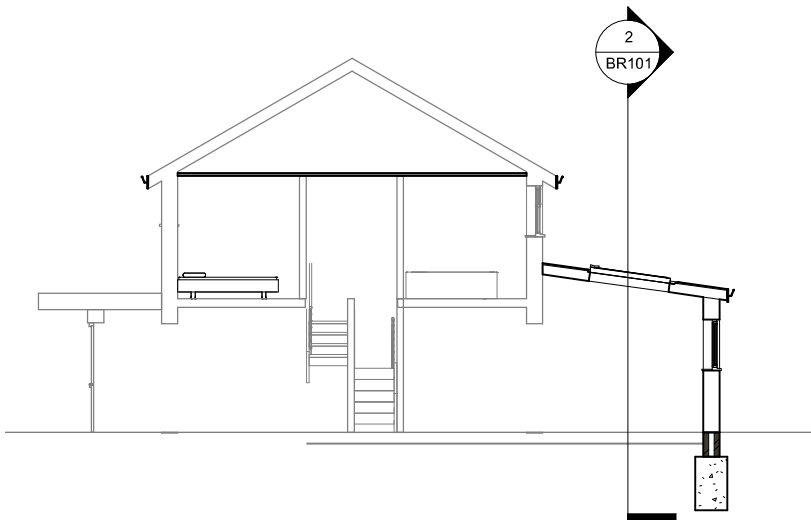


1

Section 1

1 : 100

**Ventilation**

Windows to be Double glazed with Low emissivity Glass, min 16mm gap
1/20th of the floor area must be opening
Trickle vents to all new windows
Soffit Ventilation to be continuous

Mechanical Ventilation to En-Suite & Utility area's (where applicable) to be ducted @ 60litres/sec connected to lights with over run

Mechanical

All electrical works to be carried out in accordance with Approved Document P by a qualified installer and certification provided.

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 retardant foam/beading

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

Openings

Catnic Lintel in accordance with manufacturer spans with min 150mm bearings
alternative, Double trimmer to the nearest Rafter

Stair construction

to be measure on site for fabrication

Stairs to be minimum of 750mm wide
Ballustrade to be minimum of 1000mm and no more than 99mm spaced
Risers of 200mm
Tread minimum of 175mm

Floor Construction**Timber Suspended**

22mm T&G P5 chipboard flooring
200x50mm C24 timber joists @400mm centres
+ single galvanised 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 insulation GA3000
1200 gauge polythene DPM
100mm Concrete to include A142 Anti-Crack mesh
Radon Barrier Membrane to complete floor area
100mm min hardcore base

Damp Course

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

Foundations

minimum of 1000mm deep 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)

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

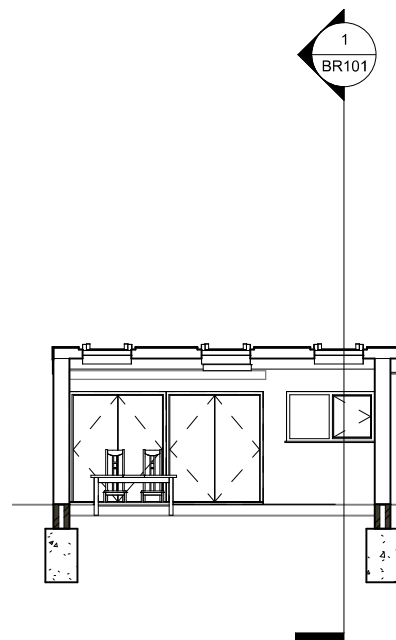
Drainage

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

2

Section 2

1 : 100

**Roof Construction****Flat Roof - Cold Deck**

Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials (felt)

11mm OSB Ply

Firing peices 50-0mm at 3m

Breathable Membrane

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

Flat Roof - Warm Deck

Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials (felt)

150mm rigid insulation between timbers

11mm OSB Ply

Firing peices 50-0mm at 3m

Breathable Membrane

Roof Joists (50*200mm @ c400mm)

25mm rigid insulation (Foiled Bubble with 25mm air gap option)

Plastered, plasterboard to finish

Main Roof (subject to Structural calculation)

Replace or butt 200x50mm c24 @400centres

Roof tiles on Breathable Felt and 25mm Batten

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

Roof fixings

mild steel 3 anchors cross section 30x5mm @ 1200 centres

Flashings

Pitched roof

Soakers 75mm under tile and 75mm upstand over lapped per tile

Flashing to cover the tiles by 150mm, 150mm upstand, cut and pointed into exterior wall.

Wall Construction**Exterior Timber framed**

from the Exterior

Cladding finish

25mm Cross Batten

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 galvanised fixings @ 600mm centres.

25mm rigid insulation

Plastered, plaster board to interior finish

Exterior Masonry

from the Exterior

100mm face brick work

25mm Air Gap

75mm insulation, fixed to internal skin

100 celcon/concrete block

Plastered, plaster board to interior finish

cavity closers at each junction with perpendicular brick work

cavity tray where roof meets wall

Interior Wall

c24 75 x 50 @ 400mm centres

sound insulation to fill

12,5mm plasterboard and 2,5mm plaster to each side

* All details are subject to comment and approval by the appointed Building Inspector *

* All measurements to be confirmed on site prior to manufacture *

1:500		100
1:200		20
1:100		10
1:50		5

3

3D BRX

pd parkers
executive
design

PROJECT

6 Neville Close PO10 7XZ

SHEET

Building Regs X Section

CLIENT

Piesina-Blaber

Date

Issue Date

Scale (@ A3)

1 : 100

Drawn by

SW

DRAWING NUMBER

BR101

Checked by

SR

REV