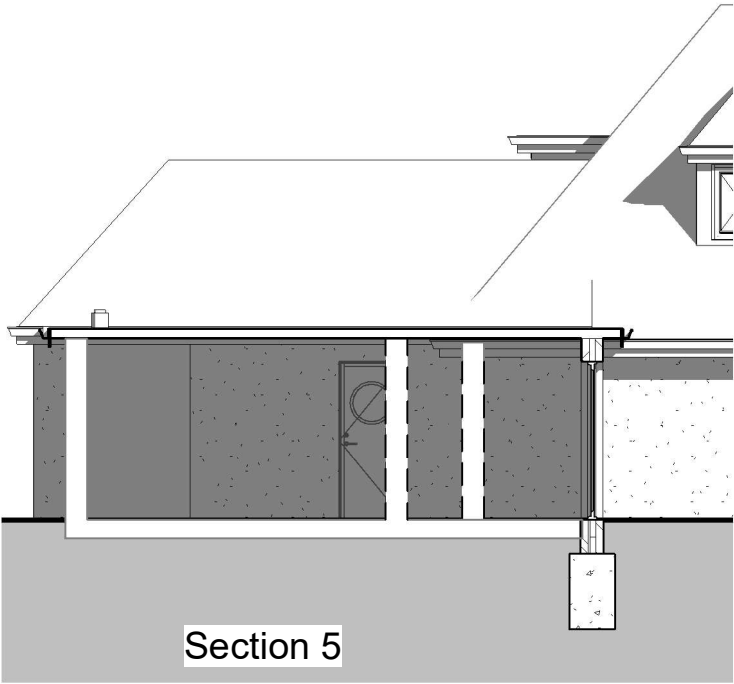




Roof Construction

Flat Roof - Cold Deck - to acheive a T4 fire rating
Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials - felt backed EDPM single ply membrane
11mm OSB Ply
Firing pieces 50-0mm at 3m
Breathable Membrane
50mm air gap, cross flow ventilation - continuous soffit vent to all elevations
150mm rigid insulation between timbers
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish

Continuous ventilation around fascias

Flat Roof - Warm Deck - to acheive a T4 fire rating
Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials - felt backed EDPM single ply membrane
150mm rigid insulation between timbers
11mm OSB Ply
Firing pieces 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

Continuous ventilation around fascias

Main Roof (subject to Structural calculation)
Replace or butt 200x50mm c24 @400centres

Roof tiles on Breathable Felt and 25mm Batten to be installed to manufacturers specification
* especially where the pitch is<15degrees
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

Continuous ventilation around fascias

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.

Where any roof is to join a cavity wall, cavity trays to be fitted.

Wall & Ceiling Construction

Exterior Timber framed
from the Exterior
Cladding - fibre cememt for external walls or equivient James Hardie fire rated to A2 s1-d0, minimum of B-s3,d2/option finish.
25mm Cross Batten
6mm Promat Supalux/Masterboard, or equivalent (if an exterior/boundary/flank wall)
Breathable membrane
12mm 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 insulation
Plastered, plaster board to interior finish (fire resitant board when an exterior wall)

Exterior Masonary
from the Exterior
100mm face brick work
25mm Air Gap
75mm insulation, such as Knauf DriTherm 37non-combustable glass mineral wall slab, 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

Wall ties to be
sited at 700mm horizontal and 450mm vertical spacing,
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

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

Interior Dry lining to interior mansoary wall
c16 100 x 50 @ 400mm centres, tied to the exterior wall
sited at 700mm horizontal and 450mm vertical spacing,
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

Ceilings and Wall covering
12.5mm plasterboard and 2.5mm plaster
where addition fire protection is required to meet a rating of
REI30 (between dwellings or new Floors) double boarding or fire plasterboard is required
British Gypsum Fire Board (Pink) to be taped and jointed and sealed with Fire retardent foam/beading

Loft Party Wall
50mm void/air gap
c24 75 x 50 @ 400mm centres
100mm sound insulation to fill
12.5mm plasterboard and 2.5mm plaster

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

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 for single storey
minimum of 1500 for double storey - 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)

Balcony's
to be measure on site for fabrication
Guard rail to be a minumum of 1100mm
21.5mm toughened glass, if no top hand rail
Ballustrade to be minimum of 900mm and no more than 99mm spaced
Bottom rail and all fixings must comply to BS 6399

* customer to provide detail/specification of chosen manufacturer

Doors, Windows and Openings

Openings
Catnic Lintel in accordance with manufacturer spans with min 150mm bearings
alternative, a minimum of a double trimmer to the nearest Rafter. All trimmer to be fixed with a star washers between each timber, at each fixing point.
- minimum of M12 washers, nuts and bolts fixed at 600mm centres, Larger voids to have a 5mm flinch plate between each timber.

Windows

All window to be fitted with trickle vents and each habitable room must have an opening equaling at leaste 1/20th (5%) of the floor area.

All glazing in critical area's to be toughened

Fire escape windows must provide an unobstructed opening of at least 0.33m² with a minimum dimension of 450mm in height or width. Single side opening windows will need to have a minimum frame width of 610mm to comply with building regulations and a 2 pane side opening window needs to have a minimum width of 595mm.

Where the cill height is <800mm or in critical areas, toughened glass must be used in the lower most pane in accordance with BS 6206.

U value = 1.6 W/m2.K and WER Band C

Doors
New Build doors must be a minimum of 775mm wide
U value = 1.8 W/m2.K

Passive 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
Sofit Ventilation to be continuous
All timber roof to maintain cross ventiaition

Mechanical Ventilation
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.
All lighting to be low energy
All sockets to be a max of 450mm from ground level & switches no more than 1100mm.

All Gas and plumbing work to be carried out by a Gas Safe engineer - all sanitary pipework to conform to BS EN 12056.

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 Construction

Timber Suspended
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

Solid
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

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



PROJECT	11 Sea Way PO22 7RZ	CLIENT				Everret					
		Date		Issue Date		Scale (@ A3)		1 : 100			
SHEET	Building Regs X Section ext	Drawn by		SW		DRAWING NUMBER				REV	
		Checked by		SR		B 2					