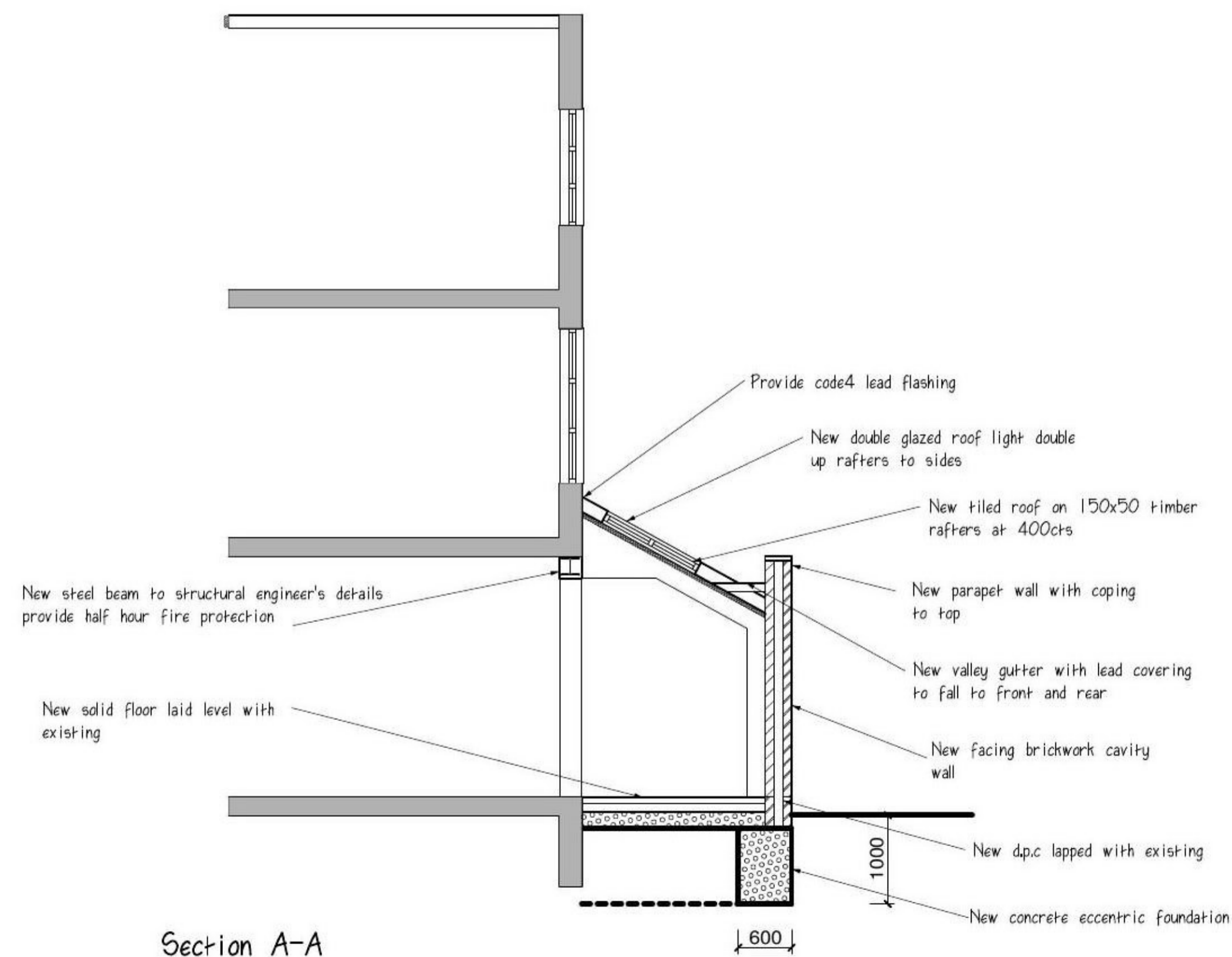
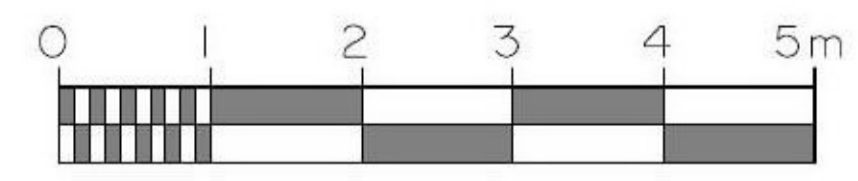


Section B-B



Section A-A



GENERAL SPECIFICATION NOTES: All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work.
 All relevant planning and Building Regulation approvals to be obtained prior to commencement of work.
 All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work.
 All health and safety regulations to be implemented on site by the Building Contractor during the building contract.
 Where applicable these drawings are to be read with the structural engineers calculations and details.
FOUNDATIONS: Foundations to be min 1m deep dependant on sub-soil conditions and any trees within 30m of the works. If any tree within 30m then foundations should be designed in accordance with NHBC tables or if in close proximity of the works to be designed by the Structural Engineer. Final depths of foundations to be agreed on site with the Building Inspector.
 Concrete used for foundations to be sulphate resisting.
DAMP PROOF COURSE: New damp proof course to be positioned min 150mm above external paving level and lapped with existing and dpm proof membranes all to BS743.
CAVITY WALL CONSTRUCTION: Construct cavity wall above dpc level with 100mm facing brickwork external skin, 100mm cavity and 100mm solar blockwork minimum D25 or lower K value inner skin. Fill cavity with Isotherm32 insulation and fix wall ties at 900mm centres horizontally and 450mm centres vertically staggered. Line internally with 12mm plasterboard on dabs.
 Below dpc level two skins of 100mm semi-engineering brickwork with 100mm cavity. Fill cavity at base with weak mix concrete min 150mm below dpc level.
 Provide insulated cavity doors at all window and door reveals.
 New cavity walls to be bonded to existing structure using stainless steel profile ties.
 Where walls exceed 6m in length provide expansion joints using flexcell or similar material with mastic joint externally.
SOLID GROUND FLOOR CONSTRUCTION: New floor to be laid level with existing using 60mm sand and cement screed to top on 100mm concrete ground slab on 120mm colotex or similar insulation on damp proof membrane 1200g polythene linked to dpc's on sand blinding on min 150mm well consolidated hardcore fill.
INTERNAL TIMBER PARTITIONS: Construct partitions with 100mm x 50mm S.W. timber studs at 400mm centres vertically with head and sole plate including noggins. Line both sides with 12mm plasterboard scribe and set. Provide 100mm sound quilt within void. Provide double joints bolted together under where constructed parallel to floor span.
LATERAL RESTRAINT: Provide lateral restraint to new flat roof by means of 1200mmx32mmx6mm galvanised mild steel straps fixed to timber joists and walls at 1800mm max. cts.
STEEL WORK: New steel work to be pre-treated with paint protection to provide half hour fire protection.
WINDOWS: New windows to be upvc double glazed with opening lights equal to min 1/20th of floor area. New glazing K glass min 16mm cavity. Fix trickle vents within frame 6,000mm 2.
MECHANICAL VENTILATION: Kitchens to be fitted with extract fan ducted to external air, capable of providing 60 litres per second ventilation.
 Utility rooms to be fitted with extract fan ducted to external air, capable of providing 30 litres per second ventilation.
 Bathrooms/ shower-rooms to be fitted with extract fan ducted to external air, capable of extracting 15 litres per second ventilation.
 Bathrooms, shower-rooms and wc's that are internal should be electrically wired to the light switch, capable of providing three air changes per hour and fitted with a 15 minute over-run delay.
SMOKE DETECTORS: Provide smoke detectors within hallways and corridors at each floor level, electrically wired on separate circuit to mains supply and fitted with back-up battery system. All smoke detectors to be inter-linked.
ELECTRICAL: All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works.
 All new switches and sockets are to be positioned within a zone between 400mm and 1200mm above finished floor level.
 25% of all new electrical light fittings are to be energy efficient.
PLUMBING: New plumbing above ground to comply with codes of practice. All fittings to have 75mm deep seal traps. Provide rodding access to all waste pipes at change in direction.
 New drains to be 100mm dia. Upvc with flexible joints laid to fall min. 1 in 40, bedded and surrounded with 150mm pea-shingle.
 New soak-away to be sited min. 6m from building. Soak-away min. 1m³ capacity constructed with brick honeycomb chamber left empty as void with manhole cover and frame to top. Size of pit to be subject to percolation test carried out on site.

project: Sections
 address: 43 Hadleigh road
 Frinon-on-sea
 client:
 date: July 2021
 drg. no: 6926/4
 scale: 1:50

revisions	



Hutton Enterprises Ltd
 ARCHITECTURAL & SURVEYING
 CONSULTANTS