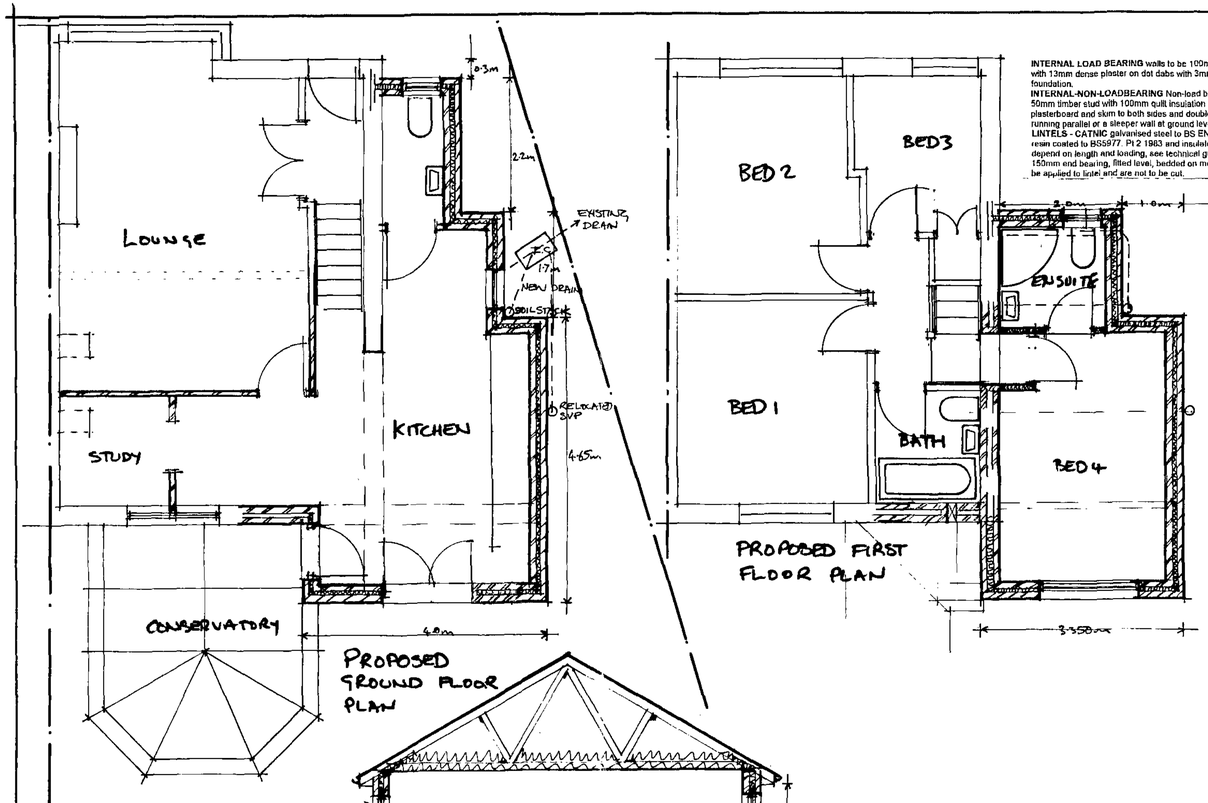
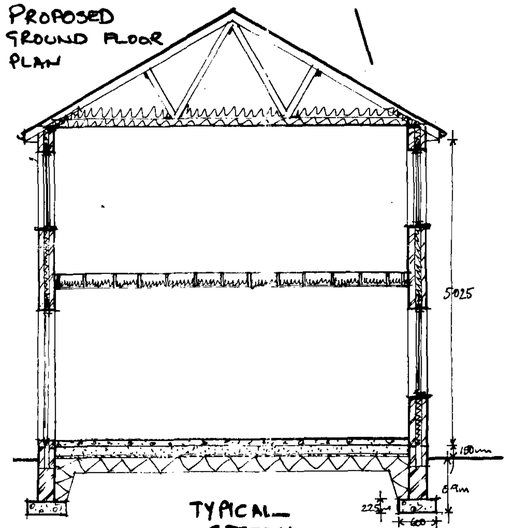


INTERNAL LOAD BEARING walls to be 100mm thick 600Kg blockwork with 13mm dense plaster on dot dabs with 3mm skim, constructed off strip foundation.
INTERNAL-NON-LOADBEARING Non-load bearing walls to be 75mm x 50mm timber stud with 100mm quilt insulation fitted between 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel or a sleeper wall at ground level.
LINTELS - CATNIC galvanised steel to BS EN 10142:2000 and polyester resin coated to BS5977 Pt 2 1983 and insulated to 0.35W, are will depend on length and loading, see technical guide. Lintels to have 150mm end bearing, fitted level, bedded on mortar, point loads are not to be applied to lintel and are not to be cut.

CONCRETE Naylor pre-stressed reinforced lintels to be in accordance with BS8110 Pt 1.1997 manufactured to BS5977 Pt 2.1983, materials to BS12 and 822 with wire to BS5896, min end bearing of 150mm for beams up to 3.0m. Size will depend on length and loading, see technical guide. Use R9 at ground floor and R6 at first floor.
STEEL BEAMS to be in accordance with engineers details as approved by the local authority, contractor to verify details and dimensions prior to fitting on site, beams will be effectively built into the walls and steelwork is to be blast cleaned to SA2.5 and primed with zinc phosphate epoxy primer to (60um), if beam is spliced it is done with reference to the engineers detail, beams to be encased in 12.5mm thick plasterboard nailed to noggins in the web and 1.6mm wire binding at 450mm pitch with 7mm skim finish, a head room of 2.0m is to be maintained.
PADSTONES are to be in accordance with engineers detail as approved by the local authority, 450 x 150 x 100mm wide.
LATERAL ESTRAINT STRAPS to be galvanised mild steel to BS5268 Pt 3, 30 x 5mm in section and at least 1.0m long, attached across at least 3 joists with noggins and packings between and fixed with at least 4 screws or nails 4mm diameter and at least 75mm long. First floors are to have straps fitted at max 2.0m c/c and in roofs at ceiling and verge level at 2.0m c/c, trusses are to have straps fitted at node points.
JOIST HANGERS generally to be 2.5mm thick galvanised mild steel to BS EN 10327:2004 and B x 6178 at same centres as joists , be fitted tight to walls and seated evenly. Joists to be cut accurately to length and securely nailed to the hanger, the floor is not to be loaded until the mortar joints are cured. Use SFH type in masonry walls, and JHM type on timber, on steel beams hangers can be shot fired in place.
ROOFS - CALCULATIONS for trusses to be submitted to the local authority for approval as supplied by the manufacturer prior to commencement on site, trusses are to be vacuum pressure impregnated with preservatives and designed to BS5268 Pt 2 1996 and to be fitted at max 600mm c/c on truss clips nailed to 100x50mm wallplates which are to be strapped down every 1.8m with 5x30mm M/S anchor straps 1.0m long, floor to ceiling height not to exceed 2.4m.
WIND BRACING to be to BS5268 Pt 3 1985 and is to incorporate, 97 x 22mm diagonal bracing from the gable ridge to the wallplate at 45degrees, 100x25mm binders at the node points, 100x25mm diagonal ceiling bracing and 100x 25mm web bracing taken over every three joists, every truss twice nailed with 100mm rounds, braces are to be lapped over at least two trusses at joints.
TRADITIONAL 150x50mm rafters with 150mm ceiling joists at 450mm c/c.100x50mm hangers at 1.2m c/c and 150x50mm binders nailed across the top of the ceiling joists, ridge to be 200x19mm.Birdsmouthed rafters are not to exceed one third of the rafter depth, notches and holes will not be made in purlins or binders, workmanship to BS 5268-2.
HIP to be constructed from 200x50mm SW cut to plumb line onto saddle and birdsmouthed onto dragontie and angle brace.
ROOF COVERING concrete interlocking roof tiles nailed on 38x19mm tile battens on a layer of breathable roof felt nailed onto the rafters.
FLASHING to be code 4 lead and have 150mm upstands, joinled into brickwork courses.
VALLEYS to be code 4 lead flashing or proprietary fibreglass sections fitted onto 19x100mm valley boards
FACIAS AND SOFFITS to be 175x19mm SW nailed to ends of rafters with 9mm soffits nailed to underside of rafters.
GUTTERS AND FALLPIPES to be 100mm half round clipped at 1.2m c/c and 90mm diameter tall pipe
VENTILATION is via 25mm continuous eaves vents and fly mesh fitted to soffits or above the fascia.
INSULATION TO ROOF VOID is to be 160mm of quilt laid between the ceiling joists and 100mm of quilt laid at 90 degrees over the joists.
CEILINGS to be 12.5mm plasterboard and skim finish
WINDOWS - UPVC window frames are to the owner style and satisfaction with a drained glazing system, frame being 20% of the floor area, located within 0.8m-1.0m of the floor, frames fitted with 8,000mmbrickle vents. Frames to be fitted overlapping the cavity by at least 25mm and inconspicuously sealed with foam to the cavity, the frame is also to have an inner and outer flexible seal to the surrounding joints. Double glazed units are to be dual sealed factory fitted kite marked to BS 5713 with 16mm spacer bars with a soft low E coating to the inner pane, units to be fitted with rubber seals in the frames to achieve a U value of 1.8wmc. The sash is to have an opening light of at least 5% of the floor area and fitted with a suitable hinge for its size weight and cleaning, fitted with 3mm spacing blocks under the units, frames to be fitted with draught strips. No opening lights to be located higher than 1.3m of the floor level. All first floor habitable rooms are to have opening lights to exceed 0.33m and be at least 450mmx750mm in size. **Safety** glass to BS6206:1981, is to be located within 800mm of the floor in a window and 1.5m m a door and within 300mm to side panels.
