CLIENT NOTES

CLIENTS MUST TAKE THEIR OWN ASSURANCE ON MATTERS INCLUDING:
SOIL CONDITIONS, GRADIENTS AND SUITABILITY FOR SURFACE WATER DRAINAGE.
LOCATION OF ALL EXISTING SERVICES AND SEWERS.
POSITION OF TREES AND STRUCTURES THAT COULD EFFECT FOUNDATION DESIGN.

BUILDING REGULATIONS AND CONSTRUCTION NOTES
THE WHOLE OF THE WORKS ARE TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND BRITISH STANDARD CODES OF PRACTICE. AND TO NHBC AND TRADA STANDARDS WHERE APPLICABLE.
ALL PRODUCTS MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS AND BBA CERTIFICATES. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO THE ORDERING OF ANY MATERIALS OR THE COMMENCEMENT OF WORKS.
ALL WORK IS TO CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING CONTROL OFFICER.
ALL PRODUCT & MATERIALS DATA SHEETS TO BE RETAINED FOR THE CLIENT.

SITE WORK & DEMOLITIONS
EXISTING BUILDINGS DESIGNATED FOR DEMOLITION TO BE DEMOLISHED TO BELOW FLOOR LEVEL AND EXISTING FOUNDATIONS TO BE COMPLETELY REMOVED.

TREES AND SHRUBS MARKED FOR REMOVAL TO BE CUT BACK AND ROOTS GROUND OUT.

ADJACENT TREES AND SHRUBS MARKED TO BE RETAINED TO BE PROTECTED WITH APPROVED FENCING/PROTECTION.

CLEAR SITE OF ALL SCRUB AND UNDERGROWTH. GRUB UP AND DISPOSE OF LARGE ROOTS OFF SITE. EXCAVATE TOPSOIL AND VEGETATION AND REDUCE LEVELS. VERIFY THE POSITION OF ALL EXISTING SERVICES.

CONSTRUCTION NOTES

TIMBERS

TIMBER FRAME KIT
CARRY OUT WORKS TO WALLS, FLOORS, LINTELS, PARTITIONS ETC. IN STRICT ACCORDANCE WITH THE STRUCTURAL CALCULATIONS AND SPECIFICATIONS SUPPLIED WITH THE TIMBER FRAME KIT. ALL PRODUCTS TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PRODUCT DATA SHEETS TO BE RETAINED FOR THE SUPERVISING OFFICER.

BRUSH APPLY PRESERVATIVE TO SITE CUT ENDS, DRILLING AND NOTCHING OF ALL TIMBERFRAME STRUCTURAL TIMBERS.

TIMBERS GENERALLY
ALL STRUCTURAL AND CARCASSING TIMBER GRADED ACCORDING TO BS5628 PT2 AND TREATED AS SPECIFICATION ALL KILN DRIED TO BS4978 AND INCLUDE THE GRADING MARK "DRY" OR "KD"

STRUCTURAL STABILITY OF TIMBERS:- FIX ALL MEMBERS AS STRUCTURAL ENGINEER'S CALCULATIONS, OR AT LEAST FIT RAFTERS, CEILING AND FLOOR JOISTS WITH GALVANISED STEEL RESTRAINING STRAPS 30X2.5X1800mm AT NOT MORE THAN 2000mm CRS. SOLE PLATES TO BE SECURELY ANCHORED TO WALLS WITH 30X2.5X600mm GALV. STEEL STRAPS OR PROPRIETARY FIXINGS.

STRUCTURAL STEELWORK

ALL NEW STRUCTURAL STEELWORK TO BE DESIGNED BY STRUCTURAL ENGINEER. SEE STRUCTURAL ENGINEER' CALCULATIONS FOR SIZES AND DETAILS.

