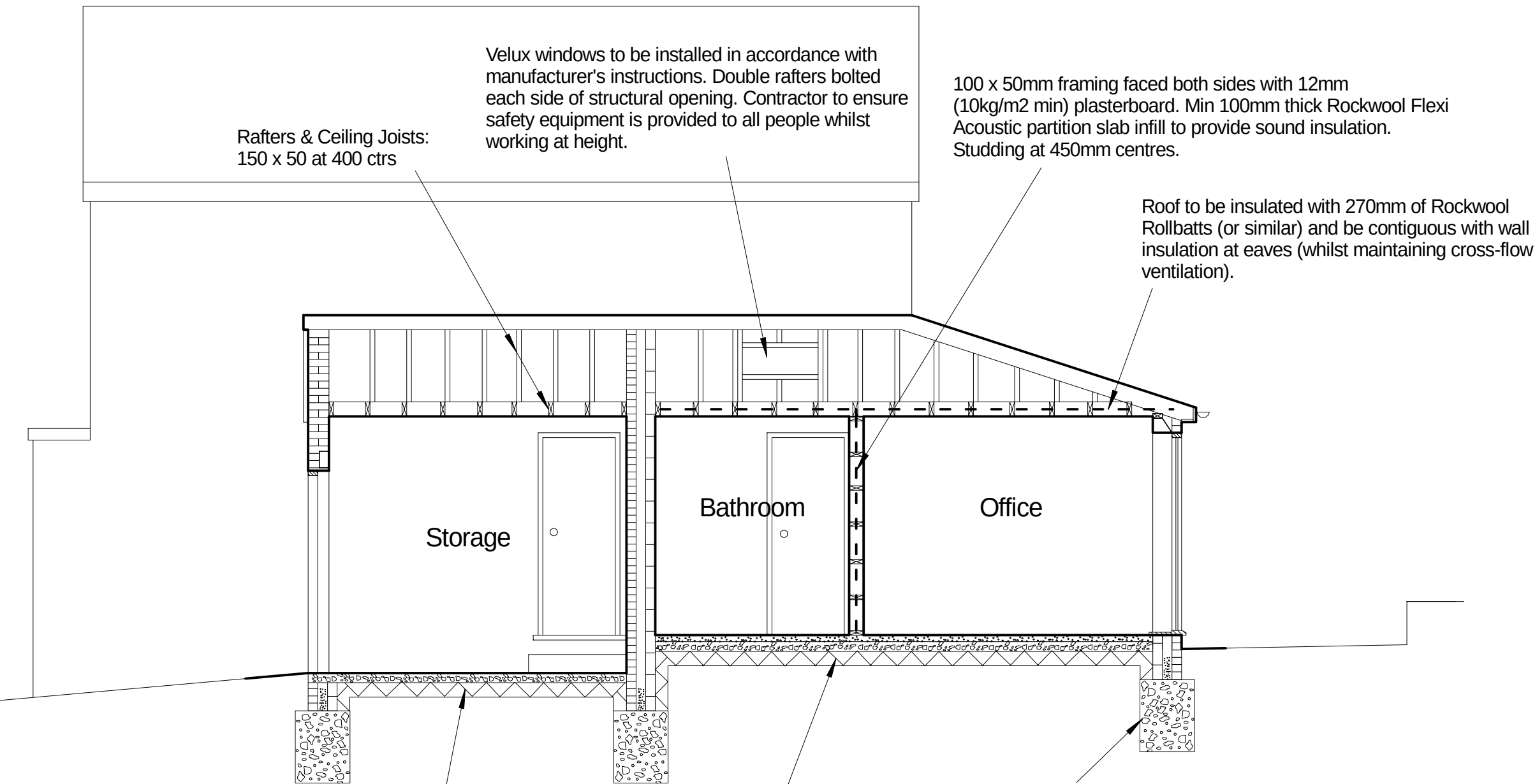




Rafters & Ceiling Joists:
150 x 50 at 400 ctrs

Velux windows to be installed in accordance with manufacturer's instructions. Double rafters bolted each side of structural opening. Contractor to ensure safety equipment is provided to all people whilst working at height.

100 x 50mm framing faced both sides with 12mm (10kg/m2 min) plasterboard. Min 100mm thick Rockwool Flexi Acoustic partition slab infill to provide sound insulation. Studding at 450mm centres.

Roof to be insulated with 270mm of Rockwool Rollbatts (or similar) and be contiguous with wall insulation at eaves (whilst maintaining cross-flow ventilation).

Storage

Bathroom

Office

Storage floor to be 100mm concrete on 1200g damp proof membrane (contiguous with dpc's) on sand on 150mm hardcore.

Solid floors to be 75mm screed layer on 100mm concrete on 500g polythene on 150mm JABLITE 70 (turned-up at slab edges to prevent cold bridging) on 1200g damp proof membrane (contiguous with dpc's) on sand on 150mm hardcore to achieve 0.22W/m2K or better.

All foundations to be 600mm wide to suitable subsoil, 1000mm deep if in clay, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity. Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2. Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered. 150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing.

Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

Walls to be single brick to match existing, 100mm cavity with 100mm Rockwool cavity wall batts and 115mm Thermalite (Turbo) providing a U-value of 0.28W/m2K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

Mild steel anchors to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Contractor to ensure all scaffolding is securely attached when working at height. All Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

All beams to have 150mm (min) end bearings on C30 concrete padstones, painted with fire-proof paint and covered with 2no. sheets of 12mm plasterboard wired at 100mm centres. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people impacted by the installation of heavy steel beams, particularly when working at height.

All ceilings to be 12mm foil backed plasterboard.

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge (i.e. extra heavy duty) unless shown otherwise.

Triple joists under all studding.

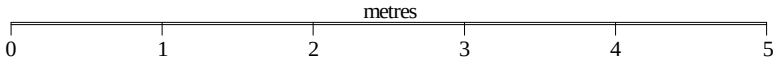
Code 4 lead flashings to be used throughout.

Floor joists with spans in excess of 2.5m to have solid or herringbone strutting.

Cavity trays at all abutments.

Cavity infill to finish at least 225mm below the level of the lowest dpc.

No development to overhang the boundary (incl. foundations).



 House Alterations 1, Wilwyne Close, Caversham, Reading, Berks RG4 5EP Tel: 07864 122 313 email: housealterations@gmail.com		
Title: SECTION A-A		
Drwg No: HEARD-0718-04	Scale: (A3) 1:50	Rev: