

FOR CONSTRUCTION DETAILS AND BUILDING SPECS SEE
TYPICAL DETAIL AND SPEC SHEET

CONCRETE TO BE ALL GRADE 35 CONSTRUCTION SPEC

THE PROPERTY OWNER IS REQUIRED TO EITHER SUPPLY A RADON GAS
REPORT OR TO PROVIDE FULL RADON PROTECTION AT THE CONSTRUCTION
STAGE INCLUDING FOR CAVITY AND SLAB SEALANT UNDER SLAB VENTILATION.

VERTICAL TWIST STRAPS TO BE INSTALLED ON EVERY TWO TRUSSES TO
PREVENT OVERTURNING.

STOP ENDS REQUIRED ON ALL STEEL LINTELS

USE STAINLESS STEEL WALL TIES IN CAVITIES

CAVITY IN THE EXTERNAL WALL TO BE EXTENDED TO 225 BELOW THE
DPC MIN.

VAPOUR BARRIER REQUIRED IN CEILING COVE AREAS

25 CONTINUOUS AIR VENT TO ALL EAVES

⊗ SMOKE DETECTORS TO BS5839

HD HEAT DETECTORS TO BS5839

NOTE
ALL BOUNDARY SIZES ARE FOR REFERENCE PURPOSES
ONLY AND ARE NOT FOR LEGAL REQUIREMENTS

GROUND FLOOR CEILINGS IN 15mm DUPLEX PLASTER BOARD AND PLASTER SKIM
FIRST FLOOR CEILINGS IN 12mm DUPLEX PLASTER BOARD AND PLASTER SKIM

ALL FLOOR LEVELS OF PROPOSED TO BE CONSTRUCTED TO MATCH THE
EXISTING AT EACH LEVEL.

HUSH INSULATION STRIPS TO BE INSTALLED BETWEEN THE FLOOR DECKING
AND THE FLOOR JOISTS TO PROVIDE THE SOUND INSULATION TO THE
CURRENT REGULATIONS.

EXTENSION TO THE EXISTING ELECTRICAL SERVICES TO MEET WITH PART M.
POWER POINTS 450 HIGH & SWITCHES AT 1200 HIGH INSTALLATION TO BE
CARRIED OUT AND TESTED BY A REGISTERED PERSON IN ACCORDANCE
WITH PART P. ONLY ENERGY EFFICIENT BULBS TO BE FITTED TO THE
DEVELOPMENT.

SPACE AND DOMESTIC WATER HEATING TO BE PROVIDED BY EXTENDING THE
EXISTING HEATING SYSTEM. TEST CERTIFICATE TO BE PROVIDED BY A CORGI
ENGINEER ON COMPLETION. THERMOSTATIC CONTROLS TO BE FITTED TO EACH
RADIATOR AND ANY WATER HEATING APPLIANCE.

ALL WINDOW AND DOOR REVEALS TO BE 100mm OFF THE FRONT OF THE
BUILDING WINDOWS TO FITTED FROM THE INSIDE WITH A MINIMUM OVERLAP
OF 10mm ALL AROUND, ALL WINDOWS TO HAVE PRE CAST CONCRETE SILLS

CAVITY TRAYS TO BE INSTALLED ON ALL NEW BUILDING ABUTMENTS
TOGETHER WITH VERTICAL DPC ON ALL OPENING ABUTMENTS

ATTIC AREA TO BE LINED WITH 200mm CELOTEX XR4100
ALSO USE THE SAME BETWEEN THE FLOOR JOISTS WHICH ARE SET AT
400CRS

GROUND FLOOR TO MADE UP OF 150mm CONSOLIDATED HARD CORE
WITH SAND AND CEMENT FLOOR BLIND, TOP WITH 1200G DPC SHEET.
TOP WITH 100mm CONCRETE SLAB. TOP WITH 70mm OF CELOTEX
EXTRA-FR4100 HORIZONTALLY AND CELOTEX TB3000 VERTICALLY.
FINISH FLOOR WITH 65mm SMALL AGGREGATE SCREED. FINAL LEVELS TO
BE TO SUIT THE SITE CONDITIONS

100mm BRICK OR BLOCK OUTER SKIN OF CAVITY WALL WITH A DENSITY
OF 1100Kg/M.CUB
50mm CAVITY SPACE PLUS CELOTEX CG5060 60mm THICK
100mm LIGHTWEIGHT BLOCKS INNER SKIN WITH DENSITY OF 650Kg/M.CUB

IT IS IMPORTANT FOR THE DEVELOPER TO CHECK WITH THE BUILDING
CONTROL SECTION PRIOR TO STARTING THE CONSTRUCTION TO ENSURE
THERE HAVE NOT BEEN ANY CHANGES TO THE BUILDING REGULATIONS
SINCE THE APPROVAL. CHANGES MAY HAVE TO APPLY TO THE SITE.

