centres, or Furfix Cee–Jay expansion joint formers built in as work proceeds in accordance with manufacturers instructions. 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 abut 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. At stairwell positions or similar openings, provide and build in same number of straps as if there were no opening. Provide 50x 100mm. noggins between members at strap positions and packing pieces between wall and member. Where building of more than two storeys restraint straps to also be provided in longitudinal direction of floor joists. Straps to be 1100mm. long for floor joists and 1450mm. min. long for trussed rafter excluding 150mm. turn down. 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 4 lead to valley gutters and abutments. Code 5 lead to pitched roofs, chimney back gutters, apron and side flashings. Fire stops/cavity barriers of 9mm. Cape Masterboard or similar are to be provided at the top of all internal and external walls at roof level. Where external openings are less than 650mm. from the party wall the junction between the internal and external cavity walls is to be fire stopped with mineral wool quilt. To party walls lay 50mm. mineral wool quilt over the top of the wall and between the rafters and the wall below the roofing felt, above the roof felt lay 30mm. mineral wool between tile battens. At party wall locations the void between the rafters at eaves level to be filled with mineral wool quilt. To areas where external render finish is specified blockwork to have raked mortar joints to receive 2No. coat render. Render finish to be either 1:6 cement/sand incorporating plasticiser or 1:6 cement/readymix, to comprise 10mm. th. base coat including waterproofing agent with surface scratched to receive 6mm. th. finishing coat with wood float finish. 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. Windows to utility, bathroom and wc. to be fitted with trickle ventilators to give a min. 4000mm2. free area ventilation per room. Alternatively an average of 6000mm2. for all rooms with a min. provision of 4000mm2. per room. Ventilator to be fitted to external/patio door where there is no window. 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. Mastic 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. For details of ironmongery see door and window schedule. Single skin internal walls to be 100mm. 7.0 N/mm2. concrete blockwork below dpc. and 3.5 N/mm2. above dpc. unless otherwise stated. Blockwork to be built off foundations/thickened slab/structural beams all to the approval of Local Authority. Stud partitons to be 100x 50mm. sw. vertical studs at 450mm. centres max. Noggins to be built in staggered at centres to suit plasterboard 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 9.5mm. Gyproc plasterboard both sides, 12.5mm. plasterboard both sides where half hour fire resistance is required. Joints and angles to be reinforced with jute scrim 90mm. min. width and all finished with 3mm. Thistle Multi Finish plaster and leave ready for decoration. Partitions to bathrooms/wc's. where they adjoin living rooms/dining rooms/study or bedroom to have one layer of 12.5mm. plasterboard with 5mm. Thistle Multi Finish plaster to each side and to be sound insulated with 25mm. mineral wool quilt, fixed to studs and noggins in accordance with NHBC requirements. Decoration to be a min. of two full coats of emulsion paint. Soil pipe ducts where passing through all rooms are to be constructed with 38x 38mm. sw. timber framing with two layers of 12.5mm. Gyproc wallboard finished as for stud partitions and also with 25mm. min. th. mineral wool quilt wrapped around the pipe. Provision for access to svp. to be made in the casing and where automatic air admittance valves are installed adequate ventilation to these to be incorporated. For specifications for internal doors see Door and window schedule. Provide fire doors and frames where indicated.

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. src cement and sand screed on 100mm. min. th. oversite src 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. Impoed: 1.5KN/m2. Dwellings, 2.0KN/m2. Communal Areas. 3.0KN/m2. Stairs, Landings and Corridors. 30x 5mm. th. galvanised ms. restaint straps are to be provided at 1200mm. centres min. across at least two joists to restain 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. T and G. flooring grade moisture resistant wood chipboard to BS.5669:Part 2:1989 with 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. Gyproc plasterboard with all joints prepared and finished as manufacturers recommendations to receive finish of either 3mm. skim coat plaster or artex finish. Edges of boards to be supported with sw. noggins. Plasterboard to be installed in accordance with manufacturers instructions.

Construction (Design and Management) Regulations 2015.
From the extent of work detailed in these drawings, the CDM Regulation 2015 will apply to this project. This is a statutory legal requirement when undertaking construction works of the type proposed.
As Principal Designer Hana & Co. consider safe design enabling safe construction during the undertaking and finalisation of the design. We detail items of safety in the Building Regulation Construction Notes and prepare applicable Design Risk Assessments.
Under the revised CDM Regulations 2015, domestic clients, their designers and contractors are required to comply with the Regulations.
The regulations require that someone takes responsibility for the safety of works on site. Until and unless the appointment is made the Client holds the legal responsibility and liability.
The limit of our liability is the design and ceases with the obtaining of Planning and Building Regulation Approvals.

Drawing: SPECIFICATION 2.		
Client: MRS. S. SHAZADA.		
Project: PROPOSED GRANNY ANNEXE, 14 SAXONY PARADE, HAYES, MIDDLESEX. UB3 2TQ.		
Scale: –	Drawn by:	File name: HN/112.
Set up size: A3.	Checked by:	Date: 04.07.20.

HANA & COMPANY LIMITED.
DEMENTIA SPACES AND ARCHITECTURE.
16 BELVOIR ROAD, BOTTESFORD,
NOTTINGHAM. NG13 0BG.
TEL. 01949 843287. E.MAIL HANA.CO@BTINTERNET.COM
E.MAIL MJBUNN@BTINTERNET.COM

Drawing Number: HN/112/26.