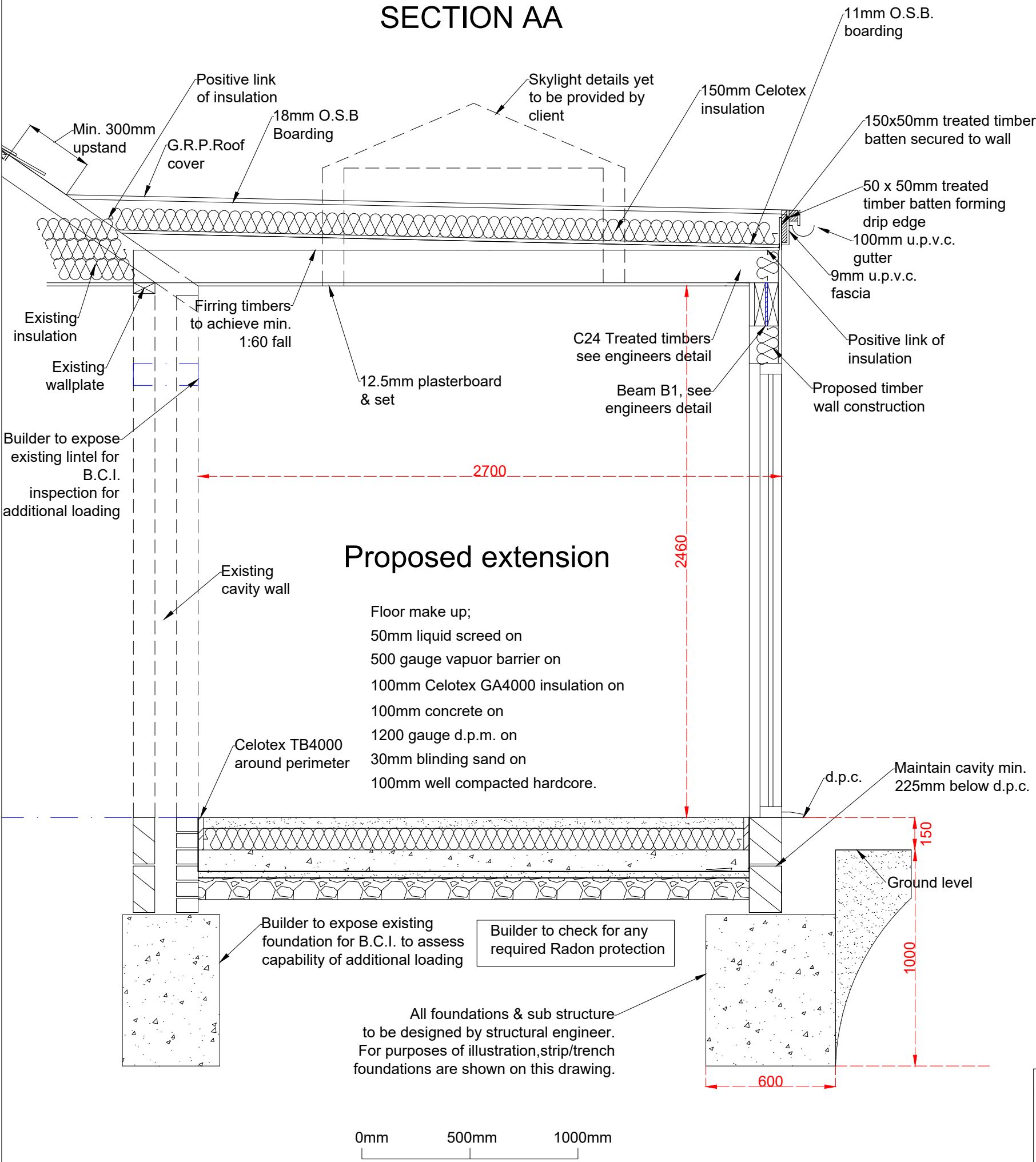


SECTION AA



SPECIFICATION :-

FOUNDATIONS: All foundations and sub structure to be validated by structural engineer. Mass concrete foundations to a min.depth of 1000mm. width 600mm, but to suit soil conditions & any trees as agreed with building control inspector. Concrete mix 1:3:6 to be poured to 450mm below existing d.p.c level. Depth must be 150mm lower than & remain min. 500mm from any adjacent drains . Should any drains be within 3 metres of the foundation, local water authority must be informed and a Declaration of works be sought.

WALLS: All load bearing masonry shall be in accordance with BS 5628 and non load bearing masonry to BS 8200. Below G.L. 150mm dense concrete blocks, up to d.p.c. Above d.p.c. Treated timber frame construction. C24 timbers with top & sole screeds, sole plate on a d.p.c. & secured to blockwork with M12 resin anchors @ 600mm intervals. Vertical timbers @400mm c/c, nogged mid span & filled with 120mm Celotex insulation, overboarded internally with additional 30mm celotex (to acheive 0.18Wm2k), covered with 12.5mm plasterboard & set. Externally, 11mm O.S.B. boarding fixed to timbers, covered with Tyvec breathable roof felt or similar, covered with 50x25mm treated timber battens @400mm c/c,(insect mesh to be fitted to all ventilated areas) boarded with 12mm Aquaboard cement cladding, covered with Silicon render. U.P.V.C. bead to be fitted at d.p.c. level to prevent damp ingress from below. Provide designed steel/timber lintel as per engineers design.

FLOORS: 50mm of liquid screed on top of 500 gauge membrane, on top of 100mm 'Celotex' insulation (achieve 0.13 Wm/2K) on top of 100mm concrete slab incorporating A142 reinforcing mesh, on top of 1200 gauge D.P.M with 30mm blinding sand on top of 100mm compacted hardcore.

FLAT ROOF ; G.R.P. Roof cover to BS 6229 over 18mm O.S.B. boarding, over 150mm Celotex insulation to acheive 0.11 Wm2K, over 11mm O.S.B. boarding fixed to firing timbers to acheive a min. 1:60 fall, secured to C24 roof joists (see engineers detail), @400mm c/c, nogged mid span. Code 4 lead flashings at all junctions 150mm high. Roof cover to extend min. 300mm up under existing pitched roof.

INTERNAL WALLS ; 100 x 50 mm C16 timbers vertically @400mm c/c with top & sole plates, nogged mid span & filled with 100mm acoustic insulation, tacked with 12.5mm plasterboard & set coat.

STORMWATER DRAINAGE: Investigate existing rainwater pipework on site to check suitability of new connection & additional volume. If required 100mm half round u.p.v.c. gutters to 65mm downpipes to 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm pea shingle to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20Sq.m of roof area below invert level and min. 5 metres from the building.

FOUL DRAINAGE: Existing foul drainage may require relocating to avoid new foundations. Existing drainage to be exposed and assessed for any required amendements, along with B.C.I approval. Check existing invert levels to accommodate changes. All plumbing to BS 5572. 38mm u.p.v.c. wastes with 75mm deep seal traps . Provide 100mm dia. Osma underground pipe laid to 1:40 falls and surrounded by 10mm pea shingle. New 450mm chambers bedded onto concrete & haunched at every change of direction, connected to existing drain runs using mechanical joints. All pipework to be pressure tested before backfilled.

GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.2.Wm2K. Ensure that that there is no thermal bridging or air leakage around frames. Means of escape access to all habitable rooms. Min. 450mm opening with min. 0.33 Sqm opening area, between 800-1100mm from finished floor height.

STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard and set. Padstones on all seating as indicated on structural calculations. Min bearing 100mm on party walls and 150mm at all other times. Ensure transfer of loads by dry packing as required. See engineers details for steel sizes, bearing & fixing details.

VENTILATION: Provide background ventilation 8000mm Sq.m trickle vents, controllable and sited to avoid draughts to all habitable rooms fitted into the heads of window frames. Provide min 1/20th floor area ventilation to all habitable rooms.Provide mechanical ventilation to kitchen & bathroom areas with extract fan min. 30/Ls with 15 min. run on timer.

ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 45 Lumens/circuit watt.

HEATING: Extend the existing heating system in accordance with the Domestic Heating Compliance Guide, fitted with zone controls and all pipes insulated.All gas work to be carried out by a registered gas fitter. All works to comply with Part L volume 1 2021.

FIRE; Provide heat sensors & smoke detectors fitted to BS 5839. Means of escape access to be fitted to all bedroom windows.

STRUCTURAL STABILITY; The structural engineer is responsible for for checking all designs and requirements/calculations, beam placements and wall removals.

This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

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SECTION AA AND SPECIFICATION
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