

Floor Construction

ALL Floors
To meet accoustic performance 40RWdb for each floor
To meet U-Value 0.22 W/m2K

Timber Suspended
(different size timbers and C's can be used in conjunction with the attached span table)
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 150mm cellotex
Minimum 150mm void to over site

Block and Beam
Floor finish
25mm screed
100mm Rigid Insulation
Pre Cast Beams and Precast blockst 450mm centres, with aircrete block (or similar)
Continuous DPC up to DPC on each wall
150mm void (225mm in clay areas)

Solid
25mm perimeter insulation (from DPC to screed)*
25mm Screed finish
50mm sharp sand/cement
500 gauge polythene vapour barrier
100mm rigid insultaion GA3000 (eg Cellotex or EcoTherm) *
1200 gauge polythene DPM
150mm Concrete to include A142 Anti-Crack mesh
Radon Barrier Membrane to complete floor area
150mm min hardcore base (well compacted)

Internal Floor/Ceiling
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
meet a U-Value of 0.18W/m2k

Doors, Windows and Openings

Openings
Catnic Lintel in accorddance 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 least 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

Trickle vents should have equivalent areas of 8000mm2 for habitable rooms and kitchens.
Bathrooms/en-suites should have 4000mm2. However, if there is no window in the bathroom/en-suite, the minimum equivalent area should be added to other room ventilator sizes.

All roof winodws (velux or simialr) in loft conversion to be top hung for Means of Escape

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 = 1.4 W/m2.K and WER Band C

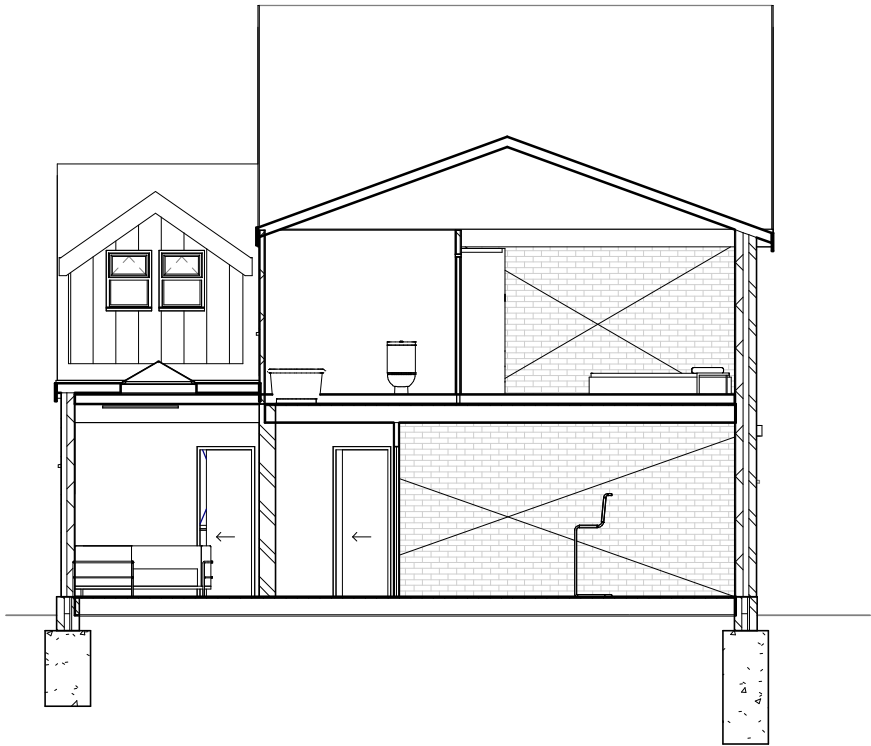
Doors
New Build doors must be a minimum of 775mm wide
U value = 1.4 W/m2.K

ALL door and windows reveals to be fitted with insulated cavity closers
All internal doors to be undercut by 10mm if floor covering included or 20mm with no floor coverings.

Minimum U-Values for doors, windows and roof 1.4W/m2K
The U-value for doors 1.4W/m2K, while fire doors can meet the U-value of 1.8W/m2K

Interior Doors leading to a garage/non-habitable space
All fire doors to be/have:
- FD30 doors
- linings to be 32mm thick with 25mm door stop
- fitted with fire & smoke intumiscent strips
- fitted with consealed chain door closers

Extensions will also be required to have no more than 25% floor area as glazing (windows, roof windows, rooflights)
- alternatively homeowners must be able to demonstrate compliance with an area-weighted U-value calculation or via SAP.



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 to enable cross ventilation to the cavity

Mechanical Ventilation
En-Suite & Utility area's (where applicable) to be ducted @ 6 litres/sec or 3 air changes per hour, connected to lights with a 15 minute over run.

30 L/Sec mechanical ventilation required to utility area
15 L/Sec mechanical ventilation required to en-suite

Smoke Alarm
Where suitable Means of Escape (MoE) cannot be acheived a heat detctor to be installed in the kitchen
mains linked to the smoke detecolors on each floor.

Mains operated smoke detctcion and alarm with battery back-up to all circulatio areas on Ground and 1st Floor

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 between 900-1000mm fr the pitch to 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

All ballustrade opn landings to be >900mm high
All balcony ballustrade to be >1100mm
All galzed elements in critical areas to be strengthen

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

Balcony's
to be measure on site for fabrication
Guard rail to be a minimum of 1100mm
21.5mm toughened glass, if no top hand rail
Ballustrade to be minimum of 900mm and no more than 99mm spaced
Bottom rail and all fixings must comply to BS 6399

* customer to provide detail/specification of chosen manufacturer

Splitting Dwellings/HMO
Where an additional dwelling is within a previously single dwelling, suchas houses into flats,
all ceilings are to be 60minute Fire rated.

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

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.



1:500		50
1:200		20
1:100		10
1:50		5
All measurement to be checked on site prior to any commenment		
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PROJECT	97 Hart Plain Avenue PO8 8RG	CLIENT Le May			
		Date	Issue Date	Scale (@ A3)	1 : 100
SHEET	3D Section	Drawn by	SW	DRAWING NUMBER BR 2	REV
		Checked by	SR		