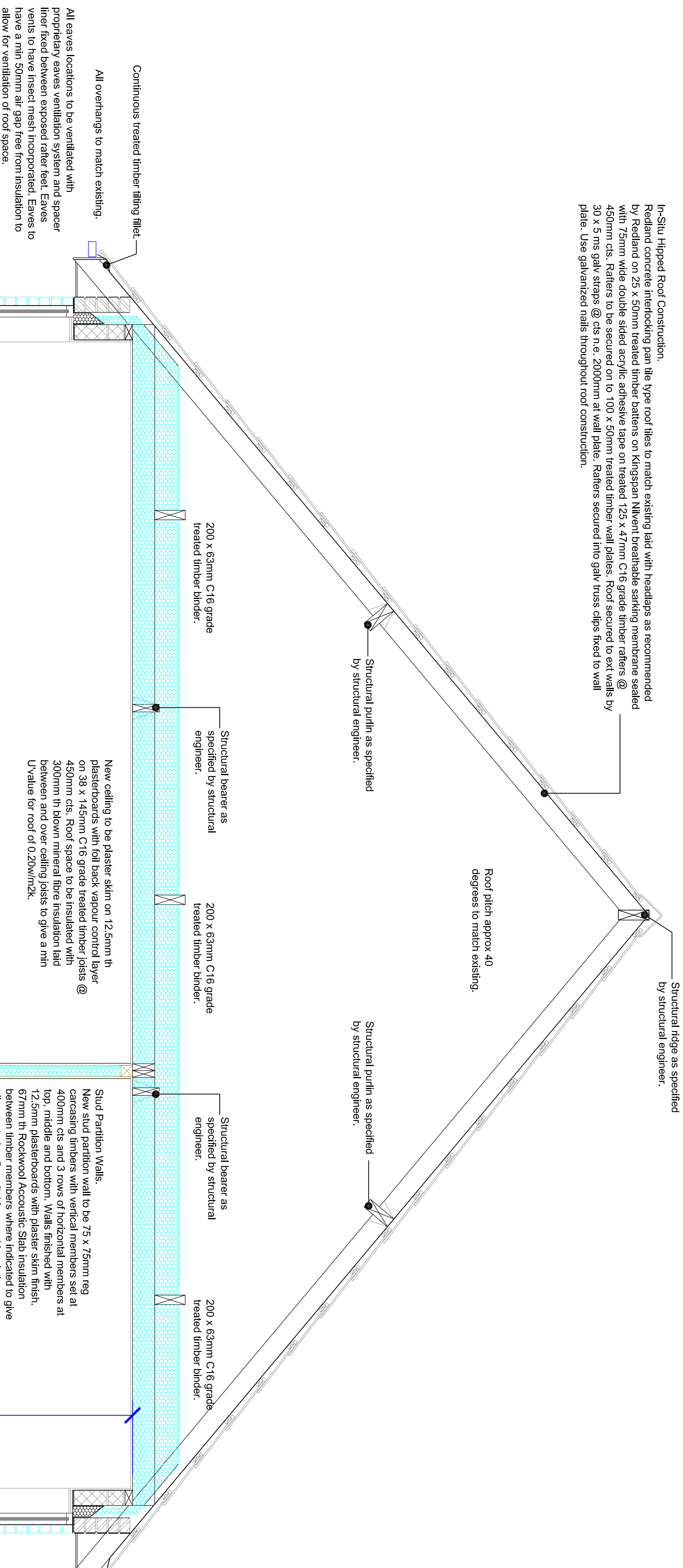


In-Situ Hipred Roof Construction.
 Redland concrete interlocking pan tile type roof tiles to match existing laid with headpans as recommended by Redland on 25 x 50mm treated timber battens on Kingspan Nilvent breathable sarking membrane sealed with 75mm wide double sided acrylic adhesive tape on treated 125 x 47mm C16 grade timber rafters @ 450mm cts. Rafters to be secured on to 100 x 50mm treated timber wall plates. Roof secured to ext walls by 30 x 5 ms galv straps @ c/s r/e. 2000mm at wall plate. Rafters secured into gable truss clips fixed to wall plate. Use galvanized nails throughout roof construction.



