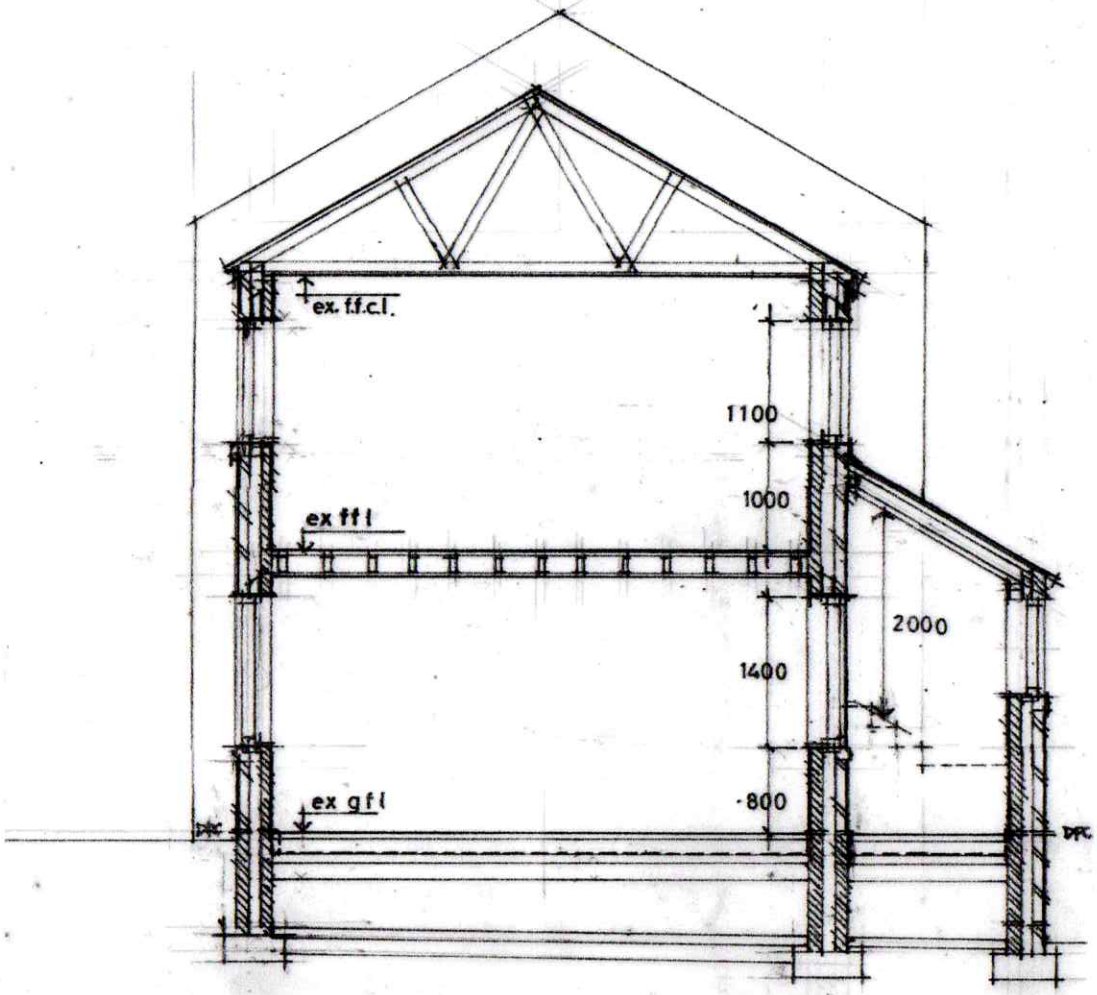

CONSTRUCTION NOTES

FOUNDATIONS to be concrete strip footings, size and depth to satisfaction of Building Inspector

SUBSTRUCTURE 2 no. skins 100 7N. medium density concrete blockwork taken up to 150 below ground level then brick up to dpc (at GFL), 100 cavity filled with lean mix concrete, cavity drained below dpc. level with weepholes at 900 centres. Dpc to be Hyload pitch polymer.

SURFACE WATER DRAINAGE Gutters to be 100Ø h.r. PVCu on rise and fall brackets, connected to 68Ø downpipes, gridded back inlet gullies and 100Ø PVCu drains laid to nominal 1 in 60 falls bedded in suitable granular material and backfilled with clean excavated material, and connected to 1m³ soakaways, all to satisfaction of Building Inspector.

