

Doors, Windows and Openings

Openings
Catnic Lintel in accordance with manufacturer spans with min 150mm bearings
alternative, a minimum of a double trimmer to the nearest Rafter. All trimmer to be fixed with a star washers between each timber, at each fixing point.
- minimum of M12 washers, nuts and bolts fixed at 600mm centres, Larger voids to have a 5mm flinch plate between each timber.

Windows

All window to be fitted with trickle vents and each habitable room must have an opening equaling at leaste 1/20th (5%) of the floor area.

Fire escape windows must provide an unobstructed opening of at least 0.33m² with a minimum dimension of 450mm in height or width. Single side opening windows will need to have a minimum frame width of 610mm to comply with building regulations and a 2 pane side opening window needs to have a minimum width of 595mm. Cill to be between 800-1100mm for all Means of Escape windows.

Where the cill height is <800mm or in critical areas, toughened glass must be used in the lower most pane in accordance with BS 6026.

U value = 1.6 W/m2.K and WER Band C

Doors
New Build doors must be a minimum of 775mm wide
U value = 1.8 W/m2.K

Loft Conversion

Dormer Cheeks/Exterior Walls
from the Exterior
Cladding - fibre cement for external walls or equivalent James Hardie fire rated to A2 s1-d0, minimum of B-s3,d2/option finish
25mm Cross Batten
Masterboard or equivalent
Breathable membrane
12mm OSB ply
200 x 50mm c24 Timbers @ 400mm centre, noggings at <1100mm
Between the timbers
100mm air gap, with 50mm holes drileld for cross ventilation
100mm rigid insulation
Timbers to have a 200*50mm c24 head and base plate - fixed to a 250*50 plate bonded at damp, fixed to the brick work to the brick work with 30*5mm glavansied fixings @ 600mm centres.

25mm rigid insulaton
Plastered, plaster board to interior finish

Interior Doors
All fire doors to be/have:
- linings to be 32mm thick with 25mm door stop
- fitted with fire & smoke intumiscent strips
- fitted with consealed chain door closers

ALL doors to habitable rooms on **ALL** floors to be FD30 and a minimum of 44mm.

Smoke alarm
To be mains powered and on each floor. If not main powered, to be installed in each habitable room/circulation space in accordance with BS 5839-6

Minimum of one window per habitable room must be of <1000mm cill height, top opening, means of escape >500*700mm

Loft Party Wall
50mm void/air gap
c24 75 x 50 @ 400mm centres
100mm sound insulation to fill
12.5mm plasterboard and 2.5mm plaster

Stair construction
to be measure on site for fabrication
Stairs to be minimum of 750mm wide
Ballustrade to be minimum of 900mm and no more than 99mm spaced
Handrail must be bewteen 900-1000mm fr the pitch fo the tread
Risers of 200mm
Tread/Going to be minimum of 220mm and not exceeding 42 degrees
Stairs height to be a minimum of 2000mm at the centre of each step
Door swing must be a minumum of 400mm from any landing/stairs

The underside and stairwell walls to be double boarded to offer minimum of 30 minute fire protection

Mechanical
All electrical works to be carried out in accordance with Approved Document P by a qualified installer and certification provided.
All lighting to be low energy
All sockets to be a max of 450mm from ground level & switches no more than 1100mm.
All circulation spaces to have mains powered smoke alarms, with back up power and interlinked in conjunction with BS5446.
All Gas and plumbing work to be carried out by a Gas Safe engineer - all sanitary pipework to conform to BS EN 12056.

Roof Construction
Flat Roof - Cold Deck - to acheive a T4 fire rating
Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials - felt backed EDPM single ply membrane
11mm OSB Ply
Firing pieces 50-0mm at 3m
Breathable Membrane
50mm air gap, cross flow ventilation @ 600mm centres - continuous soffit vent to all elevations
150mm rigid insulation between timbers
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish

Continuous ventilation around fascias

Main Roof (subject to Structural calculation)
Replace or butt 200x50mm c24 @400centres

Roof tiles on Breathable Felt and 25mm Batten to be installed to manufacturers specification
* especially where the pitch is<15degrees specify which tile used to meet a low pitch.
50mm air gap, cross flow ventilation
150mm rigid insulation between timbers
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish

Continuous ventilation around fascias

Roof fixings
mild steel 3 anchors cross section 30x5mm @ 1200 centres

Flashings
Pitched roof
Soakers 100mm under tile and 100mm upstand over lapped per tile
Flashing to cover the tiles by 150mm, 150mm upstand, cut and pointed into exterior wall.