STEEL BEAMS SUPPORTING FLOORS TO BE FIRE PROTECTED TO ACHIEVE 1/2HR FIRE RESISTANCE USING 15mm GYPROC FIRELINE PLASTERBOARD SCREW FIXED, FILLED JOINTS, TAPED AND SKIMMED. ON 44mm x 44mm TIMBER CRADLES, OR BY NULLIFIRE OR SIMILAR AND APPROVED INTUMESCENT PAINT SYSTEM. BASE STEEL AND PRIMING TO BE CARRIED OUT IN ACCORDANCE WITH INTUMESCENT SCHEDULE. PAINT MANUFACTURERS RECOMMENDATIONS

WHEN STEEL BEAMS ARE USED WITHIN FLOOR DEPTH ALLOW 12mm CLEARANCE BETWEEN TOP OF STEEL AND UNDERSIDE OF FLOORING DECK AND 2mm MIN CLEARANCE BETWEEN BOTTOM OF STEEL AND CEILING BOARD TO ALLOW FOR TIMBER SHRINKAGE.

CAVITY WALL CONSTRUCTION

FACING BRICKWORK OR 19mm RENDER ON 100mm DENSE CONCRETE BLOCK LAID IN 1:5 SAND/CEMENT MORTAR, 50mm DRAINED AND VENTILATED (perpends only) CLEAR CAVITY. PROPRIETARY WEEPHOLE INSERTS AT THE BASE OF CAVITY WALLS AND OVER CAVITY TRAYS AT 900 MAX. CENTRES. INNER SKIN OF 140X38MM CLS STUDS AT 600MM CRS WITH 9MM OSB STERLING BOARD SHEATHING TYVEK REFLEX BREATHER MEMBRANE LINED TO CAVITY FACE. INTERNAL FACE LINED WITH 1000G VAPOUR BARRIER AND 15mm TAPED, FILLED JOINTS AND SKIMMED PLASTERBOARD.
FILL COMPLETELY BETWEEN STUDS WITH 150MM ROCKWOOL BATT INSULATION (0.25W/m² K). BUILD TIMBER FRAME OFF DPC WITH 140X38 SOLE PLATE ANCHORED DOWN USING STAINLESS STEEL STRAPS/ANGLES AT 1200 CRS.
FIX STAINLESS STEEL BS1243 TIMBER FRAME CAVITY TIES AT 450 VERTICAL CRS AND 600 HORIZONTAL CRS AND 225 CRS AT JAMBS. HYLOAD DPC UNDER AND TURNED UP AT REAR TO ALL CILLS AND THRESHOLDS. PROVIDE DPC TO BRICK OUTER SKIN 150MM MINIMUM ABOVE FINISHED GROUND LEVEL.
CONTRACTOR TO ENSURE MINIMUM 50mm CLEAR CAVITY IS MAINTAINED AND FREE OF MORTAR DROPPINGS AND ALL TIES HAVE MINIMUM EMBEDMENT OF 50mm AND THAT THE DRIP LIES CENTRALLY OVER THE CLEAR CAVITY.

PROVIDE DPC TO OUTER SKIN MIN. 150mm ABOVE FINISHED GROUND LEVEL. FOR DPC UNDER TIMBER FRAME SEE TYPICAL DETAIL DRAWING.

THERMAL & DIFFERENTIAL MOVEMENT JOINTS

SEE HERITAGE DESIGNS STANDARD AND TYPICAL DETAILS FOR ALLOWANCES TO BE MADE IN THE CONSTRUCTION FOR VERTICAL TIMBER SHRINKAGE.

FOR CONCRETE BLOCK OR BRICK VERTICAL MOVEMENT JOINTS SHOULD BE PROVIDED IN THE WALL OUTER LEAF TO MINIMISE THE RISK OF MAJOR CRACKING. ALL MOVEMENT JOINTS TO BS5628 Pt 3. WHERE MOVEMENT JOINTS ARE REQUIRED, FORM TO FULL HEIGHT OF WALL WITH JOINT FILLER, SEALED WITH SILICONE MASTIC COLOURED TO MATCH MORTAR OR RENDER.

MATERIAL	OINT WIDTH (MM)	NORMAL SPACING
CLAY BRICK	16	12M (15M MAXIMUM)
CALCIUM SILICATE BRICK	10	7.5 TO 9M
CONCRETE BLOCK AND BRICK	10	6M
ANY MASONRY IN A PARAPET WALL	10	ABOVE x 0.5

JOINT FILLER MAY BE: FLEXIBLE CELLULAR POLYETHYLENE
CELLULAR POLYURETHANE
FOAM RUBBER

SEALANT MAY BE: SILICONE
POLYSULPHIDE

MOVEMENT JOINT SHOULD STARTING NO MORE THAN 3m FROM CORNERS.

