

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.

Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor.

Party wall act- Any work that is carried out adjacent to any party wall or boundary wall act are to be discharged prior to commencement of any work.

Roof construction- Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ 30 degs (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25X100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down b/w min 6 courses with 30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max 1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintained. Roof insulation to be 300mm fibreglass quilt, 100mm between trusses and 200mm @ 90deg underdrawn with 12.5 mm plasterboard and skim.

Wall construction- External walls to be 102.5mm matching facing b/wk up to first floor lvl with 20mm two coat sand/cement render with waterproof additive on 100mm thermalite blockwork up to roof lvl. (all to match and be consistent with existing.) 100mm cavity filled with 100mm Crown ditherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dab to achieve U value of 0.28w/m2k, sec eng b/wk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl, or use concrete foundation blocks, S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All b/wk and blockwork to be suitably bonded to existing (toothed every other brick or use fir fix profiles.) All cavities to be continuous and min external returns to be 665mm. Note. New render to match existing in colour/texture etc.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

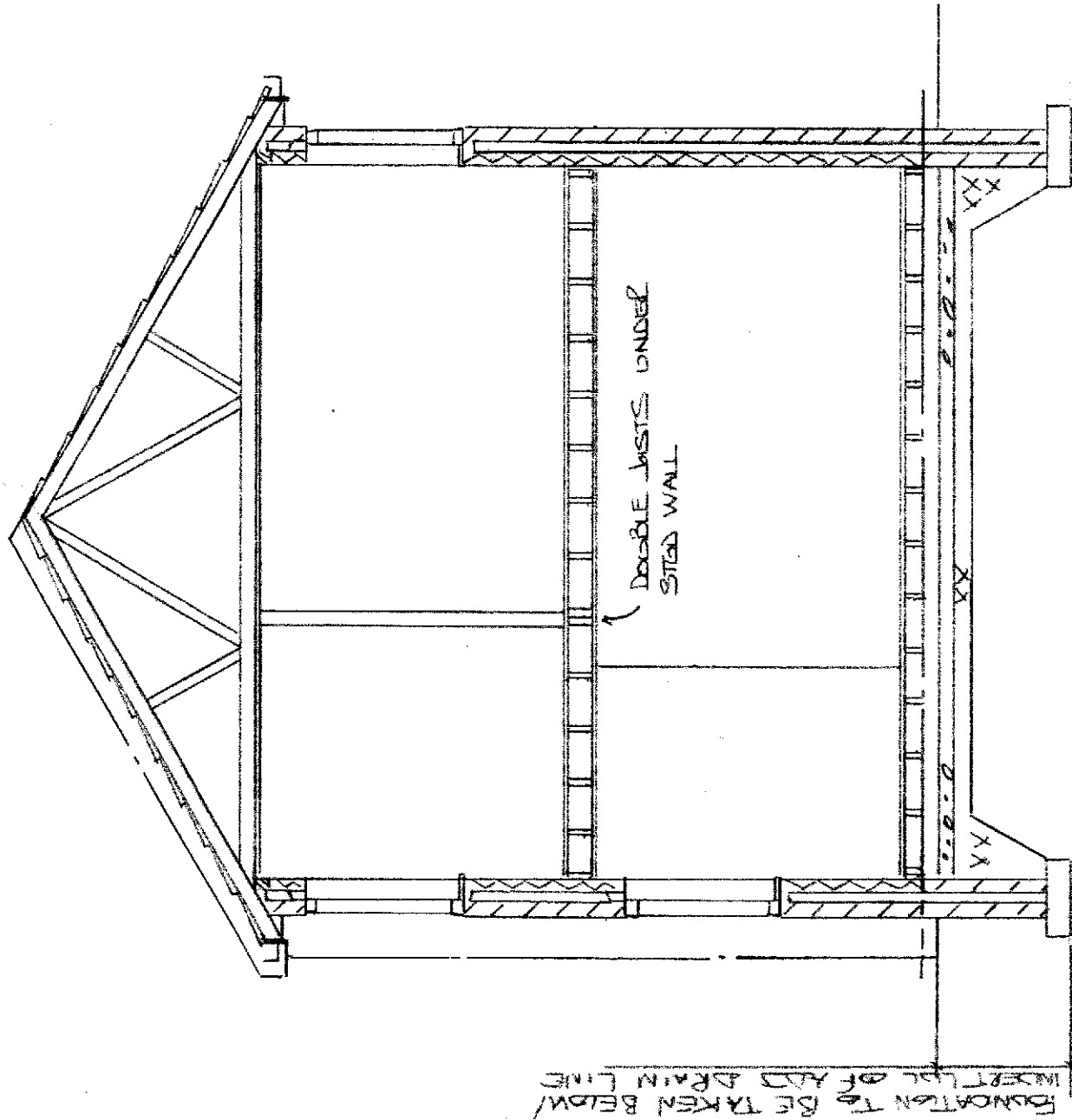
A/Bs- to be 150x225 min 450mm from corners and max 1500crs with cavity liners and dpc tray over.

Oversite- to be min 100mm thk concrete over min 150mm consolidated hardcore. Concrete to be thickened to 225mm under sleeper wall.

Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel(if required), subject to building inspectors approval.

All foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.

Ground floor construction-50mm x 120mm C16 grade joists @ 400crs boarded with 22mm floor quality boards, 120mm celotex material laid between joists on polypropylene netting with min 150mm air gap from u/s of joists to oversite. Joists to be supported @ centre span off honeycomb sleeper wall. Floor lvl to be continuous with existing.



SECTION AA (1.50)