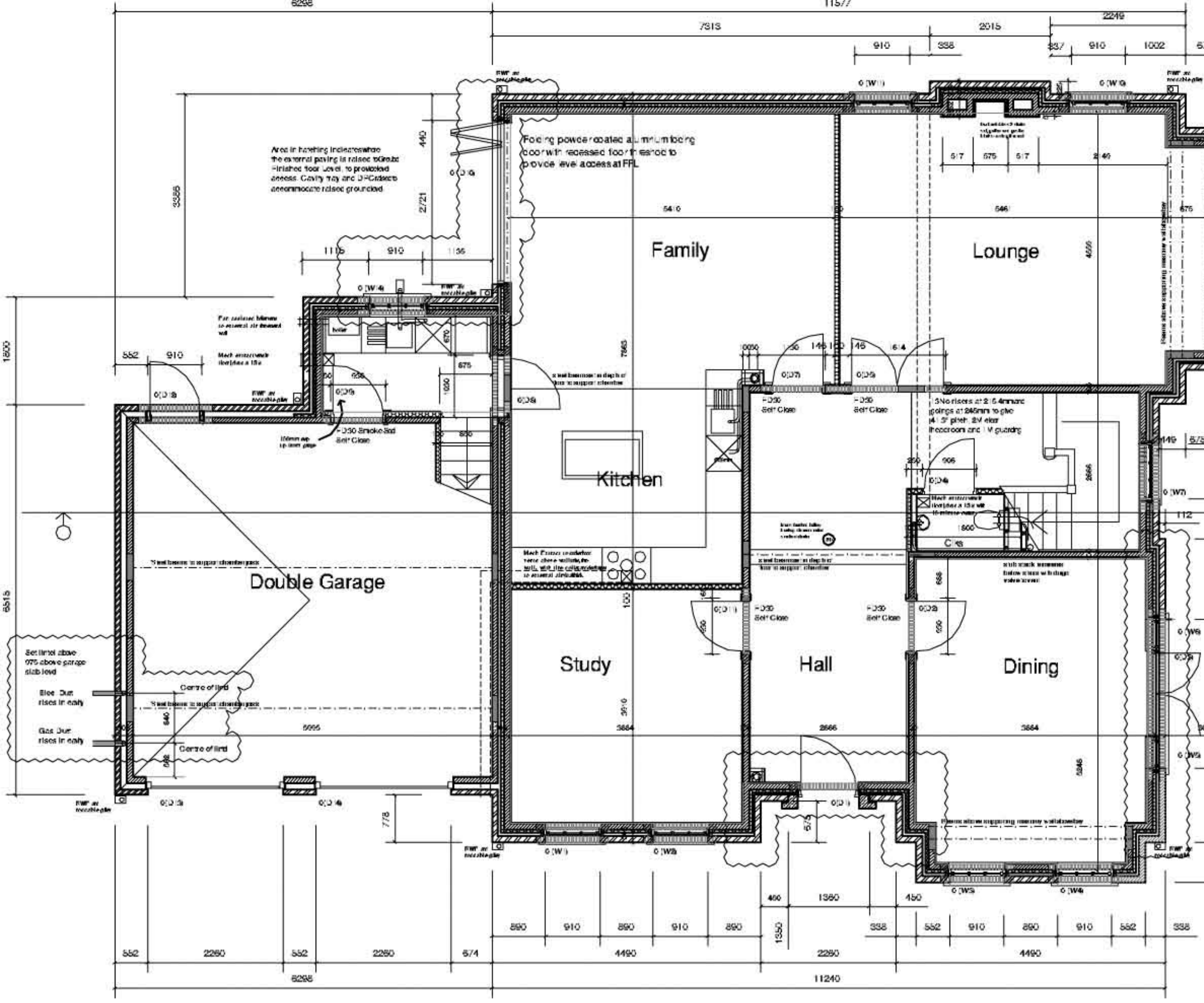
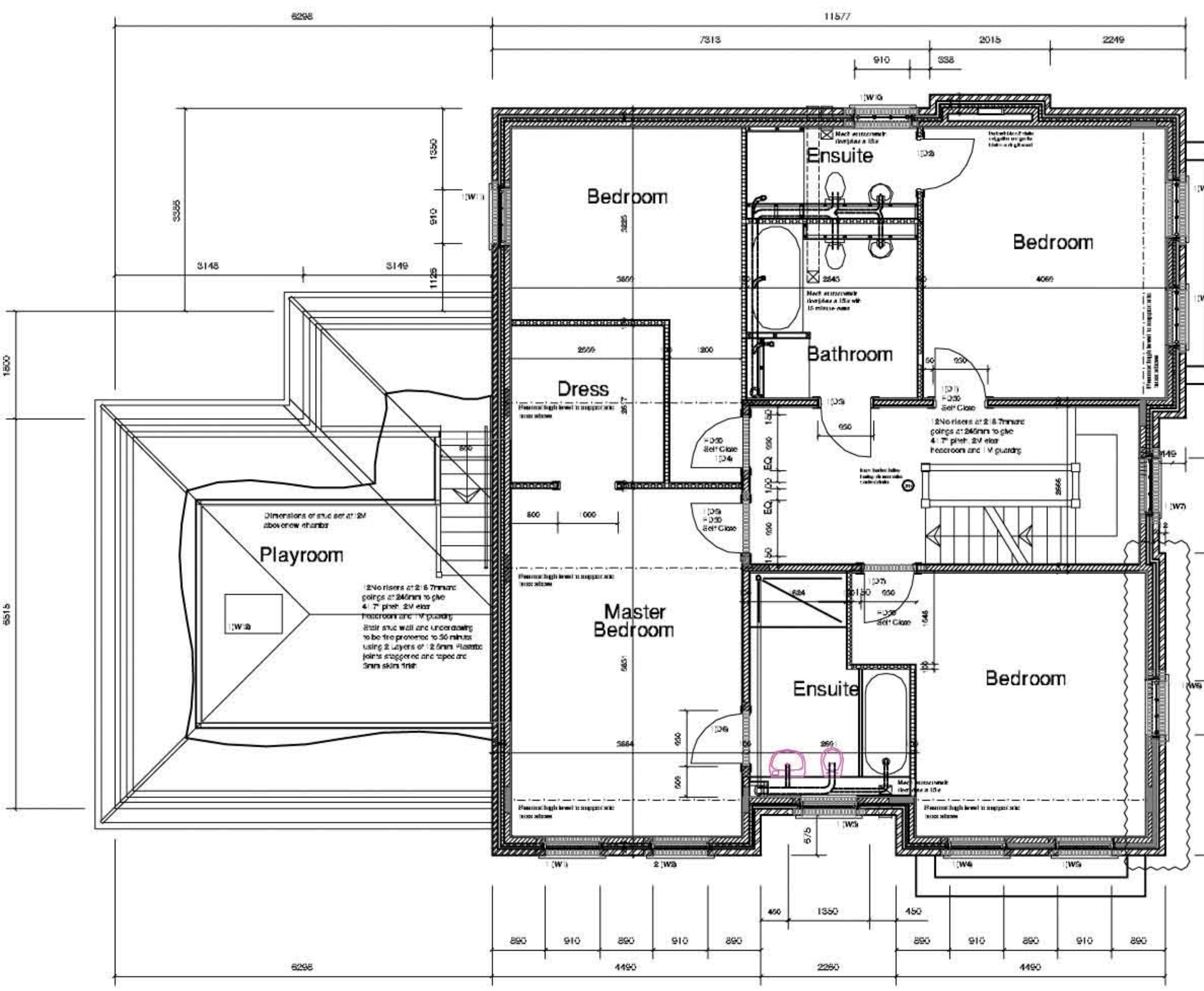