CAVITY BARRIERS

CLOSE CAVITY AT EAVES, TOP OF GABLES AND AROUND ALL EXTERNAL WINDOW/DOOR OPENINGS WITH THERMABATE, MYPLAS OR SIMILAR APPROVED PROPRIETARY INSULATED CAVITY BARRIER/DPC. FIT VERTICAL BARRIERS AT CORNERS OR IN LONG WALLS AT 8m CRS.

LINTELS

TO ALL OPENINGS IN CAVITY WALLS FIX EITHER I.G. OR CATNIC LINTELS COMPLYING WITH BS5977 Pt 2 SIZED TO MANUFACTURER'S DATA WITH MIN 150mm END BEARING, CONTAINING INTEGRAL INSULATION AND WITH DAMP PROOF TRAY OVER. WEEP HOLE PERPENDS OVER LINTELS AT 450mm CENTRES (MINIMUM OF TWO PER LINTEL). LOADS NOT TO BE APPLIED TO THE LINTELS UNTIL THE MASONARY SUPPORTS HAVE CURED.

LINTELS TO TIMBER FRAME TO BE TIMBER, STEEL OR FLITCH AS DESIGNED BY ENGINEER.

FLASHINGS & CAVITY TRAYS

PROPRIETARY STEPPED CAVITY TRAYS ARE REQUIRED AT ALL PITCHED ROOF ABUTMENTS WITH CAVITY WALLS. THE LOWER CAVITY TRAY WITH A DOUBLE STOP END AND WEEPHOLE.
STEPPED LEAD FLASHING TO BE LAPPED UNDER THE CAVITY TRAY.

LEADWORK BS 1178 : 1982

HORIZONTAL ABUTMENTS THE UPSTAND AGAINST THE WALL TO BE NOT LESS THAN 100mm WITH THE TOP EDGE TURNED 25mm INTO THE JOINT AND LEAD WEDGED AT APPROXIMATELY 450mm CENTRES. EACH PIECE TO BE NOT MORE THAN 1.5m AND LAPPED MIN 100mm. LAPS HELD WITH LEAD CLIPS.
THE APRON SHOULD EXTEND DOWN THE ROOF SLOPE AT LEAST 150mm. FIXINGS LARGE HEADED, RINGED OR SERRATED 3.35mm DIA. COPPER NAILS.
ALL LEAD TO BE TREATED WITH PATINATION OIL AND INSTALLED IN STRICT ACCORDANCE WITH CP143, AND THE LEAD SHEET ASSOCIATION'S RECOMMENDATIONS

PROVIDE CODE 4 LEAD FLASHINGS AT THE FOLLOWING LOCATIONS AS APPROPRIATE:-
ROOF/WALL ABUTMENTS, WHERE SVP PASSES THROUGH ROOF TILING, OVER LINTELS, AIR BRICKS, AND METER BOXES.

LINTELS

TO ALL OPENINGS IN CAVITY WALLS FIX EITHER I.G. OR CATNIC LINTELS COMPLYING WITH BS5977 Pt 2 SIZED TO MANUFACTURER'S DATA WITH MIN 150mm END BEARING, CONTAINING INTEGRAL INSULATION AND WITH DAMP PROOF TRAY OVER. WEEP HOLE PERPENDS OVER LINTELS AT 450mm CENTRES (MINIMUM OF TWO PER LINTEL). LOADS NOT BE APPLIED TO THE LINTELS UNTIL THE MASONARY SUPPORTS HAVE CURED.

LINTELS TO TIMBER FRAME TO BE TIMBER, STEEL OR FLITCH AS DESIGNED BY ENGINEER.

INTERNAL PARTITIONS

89x38mm STUDS AT 400mm CRS, FIXED TO 89x38mm SOLE PLATE AND BRACED WITH 89x38mm NOGGINS. SOLE PLATES TO BE SHOT FIRED TO THE CONCRETE WITH DRY DPC BETWEEN SOLE PLATE AND CONCRETE. TO BE CONSTRUCTED SO AS TO HAVE A MINIMUM AIRBORNE SOUND INSULATION VALUE OF 40 RWDB. FILL PARTITION WITH 90mm SOUND ABSORBENT INSULATION WITH 15mm GYPROC SOUNDBLOCK (MIN 10KG/m³) PLASTERBOARD EACH SIDE. ALL JOINTS TAPED, FILLED JOINTS AND SKIM FINISHED. LINTEL, CRIPPLE STUDS AND PLYWOOD SHEATHING AS REQUIRED BY STRUCTURAL CALCULATIONS. PARTITIONS BETWEEN GARAGE AND HOUSE 15mm GYPROC FIRELINE PLASTERBOARD SCREW FIXED, FILLED JOINTS, TAPED AND SKIMMED.

(10 OSB SHEATHING IN KITCHEN AND SANITARY AREAS) FIT VAPOUR BARRIER OVER STUDS AND INSULATION ON BATHROOM/KITCHEN SIDE OF PARTITION. TIGHTLY PACK AROUND SVP WITH 100MM FIBRE/WOOL INSULATION. ENCASE IN 38X38 SOFTWOOD FRAME CLAD WITH GYPROC SOUNDBLOCK PLASTERBOARD, SEAL TOP & BOTTOM JUNCTIONS.

METAL BEADS TO ALL EXTERNAL ANGLES

FIX NON-LOADBARING PARTITIONS AT CEILING LEVEL ONLY AFTER ROOF FULLY LOADED

CEILINGS

15MM GYPROC SOUNDBLOCK (MIN 10KG/m³) LAID STAGGERED, TAPERED EDGES, GALVANISED NAILED, FILLED JOINTS FINISHED FLUSH, GYPROC DRYWALL TOP COAT SKIM. OVER GARAGES USE 15MM GYPROC FIRELINE PLASTERBOARD SCREW FIXED FILLED, TAPED AND SKIMMED LAID STAGGERED.
VAPOUR CONTROL LAYER TO KITCHEN, UTILITY, BATH AND SHOWER ROOMS.

WINDOWS, CONSERVATORY AND DOORS

WINDOWS AND EXTERNAL DOORS TO HABITABLE ROOMS TO HAVE TOTAL OPENABLE AREAS OF AT LEAST 1/20TH OF THE FLOOR AREA AND TO BE FITTED WITH TRICKLE VENTILATORS PROVIDING A TOTAL OF 8000MM MIN OF VENTILATION. TO ALL OTHER ROOMS A TOTAL OF 4000MM MIN.OF VENTILATION.

TIMBER OR UPVC WINDOWS WITH LOCKING HANDLES TO GROUND FLOOR ONLY. ALL HABITABLE ROOM WINDOWS ABOVE GROUND FLOOR LEVEL TO HAVE AN OPENING WITH A CLEAR MINIMUM WIDTH OF 450mm AND A HEIGHT OF MINIMUM 750mm AND A MINIMUM OPENING AREA OF 0.33m², WITH BOTTOM OF OPENING NOT MORE THAN 1100mm ABOVE FLOOR LEVEL. EMERGENCY EGRESS WINDOWS NOT TO BE FITTED WITH KEY OPERATED LOCKS AND RESTRICTORS SHOULD BE READILY RELEASED WITHOUT THE NEED TO OPERATE MORE THAN ONE MECHANISM OR USE A KEY.
D/G LOW-E EN=0.05 MIN. 16mm GAP (1.8W/M K) WITH A MIN. GLAZING BELOW 800mm FROM GROUND LEVEL, AND ALL GLAZING TO DOORS AND DOOR SIDE PANELS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS6206.

ALL WINDOWS AND DOORS TO BE FULLY DRAUGHTPROOFED WITH FLEXIBLE SEALANT.

VENTILATION

SEE NOTES ON ROOFING, FLUES AND WINDOWS, CONSERVATORIES AND DOORS FOR SPECIFIC VENTILATION DETAILS.

FIT 60L/SEC EXTRACT FAN TO KITCHEN AND 30L/SEC EXTRACT FAN ADJACENT HOB.
FIT 30L/SEC EXTRACT FAN UTILITY ROOM
FIT 15L/SEC LIGHT SWITCH/DELAY OPERATED EXTRACT FAN TO BATHROOMS.
FIT 15L/SEC LIGHT SWITCH/DELAY OPERATED EXTRACT FAN TO SHOWER AND EN-SUITES.
FIT 6L/SEC LIGHT SWITCH/DELAY OPERATED EXTRACT FAN TO WC's.

