROOFS.
INSTALL NEW PITCHED SLATE ROOFS TO NUMBER 15& 16. 100X75MM C16 TREATED WALLPLATES, 225X44MM C16 CEILING JOISTS AT 300MM C/C COMPLETE WITH HERRINGBONE BRIDGING AT 1200MM C/C. 150X44MM C16 RATTERS @ 300MM C/C WITH 175MMX44MM RIDGEBOARDS. 150X44MM C16 PURLINS SUPPORTED AT 900MM CENTRES WITH 100X44MM C4 STRIPS SUPPORTED ON 150X44MM C16 RUNNERS. 200X35MM C16 VALLEY TIMBERS. 200X35MM C16 TREATED FASCIA AND SOFFIT SUPPORT TIMBERS. INSTALL NEW CAPCO BERONA STONEDGE (SLATE GRAPHITE COLOUR) ROOF SLATES OR SIMILAR APPROVED WITH MATCHING FIBRE CEMENT MONO RIDGE CAP. INCLUDE FOR ALUMINIUM TYPE 2 SLATE VEGET TRIMS TO ALL EAVES. COPPER NAILS & CRAMPIONS TO BE USED. SLATES LAID ON NEW 44MM X 35MM TREATED BATTENS ON TYVEC SUPRO BREATHER MEMBRANE O/E. ALL NEW TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, & RIDGE TIMBERS. INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, RIDGE BOARDS ETC. SLATE VENTS TO BE FITTED. ROOF VENTS TO BE FITTED AT LOW LEVEL AND RIDGE LEVEL AS PER MANUFACTURERS SPEC & DETAIL. CODE 5 LEAD TO ALL VALLEYS. LEAD TO MANS THIAN R11, OVER THE BATHROOM FLOOR. USE FLEXIBLE ADHESIVE AND BAL ANTI-MOULD GROUT. INSTALL NEW SKIRTING TILE WITH TRIM TO TOP IN ALL BATHROOMS.

14. VENTILATION

- ALL WALL VENTS TO BE 125MM AAC125HPCWL - RYTONS COWLED SUPER ACOUSTIC CONTROLLABLE VENTS.
MECHANICAL VENTILATION (VORTICE PUNTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOMS.
EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD.

