

Approved type dpc. to be built into walls horizontally 150mm. min. above finished ground level. dpc. to window/door cills cut to suit cill width. All laps to dpc. are to be 150mm. min. dpm. lapped with dpc. 100mm. min. Vertical dpc. to reveals of all door and window openings to be provided by the use of RMC Therabate or equal approved insulated cavity closer of profile to suit particular application and installed strictly in accordance with manufacturers recommendations. All new dpc. and dpm. are to be lapped to existing 150mm. min. and make good to all disturbed surfaces. Preformed cavity trays by Cavity Trays of Yeovil or similar approved to be provided at all locations where roofs about external walls. Cavity trays to rise at least 150mm. and to incorporate stop ends adequately drained through weepholes not more than 900mm. apart and at least two per structural opening. Lateral and Vertical Restraint to BS.5628:Part 1:1978 Appendix C and Part 3. Galvanised ms. anchor straps with cross section of 30x 5mm. and with 100mm. turn down into cavity and at 1800mm. centres. Anchor straps to be fixed across 3No. timber members at external and internal loadbearing walls where rafters, ceiling ties or floor joists run parallel to walls. Provide 50x 100mm. noggins between members at strap positions and packing pieces between wall and member.

Galvanised ms. wall plate holding down straps to be 30x 2.5mm. at 1800mm. max. centres. Lead flashings to be supplied and laid in accordance with Lead Development Ass. recommendations. Code 5 lead to valley gutters and abutments. Code 5 lead to pitched roofs, chimney back gutters, apron and side flashings.

To areas where external render finish is specified brickwork to have raked mortar joints to receive 2No. coats lime render all to specialist design an specification.

Use Expamet movement joint beads at movement joint positions, stop, angle and bell cast beading where required. Specification for external windows and doors to Clients requirements. Windows to habitable rooms to be fitted with trickle vents to give a min. 8000mm². free area ventilation per room.

All external windows and doors to be doubled glazed with E Glass 4mm. 16mm. 4mm., 24mm. total unless otherwise stated. U value of glazing to be 1.6W/m²c. The glazing compound to be butyle non hardening compound to BS.3227:1990. All glazing to doors and side panels below 1500mm. and windows below 800mm. to be laminated/toughened glass to BS.6206:1981. Heights to be measured from finished floor level. Mastix sealant to be applied around door and window frames and to be of general purpose exterior quality. If frames are to be stained then the colour of mastic should match stain colour.

Stud partitions to be 100x 50mm. timber vertical studding at 450mm. centres max. Noggins to be built in staggered at centres to suit lathes and also to suit positions of fixtures and fittings, radiators, electrics and sanitary ware etc. Built off 3No. 100x 50mm. sw. sole plates. Provide double floor joists under where the partition runs parallel to the floor joists. Finish with lathe and lime plaster both sides. Decoration to be a min. of two full coats of lime based wash. Specifications for internal doors and frames to match existing.

Rainwater Drainage: All new rainwater goods to be black painted cast iron to L.P.A. Approval with gutter and downpipe profile to match existing manufacturer/type to be agreed and to positions shown. All to be installed in accordance with manufacturers instructions. Downpipes to be fixed at 2000mm. centres max. and to discharge into B.I.G. at finished G.L. Stormwater below ground to be either taken to stormwater drainage system or soakaways positioned a min. of 5000mm. from any building. Size of soakaway to be determined in each particular application.

Floor Construction: U value for G.F. Construction to be 0.22 W/m²c. Solid floor construction to be floor finish to clients requirements on 50mm. min. th. cement and sand screed on 100mm. min. th. oversite concrete to BS.5328:1991 C25 mix with tamped finish on 75mm. th. approved insulation bats on 1200 gauge polythene dpm. dressed up walls and into dpc. course on 50mm. max. dry sand blinding on 150mm min. clean well consolidated hardcore. All to Building Regulations and Local Authority Approval. Concrete beam and block flooring system to manufacturers design and installed strictly in accordance with manufacturers details. Beams to be prestressed concrete of size to suit span and with 3.5N/mm². concrete block infill to carry the following loads: finishes 1.2KN/m². Partitions: 1.0KN/m². Imposed: 1.5KN/m². Dwellings, 2.0KN/m². Communal Areas. 3.0KN/m². Stairs, Landings and Corridors. 30x 5mm. th. galvanised ms. restraint straps are to be provided at 1200mm. centres min. across at least two joists to restrain external cavity walls that run parallel to the span of the joists. For separating floors between overall weight of floor to be min. 300Kg/m². for floating floor finish or min. 365Kg/m². for screed with soft floor covering. Floor should also provide min. total fire resistance of one hour in conjunction with ceiling specification. To suspended ground floors provide min. floor void of 150mm. vented by telescopic vents to give 1500mm². of ventilation per 1000mm. run of external wall and with additional vents to internal walls to provide cross ventilation. Floor blocks to be grouted to leave the floor level to receive floor finishes.