ALL PLANNING CONDITIONS SET AGAINST THE APPROVAL MUST BE
DISCHARGED PRIOR TO WORK COMMENCEMENT THIS IS THE DEVELOPERS
RESPONSIBILITY.

TRICKLE VENTS TO BE INSTALLED ON ALL WINDOWS TO THE CURRENT
PART F OF THE REGULATIONS. 5000mmSQ MINIMUM TO THE NEW
AREAS, 20mm CLEAR GAP TO BE LEFT AT THE BOTTOM OF ACCESS DOORS
TO ANY WET ROOM AFTER FLOOR COVERINGS ARE INSTALLED

ALL EXISTING INTERNAL WALLS WHICH ABUT THE EXTERNAL FACES MUST BE
INSULATED AND DRY LINED TO PROVIDE A THERMAL U VALUE RATING OF
0.7 W/MSQ.K

STABILITY OF EXISTING STRUCTURES AND ANY RETAINING WALL ARE THE
RESPONSIBILITY OF THE OWNER

THE OWNERS AND CONTRACTORS TO TAKE GREAT CARE TO ENSURE
THAT THE SHARED BOUNDARY ACT IS RESPECTED AT ALL TIMES.
THE OWNERS ARE RESPONSIBLE FOR THE NEGOTIATION WITH THE
ADJOINING NEIGHBOURS OF THE PROJECT AND DEVELOPMENT STATUS.

MAIN ATTIC ROOF SPACE TO BE INSULATED WITH 250 THICK ROCKWOOL
INSULATION OR A SIMILAR PRODUCT.

ALL WATER HEATERS AND APPLIANCES TO BE FITTED WITH ANTI SCALD
CONTROLS. MAX OF 48C IN ACCORDANCE WITH DOCUMENT 'G'. TOILETS
TO BE SUPPLIED WITH DUEL WATER FLUSH FACILITIES, TAPS TO BE FITTED
WITH FLOW RESTRICTORS.

SAFETY GLAZING TO BE USED TO ALL CRITICAL AREAS SUCH AS DOORS
AND WINDOWS.

PART 'L' REVISED JULY 2014

CAVITY WALLS	0.21 W/MSQ
FLOORS	0.18 W/MSQ
PITCHED ROOF CEILINGS	0.15 W/MSQ
PITCHED ROOF INSULATION IN RAFTERS	0.15W/MSQ
FLAT ROOFS INTERGRAATED INSULATION	0.15W/MSQ
WINDOWS AND DOORS	1.60 W/MSQ

PROPOSED SPEC NOTES APPLICABLE TO 24 TAIR-TWYNAU

DRG REF 22/SC/105

NOTES

All building work to be carried out to the up to date building regulations. Contractors are instructed to keep a safe clean site at all times contractors and sub contractors to take great care not to cause any damage to the adjoining properties, but must make good should the need arise. Owner and the contractor are to obtain agreement on boundaries prior to any work commencement, no part of the new development shall overlap or protrude over the adjoining properties unless consent has been given formally. In the event of uncertainties the contractor or owner should consult with the authority or the controlling agent.

It is important to note that the drawings are prepared by making certain assumptions as limited site accessibility limited a full surveys to all areas. Any site changes found necessary will be the responsibility of the owner and contractor. All dimensions are for reference purposes, the site size and conditions will dictate the final size. In all cases is very important for the contractor or builder to ensure that there is adequately protected to ensure the integrity and safety of the working site and adjoining properties.

All roof anchors and lateral supports in galv steel to be 5 x 38 x 1200 long and set at 2M crs throughout. Any strip foundation crossing a pipe or services must be constructed under the pipe with bridging lintels over to eliminate pressure on the pipe itself or the services. Building over agreements are the owners responsibility. All storm water must discharge into a soakaway located 5M from the building, or to a suitably controlled main. All cavity closures to be in Dacotie section or equivalent, to be agreed by the authority. All timber throughout to be stress graded to suit the current schedules. All new work must be keyed into the existing every 500mm and interlocked with like for like materials. (troy joints to be avoided where possible) All domestic pipes and cylinders to be insulated and lagged where necessary.

DRAINS

All drains to be run in Osma products or the equivalent. Underground pipes to be in 100mm and set at 1:40 pipes to be set in 150mm small aggregate, drain system to be back filled and well consolidated. Inspection chambers to be pre-formed where possible and set on a 150 thick concrete base. fit double air seal lids medium duty throughout unless stated otherwise, internal chambers to be fitted with bolt down lids. Sink unit, baths, showers and urinals to be fitted with 40mm Osma, hand basin wastes in 32 Osma, fit rodding eyes on bends and elbows deep seal traps to be fitted to all appliances.

