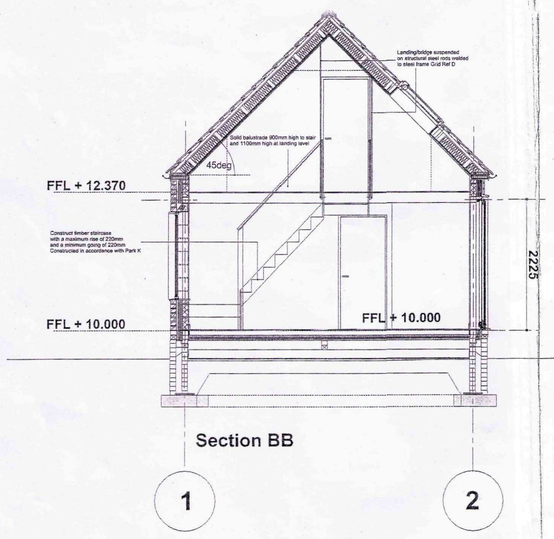
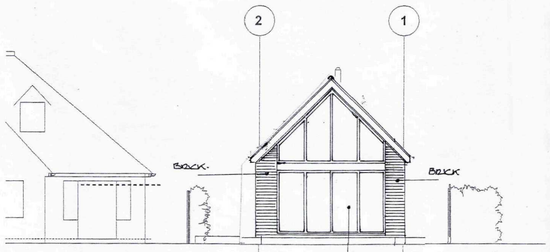


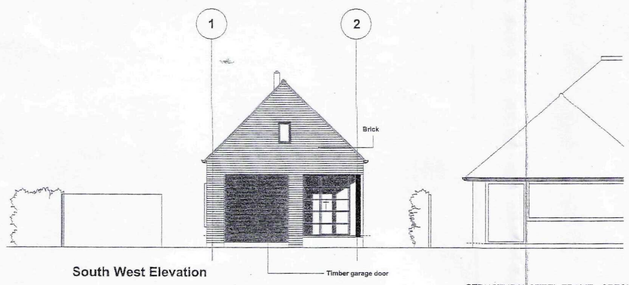
Section BB

1

2



North East Elevation



South West Elevation

EXTERNAL WALL CONSTRUCTION

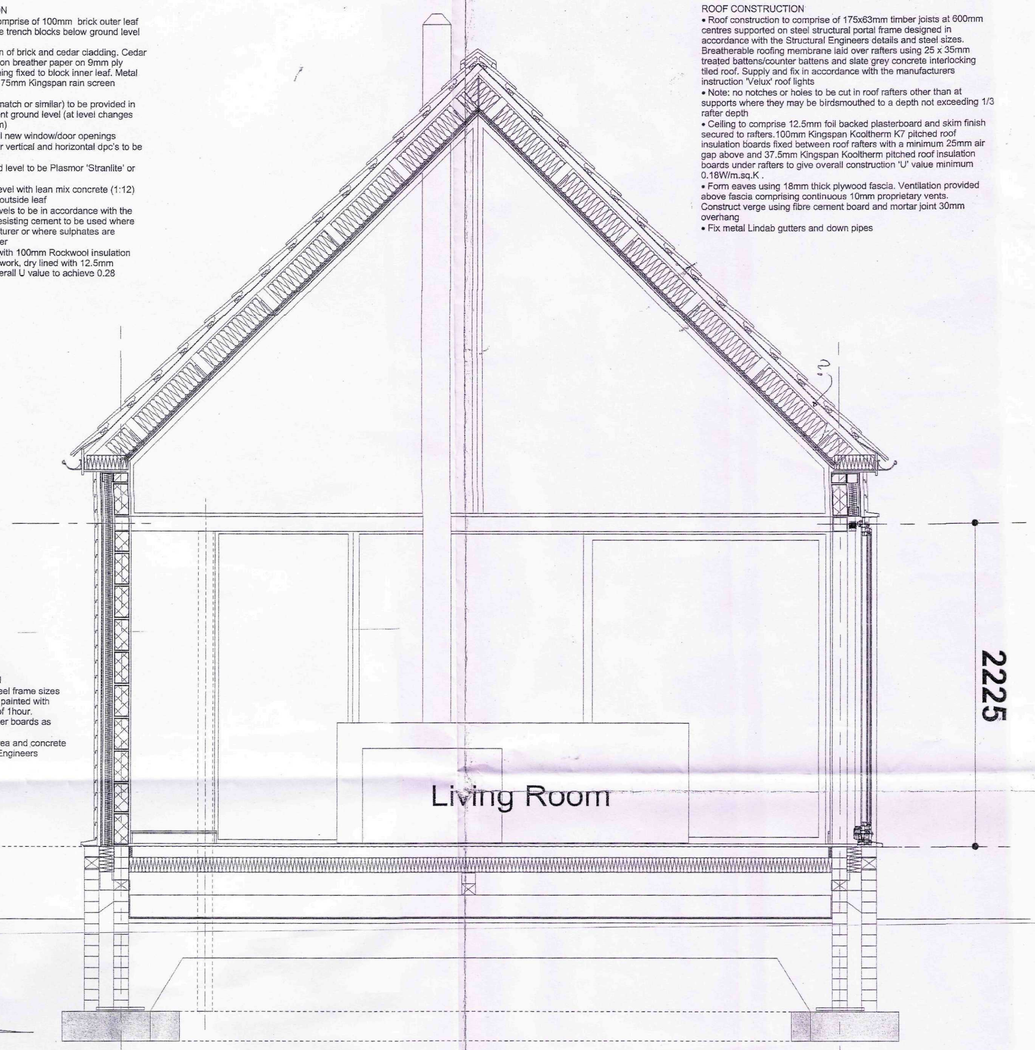
- External wall construction to comprise of 100mm brick outer leaf of brickwork. Bricks built off concrete trench blocks below ground level and built off concrete foundations