Timber floor construction. 25mm. butt jointed broad boards all joints glued and with 25mm. expansion gap at junction with external wall. Flooring supported at edges with 50x 50mm. noggins. Floor joists to be Grade SC3/SC4 and at 400mm. max. centres. Size and grade as detailed on drawings. Double joists below all first floor partitions bolted together at 600mm. staggered centres with 12mm. dia. high tensile bolts and 50mm. dia. toothed plate timber connectors. Double joists to be provided to floor area under baths Proprietary herringbone strutting to be provided between joists with timber make up pieces to non standard spacing. Timber wedges to be provided at each end of strutting. One row of strutting to be provided at mid span if joist span 2500–4500mm. and two rows at one third span positions where joist span greater than 4500mm. Joists to be either built into walls or supported on galvanised ms. restraint joist hangers built into walls or on galvanised ms. joist hangers where trimmed. The moisture content of the joists is not to exceed 22% subject to a tolerance of + or – 2% at time of fixing. Notching in joists of upto 250mm. depth to be located intop edge between 0.07 and 0.25 of span and of max. size equal to 0.125x depth of joist. Drilling in joists of upto 250mm. depth to be located on centre line between 0.25 and 0.4 of span and of max. size equal to 0.25x depth of joist. Drilling of studs to be located on centre line between 0.25 and 0.4 of stud height and of max. size of 0.25x depth of stud. Note: A notch and a drilling in the same joist to be min. 100mm. apart horizontally and drillings should be min. 3x dia. apart. Ceilings to underside of floor joists to be 12.7mm. lathe and lime plaster prepared and finished as specialist manufacturers recommendations.

Traditional roof construction where specified to be as shown on drawings. All timber to be preservative treated and with preservative to be applied to all cut ends on site. No notches or holes should be cut in any rafter other than at supports. Birdsmouth depth not to exceed 0.33x rafter depth. Access into roof void to be not less than 550x 550mm. Gangway boarding from access to tank to be at least 1m². Cold water storage tanks supported at node points of trussed rafters in accordance with BS.5268:Part 3 with 19mm. WBP ply decking. Ventilation to pitched roof with insulation at joist level, eaves ventilators to be provided on opposite sides of roof to provide ventilation at least equal to a continuous strip 10mm. wide running the full length of the eaves. Insulation retainers to be provided between rafters to maintain minimum 50mm. air gap between top of insulation and underside of roof felt. Ventilation to be provided at head of roof at least equal to a continuous strip 5mm. wide. Pitched Roof with insulation at rafter level. Eaves ventilators to be provided on opposite sides of roof to provide ventilation at least equal to a continuous strip 25mm. wide running the full length of the eaves. A min. 50mm. air gap to be maintained between top of roof insulation and underside of roof felt. Ventilation to be provided at ridge at least equal to continuous strip 5mm. wide running the full length of the ridge.

Roof insulation at ceiling joist level to be 150mm. between joists and 150mm. over joists laid in opposite direction of mineral wool quilt with thermal conductivity 0.04 W/mc. Roof insulation at rafter level to be 200mm, between rafters. with thermal conductivity value of 0.02 W/mc. and fixed in accordance with manufacturers recommendations. Ceilings to underside of ceiling joists and/or rafters to be 12.7mm. Lathe and lime plaster prepared and finished as manufacturers specification.

Smoke Detectors: Provide mains operated self contained smoke detector alarms to be positioned in circulation areas in accordance with Building Regulations Part B1 1991 and the manufacturers instructions. Where there is more than one alarm fitted within a dwelling the alarms should be interlinked. The alarms should be permanently wired to a separately fused circuit at the distribution board. Information on the use and maintenance of the equipment should be provided for the future occupants.

Electrical Installation: All work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers regulations and the NHBC requirements. An NICEIC. electrical inspection certificate is to be provided at the handover of the property. Electrical fittings to be MK. Logic Plus or equal approved. Generally the lights, switches, sockets, meter boxes and consumer units will be provided as shown on Electrical Drawing and in accordance with NHBC requirements.

Drawing: SPECIFICATION 2.

Client: KOMFORT SERVICES.

Project: PROPOSED TWO STOREY REAR EXTENSION,
LANZ FARM, 33 HARMONDSWORTH LANE,
WEST DRAYTON, HILLINGDON. UB7 0JQ.

Scale: –

Drawn by:

File name: HN/062.

Set up size: A3.

Checked by:

Date: 25.02.19.

Drawing Number:

HN/062/III.

HANA & COMPANY LIMITED.

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