Where any roof is to join a cavity wall, cavity trays to be fitted with code 4 Lead flashing.

Passive Ventilation
Windows to be Double glazed with Low emmissivity Glass, min 16mm gap
1/20th of the floor area must be opening
Trickle vents to all new windows
Sofit Ventilation to be continuous
All timber roof to maintain cross ventiaition
Mechanical Ventilation
En-Suite & Utility area's (where applicable) to be ducted @ 60litres/sec connected to lights with a 15 minute over run.

Structural Steel Protection
Complies with EN 520 – Type F Thermal Conductivity 0.24W/mK
British Gypsum Fire Board (Pink) to be taped and jointed and sealed with Fire retardent foam/beading

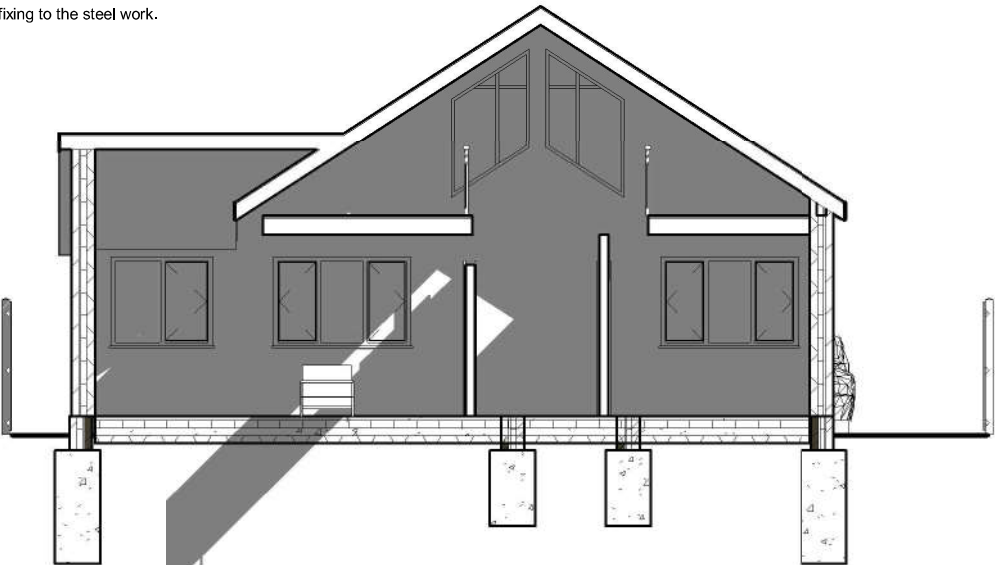
GypLyner Encase. or similar, for fixing to the steel work.

Ashlar Wall

A nominal 1200mm from the eaves, sited under the purclin @ a nominal 125*75mm *
Joined by means of a birdmouth joint, supported by timbers (50*100mm)* @ 400mm centres
Base plate of 2x 50*100mm timbers, bolted - or UB

All timber to be graded as C24, unless otherwise stated.

* subject to Structural Engineer confirmation



Non-Foul water disposal
100mm gutters and down pipe into existing surface water drains
alternatively soakaway minimum of 5m from any building and min 1m3 ensure NRV (No Return Valves) are used.

Where appropriate, a soakaway designed in accordance BRE Digest 365 for Surface Water disposal, ideally minimum of 5m from any habitable structure

Drainage
Soil - 100mm approved plastic, laid @ 1:40 bedded and 150mm peashingle haunch
150mm concrete. Concrete lintel to protect if through foundation
* all drainage specified(if at all) is assumed in the absence of a complete drainage survey

Damp Course
Engineering Brick to both faces with 100mm gap
Ducted Air bricks spaced @ 1500mm interbals and a minimum of 75mm above hard-standing

Foundations
minimum of 1000mm deep for single storey
minimum of 1500 for double storey -
to Building Inspectors Approval to suit conditions.
Use only Class A concrete blocks below ground
minimum of 600mm wide
at a ratio of 1:3:6 (cement:sand:aggregate)

Floor Construction

Timber Suspended
22mm T&G P5 chipboard flooring
200x50mm C24 timber joists @400mm centres
- single galvanied joist hangers, fixed as per manufacturer spec
- floor void to be fill with 100mm cellotex
Minimum 150mm void to over site

Solid
Screed finish
50mm sharp sand/cement
500 gauge polythene vapour barrier
100mm rigid insultaion GA3000
1200 gauge polythene DPM
100mm Concrete to include A142 Anti-Crack mesh
Radon Barrier Membrane to complete floor area
100mm min hardcore base

ALL Floors
To meet 40RWdb for each floor
Chipboard minimum of 22mm
minimum 100mm mineral wool in void
ceiling with a mass/unit area of 10kg/m2 made up by 12.5mm plasterbard and 3mm plaster/skim finish

Wall & Ceiling Construction

Exterior Timber framed
from the Exterior
Cladding - fibre cement for external walls or equivalent James Hardie fire rated to A2 s1-d0, minimum of B-s3,d2/option finish.
25mm Cross Batten
6mm Promat Supalux/Masterboard, or equivalent (if an exterior/boundary/flank wall)
Breathable membrane
12mm OSB ply
200 x 50mm c24 Timbers @ 400mm centre, noggings at <1100mm
Between the timbers
100mm air gap, with 50mm holes drilled for cross ventilation
100mm rigid insulation
Timbers to have a 200*50mm c24 head and base plate - fixed to a 250*50 plate bonded at damp, fixed to the brick work to the brick work with 30*5mm glavansied fixings @ 600mm centres.
Breathable membrane

25mm rigid insulaton
Plastered, plaster board to interior finish (fire resitant board when an exterior wall)

Exterior Masonary
from the Exterior
100mm face brick work
50mm Air Gap
100mm insulation, such as Knauf DriTherm 37non-combustable glass mineral wall slab, fixed to internal skin
100 celcon/concrete block
Horizontal Damp ProofCourse to be a minimum of 150mm from the floor level.
Insulated cavity closers for each reveal.

Plastered, plaster board to interior finish
cavity closers at each junction with perpendicular brick work
cavity tray where roof meets wall with code 4 lead flashings

Wall ties to be
sited at 700mm horizontal and max 300mm vertical spacing and within 225mm of any opening or movement joints
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

Interior Wall
c24 75 x 50 @ 400mm centres
sound insulation to fill
12.5mm plasterboard and 2.5mm plaster to each side

Party Wall
To be a double boarded to provide a minimum 30min fire protection

Interior Dry lining to interior mansoary wall
c16 100 x 50 @ 400mm centres, tied to the exterior wall with stainless profiles or similar.
sited at 700mm horizontal and 450mm vertical spacing,
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

Ceilings and Wall covering
12.5mm plasterboard and 2.5mm plaster
where addition fire protection is required to meet a rating of REI30 (between dwellings or new Floors) double boarding or fire plasterboard is required
British Gypsum Fire Board (Pink) to be taped and jointed and sealed with Fire retardent foam/beading

Loft Party Wall
50mm void/air gap
c24 75 x 50 @ 400mm centres
100mm sound insulation to fill
12.5mm plasterboard and 2.5mm plaster



* All details are subject to comment and approval by the appointed Building Inspector *
* All measurements to be confirmed on site prior to any manufacture *
* If in any doubt, ask either the author or Sturctural Engineer.
* Additional details are added to allow for variance at construction stage

All measurement to be checked on site prior to any commenment
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PROJECT

73 Creek Road PO11 9RA

SHEET

Building Regs X Section

CLIENT

Rawlings

Date

Issue Date

Scale (@ A3)

1 : 100

Drawn by

SW

DRAWING NUMBER

REV

Checked by

SR

P 0