

Specification

Woods Yard, Stronsay

Foundations:

1. Grade C20 concrete strip foundations for external walls (600 x 200) to have minimum 450mm cover, final depth to suit ground conditions.
2. Grade C20 concrete strip foundations for separating walls (600 x 200).
3. Grade C20 pad foundations for post to support ridge beam (1000 x 1000 x 200)
4. Grade C20 concrete strip foundations at existing walls (210 x 230)

Sub-Structure External Walls :

1. 100mm Concrete blockwork outer leaf .
2. Weak mortar infill up to ground level in 55mm wide cavity.
3. 140mm Concrete blockwork inner leaf .
4. Damp proof course suitable for horizontal damp proofing of cavity walls to have a minimum 150mm clearance above finished ground level.
5. Cavity vents at 1200mm centres (maximum) installed below damp proof course.
6. 15mm Cement and sand external render to base course with a plain floated finish

Ground Floor:

1. 150mm thick Grade C20 concrete ground floor slab with A142 mesh.
2. Floor slab to be laid to a sufficient finish to receive vinyl floor coverings without the requirement for additional levelling screeds.
3. 25mm Kingspan Kooltherm K3 Floorboard insulation at floor perimeters.
4. 100mm Kingspan Kooltherm K3 Floorboard insulation.
5. 1200 MU Visqueen DPM to be turned up 150mm along perimeter of external face of val-u-therm wall.
6. Existing concrete base

Blockwork External Walls – Rendered:

1. 20mm Cement and sand external render to walls with a dry dash finish (colour to be confirmed).
2. 15mm Cement and sand external render to ingoes at openings with a plain floated finish .
3. Upvc bell cast beads at damp proof course level.
4. Upvc corner beads at all openings.
5. Upvc render stop beads at either side of vertical expansion joints.
6. White polysulphide sealant to be applied at expansion joints.
7. 100mm Concrete blockwork outer leaf laid on edge.
8. 50mm ventilated cavity.

9. Cavity vents at 1200mm centres (maximum) installed at wall head height and to gable peak.
10. 38 x 50mm Treated softwood fire stops with damp proof course between the outer leaf and fire stop at all corners, eaves and openings.
11. Ancon Type 6 stainless steel cavity wall ties (timber frame high movement) at a density of not less than 7 ties per square metre.
12. Stainless steel holding down straps built into outer leaf at appropriate centres and 2 courses below damp proof course level.
13. Reflective breather membrane.
14. 9mm OSB external wall sheathing.
15. 38 x 140mm Treated softwood rails and studs at 600mm centres.
16. 38 x 140mm Treated softwood soleplate with fixings by Val-U-Therm.
17. 38 x 140mm Treated softwood head binders.
18. 140mm full fill injected polyurethane insulation by Val-U-Therm.
19. 9mm OSB internal wall sheathing.
20. Reflective vapour control layer.
21. 35 x 45mm Treated softwood rails, studs at 600mm centres and dwangs fitted at mid height to form a service void.
22. 15mm Gyproc Duraline to units 2-5
23. 15mm Gyproc plain TE to unit 1
24. 15mm Gyproc Moisture Resistant boards with tapered edges in the cloakrooms

External Walls – Larch Weatherboarding:

1. Outer board: 25 x 150mm Siberian Larch cladding with a dressed and square edged profile by Russwood fixed through backing board to leave a 25mm gap between outer boards.
2. Backing board: 25 x 75mm Siberian Larch cladding with a dressed and square edged profile by Russwood.
3. Cladding to be installed with stainless steel fixings in a vertical board on board style as recommended by Russwood.
4. Ensure base of all boards are cut at a 45° angle to form a drip and that the front and back boards are nailed independently.
5. Install 3-4mm mesh screen across all openings to prevent large insect entry.
6. 22 x 45mm Treated softwood battens.
7. 38 x 45mm Treated softwood counter battens.
8. Reflective breather membrane.
9. 9mm OSB external wall sheathing.
10. 38 x 140mm Treated softwood rails and studs at 600mm centres.
11. 38 x 140mm Treated softwood soleplate with fixings by Val-U-Therm.
12. 38 x 140mm Treated softwood head binders.
13. 140mm full fill injected polyurethane insulation by Val-U-Therm.
14. 9mm OSB internal wall sheathing.
15. Reflective vapour control layer.
16. 35 x 50mm Treated softwood rails, studs at 600mm centres and dwangs fitted at mid height to form a service void.
17. 15mm Gyproc Duraline to units 2-5
18. 15mm Gyproc plain TE to unit 1

Door & Window Openings:

1. 38 x 140mm Treated softwood full height support studs.
2. 38 x 140mm Treated softwood cripple studs.
3. 45 x 220mm Treated softwood lintels (3) with 49mm polyurethane insulation by Val-U-Term.
4. 22 x 140mm Treated softwood packer to underside of lintel to form 2100mm high lintel opening.
5. Ancon Type 6 stainless steel cavity wall ties (timber frame high movement) at 300mm maximum horizontal centres around each aperture.
6. Window reveals to accommodate Kingspan Kooltherm K18 23.5mm insulated plasterboard.

