ROOF

SARNAFIL OR EQUAL SINGLE PLY MEMBRANE ON 140mm KINGSPAN ON ONE LAYER OF SARNAVAP VAPOUR CONTROL LAYER ON 18mm PLYWOOD DECK ON 45 X 195mm C24 RAFTERS AT 600mm CTRS, CEILING FINISHED WITH 12.5mm DUPLEX PLASTERBOARD WITH TAPED AND FILLED JOINTS

EXTERNAL WALLS

RENDER TO MATCH EXISTING ON 100mm CONCRETE BLOCK, 50mm CLEAR VENTILATED CAVITY, TYVEK BREATHER MEMBRANE STAPLED TO 9mm OSB SHEATHING NAILED TO 45 x 145mm C16 SW STUDS @ 600mm CTRS, PROVIDEONE LAYER 100mm KINGSPAN COOLTHERM INSULATION AND, 50mm CROWN WOOL INSULATION BETWEEN STUDS, FIT ONE LAYER PROTECT VC FOIL ULTRA TO STUDS AS VAPOUR BARRIER AND FINISH INTERNALLY WITH 12.5mm PLAIN PLASTERBOARD WITH TAPED AND FILLED JOINTS

GROUND FLOOR

22mm T&G CHIPBOARD FLOORING ON 45x170mm C16 SW JOISTS @ 600mm CTRS, WITH 170mm KINGSPAN BETWEEN ON

150mm CONCRETE ON 1200 GAUGE VISQUEEN DPM ON 50mm SAND BLINDING ON 150mm WELL COMPACTED HARDCORE

FOUNDATIONS

NEW FOUNDATIONS TAKEN TO LEVEL OF EXISTING AND TO A SOUND FORMATION LEVEL, PROVIDE ONE LAYER A142 MESH IN BASE OF FOUNDATION WITH MIN 50mm COVER

SHOULD EXISTING HOUSE FOUNDATIONS BE OTHER THAN CONVENTIONAL STRIP FOUNDATIONS THEN ADVICE MUST BE SOUGHT FROM A STRUCTURAL ENGINEER

WINDOWS

WHITE UPVC DOUBLE GLAZED WINDOW WITH 16mm AIR GAP BETWEEN PANES FITTED WITH PILKINGTON K GLASS AS STANDARD. U VALUE NOT TO EXCEED **1.2W/m2K**

FIT 12,000mm2 PERMAVENT TO HEAD OF WINDOWS

ANY GLAZING LESS THAN 800mm ABOVE FINISHED FLOOR LEVEL TO BE FITTED WITH TOUGHENED SAFETY GLASS ALL TO COMPLY WITH BS 6262:PART 4:2005

GROUND FLOOR WINDOWS MUST BE FITTED WITH LOCKS WHERE THE KEY CAN BE REMOVED AND THE GLASS MUST BE EITHER LAMINATED OR SIMILAR TO PREVENT UNAUTHORISED ENTRY

ALL TO COMPLY WITH “SECURED BY DESIGN"

LINTOLS

EXTERNAL LINTOLS

CATNIC CTF5 LINTOLS WITH MIN 150mm END BEARINGS

INTERNAL LINTOLS

2/45X 170mm C16 LINTOLS ON SINGLE CRIPPLE STUDS BOTH SIDES

CAVITY VENTS

PROVIDE OPEN PERPEND CAVITY VENTS AT 1200mm CTRS TO TOP AND BOTTOM OF ALL TIMBER FRAME WALLS, VENTS ALSO REQUIRED ABOVE AND BELOW HORIZONTAL FIRE STOPS AND UNDERSIDE OF GABLE SOFFIT

WALL TIES

PROVIDE PROPRIERTARY STAINLESS STEEL TIMBER FRAME WALL TIES AT 600 HORIZONTAL CENTRES AND 450mm VERTICAL CTRS REDUCE VERTICAL CTRS AT OPENINGS TO 225mm

LIMITING INFILTRATION

WHERE PRACTICABLE SEAL ALL JUNCTIONS BETWEEN WALLS/CEILINGS AND WALLS/FLOORS WITH SILICON, SEAL ALL SERVICE PENETRATIONS, ALL WINDOWS AND DOORS TO BE DRAFT SEALED ALL ELECTRICAL SWITCHES/SOCKETS TO HAVE DRAFT PROOF REAR BOXES.

HOLDING DOWN

PROVIDE GALVANISED MS HOLDING DOWN STRAPS AT ALL CORNERS, BOTH SIDES OF EACH OPENINGS AND AT MAX 2.4m CTRS, PROVIDE MS TRUSS CLIPS TO BOTH ENDS OF EVERY SECOND TRUSS

FIRE STOPS

45 x 50mm TREATED SW FIRE STOPS WITH DPC TO OUTER FACE, AT ALL CORNERS AROUND ALL OPENINGS, AT CEILING LEVEL AND AT MAX 8m CTRS

TYING IN

TIMBER FRAME TIED TO EXISTING WALL WITH M12 EXPANDING ANCHORS @ 600mm CTRS NEW MASONRY TIED TO EXISTING WITH FURFIX PROFILED WALL TIES

BEAM FIRE PROTECTION

DOWNSTAND BEAMS TO BE FIRE PROTECTED WITH ONE LAYER 15mm GLASSROC F FIRECASE ALL INSTALLED TO MANUFACTURERS INSTRUCTIONS

ELECTRICS GENERAL

ALL ELECTRICS TO COMPLY WITH BS 7671: 2018

ALL SOCKETS ETC TO BE 400mm ABOVE FFL AND MIN 350mm FROM ANY CORNERS OF OTHER OBSTACLES

LIGHT SWITCHES TO BE 900mm ABOVE FFL

LIGHT FITTINGS TO BE LOW ENERGY TYPE

FIRE DETECTION

MAIN CONTRACTOR TO FORWARD THE FIRE DETECTION COMMISSIONING CERTIFICATE TO BUILDING STANDARDS ON COMPLETION OF WORKS

EXTERNAL DRAINAGE

110mm DIA DEEP FLOW UPVC GUTTERS WITH 68mm DIA UPVC DOWNPIPES NEW DOWN PIPES TO CONNECT INTO EXISTING SURFACE WATER EXTERNAL DRAINAGE

EXTERNAL DRAINAGE

EXTERNAL DRAINAGE TO BE IN 100mm UPVC WITH MIN 450mm FROST COVER

DRAINAGE PIPES TO HAVE 1:60 GRADIENT AND BE BEDDED IN PEA GRAVEL

DRAINAGE TRACKS TO REMAIN OPEN FOR INSPECTION BY BUILDING STANDARDS OFFICER, WITH ALL DRAINAGE LAID TO THE ENTIRE SATISFACTION OF THE BUILDING STANDARDS OFFICER

ALL NEW UNDERGROUND DRAINAGE TO COMPLY WITH

BS EN 752/3 AMM2, BS EN 752/4 – 1998 AND BS EN 1610 – 1998

UNDERBUILDING

UNDERBUILDING CONSTRUCTED WITH 7KN BLOCK

* PROVIDE FLEXCELL MOVEMENT JOINT BETWEEN NEW AND EXISTING WALLS AND FOUNDATIONS

MAIN CONTRACTOR

THE MAIN CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING

* CHECKING POSITION OF ALL SEVICES ON SITE, ANY ISSUES MUST BE NOTIFIED IMMEDIATLEY TO BDA DESIGN
* CHECKING ROOF TRUSSES PRIOR TO ORDERING
* USING THE MOST UP TO DATE DRAWING
* ENSURING ENGINEERS REPORT AND DRAWING ARE USED IN CONJUNCTION WITH BDA DESIGN DRAWING WHERE APPLICABLE
* ALL ALTERATIONS TO THE APPROVED PLANS MUST BE APPROVED BY BDA DESIGN PRIOR TO ALTERATION ON SITE
* ANY MISTAKES OR DISCREPANCYS ON THE DRAWINGS MUST BE REPORTED TO BDA DESIGN IMMEDIATLEY
* DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

GENERAL NOTES

* ANY DRAINAGE PASSING THROUGH UNDERBUILDING WALLS TO BE LINTOLLED OVER AND FITTED WITH FEXIBLE JOINTS BOTH SIDES OF OPENING
* ALL RADIATORS TO BE FITTED WITH TRVS
* ANY HEATING OR HOT WATER PIPES PASSING THROUGH UNHEATED SPACES TO BE SUITABLY INSULATED
* RAINWATER GUTTERS TO BE 110mm HR DEEPFLOW WITH 75mm DIA DOWNPIPES ALL IN UPVC
* ALL NEW DOORS TO BEDROOMS/KITCHEN/LOUNGE AND ENSUITES TO HAVE A CLEAR OPENING WIDTH OF 775mm
* ROOF TRUSSES TO BE SUPPLIED BY SPECIALIST MANUFACTURER ENGINEER TO FORWARD FORM Q PRIOR TO INSTALLATION ON SITE
* CLIENT IS RESPONSIBLE FOR APPLYING FOR COMPLETION CERTIFICATE, THIS SHOULD BE CARRIED OUT WITHIN 3 YEARS OF APPROVAL OF BUILDING WARRANT

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| **SPECIFICATION SHEET**  **15 WHITEHILL PLACE**  **STIRLING**   |  | | --- | | **BDA DESIGN**  38 WELLPARK CRESCENT  STIRLING  FK7 9HF  07967731956  bdadesign@aol.com | |