WHERE ROOMS HAVE AN EXTRACT FAN AND NO OPENABLE WINDOWS OR EXTERNAL DOOR, THEN THE INTERNAL DOORS ARE TO BE FITTED SO THAT THERE IS A 10MM AIR GAP AT THE BOTTOM OF THE DOOR.
CEILING MOUNTED FANS TO BE CONNECTED TO 100mm DIA. FLEXIBLE DUCTING TO TERMINATE AT GLIDEVALE PREMIER SLATE VENT. VENTILATION DUCT CONDENSATION TRAP TO TERMINATE AT GUTTER.

ALL SERVICES PASSING THROUGH WALLS, FLOORS OR CEILINGS TO BE SEALED WITH PROPRIETARY OR SILICONE SEALANTS TO ACHIEVE COMPLETE AIRTIGHTNESS.

ALL MECHANICAL VENTILATION SYSTEMS MUST BE COMPLIANT WITH RECOMMENDATIONS OF 'GPG 268 ENERGY EFFICIENT VENTILATION IN HOUSES'.

FIRST FLOOR

18mm MOISTURE RESISTANT T&G CHIPBOARD TO BS 5669 AND HAVING A MINIMUM WEIGHT OF 15 KG/M, LAID STAGGERED WITH 10mm EXPANSION GAP TO PERIMETER. JOINTS GLUED WITH WATERPROOF ADHESIVE PVA. ON 47X195mm JOISTS AT 400mm MAX CRS. DOUBLE JOISTS UNDER PARTITIONS AND BATH. JOIST SPANS 2.5-4.5m PROVIDE SOLID BLOCKING AT MID SPAN. JOIST SPANS EXCEEDING 4.5m PROVIDE TWO ROWS OF SOLID BLOCKING AT 1/3 AND 2/3 SPAN.

PLACE 100mm ROCKWOOL BETWEEN ALL FLOOR JOISTS (SOUND CONTROL)

STAIRCASE

STAIR PITCH NOT TO EXCEED 42° CHECK SITE DIMENSIONS PRIOR TO FABRICATION 2 X RISE + GOING NOT LESS THAN 550mm OR MORE THAN 700mm. MAX RISE 220mm, MIN GOING 220mm.MINIMUM HEADROOM 2000mm ABOVE PITCH LINE. UNOBSTRUCTED WIDTH NOT LESS THAN 800mm. STAIR TRIMMERS:- DOUBLE 195X50 JOISTS.
PROPRIETARY BALUSTRADE TO APPROVED DOCUMENT K HANDRAIL 900mm HIGH WITH BALUSTER GAP OF NO MORE 100mm. GUARDING TO RESIST A MIN. HORIZONTAL FORCE OF 0.74KN/m AT HANDRAIL LEVEL.

ROOF CONSTRUCTION

LAY APPROVED NATURAL OR FIBRE CEMENT SLATES ON TREATED 50X25mm BATTENS GAUGED TO SUIT ON APPROVED BREATHER ROOFING UNDERLAY, ON SPECIALIST DESIGNED TRUSSED RAFTERS TO BS5268 PT.3 AT MAX 600 CRS. FIXED TO TIMBER FRAME HEAD BINDER WITH METAL TRUSS CLIPS. LONGITUDINAL BRACING 100X25 AT ALL NODE POINTS, WITH DIAGONAL BRACING 100X25 EXTENDING TO WALL PLATES. BRACING AT SLOPING CEILING 10mm PLY FROM TIE TO WALL PLATE. ALL BRACING TO TPA BULLETIN No1. PROVIDE 5mm GALV. LATERAL RESTRAINT STRAPS AT GABLE WALL AT RAFTER AND CEILING LEVELS AT MAX 2000mm CRS. STRAPS TAKEN OVER AT LEAST 3 RAFTERS WITH NOGGIN BETWEEN. STRAPS TURNED DOWN OVER NOGGIN IN TIMBER FRAME WALL AND SCREW FIXED.
INSULATION TO BE FIBRE QUILT 100mm BETWEEN JOISTS AND 200mm OVER AND AT RIGHT ANGLE TO JOISTS TO ACHIEVE 0.14W/m²K U' VALUE, ON 1000G POLYTHENE VAPOUR BARRIER. INSULATION AT SLOPING CEILINGS ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CELOTEX 120MM EXTRA-RXR3000 BETWEEN RAFTERS AND 40mm CELOTEX TUFF-RGA3000 UNDER RAFTERS TAPED JOINTS 0.16W/m²K, TIGHT TO BREATHER UNDERLAY (NON-VENTED COLD ROOF SYSTEM), OR 50mm AIR GAP OVER INSULATION BOARD, FIT VAPOUR CONTROL LAYER TO UNDERSIDE OF RAFTERS.
VALLEY:- 12mm EXTERNAL QUALITY PLYVALLEY BOARD, MIN. 300mm WIDE, 19X38 FILLETS, GUTTER LINING 400mm WIDE No.5 LEAD. VALLEY GUTTERS MORE THAN 3m LONG, FORM IN GRP. ROOF/WALL JUNCTION FITTED No.5 LEAD FLASHING & CAVITY TRAY.

