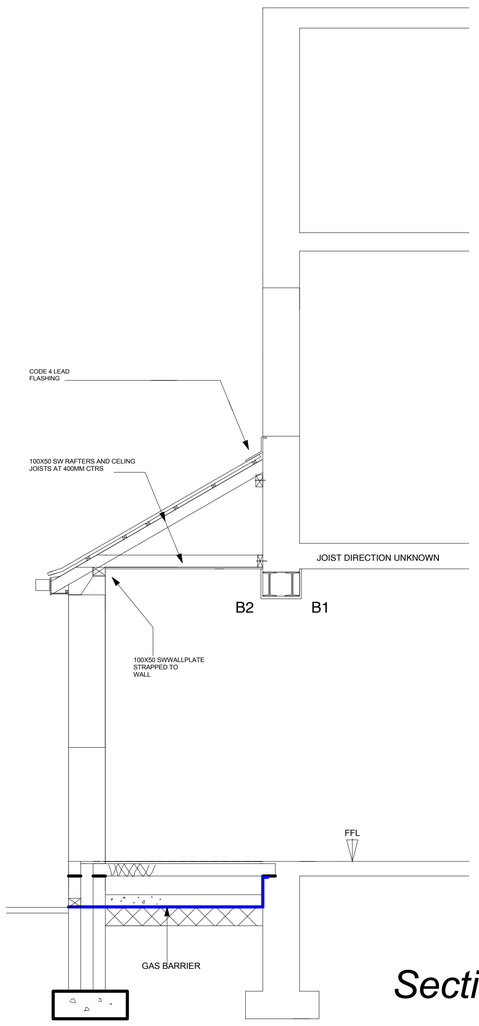
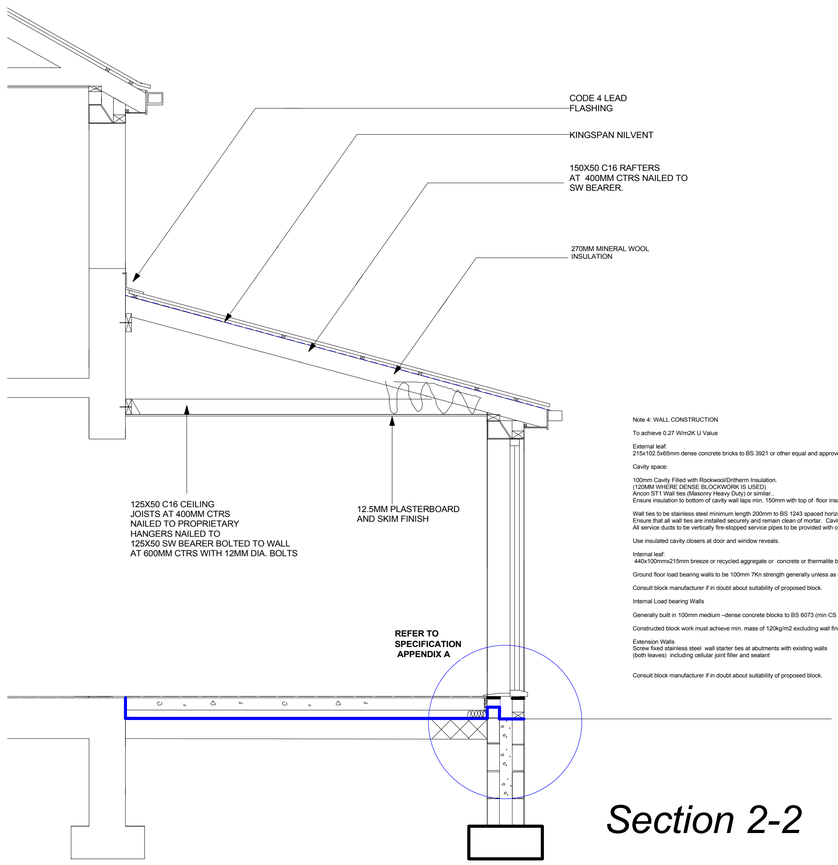
TO BE READ WITH SPECIFICATION AND ENGINEER'S DETAILS



Section 1-1



Section 2-2

Note 8. SUSPENDED TIMBER GROUND FLOOR

Prepare the ground to an even surface with 300mm thick bed of hardcore stone or clean broken brick or similar inert material, free from fine material and water soluble sulphates.
Hardcore to be consolidated and finished with 40mm quarry dust blinding to form an even surface.
100mm concrete oversite.

