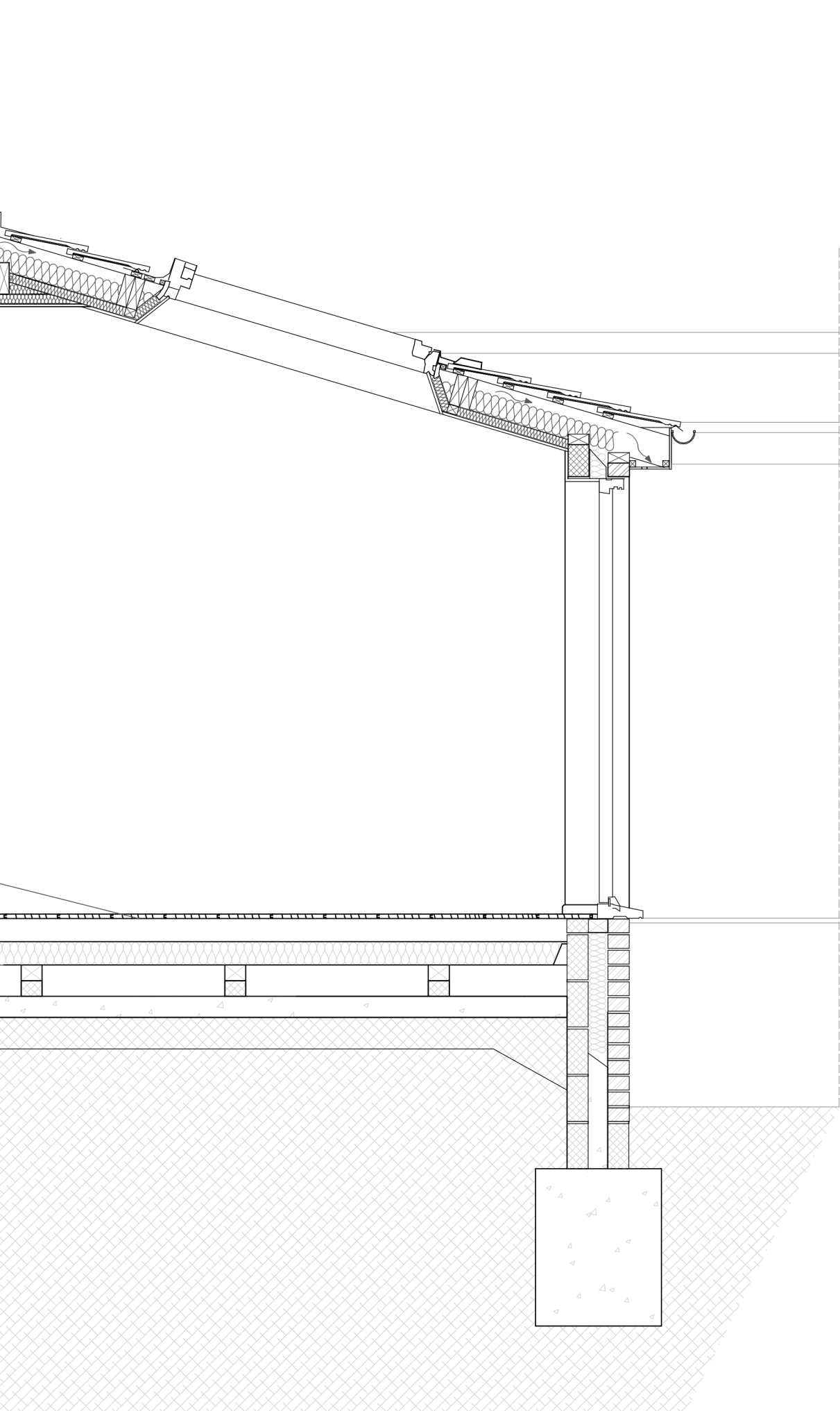


TIMBER SUSPENDED FLOOR

Ground preparation -Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, lay a 1200g (300 micrometre) continuous polythene DPM radon-proof barrier lapped and sealed at all joints, around service penetrations with radon gas proof tape over the floor structure and linked to cavity trays at the edges. Provide additional protection by underfloor vents on two or more sides of the underfloor space, then provide Provide concrete ground cover of at least 100mm thick.
Radon test to be undertaken if required by building control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the underfloor.
BRE GBG 74 concrete ground cover of at least 100mm thick.

Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312 as required. Lay with staggered joints on 47mm x 145mm C24 grade soft wood joists at maximum 400mm centres max span 3.21m Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or pocketed into walls. If required, floor joists also to be supported on 100mm x 50mm treated wall plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete. Joists to be infilled with 110mm Celotex XR4000 insulation between joists fixed with Celotex clips
The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.
Ventilation of Floor
Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier. Radon protection if required to be checked prior to commencement of work and to be proposed if deemed required by local authority.



PROPOSED SECTION
@ SCALE 1:25

NOTES:
All dimensions to be checked and verified on site before commencement of work. Any discrepancies to be resolved before commencement of work.

All work to comply with current building regulations and to the approval of the building inspector.

All dimensions and ground levels to be confirmed on site before work commences.

Foundation sizes and depths shown are minimum requirement and subject to change if adverse ground conditions are found under inspection with building control officer.

All loadbearing lintels and beams to be proprietary pressed steel lintels (catnic or similar) with all design and calculations provided by manufacturer and to be approved by building control inspector.

Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. Once work has started on site all work is the contractors responsibility.

All plans to have planning and building regulations approval before commencement of work on site (including purchasing of materials). Contractors responsibility to check. All kitchen/ bathrooms/ w.c./ utility etc fixtures and fittings to be measured on site by appropriate trade and not to be scaled from this plan.

All dimensions are approximate and should be checked prior to commencement of work on site. Do not scale from this drawing. Dimensions could be rounded.

New structural work (steels/ lintels for openings, roof structure etc.) and overall stability to be checked by structural engineer prior to commencement of work. (contractors/client responsibility)

Clients resonsibility to deal with party wall agreements. No building works to overhang or encroach neighbouring properties.

CLIENT:
Mark

ADDRESS:
16 Bridport Ave
New Moston, Manchester

DWG TITLE:
PROPOSED SECTION
Radon Note

DWG REF.:
16BRI_SECTIONRADON

DATE:
19/03/202

SCALE:
1:25 @ A3

REVISIONS:
FIRST DRAFT

TD Design and Planning
07969560857
tom@tddesignandplanning.co.uk
www.tddesignandplanning.co.uk