BEDROOM 4

BEDROOM 5

GARAGE

UTILITY

SECTION DRAWING

These drawings have been prepared for the purpose of gaining local authority planning and building regulations approval and nothing more. Building contractor prior to commencing works must check dimensions and familiarize themselves with the site and associated conditions and allow for accordingly. All new electrical works must comply with Part P of the current Building Regulations and the latest I.E.E. legislation and regulations. All works undertaken must comply with current legislation and Codes of Practice. DO NOT SCALE.

Notches and holes in First Floor Joists.
 Notches and holes in joists must be restricted to the following limits:
 1. Notches are to be no deeper than 21mm (0.125 times the depth of the joist).
 2. Notches cut in the joist must be positioned towards one of the ends at a distance of between 0.07 to 0.25 times the span away from the support. Check on site.
 3. Holes should not have a larger diameter than 42mm (one quarter of the depth of the joist).
 4. Holes should be drilled in the middle of the depth of the joist, at least three times the dia apart and at a distance from the support of between 0.25 and 0.4 times the span.
 Joists to be doubled up below stud wall locations and shower trays.
 Provide one row of 38 x 170mm solid timber strutting at right angles to span and at centre of span.

All overhangs to match existing.
 Plastic rainwater goods to match existing and fixed as manufacturers instructions. White plastic bosses to match existing.

Fin floor level to top of wall plate.
 Check pn site
 Approx 2450mm

New First Floor Joists
 Lateral stability provided to floor joists by the existing floorbeams to bare 100mm into existing brickwork.
 New 1200 gauge dpc to be taken up and lapped under existing horizontal dpc to give a continuous moisture barrier.

Check on site
 Approx 2470mm
 2100mm

All pc floor beams to bare onto horizontal dpc which in turn is taken vertically up cavity face of internal leaf brickwork and lapped under horizontal dpc at 1st floor level.

DPC min 150mm above G level
Proposed fin ground level

Specifications
Floor Construction:
 70mm in 14 mix concrete screed on 300 gauge polythene sheet separating layer on 80mm in Kingspan Thermobor RT70 Zero ODP floor insulation to give the floor a U value of 0.23W/m2K on (Concrete) laid spac & layout. 7N concrete fill blocks laid between beams as specified by Thomas Armstrong ACI (Concrete) Ltd. 120 gauge dim to be lapped up and under horizontal dpc. Provide vertical perimeter insulation to floor. Floor to be voided with proprietary air brick and liner every 15th stud.
Wall Construction:
 External Walls Above DPC: To be 300mm being brickwork to match existing with 80mm cavity and 100mm internal leaf brickwork. Brickwork above dpc to be Thomas Armstrong UB Insulair 37N rigid insulation boards fixed to cavity face of internal brickwork leaf to give a wall U value of 0.25W/m2K. Mortar mix above dpc to be 1:8 mix. All vertical window and door joints and horizontal window sills to be closed with insulated proprietary plastic damp proof cavity doors. The brickwork above dpc to be finished with 150mm above DPC. All mortar joints to be 10mm.
 External Walls Below DPC: To be 300mm being brickwork to match existing with 80mm cavity and 100mm internal leaf brickwork. Brickwork below dpc to be Thomas Armstrong UB Insulair 37N rigid insulation boards fixed to cavity face of internal brickwork leaf to give a wall U value of 0.25W/m2K. Mortar mix below dpc to be 1:4 mix below dpc. Brickwork to be laid below dpc to terminate at a point not less than 150mm from which facing brickwork to be used. Lean mix concrete cavity fill remaining 150mm above DPC. All mortar joints to be 10mm.
 Lintels: To be Bahley Supralite as indicated with min and bearings of 150mm. All lintels to have min 12 hour fire resistance.
Wall Lin: To be Arcon Stills RT2 stainless steel 25mm long with insulation clips supplied. Wall ties at 900mm spacing horizontal and 450mm vertically. To be spaced 225mm vertically adjacent to all undrained joints. Wall ties to be fixed as recommended by Arcon Building Products.
Windows & Exit Doors:
 To be white PVC to match existing. Double glazing to achieve a max U value of 1.5W/m2K and be fitted with Pilkington K glass. All opening windows to have lockable security handles. Trickle vents to be fitted to all windows. All window frames to be finished with an 800mm floor. All windows and doors to be sealed internally and externally all as window and door manufacturers instructions. For means of escape bedroom windows should have openings at least 850mm high and 500mm wide. CE height in bedrooms to be between 600 and 1100mm above floor level.
Internal Plasterwork:
 Plaster skin finish to all ceilings. New internal brickwork walls to have 13mm plaster and skim. All window and door reveals to have stainless steel angle beads fitted & capped corners. All plaster to be finished to a smooth finish. All plaster to be finished to a smooth finish on 12.5mm in plasterboards fixed to Gyfliner universal metal wall fixing system by British Gypsum Ltd fixed to internal face of existing brickwork all in accordance with British Gypsum Ltd's instructions.
Miscellaneous:
 All new brickwork/brickwork to be keyed to existing ext walls with Celtic Stronghold SS wall concrete. All new plasterwork to be keyed to existing internal walls with Celtic Stronghold SS wall concrete. All plasterwork to be keyed to existing internal walls with Celtic Stronghold SS wall concrete. All plasterwork to be keyed to existing internal walls with Celtic Stronghold SS wall concrete.
Decorative:
 All decoration items to be confirmed with client. All new skittings and door surrounds to match existing.