Damp -proof courses shall be a continuous layer of at least 300um (1200 gauge) polyethene sheet, to BS 6515:1984 or BS 743:1970. Care should be taken so that the DPM is not damaged.
The top surface of the concrete oversite shall be above the finished level of the adjoining ground. Underside of suspended timber floor joists to be not less than 150mm above the
top of the ground cover, and void free from debris.
Permanent cross ventilation of the under floor void to be provided directly to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings to have an opening area of 1500mm² per metre run in perimeter wall or 500mm² per square metre of floor area, whichever gives the greater opening area. The ventilation openings shall be spaced to ensure all under floor areas are ventilated and shall have proprietary cavity tray. Sleeper walls or similar under floor obstructions to be of honeycombed construction or have similar provision for distribution of ventilation.
Ventilation productions to be by Ventilvaire or equal and approved.

Timber joist sizes as noted on joist layout. 100MM mineral wool Insulation to be installed between joists and supported by galvanised wire mesh fixed to joists. Floor finish as specified.

NOTE 8A RADON BARRIER TO EXTENSIONS
Building Inspector to confirm required provision of a radon barrier to the new ground floor
construction to run continuously to the outer leaf, complete with tray details and weep holes as appropriate.
All joints to be overlapped and taped.

Where Timber floor is used insert barrier to manufacturer's details below oversite concrete

Note 7: SOLID FLOOR CONSTRUCTION. (To achieve 0.25 U-Value)

Prepare the ground to an even surface with 150mm thick bed of hardcore stone or clean broken brick or similar inert material, free from fine material and water-soluble sulphates.
Hardcore to be consolidated and finished with 40mm quarry dust blinding to form an even surface

Where depth of fill exceeds 600mm a reinforced concrete slab to be used to Engineers detail and specification.

1200G DPM installed to manufacturer's details and instructions.
Or Visqueen Radon Membrane and Zedex Cavity Tray or Du Pont Radon Barrier system or similar installed to manufacturer's details and instructions.
(Provide Radon sub floor depressurisation pipe where outlined in Planning Conditions)

Insulation::
65mm Kingspan Thermafloor TS70 achieves 0.22 U-Value.

ENGINEER TO CONFIRM INSULATION HAS ACCEPTABLE COMPRESSIVE STRENGHTH WHERE CONCRETE SLAB/RAFT IS DESIGNED TO SUPPORT PERIMETER OR INTERNAL WALLS

100mm concrete slab (or thicker as detailed by the Structural Engineer), power float finish or use 75mm fine concrete screed Damp-proof courses shall be a continuous layer of at least 300um (1200 gauge) polyethylene sheet, to BS 6515:1984 or BS 743:1970. DPM sealed to the DPC in wall and other abutting elements.

As necessary a self-levelling compound to be poured on screed. Floor finish as specified.

Apply continuous ribbon of adhesive to perimeter of wall ,
Apply expanding foam tape under skirting and continuous bead of sealant to back of skirting prior to fixing to reduce air leakage.

Note 3: FOUNDATIONS

Foundation trenches to be excavated to a suitable depth i.e. firm bearing strata and approved by Building Control Department, Foundations to be given a min. ground cover against frost attack of 600mm.
Minimum 900mm depth in clay. Foundations to be situated centrally under the wall. In stepped foundations length of overlap to be equal to twice the height of the step, thickness of the foundation or 300mm, whichever is greater. External wall footings to be cavity construction with concrete fill to 225mm below DPC.

The following sizes are for normal ground conditions, non excessive loading and up to two storey, using concrete C20 or NHBC mix no. 2 strip foundations:
100mm wall- 450x200mm
215mm wall-600x200mm
300mm wall-600x200mm
340mm wall- 700x200mm
These foundations have been designed to be adequate if bearing on a sub- soil type 4 as defined in current building Regulations. If a sub -soil of this type is not found at normal levels, alternative foundation design based on soil investigation report is to be submitted.

For abnormal ground conditions contact local Building Control Inspector and Architect for advice. For excessive loading conditions refer to engineers drawings and specifications if provided.

All foundations to be taken down to suitable depth within close proximity of trees and below invert of any drain.

Note 4: WALL CONSTRUCTION

To achieve 0.27 W/m2K U Value

External leaf:
215x102.5x65mm dense concrete bricks to BS 3921 or other equal and approved or 440x100x215mm dense concrete blocks to BS 6073.

Cavity space:

100mm Cavity Filled with Rockwool/Dritherm Insulation.
(120MM WHERE DENSE BLOCKWORK IS USED)
Ancon ST1 Wall ties (Masonry Heavy Duty) or similar.
Ensure insulation to bottom of cavity wall laps min. 150mm with top of floor insulation

Wall ties to be stainless steel minimum length 200mm to BS 1243 spaced horizontally at 750mm ctrs and vertically at 450mm ctrs.
Ensure that all wall ties are installed securely and remain clean of mortar. Cavity closed at eaves with 12.5mm mineral fibre board.
All service ducts to be vertically fire-stopped service pipes to be provided with collars. Fill cavity with weak concrete up to 225mm below d.p.c. level.

