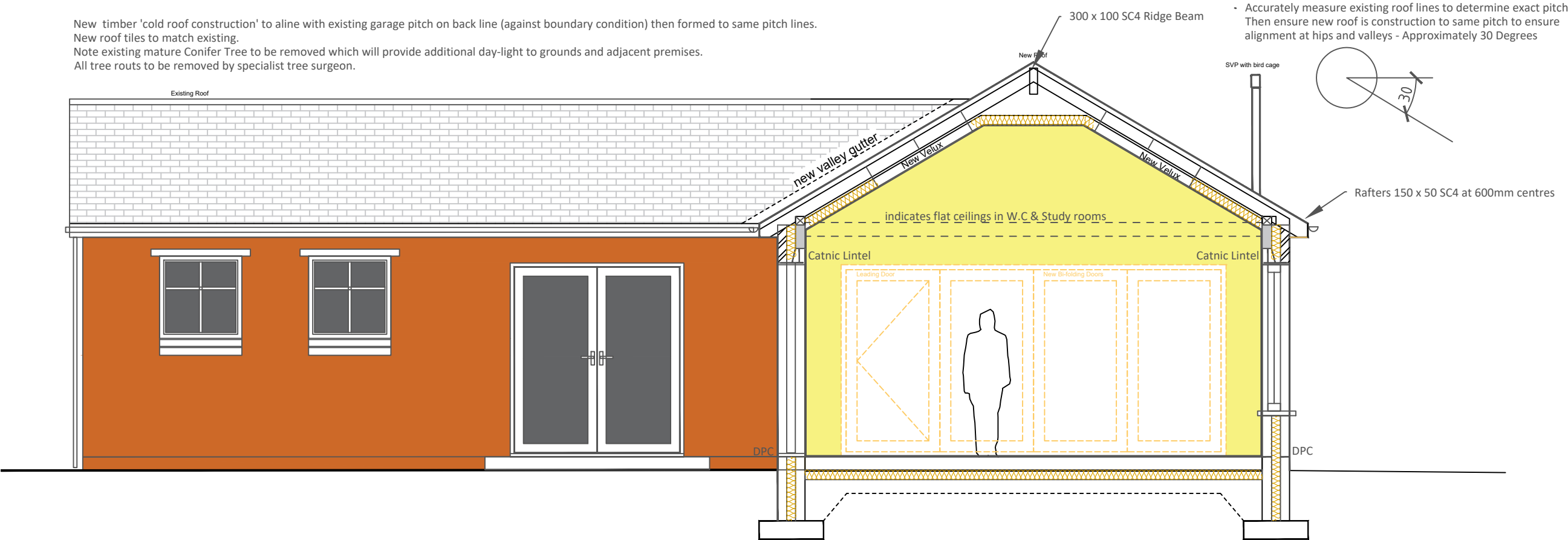


Contractors are to check all levels & dimensions on site prior to site works commencing & report discrepancies to the Designers.

DO NOT SCALE THIS DRAWING



Approved Document A - STRUCTURE

Foundations - For foundation details refer to foundation drawings. All concrete works to comply with BS 8110

Ground floors generally - 75mm Reinforced Screed on DPM, 150 mm Kingspan floor board or similar approved, refer to SAP calculation. DPM to be 1200 gauge.

Ground floor slab to be either be 150mm thick RC35 / 45 concrete with 1 layer of A252 mesh with 50mm cover to bottom of slab as per Structural Engineers drawings or proprietary pre cast concrete beam and block floor (designed by specialist). Please refer to section details for locations.

External walls generally - 102.5mm Brick outer leaf, 100mm cavity filled with Knauf Supafil 34 full fill insulation, 100mm medium density concrete blockwork inner leaf. Walls to be lined with 12.5mm plasterboard on 15mm plaster dabs with 2.5mm plaster skim finish.

