



**CONSTRUCTION NOTES – STRUCTURE**

[NOTE: ALL TO BE CONFIRMED BY STRUCTURAL ENGINEER]

**Floor Construction:**

[External]

- 250mm well ventilated void, vented by periscope vents at 2m centre to allow 1500mm<sup>2</sup> per metre run of external wall.
- 225mm beam and block as engineers specification, install DPC where sits on blockwork (and sleeper walls), wrap up face of blockwork and lap under DPM (BLUE LINE)
- 1200 gauge DPM turned up inside face of blockwork and fully lapped under DPC (BLUE LINE)
- DPC to lap up inside face (BLUE LINE)
- 150mm GA4000 celotex or similar
- Visqueen Vapour check vapour barrier lapped up edges of screed (RED LINE) with 25mm TB4000 celotex perimeter insulation
- 75mm screed

[Internal]

**Masonry Plinth Construction:**

[External]

- Weiberberger Olde Essex Multi brickwork plinth laid in English bond with snapped headers (stretchers to angled plinth brick) 69mm void (providing 50mm void to timber frame) with concrete flashing angled to exterior at ground level (min 150mm below timber frame)
- Form neat weep holes to every other perpendicular joint with cavity tray over periscope vent (ORANGE LINE) 150mm min below timber frame. Install insect mesh to all weep holes.
- 140mm dense concrete blocks

[Internal]

**Wall Construction. Timber frame with cladding:**

[External]

- Black painted weatherboarding
- 50x50mm treated sw battens
- Tyvek housewrap (ORANGE LINE) lapped 10mm past sole plate
- 9mm OSB3
- 150x50mm sw timber frame with 150mm Celotex GA4000 tightly packed between all timbers
- Visqueen Vapor check (RED LINE)
- 50mm Celotex GA4000
- 25x38mm service void battens
- 12.5mm Gyproc Wallboard
- Skim finish

[Internal]

**Roof Construction:**

[External]

- Lincoln clay pantiles in antique with 100mm lap
- 38x50mm treated sw battens
- 50x50mm treated sw counter battens
- TLX Gold (GREEN LINE) draped between 50mm batten, forming 10mm void to OSB3, at eaves dressed over black uPVC eaves carrier, feeding into gutter. Form packing fillet to ensure membrane falls supported into gutter, to allow no potential pooling of water prior to gutter within roof buildup.
- 9mm OSB3
- 47x195mm C24 joists @400mm c/c with min 150mm Celotex GA4000 tightly packed between all timbers
- Visqueen Vapor check taped at all joints with Visqueen Vapour check tape (RED LINE)
- 12.5mm Gyproc Wallboard
- Skim finish

**Internal Studwork:**

- 100x50mm sw studs @400mm c/c with staggered noggins every 900mm c/c, where touching existing masonry fabric install DPC separating new and old.
- fill voids with 100mm rockwool batts
- clad on both sides with 12.5mm Gyproc Wallboard with skim taped joints and skim finish

**Eaves:**

- Lap breather membrane over black uPVC eaves carrier dressed into gutter
- New Alumasc cast aluminium heritage gutter and downpipe, feeding into new surface water soakaway
- tilting fillet to last tile, ensuring angles do not create any standing water
- rafter feet to be exposed matching the details as found elsewhere on the house

**Abutment:**

- Form new bearer plate fixed to existing frame of house, to be specified by structural engineer.
- roof joists to be support by fully nailed joist hangers, as structural engineers information.
- Form 150mm code 5 lead upstand flashing to be dressed under new render and over new roof

**Window Surround:**

- Install new internal oak cill to all windows and doors
- Externally form new sw frame to close weatherboarding, to top dress code 5 lead over forming drip to free edge and neatly dressed around corners. Leadwork to be dressed 150mm up inside face of frame sheathing with breather membrane dressed over.
- 50mm rockwool cavity closer or similar to weatherboarding

**Existing Doorways:**

- Between new kitchen and dining room:
  - Seal doorway and seal on both sides with 12.5mm plasterboard with skim finish, leave 10mm recess to dining room indicating previous doorway.
- Between new kitchen and doorway:
  - Seal existing doorway and seal on kitchen side only with 12.5mm plasterboard with skim finish. Leave doorway visible in hallway.

**Rainwater:**

- New Alumasc cast aluminium heritage gutter and downpipe, with shoe to base directing away from building and feeding into new gully feeding into new surface water soakaway.

**Verge:**

- install new 200mm barge board to verges profiled as elevations with oak capping pieces to pan tiles.

**New structure meeting existing:**

- Where new masonry meets existing install extension profiles to form movement joint at new-existing interface. Simpson strong tie GUGCCS crack control wall starters or equivalent
- Fix all new timber frame elements to existing structure as structural engineers information.
- Between all new and old structure install continuous strips of DPC.

revision	description	date
Rev A	TLX Gold	Aug 2021

Client: Ms S Bagnall

Job Title: The Royal Oak, Monk Soham

Drawing Title: Proposed Extension Construction

Scale: 1:20 Drawn By: JM Date: July 2021

Job Number: 6350 Drawing Number: 08A Status: Building Regs

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NOTE: Do not scale from this drawing. Confirm all dimensions on site. Refer any discrepancies to the Architect before work is put in hand. Read this drawing in conjunction with the relevant sections of the specification, schedule of works and other drawings.

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