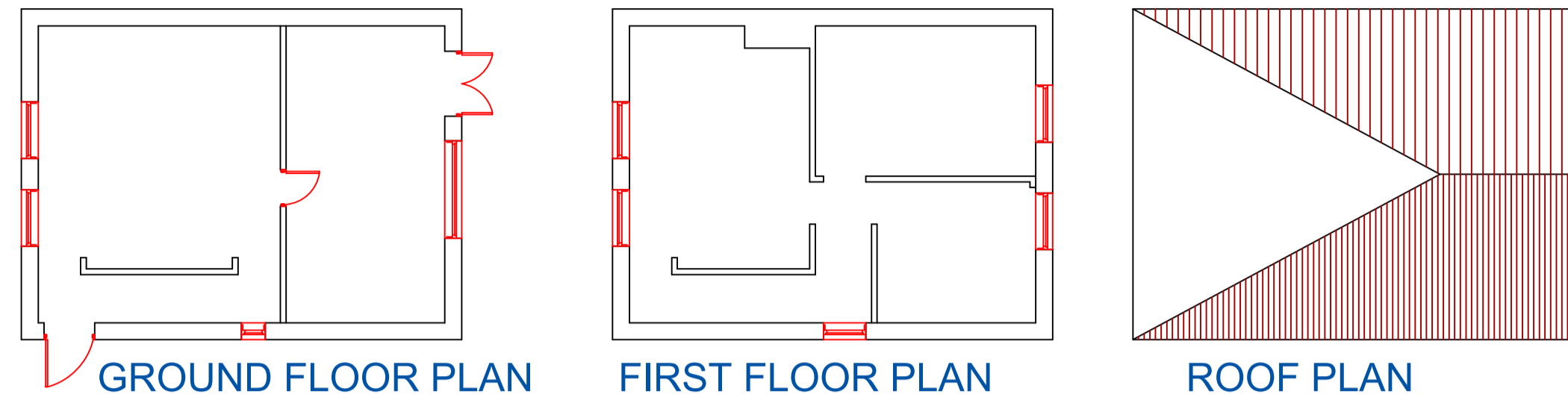
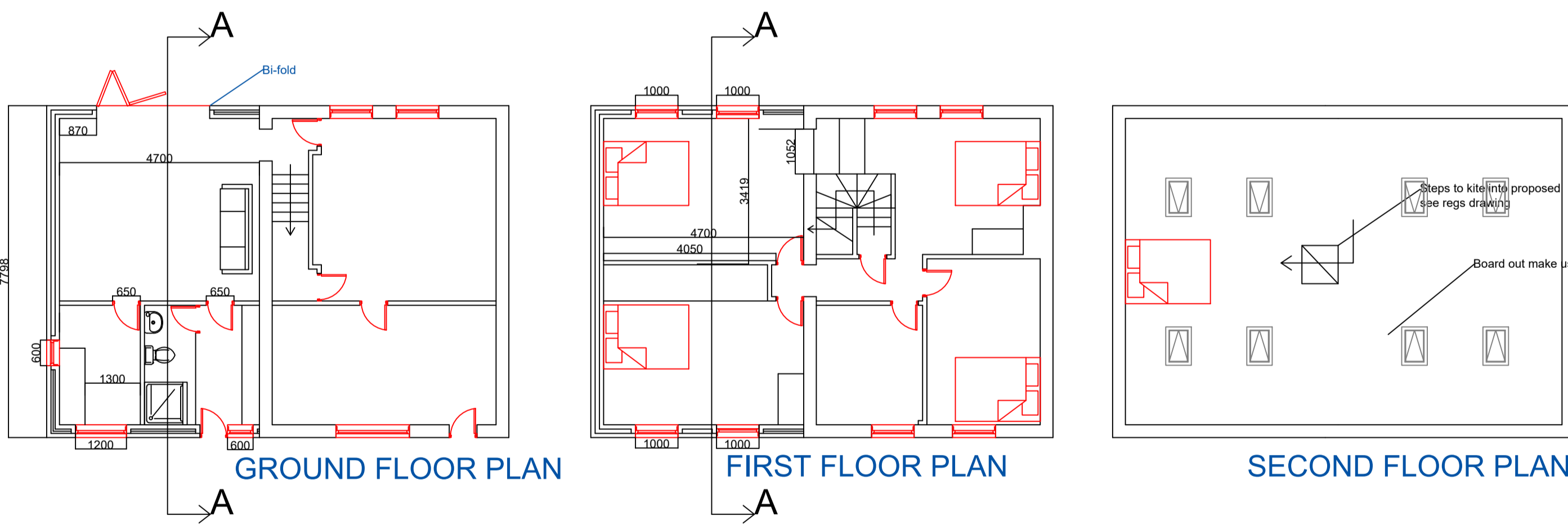


NOTES:

- 1 Any finishes disturbed or damage caused resulting from the works is to be made good.
- 2 This drawing is to be read in conjunction with other drawings supplied.
- 3 Inform the Architect of all untoward findings or discrepancies.
- 4 Written dimensions are to be taken in preference to scaled. All dimensions to be confirmed on site prior to commencement of the works. Do not scale from this drawing. If in doubt ask.
- 5 Where Architects approval is required the Architects confirm that a minimum of 1 week notice must be given for inspection.
- 6 Where possible the Architects have undertaken not to use deleterious materials.



KEY:



ALL MEASUREMENTS AND MATERIALS TO BE CHECKED ON SITE. IF IN DOUBT... ASK!

FOUNDATIONS AND SUB GROUND LEVEL
Ground to be prepared for new works as described including location and alteration/modifications to all existing services as necessary, including sealing up, capping off, disconnecting, removing redundant services as necessary.

STRUCTURAL STEEL
All steel beams to SE calcs. Beams must be wrapped in fireboard, fix to timber noggins @ 450mm cc. All new structural steel to be placed at height matching that of the existing.

All structural timber is to be grade C24, stress graded to BS 4978 and sawn to BS 4471. All timber is to be protected on site to minimize moisture content which must not exceed 22%.

FOUNDATIONS
Foundations to be constructed at a minimum depth of 750-1000mm, below the influence of drains, and or surrounding trees on level firm natural undisturbed ground of adequate ground bearing capacity to the approval of the building control surveyor.
Strip foundations to be a minimum width of 600mm and thickness of 225mm and trench fill foundations should have a minimum width of 450mm and a minimum 500mm thickness of concrete. The concrete mix should be ST2 or GEN1.
Walls below DPC level up to 1m deep are to be constructed with two skins of 7N/mm² 100mm or 140mm if over 1m deep concrete blocks 1:3 cement mortar in-filled with concrete to a maximum of 225mm below DPC level. Block and cavity width and wall tie spacing, etc, to be same as the wall above, but with a row of wall ties to support the cavity wall insulation below DPC level.

GROUND BEARING SOLID CONCRETE FLOORS (suggested U-value 0.13 W/m².k)
Slabs/Concrete to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. A 300um (1200g) continuous polythene DPM/radon barrier is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPC's in walls. Floor & external perimeter edges of floor slab to be insulated with floor grade insulation thickness and type in drawings, provided under a minimum 100mm thick ST2, or Gen1 concrete floor slab with a trowel smooth surface with 25mm up stands to the external walls. A 500g polythene separating layer is to be installed between the concrete slab and insulation if using a foil faced polyurethane/PIR type insulation board.

EXTERNAL WALLS (suggested U-value 0.18 W/m².k)
Cavity walls
Walls to consist of 100mm brickwork external skin dependant upon exposure with a 100mm thick lightweight high performance 2.8N/mm² insulation block with either a 13mm lightweight plaster finish or 12.5mm plasterboard skimmed drylining. Ensure all gaps & all voids are sealed to prevent any air leakage.
Where required external brick facings to be tied to external blockwork with wall ties and foundation widths increased by 150mm.
Walls to be built with 1:4 cement mortar and tied with BBA approved 275mm long Ancon ST1 stainless steel wall ties or other approved double dip tie type in compliance with BS 5628 & BS EN 845-1, built 75mm min into each wall at maximum spacing in compliance with wall tie manufacturers details and typically at 600mm max horizontal, 450mm max vertical and 225mm max at reveals, verges and closings for cavities up to 125mm wide. For cavity widths of 100mm use 250mm long ties.

ROOF CONSTRUCTION
roof tiles to match existing on 38x25mm tanalised s/w timber tile battens on kingspan nilvent or similar approved sarking felt on top 18mm OSB first layer 12mm OSB on top, supported off 200x50mm s/w timber rafters at 450mm c/c resting on wall plate. roof insulation to be 100mm kingspan between rafters and 50mm kingspan thermawall tw56 zero ocp under rafters, ceiling to underlined with a layer of british gypsum gyproc moisture resistant board, paint finish to boards to be chlorinated rubber primer topped with r10 chlorinated rubber paint provided by technical paint services.
lateral restraint to be provided by 25x100mm sw wind bracing in accordance with current nhbc standards or bs 5268 pt3 plus 5x30mm ms straps up verge and along gable at ceiling level across 3no trusses at 2m c/c.
roof void to be ventilated via a continuous mesh covered slot 10mm along soffit, gables to have 150mmx225mm air brick and duct to provide additional air flow into roof space, proprietary eaves ventilator fixed between each truss to ensure clear passage of air across top of insulation (min 50mm clearance at all times), all feed tanks within roof space to be seated on adequate support structure to satisfy bs 5268 pt3 and such tanks and pipework to be insulated in accordance with current water supply bylaws.

VENTILATION TO PITCHED ROOFS
Roof insulation to be continuous with the wall insulation but stopped back at eaves or at junctions with rafters to allow a 50mm air gap. Cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill. Provide additional ridge/high level ventilation equivalent to a 5mm gap in the form of proprietary vent tiles spaced in accordance with manufacturer's details.
Ventilation to the roof space may be omitted, only if a proprietary BBA or similar approved breathable roof membrane, with minimum 25mm thick treated vertical counter battens and proprietary eaves carrier system is used. Breathable roof membranes & proprietary roof vents must always be installed as manufacturers details (note: some breathable membranes may also require additional roof ventilation).

DRAINAGE
Drainage line under the building to be enclosed in pea gravel fill with flexible joint, when passing through wall supply and fix p.c. concrete lintel over.
all rainwater pipes to be 250mm p.v.c. with rodding access where drains do not connect to a manhole (unless otherwise specified)
any drains passing under building to be encased in 150mm concrete, minimum falls to 100mm dia drains 1:60 and 1:70 to 50mm dia drains.
note: all new drainage to connect upto existing drainage. check on site for inverts of pipes all to approval of building control

NEW RAIN WATER GOODS:
New rain water guttering throughout laid to falls to match existing. Proprietary brackets to suit fixed in accordance with the manufacturers requirements and instructions.
New additional rain water fall pipes to match existing. Proprietary straps to suit fixed in accordance with the manufacturers requirements and instructions.
Rain water fall pipes to discharge into trapped rectangular gullies with integral inlets/outlets and access for rodding.



X T BUILDING PLANS

Project Title:
**82 Ridgeway Drive
SHEFFIELD
S12 2TF**

Drawing Title:
Plans and Elevations

Scale:
Plans and Eles $\frac{1}{100}$
Map: $\frac{1}{1250}$