Wall ties - In cavity wall construction use ties at 450mm vertical centres and 900 mm horizontal centres. Additional ties to be provided, spaced not more than 300mm apart vertically, within 225 mm of vertical edges of all openings, movement joints and roof verges.
Ties to generally be Ancon Staifix RT2 stainless steel ties suitable for height of building and width of the wall/cavity to external walls. Party wall ties to be Ancon Staifix HRT4 Type A

Mortar - Mortar shall be of the mix proportions required by the structural engineer necessary to achieve adequate strength and durability and be suitable for the type of masonry to NHBC standards. Pointing to be bucket handle.

Openings to have Insulated steel cavity wall lintels to be used over all external openings (min 150mm end bearing) with cavity trays, weep holes and stop ends. Insulated cavity closers to reveals.

Roof - SC3 - 4 treated timber 150 x 50 rafters to be designed by approved manufacturer in accordance with BS5268-3 1998. Roof to be diagonally and longitudinally braced as recommended by manufacturer. Rafters fixed to 100x75mm treated SW wallplate with truss clips. Wallplates strapped to walls with 1200x30x5 galvanised steel straps at max 2m centres. Finish to be concrete tiles mechanically fixed to suit the height of the buildings and location / exposure of the site to 50x25mm treated tiling battens graded to BS5534:2003. Vapour permeable roof underlay system beneath battens. Underside of trusses to receive 15mm plasterboard and skim finish. 150 mineral wool within the rafter void with an additional 350 mineral in a minimum of two layers over (joints to be staggered).

Section A - A
Scale 1:50

Approved Document C - SITE PREPARATION AND RESISTANCE TO MOISTURE

Gas membrane requirements and floor structure design as per details if required.

DPC's provided to all external walls minimum 150mm above external ground level. Where external levels rise locally to provide level access a second DPC and cavity tray with weepholes shall be provided.

Cavity trays with weep holes and stop ends to be provided above and below all windows and over all doors, openings and horizontal cavity barriers.

Weepholes to cavity walls to be at 450mm centres, minimum two per door / window head.

All brickwork to be in accordance with BS 5628 Part 3
Construction joints in brick and blockwork to be in accordance with BRE Digest 123 and 178; and to Structural Engineer's approval.
All movement joints as per structural drawings.

Ventilation to the cold roof space to be provided by eaves and ridge ventilation. Eaves ventilation to provide minimum of 10,000mm²/m and ridge minimum of 5,000mm²/m

Insulated cavity closers to all openings, fixed in accordance with manufacturers recommendations.
Insulated loft access hatches to be provided.
External walls to be properly sealed with mastic around perimeter of openings at junction with window or doorframes, to stonework or other masonry structures.
Air permeability rate to be no worse than 5.0m³/h.m² at 50 PA

Windows - to be A-Rated Upvc double glazed units. Glazing to be double Low-E Soft 0.05 argon filled and to achieve a minimum u value of 1.4 W/m²k. Trickle vents as per Approved document F.

Doors - to be composite with Upvc frames to achieve a minimum u value of 1.2 W/m2k. Trickle vents as per Approved document F

Below ground drainage design as Structural Engineer's details.

All rainwater goods to be in accordance with Approved Document H and must be provided for all roofs greater than 6m² in area (& entrance canopies greater than 2m²). All downpipes are to be connected directly to the drainage system*, as per drawings and information. Rainwater gutters to discharge into 75mm diameter downpipes (maximum roof area 65m² per outlet - Approved Document H3).

Sanitary drainage to be in accordance with BS5572.
100mm diameter W.C waste - into SVP or dirgo valve
40mm diameter shower & whb waste pipes
All fittings to have anti-syphon resealing traps
No connections to be made to soil pipes within 200mm below WC connection.
Vent pipes to terminate with tile vents min 900mm above openings within 3m.
Provide air admittance valve to stub stacks where required.

PLANNING DRAWING

Project:	33 Daresbury Road Chorlton M21 9NA		
Title:	Proposed Section A - A		
Client:	Mr & Mrs N Sills		
Drawn By:	WRS	on 13/10/2021	
Original Size:	A3	Project Number:	1018
Drawing Number:	DR-P -1018 - 05		

QUALITY CREATIVE DESIGN

ARCHITECTURAL SERVICES

Tel :- 07756 910210
Email :- qualitycreativedesign@gmail.com

ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT BUILDING CONSULTANCY