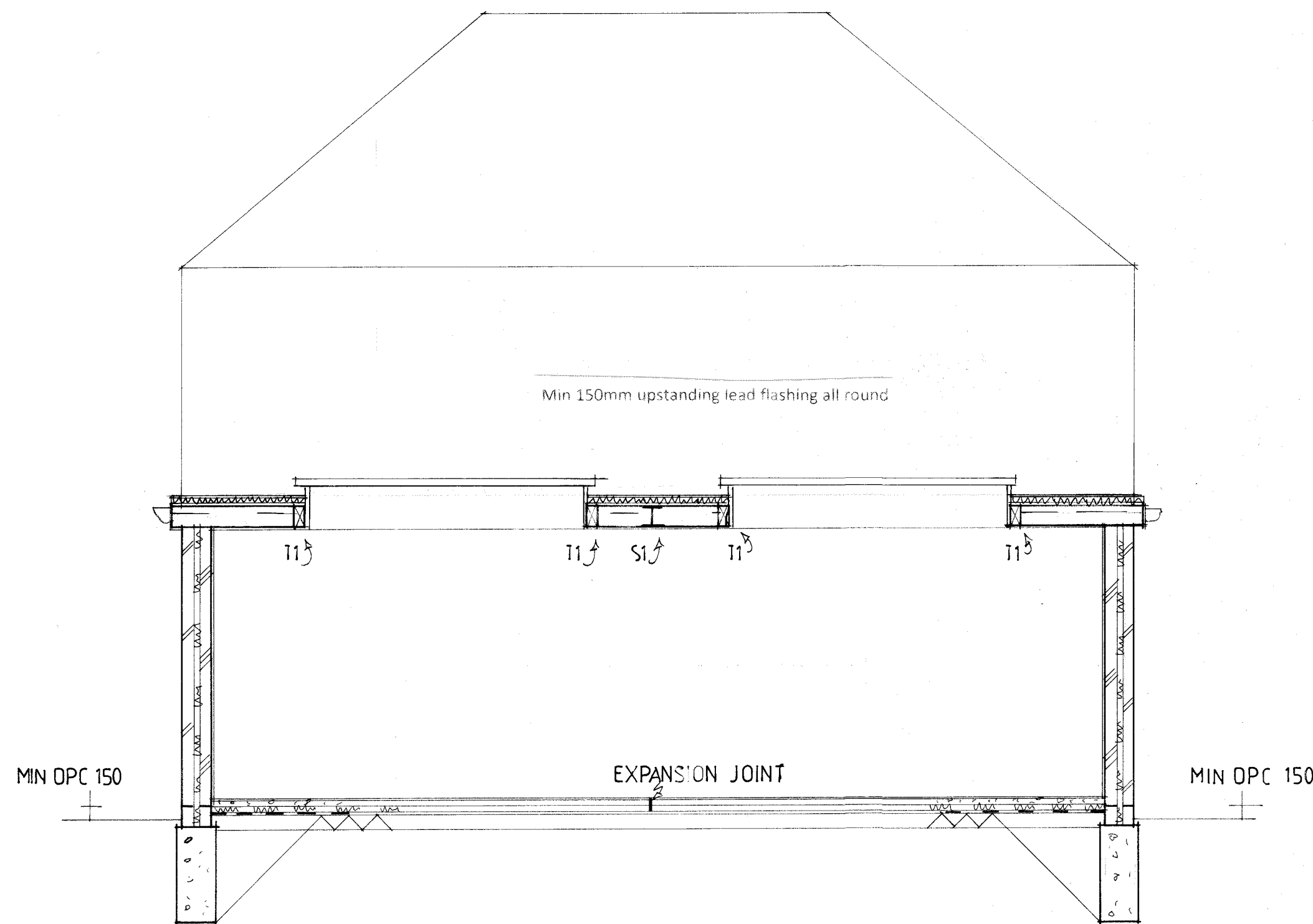




SECTION AA.

Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8m² trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²k. Doors to have a minimum U-value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/wall joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

Steelwork: Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. **Lengths of steels to be site measured to include bearings. See structural calculations for sizes. Fabrication details to be provided if required by building control.**

Foundations: Concrete trench fill, 450mm wide to min' depth of 1m or to suit local ground conditions. (in clay soils min depth 1.2m) or to below invert level.

Floor: 50mm screed on 100mm concrete slab on 'Celotex GA4070' insulation battens on 1,200G damp proof membrane continuous with new and existing damp proof course, on min' 100mm well-consolidated hardcore with 50mm sand blinding. Fit 100mm diam PVC ducts under slab terminating in 225mm x 75mm airbricks to vent existing timber subfloors when required.

External walls: 112mm facing bricks to match existing as closely as possible, 100mm 'Rockwool' battens filled a cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated). Inner skin with render and set finish (overall cavity 90mm). Insulated 'Catnic' lintels over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm centres horizontally and 450mm centres vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Flat roof: 13mm spar chippings on 3-layer high-performance torch on felt to 'BS747 CP144 PT3 1977' on 'Celotex XR4120' insulated roof decking on firrings on **50mm x 225mm** roof joists at **400mm** centres. 12.5mm foil back plaster board ceiling. Strap down the new roof with 1m x 32mm galvanised mild steel straps at 1.2m centres. Ensure that wall insulation is taken up to meet the underside of 'Celotex' to ensure warm roof construction.

Rainwater goods: Run new 100mm diam PVC rainwater guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via BIG and 100mm diam' drain ware.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE:17thEd). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.

A	Date	Revision
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THORNS YOUNG ARCHITECTURAL 		
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk		
Fareham 21 Middle Road Park Gate SO31 7GH Tel: (01329) 888 322	Portsmouth 232 London Road North End PO2 9JQ Tel: (02392) 672 883	
Client		
STEVE JACKSON		
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