WHERE TRUSS BINDERS ARE FIXED INTO GABLE PANELS, GALV STRAPS ARE NOT REQUIRED.

AIR PERMEABILITY

AIR TESTING OF DWELLINGS IS MANDATORY WHICH WILL ALLOW A MAXIMUM PERMEABILITY OF 10M³/(H.M²) @ 50 PA.

THEREFORE OPENINGS AND SERVICE PENETRATIONS TO THE EXTERNAL ENVELOPE MUST BE ADEQUATELY SEALED. AIR BARRIER IS THE CONTINUITY OF CEILING/WALL PLASTERBOARD AND FLOORING/SKIRTING. ALL PENETRATIONS MUST BE SEALED WITH FLEXIBLE SEALANT, TAPE OR PREFORMED PIPE COLLARS. INCLUDING TOP AND BOTTOM OF SVP CASINGS ETC. PROVIDE ADEQUATE DRAUGHT STRIPPING TO LOFT HATCHES AND ROOF ACCESS DOORS. ALL WINDOWS AND EXTERNAL DOORS TO HAVE SEALANT APPLIED TO FRONT AND BACK OF FRAMES.

DESIGN AIR PERMEABILITY

MAXIMUM PERMEABILITY OF 7M³/(H.M²) @ 50 PA.

U-VALUES - ELEMENT DESIGN U-VALUES

Design U-Value Floor	0.20w/m²k
Design U-Value Walls	0.25w/m²k
Design U-Value Window/doors	1.80w/m²k
(Note: Solid timber door = 3.0w/m²k)	
Design U-Value Roof	0.14w/m²k
Design U-Value Roof Slope	0.16w/m²k

BUILDING SPECIFIC U-VALUES

FLOOR U-VALUE

Perimeter of Floor	= 50.51m
Floor Area	= 122.07m²
Insulation	= Celotex fast-R FF3000
The Ratio: P/A	= 0.41
Insulation thickness from Celotex	= 80 mm minimum
U-Value	= 0.20w/m²k

U-VALUES - WALLS

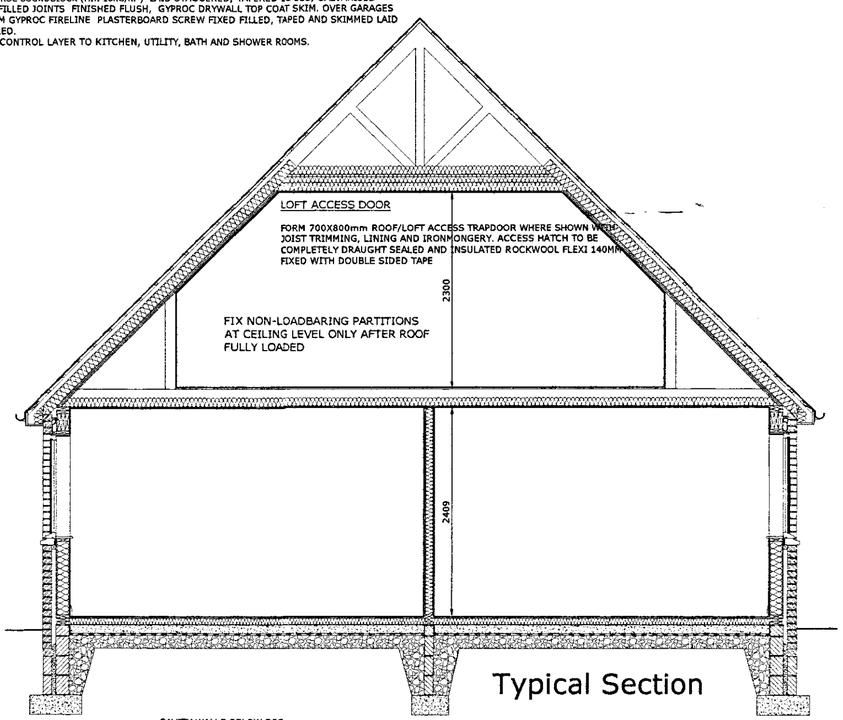
Using Rockwool Flexi wall insulation 0.037W/mk
100 block outer wall
50mm cavity
20 render
150 inner timberframe wall
Tyvek Reflex Breather Membrane
15 plaster
Insulation thickness from Rockwool = 140 mm minimum
U-Value = 0.25w/m²k