DRAINAGE - GENERALY all drainage is to be 100mm "Hepsleve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40. Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls. Inspection chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1 metre are to have step-irons incorporated and internal sizes of chambers to comply with BS 8301. All drainage is to be to the satisfaction of and approval of the District Building Surveyor.
SANITARY PIPEWORK - Sink unit(s) to have 40mm PVC waste and 75mm deep seal trap and to discharge into gully below grate level. Baths, showers; bidets; to have 40mm pvc wastes and 75mm deep seal trap. (Note:- Double joists to be incorporated under bath(s) when running parallel). Wash basins to have 32mm pvc waste and anti-vac trap. All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection. Soil and vent pipe to be 100mm pvc and to terminate minimum 1 metre above window heads where external. 100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in. Non-return valves to be incorporated to stub-stacks.
Note: Any soil stack or stud stack that has a bend below the waste connections is to have an access trap incorporated to allow rodding access. All rainwater pipes to approved soakaways minimum 4 metres from dwelling and an approved Percolation Test to be provided prior to surface water system being completed
SMOKE DETECTORS are to be located as shown (SD) in corridors, circulation areas and escape routes no more than 3m from a bedroom, be securely fixed to the ceiling at least 300mm away from the wall. Detectors are to have mains wired interlinked system on the lighting circuit with battery backup.
ELECTRICAL WORK required to meet the requirements of Part P (Electrical Safety) 2005 Edition, Building Regulations must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that Part P has been complied with. This will normally require that an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets are to be located within 0.45 and 1.2m of the finished floor level and in places suitable for every use.
INSIDE lamps are to be at least 40 lumens per circuit watt efficient and over 1 energy efficient light per 25m² or 1 per 4 fixed light fittings.

STRIP FOUNDATIONS 600mm x 225mm concrete foundations minimum 0.9m deep in clay and if within 1 metre of drains to be taken down to invert level and all foundations to the satisfaction of District Building Surveyor. 450mm x 225mm concrete foundations below internal load bearing walls with minimum 450mm frost cover.
ALL TIMBERS are to be class C16 unless otherwise stated to BS5268-2. 20 - 22mm graded at 20% moisture content. All timbers are to be transported and stored on site so as not to increase its moisture by 24%.
SUB FLOOR Ground is to have all vegetable matter removed and replaced with 100mm ready-mix concrete cast on 100mm rigid floor insulation on 2000g visqueen with taped joints laid on 50mm of compacted blinding sand on min 150mm of limestone hardcore.
TIMBER FIRST FLOOR is 19mm t&g boards nailed to 175 x 50mm SW joists at 450mm c/c, 12.5mm plaster and skim to the underside with 100mm thick quilt 10Kg/m insulation between floor.
TIMBER GENERALLY ALL FLOORS fitted with 50 x 50mm herringbone strutting at mid span. All joists are to have a min end bearing of 90mm, on joist hangers or built into the wall and mastic sealed. Any notches to be no deeper than 0.125 times the depth of a joist and cut no closer than 0.07 to its end and no further than 0.25 times its span. Holes to be no greater than 0.25 times the depth of its joist drilled at its centreline and be located between 0.25 and 0.4 times the span from the end. Joists will be doubled up under stud walls and baths. Sizes and spacings calculated in accordance with BS5268-7.1:1989
WALLS - BELOW DPC are to be 300mm wide. 7N blocks. Engineering bricks are to be used from just below ground level with cavity fill to ground level up to the DPC is fitted at least 150mm above ground level and linked to the existing DPC.
EXTERNAL BRICK and block wall is matching 102.5mm thick 1200 kg/m³ with 100mm thick 7N block, 600Kg 100mm rockwool cavity batts between, finished with 12.5mmplasterboard and 3mm skim finish, 5 stainless steel wall ties msq and at every block coarse at reveals. Insulation is to continue to reveals and fitted with DPC to heads jambs and cills of openings. Insulations to be continuous with roof insulation. Minimum returns of 550mm, walls to be bonded into the existing with continuous lengths of rise wall extension profiles bolted and tied to walls with surface as cut to prevent water penetration



DRG. 1.