Movement Joints in Concrete Blockwork:

1. 38 x 50mm Treated softwood fire stops with damp proof course between the outer leaf and fire stop at each side of movement joint.
2. Ancon Type 6 stainless steel cavity wall ties (timber frame high movement) at 375mm maximum vertical centres.
3. 10mm Compressible and natural bonded cork filler (structural engineer to confirm movement joint detail).

Separating Walls:

1. No services are permitted to penetrate the separating wall construction.
2. Seal all perimeter joints in outer layer of plasterboard with tape or caulk with sealant.
3. Apply a flexible acoustic sealant to seal gaps between the concrete floor slab and the plasterboard wall linings.
4. 15mm Gyproc Duraline to units 2-5 .
5. 15mm Gyproc TE Plain to unit 1.
6. Stud wall partition to have 38 x 90mm treated softwood rails, studs at 600mm centres and dwangs fitted at mid height.
7. 90mm Frametherm 40 to cover whole lining area, fitted tight between studs without sagging .
8. 9mm OSB external wall sheathing.
9. Cavity filled with 90mm Frametherm 40..
10. Mirror the same wall construction (as noted above) on the other side of the cavity.
11. Close external wall cavity with a cavity barrier and ensure that all cavity stops / closers are flexible or are fixed to one frame only.
12. The elements which provide the basic fire separation must be carried through the loft space with fire stopping incorporated at the underside of the roof sarking to prevent the passage of fire and smoke.
13. The junction between the separating wall and roof sarking should be filled with a mineral wool based, flexible closer to create a fire stop.

Pitched Roof:

1. Decra Stratos lightweight metal tile fixed in accordance with manufacturers recommendations .
2. 38 x 50mm Treated softwood tiling battens.
3. 25 x 50mm Treated softwood counter battens.
4. Daltex Roofshield.
5. 9mm OSB sarking.
6. 184mm full fill injected polyurethane insulation by Val-U-Therm
7. 9mm OSB sheeting
8. Reflective vapour control layer
9. 38 x 45mm Treated softwood service batten.
10. 15mm Gyproc boards with tapered edges to ceiling.
11. Timloc 1168 push-up loft access traps
12. 50 x 50mm Treated softwood framing to form roof soffits.
13. Decra Stratos universal D type Ridge ventilator and Ridge Cap.
14. Decra Stratos over fascia ventilator with Decra eaves guard.
15. Decra Stratos tile ventilators as required.

Partitions:

1. Standard partitions to have 38 x 75mm treated softwood rails, studs at 600mm centres and dwangs fitted at mid height.
2. 25mm Isover Acoustic Partition Roll (APR 1200) insulation to be installed within the cavity of all partitions.

Partition Linings:

1. 15mm Gyproc WallBoard with tapered edges to each side of partition.

Waterproof Panels:

1. 300mm high panels to form splash backs at wash hand basins with a flexible and watertight joint between the wash hand basin and panel surface.

Timber Finishes:

1. 18 x 70mm Redwood skirting boards with 1 pencil rounded edge.
2. 18 x 70mm Redwood architraves with 2 pencil rounded edges.
3. 25mm Plywood sill boards with a bullnose profile.

Soil Vent Pipe Ducts:

1. 15mm Gyproc WallBoard with tapered edges to 38 x 50mm treated softwood framing.
2. 25mm Isover Acoustic Partition Roll (APR 1200) insulation to be installed within the cavity of the framing and around each soil vent pipe to prevent condensation problems and noise nuisance.

Internal Doors:

1. Veneered doors in doorsets as supplied by Scotframe.
2. Hardwood threshold plates.
3. Maximum clearance to bottom of doors to be 20mm.

Ironmongery:

1. Oakley lever type door furniture in chrome as supplied by Scotframe.

External Doorsets:

1. Nordan 320G doorsets supplied by Scotframe with Chrome handles supplied loose for site fixing.

Casement Windows:

1. Nordan NTEC Villa Aluminium clad redwood tilt and turn windows supplied by Scotframe. Handles and vents supplied loose for site fixing.
2. Compriband tape and mastic sealant between all windows and sills.
3. White polysulphide sealant to be applied at all exterior framing and window ingo junctions.