U-VALUES - ROOF (horizontal ceiling)

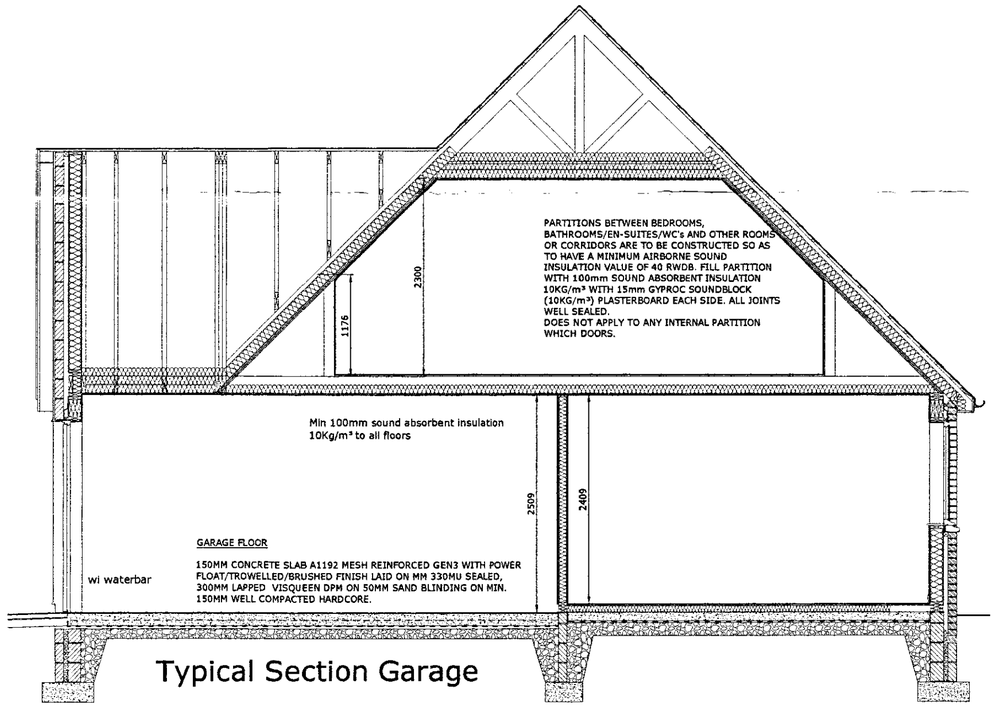
Using Rockwool 100mm between joists, 200mm over joists and at right angles.
U-Value = 0.14w/m²k

U-VALUES - ROOF (sloping ceiling)

Using Celotex 120mm Extra-RXR3000 between rafters and 40mm Celotex Tuff-RGA3000 under rafters taped joints 50mm ventilated cavity.
U-Value = 0.16w/m²k



Typical Section



Typical Section Garage

CAVITY WALLS BELOW DPC

TO COMPRISE 150mm DENSE CONCRETE BLOCK INNER TO BS6073: PART 1: 1981. BLOCKWORK TO BE MINIMUM STRENGTH OF 7.0 N/mm² AND 100mm BLOCK/BRICK OUTER LEAVES, TIED WITH ANCON STAIFIX RT2 WALL TIES AND 50mm CAVITY GROUTED WITH C15 CONCRETE UP TO WITHIN 225mm OF DPC. DPC AT LEAST 150mm ABOVE GROUND LEVEL.