External Works:
 Eminent of external works to be agreed with client prior to commencing works.
Internal Works:
 Internal Joinery: 1800 x 600 x 30mm to define alcove. Doors set in 100 x 32mm door casings with saw door stops. Provide 1 No pair of 75mm butt hinges to define alcove and provide door handles to define alcove and provide door stop. New ground floor (cell) to have bathroom spec lock with emergency opening from utility room. New architraves and skettings to match existing.

Foundations:
 Foundation concrete to be grade C28 / 35 to BS 8500, with 20mm nominal aggregate size. Min cement content 300kg/cum. Binding concrete and cavity fill to be grade GEN 1. All concrete shall be suitable for DS-1 and AC-1 conditions in accordance with BRE special digest No. 1.
 1 layer of B385 mesh bottom with 40mm cover. 450mm dia steel reinforcement mesh to be laid horizontally. New ground to be cast level to match existing and to be covered together using 3 No. 16mm dia mild steel bars. 450mm long with min 150mm embedment.
 Depth of foundation to be confirmed on site by the local authority building control officer.

Bedroom 4:
 New ceiling to be plaster skim on 12.5mm th plasterboards with joint back vapour control layer on 38 x 100mm C16 grade treated timber joists @ 450mm cts. Roof space to be insulated with 300mm th blown mineral fibre insulation laid between and over ceiling joists to give a min U-value for roof of 0.20W/m2K.
 Structural steel beam designed by structural engineer to be concealed with 12.5mm th Gyproc Frieline plasterboards fixed to sw timber framing fixed to steel beams with plaster skim finish to give min 1 hour fire resistance. er Information.
 195 x 47mm C16 treated timber bearer mechanically fixed to existing wall with shot bolts.
 22mm th moisture resistant 1&g Weyroc boards on 38 x 170mm C16 grade timber joists @ 450mm cts.
 Finished floor level as existing
 New garage ceiling in all locations to be plaster skim on 11th fire resistant 12.5mm Gyproc Frieline plasterboards on 38 x 100mm C16 grade timber joists @ 450mm cts. 100mm th Rockwool Acoustic Slab sound insulation laid between timber joists.
 New garage ceiling in all locations to be plaster skim on 11th fire resistant 12.5mm Gyproc Frieline plasterboards on 38 x 100mm C16 grade timber joists @ 450mm cts. 100mm th Rockwool Acoustic Slab sound insulation laid between timber joists.

Revisions	
Blaydon Architectural Design 11 Whitehall Terrace Raydon NE40 3PJ Tel 0191 413 5595 E-mail: blaydon_design@btinternet.com	Two Storey Side Extension To 10 Axwell View, Whinlinton, NE21 6NF
Project	
Drawing	Section Drawing and Specification.
Drawn	JPB
Date	June 2013
Scale(s)	1:20. Paper size A1.
Drawing no.	Small 1803