Ground Floor Plan



First Floor Plan

31 Gorse Bank Road, Hale Barns

Proposed Ground and First Floor 1:50

Job	Status	Number	Date
Mp72	BR	02A	Jul08

CONSTRUCTION NOTES

Foundations
Foundations subject to Structural Engineer's detailed design and have been designed in accordance with submitted ground report as follows: 800mm wide x 200mm deep reinforced strip foundations laid at 800mm below finished ground level.

Any foundation within 1000mm of drains is to be taken down to a level no higher than the drain invert.

Any drains under the building which pass through sub-structure walls are to be protected by being bridged with a 150mm RC lintel with a 150mm clearance in an opening to give minimum 50mm clearance all round. The pipe is to be built in with flexible joints as close as possible to the wall and connected to rocker pipes not more than 600mm long, all in accordance with Approved Document 'H'.

Any drains passing under a building are to be surrounded in at least 100mm of granular material or other flexible filling around pipe, in accordance with manufacturer's instructions, unless drain is less than 300mm below the slab.

Sub-structure Walls
External sub-structure walls are to be constructed in trench block or brick and blockwork to at least the same thickness as the supported wall above. Allow for a minimum of 4 courses to approved facing brickwork below DPC level to the outer leaf.

Internal sub-structure walls are to be constructed in trench block or blockwork to at least the same thickness as the supported wall above.

Concrete cavity fill to within 225mm of the lowest horizontal DPC level.

Horizontal DPC is to be to BS 743, all external ground levels are to be a minimum of 150mm below DPC level.

Ground Floor Construction
The ground floor slab is design to accord with Structural Engineer's design and ground investigation report to cast over the sub-floor masonry to form a 150mm reinforced suspended slab with mesh to Structural Engineer's drawings. 1200 gauge DPM is lapped under slab lapped up faced at slab and tucked into first brick course over slab. In addition 70mm sand/cement screed cast over 2 layers of 40mm Rigid Jablite 70 insulation, returned at edges to prevent cold bridging lap 1200 gauge DPM laid under insulation up face of return insulation and lapped into inner leaf of block work. Insulation and screed omitted from garage, floor sealed with non-slip floor paint.

Raised Ground Level
Where the ground level is raised to form level access the brickwork outer leaf is to be protected from damp by a cavity tray with min 225mm upstand above finished ground level. This detail is to be maintained where the min 150mm step up to DPC is compromised.

External Walls
Walls to be constructed in cavity wall construction consisting of either 103mm FL quality facing brick, or 100mm semi-dry reconstituted stone, 100mm clear cavity insulated with 50mm Kingspan Kooltherm K8 rigid insulation. Insulation held in place with proprietary insulation clips. 100mm lightweight 4N/mm concrete block, finished internally with 9.5mm square edged plasterboard, dot and dabbed with adhesive dabs, joints tapped neatly ready to accept 3mm skim finish. 2 leafs to be tied together with stainless steel vertical twist wall ties to BS 1243 min 225mm long set at 900mm c/c horizontally and 75mm c/c vertically, doubled around openings.

All cavities to be closed around openings with 100mm Thermabate cavity closers. Cavity closed at top of wall with 9mm Supalux board, mortared into course. DPC set to min 150mm above adjacent ground level. External lintels to be pre-cast concrete voussoir dressed with 10mm brick slips, ready to accept mortar pointing and covered with BBA Agreement Certificate.

Internal leaf to have openings bridged with precast concrete reinforced lintels with min 150mm end bearing. Subject to Structural Engineer's calculation and specifications.

Wall and Roof Abutments
Where lower level roofs abut the main house junction is to consist cavity tray/stepped cavity tray min 150mm above junction with weepholes draining the tray protected cavity at 675 c/c. Junction weather proofed externally with min 150mm lead flashing/stepped flashing upstand.

Intermediate Floor
First floor chamber to consist of 225 x 50 C16 structural floor joists at max 450 c/c. Joists built into external walls or notched into steel work. Solid struts, where notched into steel, and at mid span for joist spans of more than 2.5m and third span for joist spans of over 4.5m. Where joists run parallel to external wall, floor to be restrained with 30 x 5 galv steel straps notched over first three joists and 1m down face of inner leaf, screwed to block. Solid struts between joists in strap position. Finish above with 22mm T & G softwood boards and underdrawn with 12.5mm square edged plasterboard, and min 3mm skims finish. Insulate joist gap above and below bath/cls/ensuite with 100mm rockwool rollbatts. Insulate joists above garage with 2 layers of 100mm rockwool rollbatts.

Pitched Roof Construction
Natural slate triple lapped on 25 x 50 sw treated battens on sealed breathable roofing membrane (Tyvek/Kingspan Nilvents) draped over 25 x 50 treated counter battens, fixed through 50mm Kingspan Kooltherm TP10 insulation with inskew type fixings or similar approved into attic trusses. Insulated between with 50mm Kingspan Kooltherm TP10 to give overall u value of 0.18w/m²C, underdrawn with 12.5mm square edged plasterboard and 3mm skim finish.

Valleys are to be GRP as H61 clause 605.

All roof timbers to be treated as defined in 1.9 table 1 of Reg 7 of Approved Document A of the Building Regulations. Trussed rafters to comply with BS 5268 at 600mm c/c and are to be designed by truss manufacturers to comply with indicative truss layouts and to the structural Engineer's approval. Trusses are to be erected in accordance with the Truss Manufacture's written instructions.

Longitudinal and diagonal wind bracing is to be in accordance with BS 5268: Part 3.

Trusses are to be fixed with truss clips to 100 x 75mm softwood wall plates which are to be strapped down at 2m centres.

Lateral support to be provided to external walls and gables running parallel with trusses with galvanized steel straps of minimum cross section of 30 x 5mm to afford anchorage at not more than 2m c/c. Straps are to be at joist and rafter level and are to be fixed to at least 3No. trusses/rafters.

Flat Roof to Main Roof
Flat portion of attic trusses to be constructed using Sarnafil S Adhered Membrane on 1 layer of 100mm Kingspan Kooltherm TP10 rigid insulation on Sarnivap (or similar) type breather felt laid on exterior quality plywood fixed through cut to falls timber furrings to flat topped attic trusses. Junction of slate roof and sarnafil roof flashed with proprietary sarnafil flashing piece.

Structural Steelwork
All structural steel specified in accordance with Structural Engineer's design and calculations. Typically, steel to site on 440 x 215 x 100mm concrete padstones. Where floor joists notch into steel, c/c gap to be maintained by solid struts. Levelling of steelwork to be packed with steel shims or slate. All steelwork to receive 30mm fire protection by encasement in 2 layers of 12.5mm plasterboard joints staggered and taped with 3mm skim finish.

Internal Partitions
Internal stud partitions to be constructed of 1No. layer of plasterboard (min mass per unit area of 10kg/m) each side of 75mm x 50mm softwood studs. An absorbent layer of unfaced mineral wool batts (min density 10kg/m3, min thickness 25mm) to be suspended in the cavity where shown. (and in accordance with Approved Document E)

Rev A: 9" skin of brickwork to lounge and bedroom above omitted, cavity wall stepped half brick. Level access and raised ground level noted. Meter intakes noted

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