15. STAIRS

- REMOVE THE EXISTING TIMBER STAIRS/GUARDINGS ETC IN NUMBER 15. INSTALL A NEW STAIRS TO MATCH EXISTING. STAIRS SHALL BE 800MM WIDE BETWEEN STRINGS AND CONSTRUCTED IN ACCORDANCE WITH PART K OF THE CURRENT BUILDING REGULATIONS. THE STAIRS SHALL BE FORMED AS SHOWN, HAVING 32MM RED DEAL NOSED TREADS, PROJECTING 25MM FROM RISER FACE, WITH DEAL RISERS 25MM (SCREW FIXING TO RISER TREAD JOINTS) TO BE PROVIDED USING 10 GAUGE SCREWS OF 38MM MINIMUM LENGTH AT CENTRES NOT EXCEEDING 225MM IN ACCORDANCE WITH I.S. 1581 ALL GRUED, BLOCKED, BRACKETED AND HOUSED ON 250 X 44MM RED DEAL STRINGS. WALL STRINGS TO BE SECURED TO WALL BY MEANS OF PATENT FRAME ANCHORS. 150 X 100MM STOREY POSTS AND 100 X 100MM NEWEL POSTS SHALL BE RED DEAL, TURNED TO DETAIL, AND SHALL HAVE STRINGS AND HANDRAIL MORTICED AND HOUSED THERETO. HANDRAILS SHALL BE 63 X 50MM EX STOCK, MOULDED HARDWOOD, HOUSED IN NEWEL. BALUSTRADE INCLUDING RETURN AT FIRST FLOOR LANDING OF 25MM X 25MM TURNED HARDWOOD UPRIGHTS AT 100MM CENTRES VERTICAL DIMENSIONS ABOVE PITCH LINE. 76 X 25MM ROUNDED AND PROJECTED RED DEAL NOSING PIECES TO LANDING STEPS AT TOP OF STAIRS. THE WHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST POSSIBLE STAIR CONSTRUCTION PRACTICE. RISE OF 220MM, GOING OF 230MM AND MAX PITCH 42 DEGREES 900 HIGH GUARDING ON STAIRS AND 1100MM HIGH GUARDING ON LANDING. 2M CLEARANCE ABOVE NOSING LINE. CLOSE OF STORAGE VOID UNDER STAIRS WITH NEW TIMBER STUD AND PLASTERBOARD WALLS. PROVIDE ACCESS DOOR INTO STORAGE AREA.
NEW STAIRS TO 16. STAIRS SHALL BE 800MM WIDE BETWEEN STRINGS AND CONSTRUCTED IN ACCORDANCE WITH PART K OF THE CURRENT BUILDING REGULATIONS. THE STAIRS SHALL BE FORMED AS SHOWN, HAVING 32MM RED DEAL NOSED TREADS, PROJECTING 25MM FROM RISER FACE, WITH DEAL RISERS 25MM (SCREW FIXING TO RISER TREAD JOINTS) TO BE PROVIDED USING 10 GAUGE SCREWS OF 38MM MINIMUM LENGTH AT CENTRES NOT EXCEEDING 225MM IN ACCORDANCE WITH I.S. 1581 ALL GRUED, BLOCKED, BRACKETED AND HOUSED ON 250 X 44MM RED DEAL STRINGS. WALL STRINGS TO BE SECURED TO WALL BY MEANS OF PATENT FRAME ANCHORS. 150 X 100MM STOREY POSTS AND 100 X 100MM NEWEL POSTS SHALL BE RED DEAL, TURNED TO DETAIL, AND SHALL HAVE STRINGS AND HANDRAIL MORTICED AND HOUSED THERETO. HANDRAILS SHALL BE 63 X 50MM EX STOCK, MOULDED HARDWOOD, HOUSED IN NEWEL. BALUSTRADE INCLUDING RETURN AT FIRST FLOOR LANDING OF 25MM X 25MM TURNED HARDWOOD UPRIGHTS AT 100MM CENTRES VERTICAL DIMENSIONS ABOVE PITCH LINE. 76 X 25MM ROUNDED AND PROJECTED RED DEAL NOSING PIECES TO LANDING STEPS AT TOP OF STAIRS. THE WHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST POSSIBLE STAIR CONSTRUCTION PRACTICE. RISE OF 220MM, GOING OF 230MM AND MAX PITCH 42 DEGREES 900 HIGH GUARDING ON STAIRS AND 1100MM HIGH GUARDING ON LANDING. 2M CLEARANCE ABOVE NOSING LINE. CLOSE OF STORAGE VOID UNDER STAIRS WITH NEW TIMBER STUD AND PLASTERBOARD WALLS. PROVIDE ACCESS DOOR INTO STORAGE AREA.

7. FASCIA, SOFFIT AND DOWNPIPES

- REMOVE ALL EXISTING TIMBERS AND DOWNPIPES.
INSTALL NEW ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG), WHITE COLOUR.
125MM SEAMLESS ALUMINIUM DOWNPIPES WITH 75MM X 50MM PVC DOWN PIPES. BLACK COLOUR.

8. INTERNAL DOORS

- INSTALL NEW DOORS THROUGHOUT BUILDINGS.
ALL NEW DOOR FRAMES TO BE DEAL.
FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPLAYED ARCHTRAVES STANDARD TO FLUSH DOORS.
SOLID PLY VENEER FLUSH DOORS THROUGHOUT.
LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
3 STEEL BUTT HINGES PER DOOR
22mm WHITE/RED DEAL SADDLE BOARDS, VARNISHED.
DOOR STOPS TO BE FITTED TO ALL DOORS.

9. D.P.C.

- DPC CAVITY TRAY OVER ALL OPES
DPC TO BE USED UNDER WALL PLATE
DPC OVER OPES 160MM X 65MM EXTERNAL.

