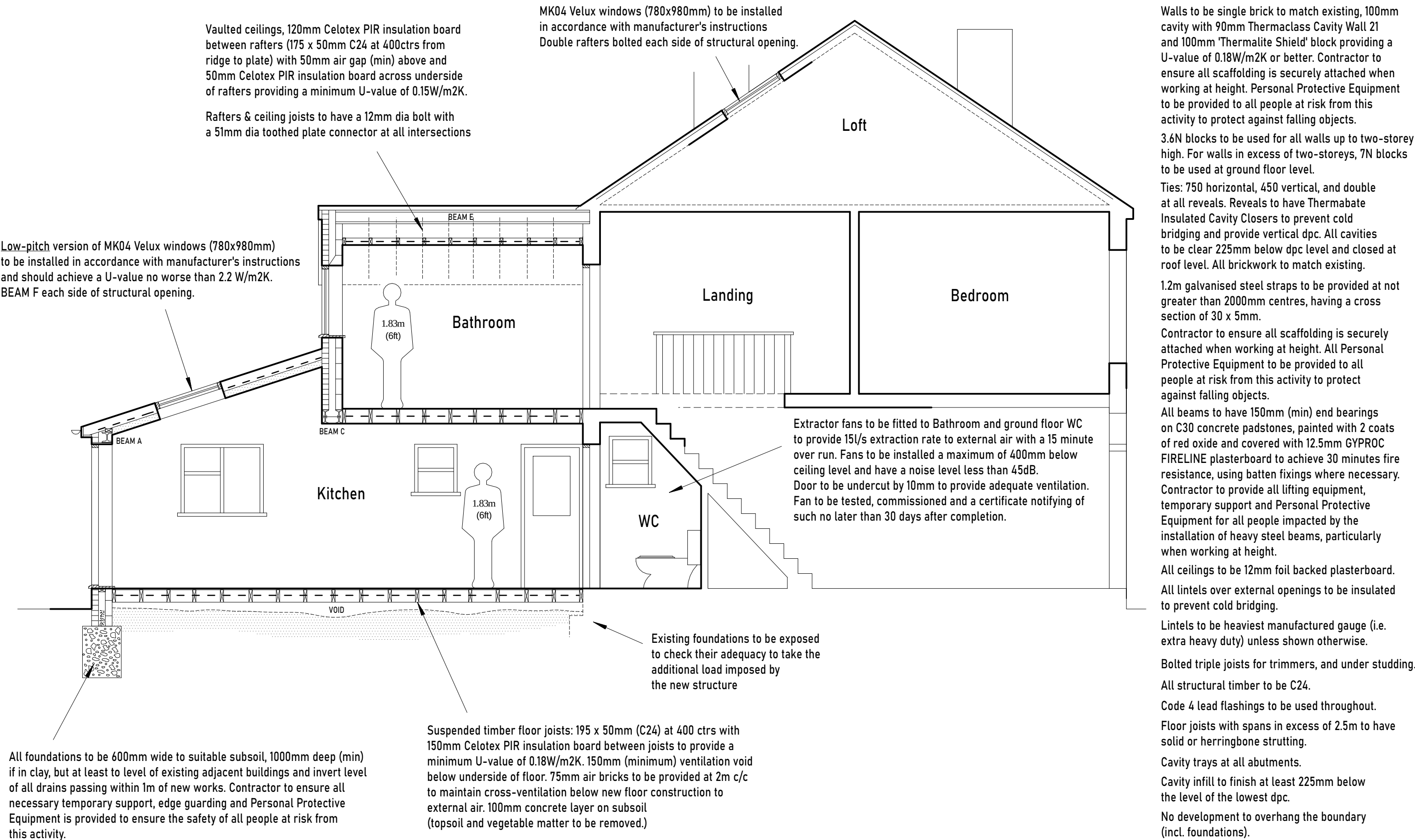




Vaulted ceilings, 120mm Celotex PIR insulation board between rafters (175 x 50mm C24 at 400ctrs from ridge to plate) with 50mm air gap (min) above and 50mm Celotex PIR insulation board across underside of rafters providing a minimum U-value of 0.15W/m2K.

Rafters & ceiling joists to have a 12mm dia bolt with a 51mm dia toothed plate connector at all intersections

MK04 Velux windows (780x980mm) to be installed in accordance with manufacturer's instructions
Double rafters bolted each side of structural opening.

Low-pitch version of MK04 Velux windows (780x980mm) to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K. BEAM F each side of structural opening.

Extractor fans to be fitted to Bathroom and ground floor WC to provide 15l/s extraction rate to external air with a 15 minute over run. Fans to be installed a maximum of 400mm below ceiling level and have a noise level less than 45dB. Door to be undercut by 10mm to provide adequate ventilation. Fan to be tested, commissioned and a certificate notifying of such no later than 30 days after completion.

Existing foundations to be exposed to check their adequacy to take the additional load imposed by the new structure

Suspended timber floor joists: 195 x 50mm (C24) at 400 ctrs with 150mm Celotex PIR insulation board between joists to provide a minimum U-value of 0.18W/m2K. 150mm (minimum) ventilation void below underside of floor. 75mm air bricks to be provided at 2m c/c to maintain cross-ventilation below new floor construction to external air. 100mm concrete layer on subsoil (topsoil and vegetable matter to be removed.)

All foundations to be 600mm wide to suitable subsoil, 1000mm deep (min) 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 90mm Thermaclass Cavity Wall 21 and 100mm 'Thermalite Shield' block providing a U-value of 0.18W/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.

3.6N blocks to be used for all walls up to two-storey high. For walls in excess of two-storeys, 7N blocks to be used at ground floor level.

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.

1.2m galvanised steel straps 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 2 coats of red oxide and covered with 12.5mm GYPROC FIRELINE plasterboard to achieve 30 minutes fire resistance, using batten fixings where necessary. 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.

Bolted triple joists for trimmers, and under studding.

All structural timber to be C24.

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).

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	Title:	PROPOSED SECTION A-A	Scale: (A3) 1:50
	Drwg No:	MURRAY-0724-04	Rev: