NEW PITCHED ROOFS 35 degree pitch
Natural Dark Grey Slate on 45x 25mm tanalised s.w battens, on 1 layer breathable roofing membrane, on Trussed Rafters to specialist design and manufacture, and at 600mm c.c.
All new rafters "birds mouthed" at top and bottom connections.
100 x 25mm s.w wind bracing positioned and fixed in between and inside rafters as Roof Manufactures instructions.
100 x 75mm wall plate at ceiling level, secured by steel long bar ties at 1.2M c.c along length.
Twin rafters each side of Velux windows.

INSULATION TO SLOPING CEILING AREAS (VELUX)
100mm foil side Kingspan Kooltherm fitted in between s.w rafters and 50mm Thermal Laminate Plus wallboard to underdraw the entire sloping soffit.

LEVEL CEILING AREAS INSULATION
250mm fibreglass laid in between and over ceiling joists.

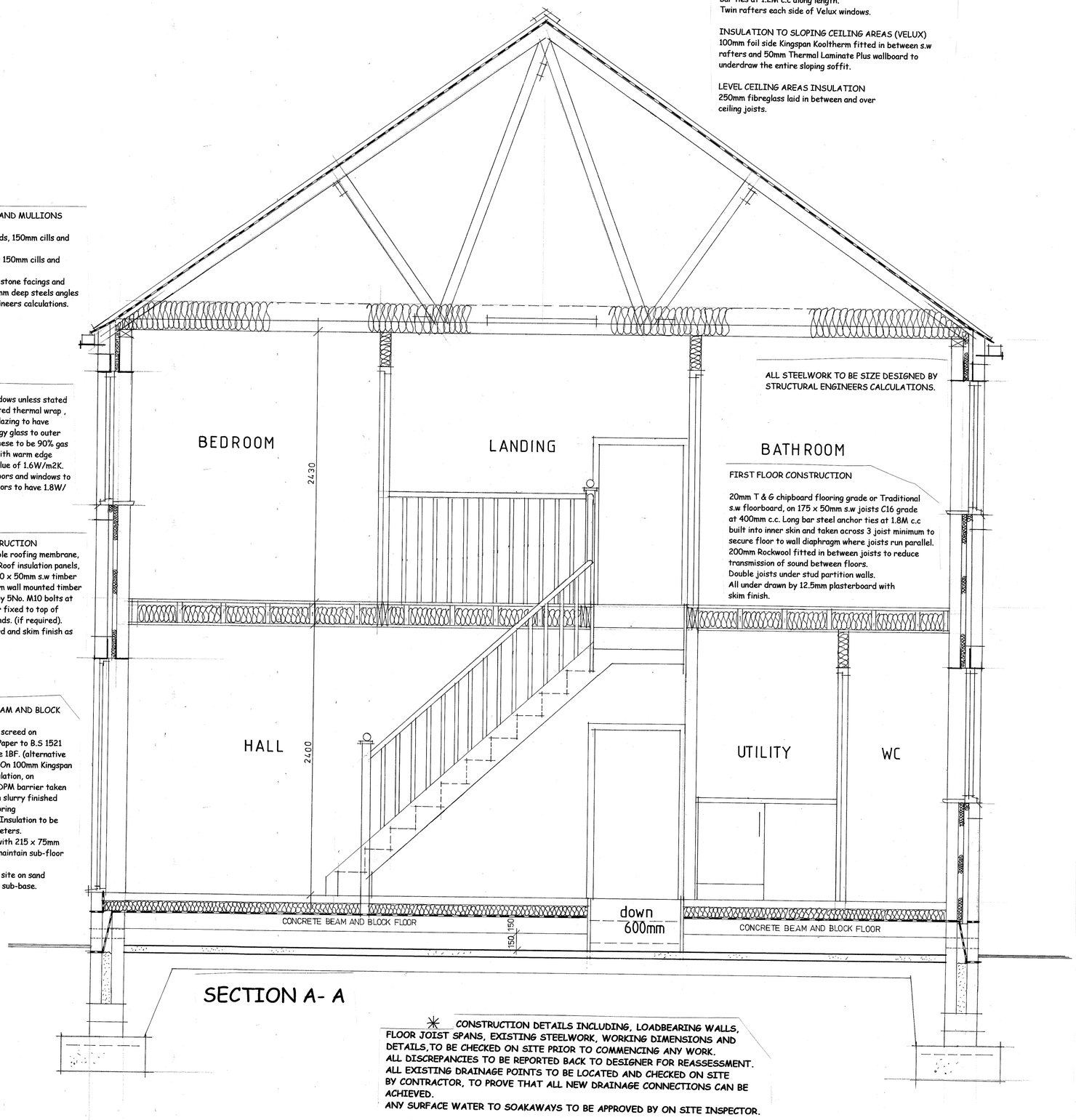
ART. STONE HEADS, CILLS AND MULLIONS

GROUND FLOOR- 215mm heads, 150mm cills and 100mm wide mullions.
FIRST FLOOR- 150mm heads, 150mm cills and 100mm wide mullions.
All coloured to match Natural stone facings and supported by 150mm and 200mm deep steels angles all designed as Structural Engineers calculations.

WINDOWS AND DOORS
Softwood painted timber windows unless stated otherwise. Doors to be insulated thermal wrap , to clients choice. All double glazing to have Pilkingtons soft coat low energy glass to outer skin of double glazed units, these to be 90% gas filled with 16mm min. cavity with warm edge space bar. All to achieve U Value of 1.6W/m2K. All glazing below 800mm to doors and windows to be in toughened glass. New doors to have 1.8W/m2K U value.

BAY WINDOW ROOF CONSTRUCTION
Code 5 Lead sheet on breathable roofing membrane, on 2 layers of 55mm Kingspan Roof insulation panels, on 12mm marine plywood on 100 x 50mm s.w timber joists supported by 150 x 75mm wall mounted timber bearer fixed to external wall by 5No. M10 bolts at 600mm c.c. 150 x 75mm runner fixed to top of Bay Window to support joist ends. (if required). All under drawn by plasterboard and skim finish as general ceiling finish.

SUSPENDED CONCRETE BEAM AND BLOCK GROUND FLOOR
65mm free flowing concrete screed on separating layer of Building Paper to B.S 1521 and to be not less than Grade 1BF. (alternative 500 gauge polythene sheet). On 100mm Kingspan TF70 or equivalent floor insulation, on 1200/2000 gauge gas proof DPM barrier taken through entire cavity wall, on slurry finished concrete beam and block flooring supplied by specialist. Note- Insulation to be continued around floor perimeters.
150mm air void below floor with 215 x 75mm PVC air vents at 1.8M c.c to maintain sub-floor air flow.
All over 75mm concrete over site on sand blinding and 100mm hardcore sub-base.



SECTION A- A

ALL STEELWORK TO BE SIZE DESIGNED BY STRUCTURAL ENGINEERS CALCULATIONS.

FIRST FLOOR CONSTRUCTION

20mm T & G chipboard flooring grade or Traditional s.w floorboard, on 175 x 50mm s.w joists C16 grade at 400mm c.c. Long bar steel anchor ties at 1.8M c.c built into inner skin and taken across 3 joist minimum to secure floor to wall diaphragm where joists run parallel. 200mm Rockwool fitted in between joists to reduce transmission of sound between floors.
Double joists under stud partition walls.
All under drawn by 12.5mm plasterboard with skim finish.

✳ CONSTRUCTION DETAILS INCLUDING, LOADBEARING WALLS, FLOOR JOIST SPANS, EXISTING STEELWORK, WORKING DIMENSIONS AND DETAILS,TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORK.
ALL DISCREPANCIES TO BE REPORTED BACK TO DESIGNER FOR REASSESSMENT.
ALL EXISTING DRAINAGE POINTS TO BE LOCATED AND CHECKED ON SITE BY CONTRACTOR, TO PROVE THAT ALL NEW DRAINAGE CONNECTIONS CAN BE ACHIEVED.
ANY SURFACE WATER TO SOAKAWAYS TO BE APPROVED BY ON SITE INSPECTOR.

INTERNAL LINTELS
Naylors R6 concrete lintels or to all new door openings in any load bearing wall up to 1.5M internal span. Check with Architect if unsure of building situation.

INTERNAL NON LOADBEARING WALLS
Ex. 100 X 50 s.w timber stud partitions braced at 450mm c.c with 1 layer of 12.5mm plasterboard and skim finish. all walls to incorporate 100mm fibreglass for sound reduction. NOTE- Alternative 75 x 50mm studding in lieu.

VENTILATION
Trickle ventilation equal to 8000mm2 to all newly built habitable rooms in dwelling. Primarily through window or door head trickle vents.
Mechanical Extraction to Kitchen outside air, to equal 30L/sec. via cooker hood extract unit.
Utility rooms to have 30L/sec fan to outside air and all Bathrooms, En-Suites and W.C,s to have 15L/sec fan extraction to outside air.
all rooms other than habitable rooms to have 4000mm2 trickle vents to Window/Door heads.

ELECTRICAL WORK
All Electrical work to meet the requirements of Part P (electrical safety) Building Regs. and must be designed, installed and tested by a person competent to do so. Prior to completion the Council must be satisfied that an appropriate BS7671 electrical installation certificate is issued for the work, by a competent to do so.

NEW EXTERNAL CAVITY WALLS (EXPOSED AREAS)
New cavity walls to be 300mm in width, as below...100mm Natural Stone (backed off) outer skin with 100mm wide cavity partially filled with 55mm Kingspan insulation , Inner skin 100mm wide 4.2N blockwork, internal finish 12 mm wallboard and skim plaster finish to suit. All giving a total U Value of 0.28W/M2oC.
NOTE-where not exposed 100mm full filled rock wool insulated cavity can be used.
Stainless steel cavity wall ties at 5No. per M2.
All external openings fitted with Insulated PVC cavity closers, DPC,s and weatherchecks.
150 X 90 X 8mm steel angles fitted back to back, and with 150mm end bearing to all openings less than 1500mm, where greater use 200 x 90 x 10mm steel angles.
Tray DPC at all junctions in roof and walls. DPC in external wall to be 2000G visqueen.
Anchor Ties to be provided at new 1st floor level and ceiling level where joists or Roof Trusses run parallel to walls, these to be at 1.8M c.c starting 900mm from corners of build. Verge straps also at 1.8M c.c starting 450mm down from Ridge or Wall junction.

GENERAL
All work to be carried out in accordance with the requirements of the current Building Regulations documents and with relevant British Standards Codes of Practice. Materials used are to be the best of their respective kind and more importantly....to be fit for purpose!
NEW FOUNDATIONS
To satisfy DBS for size and depth, but generally 750mm wide trench filled concrete, down to solid ground and with 1 layer A393 mesh to bottom. Minimum cover 900mm. Minimum overlap on stepped foundations, to be twice the height x thickness, or 300mm whichever is the greater.
All internal load bearing walls taken down to independent strip foundations. Weak mix concrete Cavity fill to within 75mm of finished ground level. All blockwork below ground to comply to B.S 6073 1981 and to be strength class 7N/mm2 laid in 1:4 mortar.
NOTE- ALL FOUNDATIONS TO BE BELOW THE INVERTS OF ANY ADJACENT DRAINAGE.

JAMES M FIELDING
PROPERTY PLANNING AND DESIGN
48 RUSHLEY DRIVE
DORE
SHEFFIELD S17 3EN

CLIENT MR R SARGEANT

PROJECT PROPOSED 4 BEDROOM DETACHED HOUSE ON LAND ADJACENT 30 BRIDGE STREET - PENISTONE, S36 6AJ

TITLE PROPOSED SECTION A—A

DWG NO. BS1 /2 | SCALE 1.20, | DATE FEB 2019