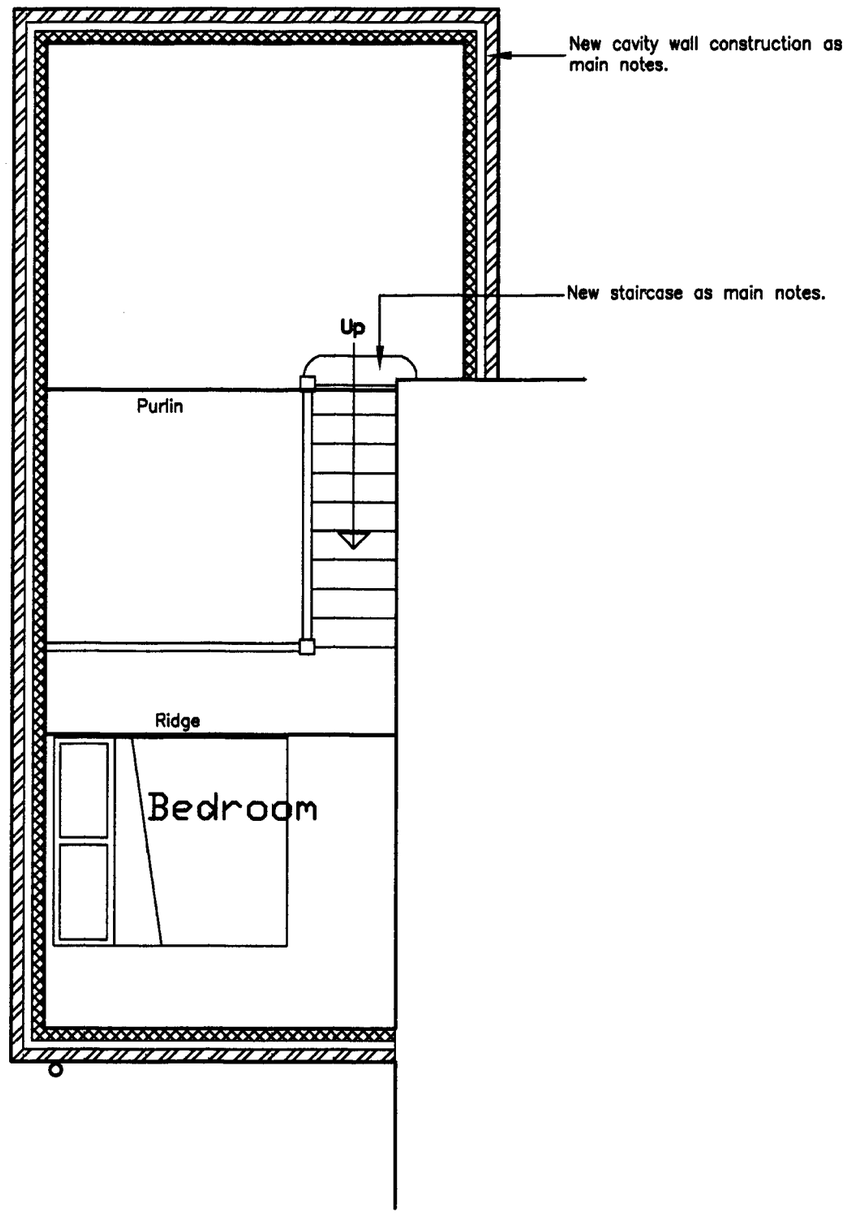


CONSTRUCTION NOTES

ROOF CONSTRUCTION

New warm roof constructed in tiles to match existing on 38x25mm s.w. battens on sarking felt over 150x50mm s.w. spars @ 400mm centres supported by 250x75mm s.w. purlin @ mid span.

All spars & 100x75mm wallplates secured to each other & external walls by M.S. anchors, first 3No sets of spars adjacent to gable walls to be secured to walls by M.S. straps. All anchors & straps to be min. 30x5mm cross-section fixed @ max. 1800mm centres.

Roof insulated to give max. 0.20W/m2k 'U' value. 90mm Kingspan K7 insulation fixed between rafters with K18 dry lining board consisting of 50mm insulation & 13mm plasterboard below fixed to underdraw rafters.

WALL CONSTRUCTION

External walls formed in 102mm facing brickwork outer leaf to match existing, 75mm cavity, 100mm 4KN/m2 blockwork inner leaf with a lightweight plaster finish.
D.p.c. provided min. 150mm above ground level. Below d.p.c. walls formed in 102mm brickwork inner & outer leafs with 75mm cavity filled with a weak concrete mix min. 150mm below d.p.c.
New walls built off dense concrete foundations.
Walls insulated with 40mm Kingspan Thermawall TW50 fixed to cavity face of blockwork inner leaf to give max. U-value of 0.35W/m2K.
All cavities closed at external openings with vertical d.p.c.s & Thermobate insulated closures.
Stainless steel wall ties provided staggered at max. 900mm vertically & 450mm horizontally.

New lintels over external wall openings to be Catnic CN3 with min. 150mm end bearing.

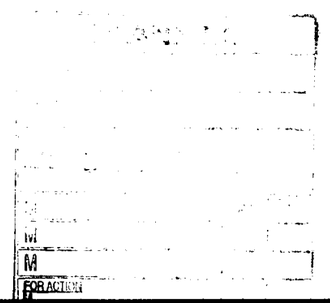
FLOOR CONSTRUCTION

New solid ground floors formed in 150mm float finish concrete slab on building paper seperating layer over 50mm Kingspan Thermafloor TF70 insulation (0.02W/mK thermal conductivity) laid as manufacturers instructions over 1000 guage visqueen d.p.m. on sand blinding over well compacted hardcore in 150mm layers. Insulation upstand provided to edge of floor slab at external walls.
D.P.M. linked & fully bonded to existing & new D.P.C.s.
Floor to provided max. 0.25W/m2k U-value.

New sleeping deck floor formed in 19mm plywood decking over 150x50mm s.w. joists at 400mm centres underdrawn in 13mm plasterboard with skim finish.
100mm insulation quilt laid between joists to provide acoustic insulation.

STAIRCASE CONSTRUCTION

New timber staircases installed at maximum 42 degrees to have 11No 210mm risers with 238mm goings.
Handrail provided to one side minimum 900mm & maximum 1000mm above pitch line of steps.
Guarding provided to edge of floor opening minimum 900mm above floor level.
Vertical members to guarding & handrail to be spaced such that a 100mm sphere cannot pass through any part.



	Project: 6 CUNNINGHAM DRIVE MOSS NOOK MANCHESTER	Drawing: PROPOSED FF PLAN & CONSTRUCTION NOTES	
	Customer:	Scale: 1:50	Drawing No.: 11-06
		Date: December 2007	Drawn by: