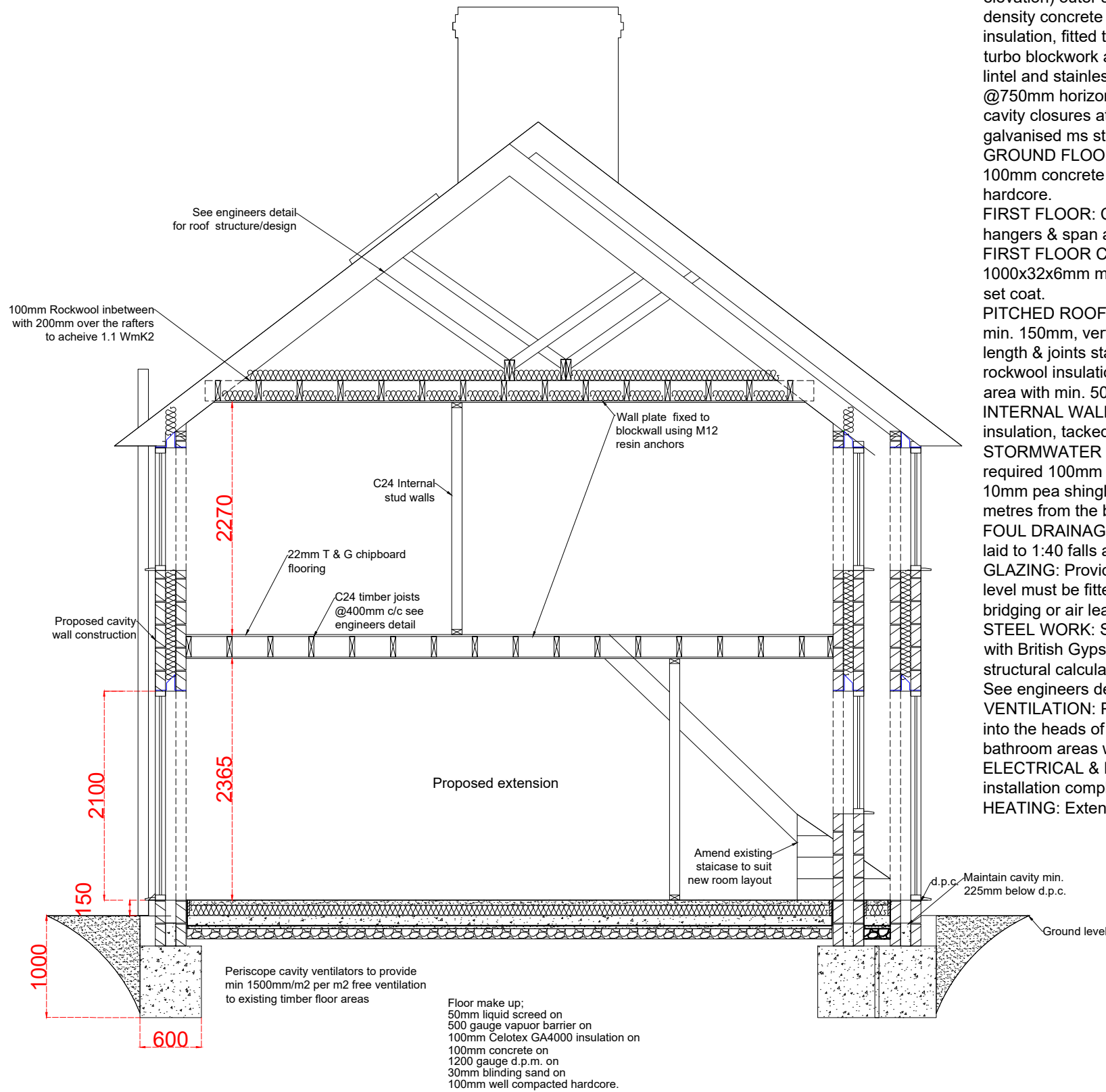


SECTION AA



SPECIFICATION :-

FOUNDATIONS: 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 cavity construction of 'Thermalite' standard blk, or dense conc. blk. Lean mix concrete cavity fill to min. 225mm below d.p.c.. Above G.L. front (west elevation) outer skin of Flint bolcks with brick corner detail to match that of the existing house, remainder of the outer skin of walls to be medium density concrete blocks with a 'K Render' finish to match the existing. 100mm cavity to be filled with 90mm 'Celotex Thermoclass 21' cavity insulation, fitted to manufactures specification (to achieve 0.18 Wm2k) to be taken up to the underside of the rafters. Inner skin of 'Thermalite' turbo blockwork and any designed walls to be in 3.6Nm2 blocks in 1:1:6 mortar wall, all drylined with 12.5mm plbd & set. Provide designed steel lintel and stainless steel wall plates at connections with new and existing with cavities running continuously. 225mm long stainless steel wall ties @750mm horizontally, 450mm vertically and 225mm c/c @reveals. 'Catnic' CG 90/100 lintels or similar over openings with u.p.v.c. insulated cavity closures at reveals. Bed 100mm horizontal d.p.c. min. 150mm above G.L. Bed 100x50mm wall plate tied to blockwork with 32x6mm galvanised ms straps @1800mm c/c.

GROUND FLOOR: 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 100 gauge D.P.M with 30mm blinding sand on top of 100mm compacted hardcore.

FIRST FLOOR: C24 Timber wallplate fixed to existing masonry using M12 Resin bolts @ 600mm c/c. C24 Timber joists hung from Jiffy hangers & span across to new blockwork with same wallplate & fixing detail. Timbers nogged midspan, Noggins max. 2metres apart.

FIRST FLOOR CEILING: C24 timbers secured on top of 100x50mm timber wallplate bedded onto existing masonry/blockwork, secured with 1000x32x6mm mild steel straps @ max. 1000mm c/c. Wallplate detail as before for new blockwork. Timbers tacked with 12.5mm plasterboard & set coat.

PITCHED ROOF ; Slate tiles to match that of the adjacent roof, underlay to be 'Kloeber Permo Forte' or similar approved. Horizontal laps to be min. 150mm, vertical laps to be 100mm. Battens to be 25 x 50mm to BS8417. Battens to be butt jointed on centre of supports, min. 1200mm in length & joints staggered. Eave protectors to be fitted as required. Rafters to be C24 grade @400mm centres (see engineers detail), 100mm rockwool insulation in between with 200mm over ceiling joists to acheive 0.11 Wm2k. Maintain continuous ventilation at soffit level to main roof area with min. 50mm airflow over insulation to allow cross ventilation. Code 4 lead flashings at all junctions 150mm high.

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: 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 drain runs to connect to existing treatment chamber.

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.

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.

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, 30l/s with 15 mins 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.

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
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