Internal Decoration:

1. Plasterboard linings to be screwed, taped, filled and painted.
2. Ensure acclimatisation of timber framing and plasterboard to minimise shrinkage post construction. Heating to be introduced gradually and then increased slowly, well in advance of the completion date.
3. Steel corner tapes to be installed at plasterboard reveals and soffits.
4. Taping and filling of plasterboard surfaces to provide a smooth and even surface with no blemishes.
5. Walls and ceilings to be painted with an initial coat of primer / sealer and 2 final coats (minimum) of emulsion. Ensure a smooth and even finish, free from any obvious brush or roller marks.
6. Walls to be painted 'magnolia' and ceilings to be painted 'white'.
7. Crown Trade matt vinyl emulsion to be used on walls and ceilings generally.
8. Suitable sealers, preparatory treatments and basecoats to be applied to all timber surfaces prior to application of final coats.
9. Crown Trade interior acrylic gloss to be used on plywood sills. Apply an initial coat of primer / undercoat and 2 final coats (minimum) of 'white' acrylic gloss.
10. Sikkens Cetol BL Unitop to be used on redwood finishes. Apply an initial coat of 'satin' varnish and 2 final coats (minimum) of 'satin' varnish.
11. Adhere to the paint / varnish manufacturer's installation and product data sheets.

Kitchen Fittings & Furnishings:

1. Greenwich Light Oak base units by Howdens Joinery.
2. Unit accessories to include adjustable legs and plinths.
3. Kitchen handles to be Nickel Effect D Handles – HKB1155.
4. 38 x 616mm Jamocha Granite Etched Worktops – WOR3960.
5. Worktop accessories to include aluminium end caps.

6. All cut worktops edges must be sealed with 2 coats of contact adhesive.
7. 7 x 600mm Jamocha Granite Etched Backboards – WTC9167.
8. Backboards to extend 450mm above worktops (including return ends).
9. Single bowl / single drainer inset sinks (B2 0085L/R) in brushed polish stainless steel by Franke Sissons.
10. Sinks to have 2 tap holes, chain stay, overflow and fixing clips.
11. Sink accessories to include wastes, plugs, chains, overflows and tubular S type traps by Franke Sissons.
12. Alterna Quadrant, chrome plated, ½ inch, quarter turn wash basin pillar taps with ceramic discs by Armitage Shanks.
13. Apply sealant to match the chosen worktop finishes.

Floor Finishes:

1. 30mm Superior PVC backed coir matting to entrance of Unit 5.

Ventilation:

1. Mechanical extraction capable of at least 15 litres per second (intermittent) for each cloakroom.

Plumbing and Drainage:

1. All plumbing must comply with Scottish Water requirements and be installed in accordance with Standard 3 as stated in the SBSA Domestic Technical Handbook 2013.
2. Provide Heatrae Sadia Streamline single point water heaters to sinks and wash basins.
3. External pipe work to be fixed with stainless steel screws and plastic brackets.
4. Install copper pipelines for general use and blue polyethylene pipelines for under ground use.
5. Pipeline supports and fixings to be secure, neat and true to line.
6. Copper water services to be lagged along their entire length with preformed flexible closed cell pipe insulation to avoid freezing and condensation problems.
7. The mains water supply feed (25mm diameter) should enter each unit within the sink unit and be fitted with a labelled stopcock. All pipe work is to be insulated against condensation.
8. Install valves as approved for the purpose by Scottish Water.
9. All pipe work to sanitaryware fittings shall be fitted with isolating valves immediately below or adjacent to the fitting.
10. HepWaste pipe work, brackets and fittings (above ground) to be ABS / MUPVC / Polypropylene by Wavin. (white coloured).
11. 32mm diameter wastes from each wash basin.
12. 38mm diameter wastes from each kitchen sink.
13. HepSoil pipe work, brackets and fittings (above ground) to be PVC-U by Wavin.
14. 110mm diameter wastes from each WC pan.
15. All waste pipes must discharge into a vented gully or a vented stack.
16. Soil vent pipes to be terminated by Decra Stratos tile ventilator at a minimum of 450mm above eaves level.

17. Install a 90° nominal rest bend with a minimum radius of 200mm to the centreline of the pipe. Height of horizontal drain at base of stack below centreline of lowest branch pipe to be a minimum of 450mm.
18. All drainage to be connected to public sewers and be designed to obtain approval from Scottish Water for adoption on completion of the project.
19. OsmaDrain pipe work, bends and junctions (below ground) to be PVC-U by Wavin.
20. Foul and surface water drainage to be laid and surrounded by granular material in trenches cut to a suitable fall.
21. OsmaDrain 4D500 gully trap, 4D507 plain hopper and 4D563 double socket 45° bend by Wavin to be installed at each rainwater down pipe position.
22. OsmaDrain 4D900 bottle gully and 4D163 single socket 45° by Wavin to be installed and connected back to each kitchen sink. Waste pipes must pass through walls and enter gullies below path level.
23. All pipelines, drains, manholes and inspection chambers to be tested.
24. 115 x 75mm guttering, union brackets, running outlets, stop ends and gutter support brackets (maximum 600mm centres) all in black.
25. Round down pipes and fittings by Wavin. 68mm diameter pipes, 67½° bends, shoes and saddle brackets (maximum 1200mm centres) all in black.
26. Brackets must be fitted directly below down pipe bends.
27. Gutter union brackets must be directly supported by gutter support brackets.
28. The spacing and fixing of gutter support brackets and saddle brackets must be as to withstand severe weather conditions.