STRIP FOOTINGS

All strip footings to be constructed using G35 construction grade concrete, all concrete to be set out on dry stable ground, the final depth of footing to depend upon ground conditions, together with the building control acceptance. Footings to be reinforced with mesh fabric at the discretion of the inspector or controlling agent.

RADON GAS

The owner or building contractor are advised that a Radon Gas report may be a requirement of the local authority and will be required under building regulations

ELECTRICAL INSTALLATIONS

All new and extended electrical installations to be carried out by competent contracting companies, installations to be made safe on site during the work in all areas. Final test certifications to be issued as part of the supply at all times compliance to part P of the building regs.

STRUCTURAL STUD PARTITIONS

All studwork of this form to be constructed in 100 x 50 verticals set at 400 crs off a 100 x 50 floor bearer. Struts to be run from corner to corner of the verticals. Line both sides of the frame in 8mm ply screw fixed only. infill stud void with full fill fibre glass.

CAVITY WALLS

Cavity walls constructed in accordance with the typical detail sheet, or to the discretion of the building control inspectorate. Cavity ties to be all in stainless steel, installed at 750mm crs on the horizontal in all 100mm thick walls, all vertical spacing to be 450mm. Wall ties to be spaced within 225mm of side openings and returns, tie type to suit insulation being used. Typical recommended construction to suit the spec drawing is, either brick or block to outerskin with density of 1100kg/Mcub, with cavity space of 110mm and partially filled with Celotex CG5060. Inner walls to be 100mm thick lightweight block 650 kg/M cub. inside walls to be finished in lightweight plaster, any outside walls to be rendered 18mm sand and cement. Thermal rating on this construction being 0.20 W/Msq/K.

GLAZING

All windows and doors to be double glazed with a minimum air gap of 20mm in the glass section. All sealed units in UPVC sections, windows and doors to be fitted with trickle vents 5000mm sq. for all habital rooms and 2500mmsq for all wet room rooms, also a clear 10mm air gap below access door, all other trickle vents to be calculated in accordance with part F Safety glass to be used in all areas where glass is below 900mm from floor level, this glass to be to BS6206 class C. 'K' glass to be fitted to all areas throughout the development. All unobstructed opening vents at first floor level must be 850mm vertical and 500mm horizontal, with sill heights between 800mm min and 1000 max, to satisfy the means of escape. 'U' value for glazing to be 1.60 w/msq/k

VENTILATION

Kitchen to be mechanically vented with an electric fan to give 60LS extraction, or via a cooker hood which gives 30LS extraction. Utility rooms to be mechanically vented to give 30LS extraction. Bathrooms and toilets to be mechanically vented to give 4 air changes per hour extraction, in addition a 10mm gap is to be left between the finished floor and the underside of the door All fan units to have a built in over run facility of 15 mins, infra red sensors to be used where practical, to control humidity.

FLOORS

Traditional floors to be constructed to give a 'U' value of 0.18 W/MSQ/K. Fill with 150mm minimum hard core and consolidate to suit location. Cover hard core with 50mm sand or dust blind and lay in 1200G dpc layer min of 500 overlaps and folded joints. Floor slab to be 100mm thick in G35 construction grade concrete. Lay in insulation Celotex CG5070 or equivalent insulation under slab. Finish floor in fine aggregate sand and cement floor screed 40mm to 60mm thick mix.

STUD PARTITIONS

Stud partitions to be constructed in 100 x 50 timber frame with 400mm crs verticals, face both sides with 12mm plaster boards and finish with 3mm plaster skim. All bathroom and ensuite partitions to be infilled with a dense insulation quilt for sound retention. All partitions running in with the floor joists to be supported with a double joists for load distribution. Bathrooms and ensuite walls to be double lined and filled with acoustic insulation

RAFT FLOORS

Ground to be excavated to a suitable quality, area to be infilled with a minimum of 600mm clean stone hard core which is to be well consolidated with vibrator rolling. For areas of greater depths of fill lays of 300mm to be consolidated seperately. Cover final area with 25-50mm thick dust blind to top surfaces in 1200g dpc with folded overlap joints, cast floor in accordance with the specification and design detail using construction grade concrete G35, and steel reinforcement to edge beams and floor slab. Cover slab with Celotex CG5070. Target 'U' value for slab to be 0.18 W/MSQ/K. Finish floor with 50mm fine aggregate s/c floor screed.