10. OPES

- ROW OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF ALL WALLS ABOVE LINTELS

11. WINDOWS & DOORS

- REMOVE ALL EXISTING WINDOWS AND WINDOWS AND INSTALL NEW.
ENLARGE/REDUCE OPENINGS AND INSTALL NEW CONCRETE CILLS ETC AS SPECIFIED ON DRAWINGS. INSTALL NEW PRECAST CONCRETE CILLS AND LINTELS THROUGHOUT.
UPVC DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS TO BE INSTALLED THROUGHOUT. WHITE IN COLOUR. COMPOSITE FRONT DOORS TO BE INSTALLED THROUGHOUT. WHITE IN COLOUR. FORMALLY BROKEN BACK DOORS TO BE INSTALLED. WHITE IN COLOUR.
MANUFACTURERS CERTIFICATE FOR WINDOW & DOOR U-VALUES (MIN. 1.2) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS
SAMPLE OF DOOR & WINDOW TO BE PROVIDED PRIOR TO ORDERING.
ALL BEDROOM WINDOWS TO HAVE MIN. OPE OF 850x500mm. (1. COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS.NON LOCKABLE HANDLES TO BE FITTED.
GLAZING TO BATHROOM TO BE OBTAINED. FIX WITH BRACKETS ALLOW FOR WEATHERING OVERLAP SEAL. WHEN FIXING.
DOORS TO HAVE 6 POINT LOCKING SYSTEM. REDECORATE AND MAKE GOOD TO REVEALS.
FIT THUMB-TURN LOCK TO NEW FRONT AND BACK EXTERNAL DOORS. ALLOW FOR INSTALLATION OF SECURITY CHAIN TO DOOR BY DOOR MANUFACTURER.

12. THERMAL BRIDGING

- ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL.
ALL ELECTRICAL CONDUIT IN ATTIC SPACE TO BE SEALED.
AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING. AIR TIGHTNESS TAPE TO BE APPLIED AROUND ALL ATTIC/HATCH TRAP DOORS TO BE FITTED WITH LATCH AND DRAFT EXCLUDER STRIPS.
ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED
THERMAL BRIDGING & ABC DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS. REFER TO 'THE DOCUMENT LIMITING AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS'
PRECAST CONCRETE SILLS TO BE USED THROUGHOUT.
19MM BULLNOSE WHITE DEAL WINDOW BOARDS, PAINTED. WINDOW BOARDS IN KITCHEN AND BATHROOMS TO BE TILED.
DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY. RECEIVER TYPE ON EXTERNAL DOORS TO BE OF THE HOOKED TYPE. 5 POINT LOCKING SYSTEM.

13. WALL & CEILING FINISHES

- ALL EXISTING SUSPENDED, PLASTERBOARD AND LATH AND PLASTER CEILINGS TO BE REMOVED.
INSTALL NEW PLASTERBOARD AND SKIM CEILING THROUGHOUT. INSULATED SLAB TO BE USED ON SLOPED CEILING AND TO UNDERSIDE OF NEW FLAT ROOFS.
15mm TYPE A FOIL BACKED PLASTERBOARD WITH SKIM FINISH TO ALL GROUND FLOOR CEILING.
12.5mm FOIL BACKED PLASTERBOARD WITH SKIM FINISH TO ALL FIRST FLOOR CEILING.
MOISTURE RESISTANT PLASTERBOARD TO BE USED IN BATHROOM.
REMOVE EXISTING INTERNAL PLASTER FROM ALL RETAINED WALLS RE-PLASTER AND DAMP PROOF.
WALLS TO BE DRY-LINED WITH 'KINGSPAN K18' 92.5MM BOARD WITH SKIM FINISH AND 450mm (MIN) VERTICAL CILL.
ADDITIONAL TIES TO BE USED AT OPES AND JAMBS.
13mm THICK PLASTER FINISH MADE UP OF SCUD COAT, SCRATCH COAT AND SKIM COAT.
ALL WALLS AND CEILING TO BE PAINTED WITH 3 COATS OF SOFT SHEEN EMULSION (COLOUR TO BE CHOSEN AT A LATER DATE).
112MM X 20MM BULLNOSED SOFTWOOD SKIRTING THROUGHOUT BOTH BUILDINGS.
FLUSH SOLID DOORS PAINTED WITH UNDERCOAT AND SATIN WOOD PAINT. TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT
INCLUDE FOR THE DEMOLITION, REPAIR, RELOCATION AND REPLACEMENT OF INTERNAL & EXTERNAL WALLS AS PER THE PROPOSED FLOOR PLANS.
WALL TO BE TILED IN KITCHENS TO UNDERSIDE OF OVERHEAD HEAT STORAGE AND KITCHEN CERAMIC PILINGINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.
ALL SHOWER FITTINGS TO BE FITTED TO WALL USING CLASS-SESAL OR E/A FLEXIBLE WATERPROOF UPRIGS AND.
ONE ROW OF TILING TO BE PROVIDED ABOVE WASH-HAND BASIN IN ALL BATHROOMS. WALLS SURROUNDING SHOWERS TO BE TILED TO CEILING. STANDARD 200X200 CERAMIC PILINGINGTON OEA. 150MM HIGH TILED SKIRTING AND TRIM TO BE INSTALLED IN ALL BATHROOMS. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS. PRIMER AND BAL TANKING SYSTEM TO BE APPLIED TO WALLS PRIOR TO TILING. INSTALL MIRROR IN BATHROOM OVER SINK. LAY NEW FLOOR TILES TO ALL BATHROOMS WITH A SLIP RESISTANT TILE BOARD 1000MM X 1000MM CENTRES WITH 100X44MM C4 STRIPS IN WET CONDITIONS, OR NOT LESS THAN R11, OVER THE BATHROOM FLOOR. USE FLEXIBLE ADHESIVE AND BAL ANTI-MOULD GROUT. INSTALL NEW SKIRTING TILE WITH TRIM TO TOP IN ALL BATHROOMS.

14. VENTILATION

- ALL WALL VENTS TO BE 125MM AAC125HPCWL - RYTONS COWLED SUPER ACOUSTIC CONTROLLABLE VENTS.
MECHANICAL VENTILATION (VORTICE PUNTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOMS.
EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD.

15. STAIRS

- REMOVE THE EXISTING TIMBER STAIRS/GUARDINGS ETC IN NUMBER 15. INSTALL A NEW STAIRS TO MATCH EXISTING. STAIRS SHALL BE 800MM WIDE BETWEEN STRINGS AND CONSTRUCTED IN ACCORDANCE WITH PART K OF THE CURRENT BUILDING REGULATIONS. THE STAIRS SHALL BE FORMED AS SHOWN, HAVING 32MM RED DEAL NOSED TREADS, PROJECTING 25MM FROM RISER FACE, WITH DEAL RISERS 25MM (SCREW FIXING TO RISER TREAD JOINTS) TO BE PROVIDED USING 10 GAUGE SCREWS OF 38MM MINIMUM LENGTH AT CENTRES NOT EXCEEDING 225MM IN ACCORDANCE WITH I.S. 1581 ALL GRUED, BLOCKED, BRACKETED AND HOUSED ON 250 X 44MM RED DEAL STRINGS. WALL STRINGS TO BE SECURED TO WALL BY MEANS OF PATENT FRAME ANCHORS. 150 X 100MM STOREY POSTS AND 100 X 100MM NEWEL POSTS SHALL BE RED DEAL, TURNED TO DETAIL, AND SHALL HAVE STRINGS AND HANDRAIL MORTICED AND HOUSED THERETO. HANDRAILS SHALL BE 63 X 50MM EX STOCK, MOULDED HARDWOOD, HOUSED IN NEWEL. BALUSTRADE INCLUDING RETURN AT FIRST FLOOR LANDING OF 25MM X 25MM TURNED HARDWOOD UPRIGHTS AT 100MM CENTRES VERTICAL DIMENSIONS ABOVE PITCH LINE. 76 X 25MM ROUNDED AND PROJECTED RED DEAL NOSING PIECES TO LANDING STEPS AT TOP OF STAIRS. THE WHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST POSSIBLE STAIR CONSTRUCTION PRACTICE. RISE OF 220MM, GOING OF 230MM AND MAX PITCH 42 DEGREES 900 HIGH GUARDING ON STAIRS AND 1100MM HIGH GUARDING ON LANDING. 2M CLEARANCE ABOVE NOSING LINE. CLOSE OF STORAGE VOID UNDER STAIRS WITH NEW TIMBER STUD AND PLASTERBOARD WALLS. PROVIDE ACCESS DOOR INTO STORAGE AREA.
NEW STAIRS TO 16. STAIRS SHALL BE 800MM WIDE BETWEEN STRINGS AND CONSTRUCTED IN ACCORDANCE WITH PART K OF THE CURRENT BUILDING REGULATIONS. THE STAIRS SHALL BE FORMED AS SHOWN, HAVING 32MM RED DEAL NOSED TREADS, PROJECTING 25MM FROM RISER FACE, WITH DEAL RISERS 25MM (SCREW FIXING TO RISER TREAD JOINTS) TO BE PROVIDED USING 10 GAUGE SCREWS OF 38MM MINIMUM LENGTH AT CENTRES NOT EXCEEDING 225MM IN ACCORDANCE WITH I.S. 1581 ALL GRUED, BLOCKED, BRACKETED AND HOUSED ON 250 X 44MM RED DEAL STRINGS. WALL STRINGS TO BE SECURED TO WALL BY MEANS OF PATENT FRAME ANCHORS. 150 X 100MM STOREY POSTS AND 100 X 100MM NEWEL POSTS SHALL BE RED DEAL, TURNED TO DETAIL, AND SHALL HAVE STRINGS AND HANDRAIL MORTICED AND HOUSED THERETO. HANDRAILS SHALL BE 63 X 50MM EX STOCK, MOULDED HARDWOOD, HOUSED IN NEWEL. BALUSTRADE INCLUDING RETURN AT FIRST FLOOR LANDING OF 25MM X 25MM TURNED HARDWOOD UPRIGHTS AT 100MM CENTRES VERTICAL DIMENSIONS ABOVE PITCH LINE. 76 X 25MM ROUNDED AND PROJECTED RED DEAL NOSING PIECES TO LANDING STEPS AT TOP OF STAIRS. THE WHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST POSSIBLE STAIR CONSTRUCTION PRACTICE. RISE OF 220MM, GOING OF 230MM AND MAX PITCH 42 DEGREES 900 HIGH GUARDING ON STAIRS AND 1100MM HIGH GUARDING ON LANDING. 2M CLEARANCE ABOVE NOSING LINE. CLOSE OF STORAGE VOID UNDER STAIRS WITH NEW TIMBER STUD AND PLASTERBOARD WALLS. PROVIDE ACCESS DOOR INTO STORAGE AREA.

16. KITCHENS

- FITTED KITCHENS AS PER PLANS. 18mm MDF CARCASS AND FRAME. PVC FOIL WRAPPED DOORS, MAX. WIDTH 500mm. DOUBLE CARCASS ON HINGE SIDE OF DOORS. 30mm FORMICA COUNTER TOP. 180° DEGREE STAINLESS STEEL HINGES. WALL MOUNTED COOKER HOODS.
STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
SUPPLY AND FIT INTEGRATED COOKER HOODS, WITH 150mm DUCTING PIPE TO EXTERNAL VENT. EXTRACTION RATE TO BE 150m³/H (ASSUMING 6 AIR CHANGES PER HOUR).
FIT NEW PENNIE ISOLATION VALVE WITH FLEXI CONNECTION TO HOT AND COLD SUPPLY.
FIT NEW 'COMBIMATE WATER DESCALING UNIT' (SOFTNER) UNDER SINK UNITS.
ALLOW FOR PLUMBING UNDER SINK AND LEAVE ALL READY FOR DISH WASHER MACHINE AND WASHING MACHINE.
ALL NEW SOCKETS, SWITCHES AND LIGHT FITTINGS AS PER DRAWING.
LAY NEW CERAMIC TILES 150MM BY 150MM FROM KITCHEN UNIT WORKTOP TO UNDERSIDE OF WALL UNITS FOR THE FULL LENGTH OF WORKTOP AND DOWN BEHIND COOKER WITH WHITE CERAMIC TILES ON ALL WALLS. TILE WINDOW BOARD.
SUPPLY FIRE EXTINGUISHER AND FIRE BLANKET TO KITCHENS.
INSTALL TIMBER HIT AND MISC SHIELD TO BE PROVIDED IN BOTH HOT PRESSES.
INSTALL FITTED WARDROBES WITH HANGING RAILS, AND SHELVED SECTION TO ALL BEDROOMS. WARDROBE TO EXTEND TO CEILING, WITH SHELVES AND SEPARATE DOORS OVER HANGING SECTION.

17. TRAP DOOR

- FORM 3 TRAP DOORS IN CEILING AS PER FIRST FLOOR PLAN.
THE TRAP DOOR SHALL BE ACCOMMODATED WITHIN THE TRUSS SPACING AND SHALL BE 760MM IN DEPTH.
THE TRAP DOOR SHALL BE CONSTRUCTED WITH 75 X 22MM STOP FILLET AND 12MM THICK CHIPBOARD COVER WITH FIRE BARRIER ON THE BACK (1/2 HOUR FIRE RATING IS REQUIRED AS PER PART B OF THE BUILDING REGULATIONS) AND FINISHED WITH EX 75 X 19MM ARCHTRAVEL.
ATTIC ACCESS HATCHES TO BE DRAUGHT STRIPPED
WOODWORK TO BE PAINTED.

18. RADON

- RADON SUMP/COLLECTOR TO BE PROVIDED WITH 100mm DIA PVC PIPE WHICH IS TO TERMINATE OUTSIDE EXTERNAL WALL WITH BEND, CAPPED FLUSH WITH PATH. PIPE CAN BE EXTENDED AND FAN FITTED SHOULD SUBSEQUENT READINGS REQUIRE IT.
100mm MIN. TO BE LEFT EVERY 4TH BLOCK IN COURSE BELOW RADON BARRIER TO PROVIDE AIRFLOW TO RADON SUMP.
PROVIDE REINFORCED RADON BARRIER WITH TEAR RESISTANCE > OR = 100N WITH VAPOUR TRANSMISSION OF = OR = 0.4M2/24 HOURS WITH ELONGATION AT MAX. LOAD) OR. > OR =12 WHEN TESTED IN ACCORDANCE WITH 105 1421.
OR. > OR =12 WHEN TESTED IN ACCORDANCE WITH 105 1421.