EXTERNAL WALLS to be 102 brick (to approval of L.A. planners), 150 cavity tied with stainless steel wall ties at 450 centres vertically and 750 centres horizontally, 100 3.5N Celcon standard concrete block inner skin, cavity insulated with full-fill Earthwool Dritherm 32 Ultimute insulation installed by specialist, 13 plaster internally, all to give U=0.18 w/m²K. Movement joints as shown on drawing to be nominal 10 wide filled with 12 compressed Expandafoam polyethylene foam pointed with polysulphide mastic, colour to match brick. Inner skin to be tied to existing wall with stainless steel crocodile wall plate and inner and outer skins tied together with 250 long stainless steel wall ties at 300 vertical centres.

OPENINGS IN EXTERNAL WALLS to be to dimensions shown on drawings and bridged with Catnic *CG150/100* lintels bearing min. 150 either end, cavities closed with insulated cavity closers. Windows to be PVCu casements fitted with trickle vents and sealed double glazed units to give U=1.40w/m²K. Glazing<800 AFL and within 300 of doors to be toughened glass. Bedroom windows to include escape

SUSPENDED GROUND FLOOR CONSTRUCTION to be 65 nom. 3:1 sand:cement screed reinforced with welded stainless steel square mesh on vapour control layer on 150 Celotex GA4000 insulation on 2000 gauge polythene dpm lapped under dpc on 255 propriety pre-stressed concrete beam and block suspended slab designed and installed by specialist, all to give U=0.12w/m²K. 450 min. ventilated cavity and 100 oversite concrete slab, drained via weepholes at 900 centres on min. 150 hardcore.

FIRST FLOOR CONSTRUCTION to be 22 t&g flooring grade mr chipboard on 44x170 grade C16 sw. joists at 400 centres strutted at mid span, sound insulated with 100 Rockwool Roll mineral wool quilt and ceiling clad with 15 plasterboard and 3 skim. Joists to be doubled under partitions and bath and 3 no. joists parallel to external walls to be tied to wall with galv. steel straps at 1800 centres. Joists trimming staircase to be doubled-up.

ROOF CONSTRUCTION main roof blueblack fibre cement roof tiles (to approval of L.A. planners) on treated softwood battens on breathable felt on trussed rafters at 600 centres and pitch to match existing, all designed and fabricated by specialist manufacturer, bearing on 100x75 treated softwood wallplates bedded on mortar and strapped to walls at 1800 centres with 1000 long galv. steel straps. Roof to be insulated at ceiling level with 3 no. layers 100+150+150 mineral wool laid at right angles to each other to give U=0.11w/m²K and ventilated at eaves with Manthorpe ref. G1290 eaves ventilation kit. Lean-to roof to be blueblack fibre cement tiles on treated softwood battens on breathable felt on 47x195 grade C16 softwood rafters @ 400 centres and 30° pitch, rafters bearing on 100x75 treated softwood wallplates bedded on mortar and strapped to walls at 1800 centres with 1000 long galv. steel straps. Sloping ceiling to be insulated with 150 Kingspan K7 between rafters leaving min. 50 unvented cavity, and lined with 52.5 Kingspan Kooltherm K18 insulated plasterboard and 3 skim, all to give U=0.10w/m²K. Stepped and abutment flashings to be code 5 lead lapped under cavity tray inserted into existing cavity wall. Ceiling to be lined with 13 plasterboard and skimmed.

INTERNAL Non-loadbearing walls to be 75x38 PSE softwood studs at 600 centres horizontally and vertically lined with 15 plasterboard and 3 skim, cavities sound insulated with 50 mineral wool quilt.

STAIRCASE to be 800 wide, 13 no. 204 risers to give floor to floor 2650 and 245 goings, 900 high handrail, min. headroom above pitch 2000.

HEATING Radiators connected to existing LPHW designed and installed by specialist.

ELECTRICS to be installed by 'competent person'. Hardwired optical smoke detectors to be fitted to hall and landings and heat detector in kitchen. All new light fittings to be low energy. Switches and sockets to be fitted min. 450 and max. 1200 AFL.

DATE	JOB	SCALE
17.09.2024	48 BOW STREET CUDWORTH	1.50
David Jones Architectural Consultant	DRAWING CROSS SECTION & CONSTRUCTION NOTES	DWG. NO. 24.17.05

DO NOT SCALE FROM THIS DRAWING

CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES