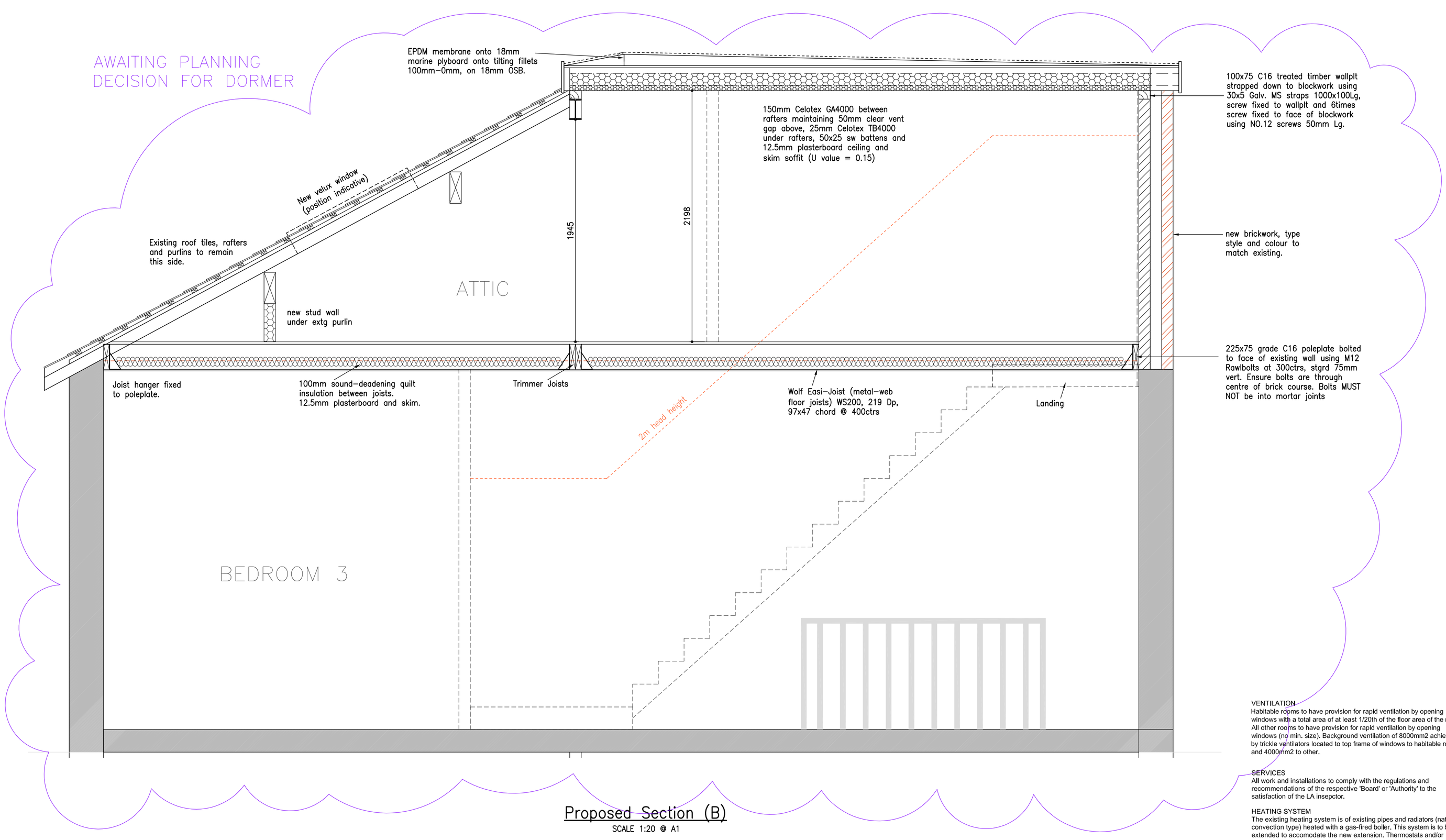
DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
ANY DIMENSIONAL DISCREPANCIES TO BE REPORTED BACK TO HEALEY CONSULTING PRIOR TO PROCEEDING WITH CONSTRUCTION



Proposed Section (B)
SCALE 1:20 @ A1

GENERAL NOTES
All dimensions are in millimetres. Do not scale from drawings.
All workmanship and materials to comply with Building Regulations and British Standards. All materials to be fixed, applied or mixed in strict accordance with manufacturers recommendations. All materials shall be suitable for their purpose.
The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the 'Building Inspector' whether or not indicated on the drawings.

EXTERNAL WALLS
Outer leaf facing brickwork to match existing to LA approval, 100mm cavity with cavity board insulation type Celotex CG5000 (or equal app'd) 50mm Thk. with 50mm clearance to cavity face of brickwork. Insulation fixed to cavity face of block using insulation board retention clips.
Inner leaf 100mm Plasmor Stranlite Med Dense 4.2N concrete blockwork finished with 13mm lightweight plaster all to give a 'U' value of 0.27W/m2°C.
Vertical and horizontal joints in insulation are to be closely butted and free from debris/droppings. Where applicable, insulation is to be cut to profile of cavity trays.
All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 5628: part 3 1985.
Cavity to be kept clear of debris, dropping, mortar snots etc.
All cavities at the junction of new and existing are to be continuous.

MORTAR
Clean, well graded sand e.g. washed buff sand mixed with water and 'Limebond' (combined portland cement/hydrated lime/chemical admixture as manufactured by Buxton Lime Industries Ltd) in the following volumes:
Below DPC 1 vol. Limebond to 3 vol. sand; above DPC 1 vol. Limebond to 3 1/2 vol. sand. Internal walls: 1vol. Limebond to 4 1/2 vol. sand.
Note: mortar plasticisers are not to be added. Joints to be bucket handle.

WEEPHOLES
Provide proprietary plastic weep vents at approximately 450mm ctrs to brick course immediately above all external openings with cavity trays and with a minimum of 2 weepholes per opening.

CAVITY TIES
Cavity ties to be stainless steel double triangle type every 750mm horiz. and 450mm vert. set in diamond pattern to give 5No. ties per sq. metre minimum. Additional ties at 225 mm ctrs vertically adjacent to openings positioned 225mm from opening.

CAVITY CLOSERS
9mm Masterboard at eaves and verge. Insulated cavity closer to all reveals or openings (cills, jambs etc), using Thermabate cavity closers to achieve 1.2 W/m2 deg C, installed in strict accordance with the manufacturers recommendations.

ROOF
Blue Slate on 50 x 25mm treated sw tiling battens on Proctor 'Roofshield' vapour permeable breather membrane (as sarking felt) on timber rafters at 400ctrs.
Provide 150mm of Celtoex GA4000 insulation between rafters maintaing 50mm clear vent gap above. Top underside of rafters provide a further 20mm of Celotex TB4000 underdrawn with 12.5mm foil backed plaster board and skim to provide a 'u' value of 0.16.
At external walls parallel with rafters use gable peak strapping min of 30x5 Galv ms straps at 900ctrs fixed to face of blockwork using 4no min. No.12 screws 63mm Long (drilled, plugged and screwed) and fixed across 3No. min. rafters with 75x50 sw blocking noggins fixed between rafters under strap positions.

ROOF - EAVES
At eaves rafters to be fixed onto 100x75 treated wallplate and fixed in place using proprietary Galv. MS angle cleats/truss clips. All rafter ends are to be fully treated, painted and finished before the fixing of any fascias, soffit boards and rainwater goods etc. Wallplate to be 100x75 C16 strapped to wall at eaves at max. 900ctrs using 30x5 stainless-steel straps, 1000Lg. with 100mm leg. Provide 25mm fly screened vent gap to full length of eaves. Cross flow ventilation maintained over insulation using 'Glidevale RV601' rafter ventilator or similar approved, if required. Provide treated ply tilting fillet across ends of rafters, upvc fascia/bargeboard and soffits.

LEAD FLASHINGS, SOAKERS, VALLEYS ETC
All leadwork to have a coat of patination oil as soon as practical after fixing, but no later than the end of the 'days' work. Include under lower edges of flashings and between laps. Clips to be turned over after application.

RAINWATER GOODS
110mm dia. half round or deep flow gutter. 75mm dia. rainwater pipes discharging into gully. OR style to match existing.

WINDOWS - uPVC
Standard uPVC frames to be manufactured by specialist to incorporate double glazed window units, to achieve 1.6 W/m2°K with 20mm argon filled gap between panes and inside cavity face of one pane to be Pilkingtons 'K' Low-E glass or similar approved, beaded internally. Include secure night vent facility, security shoot bolts, good quality ironmongery and trickle vents as previously described under ventilation. All windows are to be set into the reveals by 20mm measured from the outside face of the external wall (or set back to same dim'n as existing windows) and pointed using 2part polysulphide sealant.
150mm wide DPC to BS743 to be fixed to the frame prior to installing.
Window opening lights to all rooms 5% min. room floor area. Window boards to be moisture resistant MDF painted white.

STRUCTURAL TIMBER
All softwood structural timbers areto be C16 and pre-treated with preservative via double vacuum impregnation process. All certificates to be presented to the contract administration. All cut ends to be treated by brush application on site.

VENTILATION
Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no min. size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the LA inspector.

HEATING SYSTEM
The existing heating system is of existing pipes and radiators (natural convection type) heated with a gas-fired boiler. This system is to be extended to accomodate the new extension. Thermostats and/or thermostatic radiator valves are to be fitted inside the building in each room to the recommendations of the Heating Engineer
Any alterations
to heating/hot water system to be carried out by Corgi registered engineer.

ELECTRICAL INSTALLATIONS
All installations to comply with IEE regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with NHBC requirements.
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either:
An electrical installation certificate issued under a Competent Person Scheme has been issued OR
Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
A minimum 75% of new light fittings are to be of a type that will only accept energy efficient lamps.

INTERNAL WALLS: STUD PARTITIONING
Non-Load bearing 75x50mm finished size softwood vertical studs at 400mm ctrs. 75x50 finished size softwood head and sole plates with two rows of intermediate noggins. 12.5mm plasterboard or high impact board with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning or 100mm Thk. (40kg/m3) compressed mineral wool insulation infill. Sound deadening quilt / (sound absorbent material) to meet the requirements of and be in accordance with B.Regs Approved Document E 2004 (amended section 4).

REV	DATE	BY	DETAILS OF REVISION
C	28/11/2018	KC	EXTENSION DETAILS REMOVED
B	20.03.17	J.R	OF SIDE EXTENSION SIZE REDUCED, OVERALL APPEARANCE REVISED
A	14.02.17	J.R	ADDED SECTION C & RELEVANT DETAILS

ARCHITECT / CLIENT
Mr. D. BROOKES

PROJECT
230 BROAD LANE
ROCHDALE
OL16 4PR

TITLE
PROPOSED SECTIONS AND SPECIFICATION NOTES

DRAWN BY: J.R
DATE: 11.11.16
SCALE: SHOWN@A1
REVISION: C

DRAWING NO.
HC–16274–(60)–04

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A1 size drawing sheet (807mm x 584mm) scale is approx. double at A3 size