19. PLUMBING & HEATING

- REMOVE EXISTING HEATING AND PLUMBING SYSTEMS.
SUPPLY AND FIT NEW WALL MOUNTED GAS BOILER/BURNER 'VOLKERA' TYPE OR SIMILAR. IN DINING ROOM PRESS IN NUMBER 15 AND IN DINING ROOM PRESS IN NUMBER 16. ALL WORK TO BE CARRIED OUT BY REGISTERED INSTALLER. AND CERTIFICATE TO BE PROVIDED. BOILER TO BE 95% TO 98% EFFICIENCY CONDENSING INDOOR TYPE BOILER OR SIMILAR APPROVED BY CO. COUNCIL.
PROVIDE NEW HOT WATER CYLINDERS PART L COMPLIANT IN ACCORDANCE WITH BUILDING REGULATIONS. FIT IMMERSION HEATER TO CYLINDER AND ALLOW FOR ALL PLUMBING. ALLOW FOR INSTALLATION OF PAY METER.
INSTALL ALL NEW RADATORS, NEW HIGH OUTPUT EFFICIENCY TYPE RADATORS AND NEW TRVS TO BE INSTALLED THROUGHOUT. RADATORS SIZED TO SUIT ROOM SIZES. INSULATE ALL PIPE WORK AND STORAGE TANKS IN THE HOUSE AND ATTIC.
PROVIDE ZONING. ZONE 1- GROUND FLOOR RADS. ZONE 2- FIRST FLOOR RADS. ZONE 3 - HOT WATER. USE TRVS. TIMERS TO BE 'SAUTER TYPE' DIGITAL CLOCK.
ALL PRIMARY PIPEWORK TO BE INSULATED AS DETAILED IN TABLE 11 OF THE DOEHG 'HEATING AND DOMESTIC HOT WATER SYSTEMS FOR DWELLINGS - ACHIEVING COMPLIANCE WITH PART L 2008'.
ALL PIPES IN ATTIC TO BE LAGGED WITH 19mm ARMAFLEX INSULATION. ALL PIPES, VALVES AND SWITCHES TO BE VISIBLE AND CLEARLY LABELLED.
INSTALL 'EASA' 'THE ACCESS TRAY' (800MM X 800MM MIN IN NO 15 & 1200MM X 800MM IN NO 16) LEVEL ACCESS SHOWER TRAY, WITH CLASSY SEAL WHERE TRAY MEETS WALL. GRADIENT TO DRAINAGE DOES NOT EXCEED 1:40 SLOPE. INSTALL THERMOSTATICALLY CONTROLLED SHOWER UNITS TRITON SAFEGUARD T100 PUMPED OR EQUIV. WITH ANTI SCALD TO OUTLET EDGE OF SHOWER AREA. SHOWER TO BE FED FROM TANK NOT MAINS. ALL PLUMBING AND CABLE RUNS TO BE CONCEALED IN STUD WORK OR CHASED IN BLOCKWORK. SHOWER SPRAY TO HAVE LONG HOSE. DETACHABLE AND HEIGHT ADJUSTABLE ON A VERTICAL BAR POSITIONED BETWEEN 900MM ABOVE FLOOR, AND 750MM FROM CORNER CONTROLS AND SOAP DISH TO BE WITHIN REACH WHEN SITTING.
WEIGHTED SHOWER CURTAINS & HALF HEIGHT EASA EVOLUTION PORTABLE DOORS WITH CHROME FINISH AND POLYCARBONATE DOORS. FLOOR TO BE TILED WITH NON-SLIP TILES. WIP TO BE BRACKETED, NO PEDESTAL. WASTE PIPES TO BE RECESSED. LEVER TAPS.
INCLUDE FOR SUPPLY AND INSTALLATION OF ALL NEW SANITARY WARE. TOILETS,SEATS,SINKS,TAPS, SHOWER DOORS, BATH,TOILET ROLL HOLDERS TO COMPLETE ALL BATHROOMS IN FULL. ALL TO BE ARMITAGE SHANK.
WHITE ARMITAGE SHANKS 'SANDRINGHAM CLASSIC O.E.A SANITARY WARE TO BE INSTALLED. LEVER TAPS TO BE INSTALLED.
PROVIDE COLD WATER STORAGE TANK OF APPROX. 350 LITRE CAPACITY IN ROOF SPACE. PROVIDE EXPANSION TANK OF APPROXIMATELY 45 LITRE CAPACITY. EACH TANK SHOULD BE PROVIDED WITH APPROPRIATE COVER AND SUPPORTED IN ACCORDANCE WITH GUIDELINES AS SET OUT IN THE BUILDING REGULATIONS. WALKWAY TO BE LAID IN ATTIC FROM TRAP DOOR TO WATER TANK. 2 LIGHTS TO BE FITTED IN ATTIC SPACES.
ALL SANITARY FITTING AND APPLIANCES TO HAVE FLEXIBLE PENNYVALVE FEEDS.
FIT 'COMBIMATE' WATER SOFTENER TO ALL HOUSES.
FIT MAGNACLLEAN PROFESSIONAL FILTER SYSTEM TO LL HOUSES.
GULLY TO BE TILED WITH UNDERNEATH GAS BOILER TO COLLECT WATER EXTRACT FROM SYSTEM.
INDIVIDUAL WASTE PIPES REQUIRED FROM EACH SINK, DISHWASHER, WASHING MACHINE,WIHS,SHOWER, BATH ETC. INDIVIDUAL WASTE PIPES TO DISCHARGE ABOVE FOOTPATH LEVEL INTO WASTEWATER GULLIES. ALL 90 DEGREE BENDS ON ALL WASTE PIPES TO HAVE RODDING FACILITY.
CONTRACTOR TO FULL CERTIFICATION FOR NEW HEATING SYSTEMS.
WATER TO BE TURNED BACK ON AFTER COMPLETION OF WORKS WITH ANY AIR LOCKS REMOVED.
INSTALL NEW 25MM DIA. HYDRODARE PIPES FROM WATER METERS TO KITCHEN SINK IN BOTH DWELLINGS.
INSTALL NEW GAS PIPE FROM METER BOXES TO NEW GAS BOILERS IN BOTH DWELLINGS.

20. ELECTRICAL

- REMOVE EXISTING ELECTRICAL SYSTEM AND INSTALL NEW METER BOXS & FUSEBOARDS.
INSTALL NEW ELECTICAL SYSTEM TO BOTH DWELLINGS.
BATHROOM & EXTERNAL LIGHTS TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
ALL SMOKE/HEAT DETECTORS TO BE LINKED.
ALL CARBON DETECTORS TO BE LINKED.
NEW ELECTRICAL WORK TO BE TO CURRENT REG STANDARDS
NO WALL SOCKETS ARE TO BE BACK TO BACK ON PARTY WALL
ALL SMOKE /HEAT /CO2 DETECTORS TO BE WIRED BACK TO INDICATOR PANEL UNIT, LOCATED BESIDE FUSE BOARD
SHOWER INSTALLATIONS TO HAVE ESB CABLE TAILS FROM METER TO BOARD TO BE 16 SQUARE, AND CABLE FROM BOARD TO SHOWER MUST BE 10 SQUARE. BATHROOM LIGHT TO BE ON AN RCD.
CONTRACTOR TO FULL CERTIFICATION FOR NEW ELECTRICAL SYSTEM.
ALL LIGHT BULBS ARE TO BE LOW ENERGY BULBS

21. BUILDING ENERGY RATING (BER) CERTIFICATE

- CONTRACTOR TO PROVIDE PRE BER CERTIFICATE FOR BOTH DWELLINGS BEFORE WORKS START ON SITE AND POST BER CERTIFICATE ON COMPLETION OF CONSTRUCTION. MINIMUM ACCEPTABLE BER RATING IS B2. MPRNS TO BE CONFIRMED.

22. CLEAN

- FULL CLEAN OF PROPERTY REQUIRED UPON COMPLETION.
ALLOW FOR ULV FOGGING TO ENTIRE DWELLING UPON COMPLETION OF WORKS. WORKS TO BE CARRIED OUT BY SPECIALIST CONTRACTOR

nZED Compliant Specification For Dwelling 15.
Air Infiltration : Due to structure: 4m3/(hr.m2)@50pa - (0.20 achr)
U-Values: Floor: U-Value: 0.12w/m2k. 150mm Xtratherm Thin-R (0.022w/mk) or similar approved, with Vertical Strip of 30mm Xtratherm Thin-R (or Similar Approved) to Perimeter of Slab.
Walls: U-Value: 0.15W/m2k.310mm thick cavity wall with 110mm Thick Xtratherm Full Fill Insulation or e/a with a thermal conductivity of below 0.021W/mk. Proprietary insulated cavity closers are to be installed to all openings. One course of thermal blocks are to be installed at ground floor level, to reduce cold bridging.
Pitched Roof: U-Value: 0.13W/m2k. Insulation to ceiling joists (horizontal areas). 350mm fiberglass insulation - 150mm thick fixed between the joists with 200mm fibreglass insulation laid over. Thermal conductivity of below 0.044W/mk
Flat Roof: U-Value: 0.13W/m2k. Insulation to ceiling joists (horizontal areas). 175mm fibreglass insulation - 175mm thick fixed between the joists. 52.5mm k17 insulated slab fixed to underside of joists.
Windows/ Doors: U-Value: 1.2W/m2k. Timber windows and doors with a frame