INTERNAL LOADBEARING WALLS
100/150mm 7.0 N/mm² AS INDICATED ON PLANS, WITH FOOTINGS TO SUIT WALL THICKNESS. ALL MORTARS BELOW DPC TO BE CLASS 1, 1:4 MIX CEMENT/SAND MORTAR WITH AN APPROVED PLASTICISER ADDITIVE.

FOUNDATIONS

FOUNDATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE SITE INVESTIGATION REPORT TO THE ENTIRE SATISFACTION OF THE STRUCTURAL ENGINEER AND BUILDING CONTROL OFFICER.

FOUNDATIONS TO BE TAKEN DOWN TO ADEQUATE LOADBEARING STRATADEPTH WITH A PROVISIONAL MINIMUM 900mm. ACTUAL DEPTH ESTABLISHED AFTER EXCAVATION AND AGREED BY THE BUILDING CONTROL OFFICER. ALL FOUNDATIONS BENEATH CAVITY WALLS MASS CONCRETE BS5328 C25 TRENCHFILL/STRIP. WHERE FOUNDATIONS ARE STEPPED OVERLAP IS TO BE EQUAL TO 2 X DEPTH OF STEP, WITH A MINIMUM OVERLAP OF 600mm.

GROUND FLOOR FINISH

LAY 18-22mm T&G MOISTURE RESISTANT FLOORING ON 1000GAUGE POLYTHENE, ON MIN 80mm CELOTEX fast-R FF3000 INSULATION (0.2W/M² K) ON 1200GAUGE DPM LAPPED WITH DPC, TURN UP INSULATION AT JUNCTIONS OF EXTERNAL WALL AND FLOOR SLAB EDGES IF NECESSARY

GROUND FLOOR CONSTRUCTION

MIN 100mm CONCRETE SLAB. ALL LAID ON mm 330mu SEALED. 300mm LAPPED VISQUEEN DPM ON 50mm SAND BLINDING ON MIN. 150mm WELL COMPACTED HARDCORE. WHERE FILL EXCEEDS 600mm, FLOOR SLAB TO BE REINFORCED WITH B785 MESH IN 150mm SLAB FOR SPANS UP TO 3.7m OR 200mm SLAB WITH B1131 MESH FOR SPANS TO 4.9m REDUCE SPANS WITH 150 DENSE CONCRETE SLEEPER WALLS ON 600X 225 FOOTINGS.

SHDC
PLANNING & DEVELOPMENT
12 DEC 2006
Ref. 1716/06

ACCESS AND PATHS:

ACCESS AND PATHS TO THE PROPOSED PROPERTY BY MEANS OF HARD ACCESS PATHS TO FACILITATE ACCESS TO THE DWELLING FOR DISABLED PERSONS. PATHS TO BE CONSTRUCTED AS FOLLOWS 150mm THICK TYPE 1 BASE WELL COMPACTED WITH SUB BASE AND TARMAC OR SIMILAR APPROVED TOP COATING.
PATH LEVELS TO BE NO STEEPER THAN 1:20 AND ITS WIDTH IS NOT LESS THAN 900mm

RETURNED

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UKTFA Q-MARK PLUS

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REGISTERED FIRM BM TRADA CERTIFICATION ISO 9001:2000
UKAS QUALITY MANAGEMENT 012

NO.	DATE	AMMENDMENT	NO.	DATE	AMMENDMENT
A	2:11:2006	Building width reduced by 600mm			

NOTES:
DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK ANY DISCREPANCES SHOULD BE NOTIFIED IMMEDIATELY THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE COPYRIGHT OF THIS DRAWING IS RESERVED. THIS DRAWING MUST NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT AUTHORITY.

A Member of UKTFA

Client: Proposed Dwelling, Land Adjacent No.2 Croyland Way PE6 0NA Mr & Mrs Woodcock

Title: Section

Date	Scale	Drawn By	Drg No.
11:10:2006	1:50		654/4A

MEMBER OF TRADA