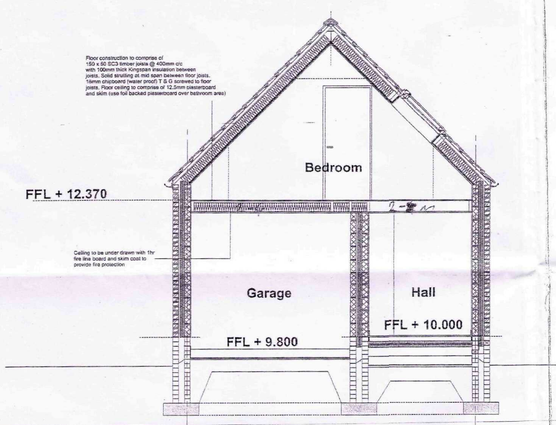
Above dpc walls to be a combination of brick and cedar cladding. Cedar cladding fixed to metal vertical rails on breather paper on 9mm ply sheathing on 75mm metal stud framing fixed to block inner leaf. Metal stud frame to be fully insulated with 75mm Kingspan rain screen insulation board.

- Horizontal dpc (Hyload Mortarmatch or similar) to be provided in wall minimum 150mm above adjacent ground level (at level changes dpc's to overlap by 600mm minimum)
- Cavities to be closed around all new window/door openings
- Rockwool 'Rockclose' or similar vertical and horizontal dpc's to be fitted to all cavity closures
- All external walls below ground level to be Plasmor 'Stranlite' or similar approved foundation blocks
- Cavities to be filled to ground level with lean mix concrete (1:12) finished with sloping batter towards outside leaf
- Mortar for use beneath DPC levels to be in accordance with the current British Standard. Sulphate resisting cement to be used where recommended by the brick manufacturer or where sulphates are present in the ground or ground water
- 100mm wide cavity to be filled with 100mm Rockwool insulation with inner leaf of 100mm wide blockwork, dry lined with 12.5mm plasterboard and skim to give an overall U value to achieve 0.28 W/m.sq.K

ROOF CONSTRUCTION

- Roof construction to comprise of 175x63mm timber joists at 600mm centres supported on steel structural portal frame designed in accordance with the Structural Engineers details and steel sizes. Breatherable roofing membrane laid over rafters using 25 x 35mm treated battens/counter battens and slate grey concrete interlocking tiled roof. Supply and fix in accordance with the manufacturers instruction 'Velux' roof lights
- Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth
- Ceiling to comprise 12.5mm foil backed plasterboard and skim finish secured to rafters. 100mm Kingspan Kooltherm K7 pitched roof insulation boards fixed between roof rafters with a minimum 25mm air gap above and 37.5mm Kingspan Kooltherm pitched roof insulation boards under rafters to give overall construction 'U' value minimum 0.16W/m.sq.K
- Form eaves using 18mm thick plywood fascia. Ventilation provided above fascia comprising continuous 10mm proprietary vents. Construct verge using fibre cement board and mortar joint 30mm overhang
- Fix metal Lindab gutters and down pipes





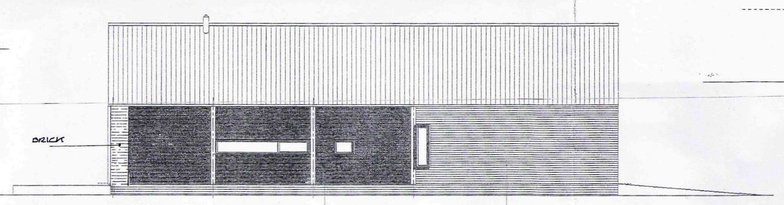
Section AA

1

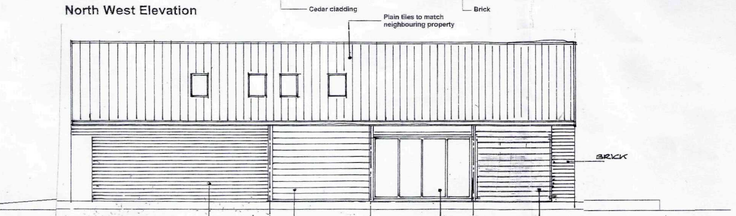
2

STRUCTURAL STEEL FRAME - SPECIALIST DESIGN

- Refer to the Structural Engineers calculations for steel frame sizes and RHS steel leaves beam. Exposed steel frame to be painted with intumescent fire retardent paint to achieve a fire rating of 1hour. Exposed steel columns externally to be clad in oak timber boards as indicated on the elevations.
- Provide a steel ridge beam over master bedroom area and concrete padstone bearers on masonry wall. Refer to Structural Engineers calculations fo steam beam size



North West Elevation



South East Elevation

Section CC

1

2

GENERAL

- Note: Air inlet to be provided i.e. 10mm gap under door
- Heating system to be underfloor connected to boiler and design by specialist installer/To be confirmed
- Notching in joists to be no greater than 1/8 joist depth, cut no closer than 0.07 nor no further away than 1/4 of the span
- Holes through joists to be drilled at the neutral axis no greater in diameter than 1/4 joist depth, located between 1/4 and 2/5 of the span and at centres not less than 3 diameters
- Note: Guardrails to be designed to resist a horizontal force exerted at handrail level of 0.74Kn/m
- Note: Intermittent extractor fans to be designed to minimise electrical fan power and should have a specific fan power (SFP) no worse than 0.5W/(l/s)' in order to show compliance with Approved Document 'L' - Conservation of Fuel and Power.

NOTES

Do not scale off this drawing.
Refer to figured dimensions only.
All dimensions to be checked on site.
This drawing is to be used for Local Authority Approval purposes only.

- All work to be carried out in accordance with current Building Regulations, DEFRA – Limiting thermal bridging and air change: Robust Construction details for dwellings and similar buildings together with all relevant British Standards and Codes of practice and to the satisfaction of the respective Building Control Officer
- It remains the responsibility of the building contractor to ensure that all components and materials used are of specification and size etc to suit the proposed application and are installed/used in strict accordance with the relevant manufacturers recommendations
- Positions of any existing services and drains etc are assumed only. The investigation/research and excavation of same remains the responsibility of the building contractor
- Structural calculations, sizes and details for the steelwork / elements identified on the drawing to be submitted separately for approval

WINDOWS AND DOORS

- All new doors ,windows etc to be fitted with sealed double glazed units and opening lights as indicated on plans (note: habitable rooms opening light size to achieve minimum 1/20 of floor area for rapid ventilation part of which should be 1.75m above floorlevel)
- All new doors and windows to have trickle vents fited giving background ventilation of not less than 8000mm.sq to habitable rooms and 4000mm.sq to all other areas,match existing and fitted with sealed double glazed units and opening lights as in
- Glazing to doors which is wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
- Glazing adjacent to doors which is wholly or partially within 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
- Low level glazing other than glazing in doors and glazing adjacent to doors which is wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
- New glazing will achieve a 'U' Value of 1.6 and 1.8W/m20c respectively

FOUNDATIONS

- Concrete strip/pad foundation (600 x 250mm thick foundation to be agreed with the Building Inspector) Pad sized in accordance with engineers details.
- Foundations may be deeper than indicated dependant on ground conditions and bearing pressure encountered at excavation. Foundation size and depth etc to be all as agreed with the Local Authority Building Inspector
- Steps in foundations to be formed to suit site gradients, max height of steps not to exceed depth of foundation, overlap to be twice height of step or 300mm whichever is greater
- Any foundations where running parallel to existing sewers to be taken down to invert level

SUSPENDED FLOOR CONSTRUCTION

- Ground floor construction to comprise 100mm thick concrete slab on 1200 guage visqueen damp proof membrane on 25mm sand blinded 150mm crushed stone hardcore well consolidated. Leave 150mm air space between oversite concrete slab and underside of floor joists. Suspended floor to be vented (brick vent locations @ 1.5m centres) Use telescopic proprietary vents to suspended floor. Build brick sleeper wall off concrete slab to support 150 x 50 SC3 joists @ 400 c/c. Place dpc onsleeper wall directly below floor joists.
- DPM to be fully lapped and sealed with existing/new dpm's and dpc's to internal leaf/internal walls to form continuous barrier (all joints lappedminimum 100mm and bonded together with dpc manufacturers recommended jointing tape)
- Floor to be insulated with 100mm thick Kingspan insulation fixed between joists. Use 18mm t & g water proof chipboard floor boards fixed to joists, to give an overall 'U' value of 0.22W/msqk

AMENDED PLAN
Ref. #1

Rev	Revision Details	Drawn	Date
A	ELEVATIONS	JSH	17/10/2014

Jonathan Smith Architects
44 Normandy Avenue
Beverley
East Riding of Yorkshire
HU17 8PE
Telephone 01482 881864

Client's name
Mr H S Boyall

Job title
New 2 Bedroom Dwelling
Land Between 7 & 9 Bear Lane
Pinchbeck
Spalding

Drawing title
Proposed Sections
And Elevations

SBDC Planning & Development 22 APR 2015 Ref: 1077-14

Drawn		Date
JS		22/04/13
Job No	Drawing No.	Rev
2011-19	04	-
Status		Scale
Building Regulations		1:100 1:20 1:50