Use insulated cavity closers at door and window reveals.

Internal leaf:
440x100mmx215mm breeze or recycled aggregate or concrete or thermalite blocks to BS 6073,(1850Kg/m3 To 2300kg/m3 density)

Ground floor load bearing walls to be 100mm 7Kn strength generally unless as specified by engineer.

Consult block manufacturer if in doubt about suitability of proposed block.

Internal Load bearing Walls

Generally built in 100mm medium –dense concrete blocks to BS 6073 (min CS 7N)

Constructed block work must achieve min. mass of 120kg/m2 excluding wall finish or be supported by BBA or other certification acceptable to NHBC

Extension Walls
Screw fixed stainless steel wall starter ties at abutments with existing walls
(both leaves) including cellular joint filler and sealant

Consult block manufacturer if in doubt about suitability of proposed block.

Note 23: ROOFING

Cut Roof structure. All rafter and ceiling joists and steel beam specifications as Per Structural Engineers Detail.
All structural timber to be treated, graded C16 Softwood.
All wall plates to be 100x50mm treated softwood bedded in mortar and fixed down to blockwork using galvanised 'Bat' straps @1200 Ctrs. approx.
All timbers to be preservative treated, Vac-Vac method.

Roof slates/tiles to be chosen by client, agreed with Planning/Conservation Officer and to be laid in strict accordance to manufacturers detail and specification.

Provide building inspector with manufacturer's fixing specification where tile to be laid to 15 degrees.

38x25 SW treated Battens or 50mm x 25mm s.w. treated with tanalith "C" where rafter centres exceed 450mm..

Breathable sarking membrane Kingspan Nilvent. Horizontal lap between runs of membrane sealed with 75mm wide double sided acrylic adhesive tape.
18mm Sarking Board. -Where no sarking board is used provide 25mm (min.) air space above insulation to allow a space to drape breathable sarking membrane.

All wall plates to be 100x50mm treated softwood bedded in mortar and fixed down to blockwork using galvanised 'Bat' straps @1200 Ctrs. approx.

All timbers to be preservative treated, Vac-Vac method.

PITCHED ROOFS

Insulation at ceiling joist level
External weather roof covering of Slates or tiles (as approved by planning or conservation officer) 38mm x 25mm SW battens treated with tanalith "C" on breathable roof underlay.

Insulation applied over horizontal ceiling joists.
insulation to be **270mm Glass fibre insulation.** 100mm to be laid between joists, 170mm laid across Insulation to be turned down over wallplate to top of cavity closer/wall insulation.
All electrical cables to be kept above insulation. Use proprietary cross flow ventilator or ensure 25mm (min.) air gap.

Apply eaves ventilation trays to ensure 50mm air gap

Apply 50mm min. layer of compressible mineral wool or similar (R=1.22K/W) over wall and ensure loft insulation meets wall insulation

NOTES

Note 1: DIMENSIONS/ LEVELS.

All dimensions and levels to be checked by contractor prior to work commencing on site.
All dimensions in millimetres, do not scale this drawing – if in doubt contact Architects.
Any dimensional or level errors to be reported to the Architect before the work begins.
This drawing to be read in conjunction with the Specification, Architects drawings
and Schedule of Works (Where provided). The Client or Contractor shall not
permit any changes to this drawing without notification to the Architects, Building Control
or Planning Service.

Note 2: MATERIALS & WORKMANSHIP

All materials and workmanship to be in strict accordance with BS 5617(1978),
Code of Practice and Specification, and relevant current Building Regulations to
the satisfaction of the local Building Control Inspector. Main contractor to complete
all notices required under Building Control Regulations for inspections as work proceeds.

Work to be figured dimensioned and all dimensions to be checked on site prior to the
ordering or manufacturing of any item. All materials to be installed in strictly in
accordance with manufacturers written instructions and recommendations.

notes

no dimensions to be scaled from this drawing which is the property of the company. It is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. architect will assume site boundaries as clearly defined, unless otherwise informed by client. no work to be carried out without planning permissionand until a building regulations application has been submitted.
any work carried out before building regulations approval has been granted
will be strictly at clients own risk.
any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
work to an existing party wall requires you to give at least two months notice of your intentions.
if consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).
Client to provide Architect with any available mining advisory service reports

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE
IF IN DOUBT ASK!

revisions

A/B 19.5.11
C 20.3.13

title: SECTION

project : ***SIDE/REAR EXTENSIONS AND FRONT PORCH 1 RODES AVENUE GREAT HOUGHTON S72 0BA***

for: Mr & Mrs Lacey

scale 1:25 at A1/ 1:50 at A3

Job no: 11/965678

drawing no: ***03C***

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