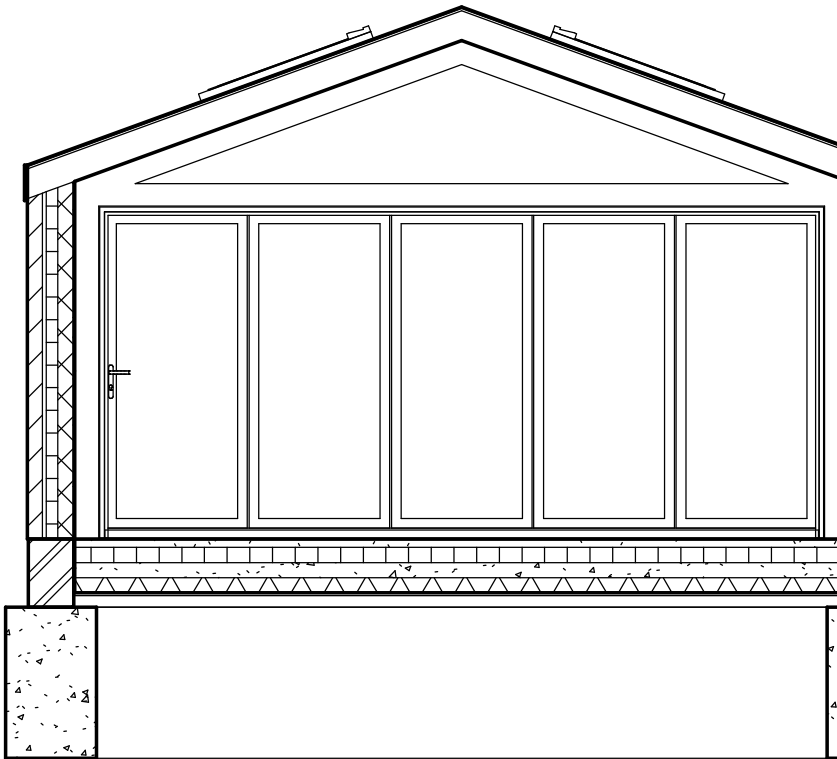
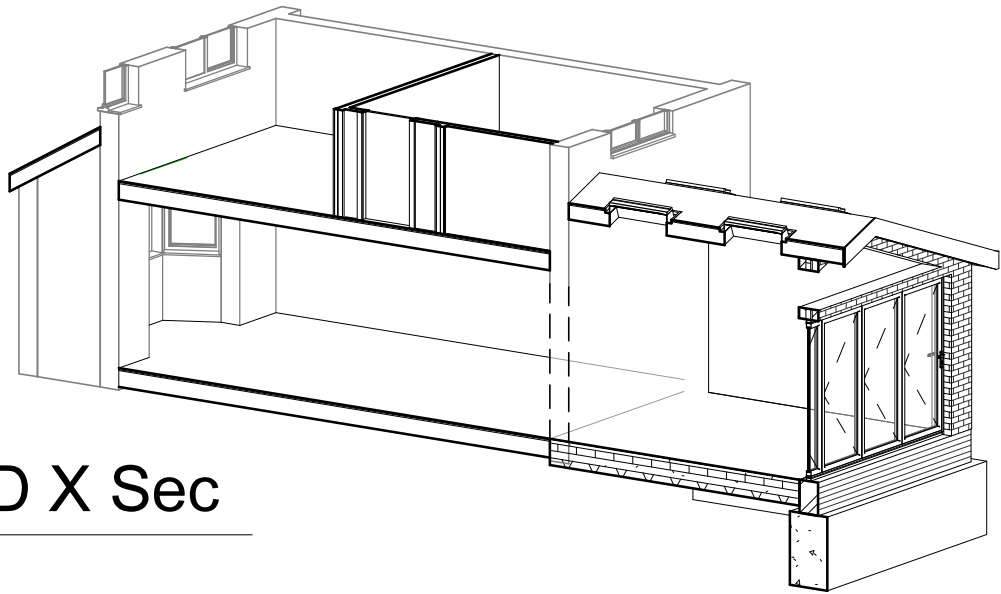




1 Section 1
1 : 50



2 3D X Sec

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
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.

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

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

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

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.

Floor - suspended (Where replaced)
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

Floor - solid (Where replaced)
Ground Floor
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

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 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)

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

Walls Timber
Exterior
Cladding
25mm Cross Batten
Breathable membrane
11mm 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

Walls Masonary
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 Construction
c24 75 x 50 @ 400mm centres
sound insulation to filla
12.5mm plasterboard and 2.5mm plaster to each side

Main Roof Construction (TBC - Structural)
Replace or butt 200x50mm c24 @400centres

Roof tiles on Breathable Felt and 25mm Batten
50mm air gap, cross flow ventiation
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.

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