Cloakroom Fittings & Furnishings:

1. Armitage Shanks Doc M Contour 21 Close coupled pack and standing washbasin and accessories to disabled WC.
2. Sandringham 21, close coupled WC pan and accessories in white by Armitage Shanks.
3. Sandringham Dorex 45cm wash basin and accessories in white by Armitage Shanks.
4. Wash basins to have 2 tap holes, chain stay hole and overflow.
5. Alterna Quadrant, chrome plated, ½ inch, quarter turn wash basin pillar taps with ceramic discs by Armitage Shanks.
6. Apply white silicone sealant to point around all sanitaryware items.
7. White Toilet roll holders (980.44.019) by Hafele or similar.
8. White multifold paper hand towel dispenser
9. White pedal operated 20 litre sanitary bin

Electrics:

1. All electrical installations are to be carried out to the satisfaction of Scottish and Southern Energy Power Distribution and must also be carried out by a qualified and competent electrical engineer.
2. Electrical installations must be designed, installed and tested by the electrical engineer to comply with the IET Wiring Regulations BS 7671:2008 (2011).
3. Fixed internal lighting to be 75% (minimum) low energy types in accordance with Standard 6.5.1.

4. Slim circular ceiling mounted luminaires in white with LED as Thorn Novaline or similar approved in Unit 1.
5. Thorn Titus Industry luminaire or similar for T16 linear fluorescent lamps on suspended mounting to units 2-5.
6. External lighting to be Saxby Lighting Fenis Eyelid or similar operated by remote PIR detectors and plate switch.
7. All light fittings shall be fitted with low energy lamps at the time of handover to the client.
8. Logic Plus wiring devices in white by MK Electric. Front plates have rockers, are chamfered at the top with radiused corners and are flush mounted. Socket outlets are to be fused / rated as appropriate with outboard rockers. Two double sockets in each of units 2-5 to be 3 phase.
9. Light switches to be located 1050mm above finished floor level.
10. Socket outlets to be located 400mm above finished floor level and 150mm above worktop surfaces.
11. Fire and smoke alarms to be installed as per drawing 463/006 Rev C.
12. Dimplex PLX/TI panel radiators of the required output in the locations shown on dwg 463/006 Rev C.
13. Provide Dimplex TTRS/175/W or similar heated towel rail in WC's Unit 1.
14. Solar photovoltaic installation to be designed, supplied and installed by RDI Services in accordance with drawing 463/003 RevC. Provide attendances as required.

Edgings and Channels:

1. Flat top edgings to be precast concrete, 50 x 150 x 915mm (w x h x l) with a grey finish by Marshalls.
2. Install a HepFlow channel unit, sump unit (including basket) and end caps at each external doorset.
3. Connect the HepFlow systems up to the surface water drainage layout.
4. Cut edgings and channels neatly and accurately (if required on site), before bedding on mortar laid on a hardened concrete base. Allow bedding mortar to set and then secure units with a continuous haunching of concrete.

Paving:

1. Concrete paths to comprise 75mm thick concrete on 150mm thick compacted granular sub-base.
2. Concrete ramps and disabled parking space to comprise 100mm thick concrete on 150mm thick compacted granular sub base.
3. Disabled parking space to comply with standard with Standard 4.1.1, 4.1.3 and 4.1.4.
4. 20mm chips installed to form 150 x 150mm (w x h) drainage strips between the footpaths and rendered base course.
5. 20mm chips installed to form 150 x 150mm (w x h) mowing strips between the flat top edgings and rendered base course.

Forecourt Area

1. Forecourt area to comprise 50mm dust blinding on 150mm well compacted hardcore on geotextile membrane.

Landscaped Areas:

1. Spread topsoil in layers with a maximum depth of 150mm and then gently firm each layer before spreading the next layer.
2. Remove any large stones, weeds, sticks, sub-soil and foreign matter.
3. Depths after firming and settlement to be a minimum of 100mm for grass areas.
4. Finished levels of topsoil (after settlement) are to marry in with all edgings and paving.
5. Sow grass seed and fertiliser to suit the growing season.

Bin Storage Areas:

1. Refer to Paving specification for further information on paving materials and installation methods.
2. Provide two number adjustable wheelie bin security locking posts to each unit.

Foul drainage:

1. Provide Klargestor Biodisc BC complete with alarm and sample chamber for connection to existing sea outfall, installed in accordance with manufacturers instructions and SEPA requirements.