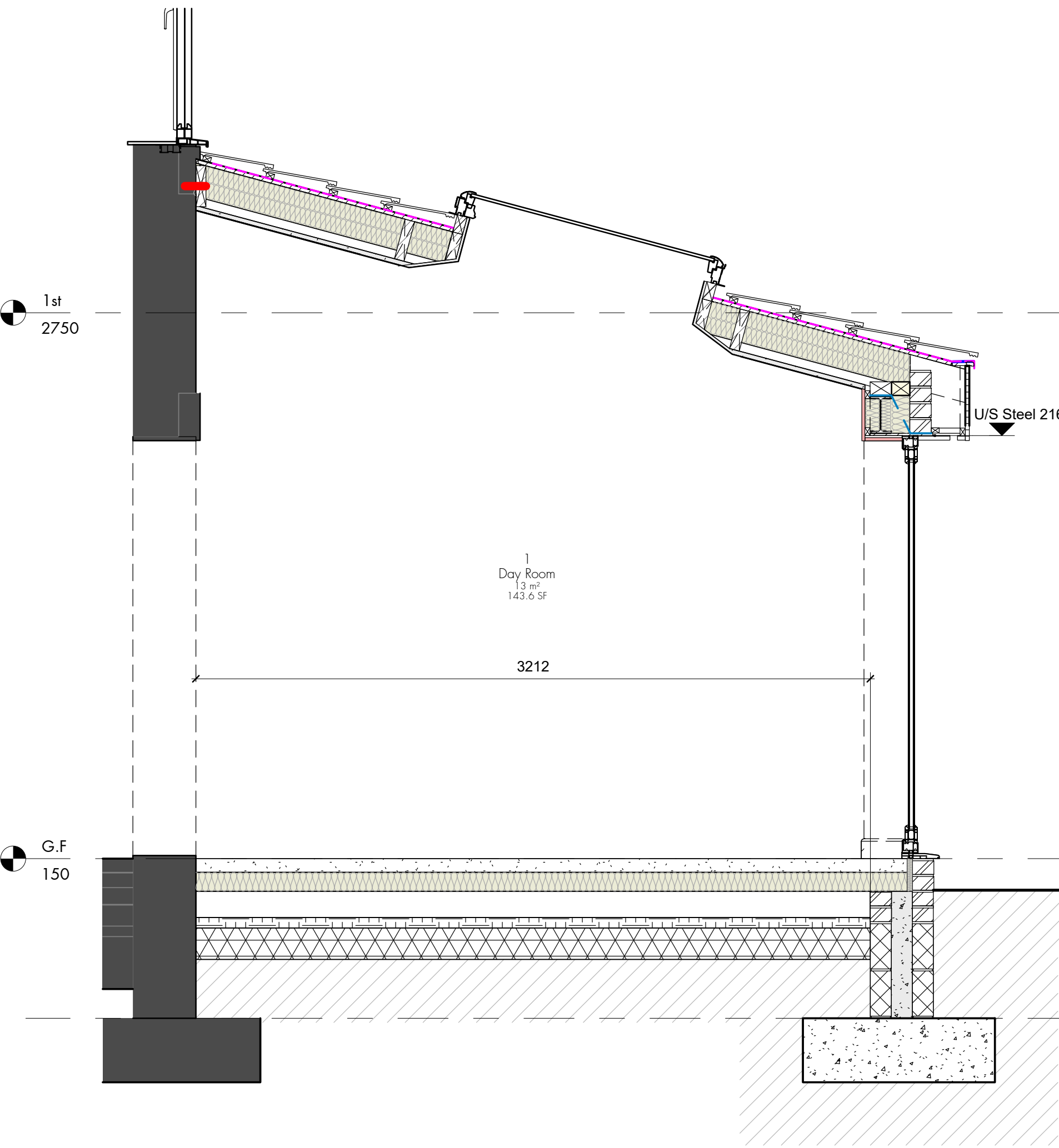




ELEMENTS KEY

(01) STRIP FOUNDATIONS
In line with structural engineer's design, provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 975mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions.

(02) GROUND BEARING SLAB
To meet min U value of 0.11 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand. DPM. 2 x 70mm Kingspan Kooltherm K103 with 25mm around perimeter. 150mm Ground Slab to SE detail. Finishes TBC.

(03) WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

(04) FULL FILL CAVITY WALL (10mm Residual Cavity).
To achieve minimum U Value of 0.18W/m²K
Provide 102.5mm x 65mm red brick colour matched to existing. 10mm residual cavity. 90mm Ecotherm Eco-Cavity full fill insulation fixed to 100mm block internal leaf. Internal finish to be 12.5mm plasterboard on dabs with 3mm plaster skim.

(06) DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. Vertical DPC to be installed at all reveals where cavity is closed.

(07) WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

(08) CAVITY TRAYS
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

(09) WARM PITCHED ROOF
To achieve minimum U Value of 0.15W/m²K
Timber roof structures to be designed by Engineer. Roofing tiles TBC (Slate or slate effect Marley) fixed to tile battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm. 18mm sarking board/external grade ply. EcoTherm Eco-Versal fully filling space between rafters, currently assumed at 200mm. 12.5mm plasterboard with 3mm skim to finish.

(15) BI-FOLDING DOORS
Rear bi-folding doors to be top hung, aluminium framed, finished in anthracite grey RAL 7016. To achieve a U-Value of 1.4 W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft coat low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

(16) LINTELS
Catnic (CG/CH range depending on duty requirements) insulated cavity wall lintels to all openings. Lintel to suit wall thickness and cavity depth. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Final lintel design and head support of aluminium bi-folding doors to be confirmed by Engineer.

NOTES

CAVITY BARRIERS
30-minute fire resistant cavity barriers to be provided at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

Notes

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- ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & CONTRACT ADMINISTRATOR.
- ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
- DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HASAW ACT 1974 & THE CONSTRUCTION DESIGN & MANAGEMENT (CDM) REGULATIONS 2007. THE CONTRACTOR SHALL NOT DISTURB ANY ASBESTOS PRODUCTS DURING THE WORKS. ANY DISCOVERY OF ASBESTOS OR SUSPECTED ASBESTOS PRODUCTS, WHICH ARE LIKELY TO BE DISTURBED DURING THE WORKS, SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR. WHERE SPECIFIED WORKING WITH ASBESTOS SHALL BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006.
- THE PLANS AS PROPOSED MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 (2) (b) OF BUILDING REGULATIONS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK.
- TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR STRUCTURAL ENGINEERING, DRAINAGE AND SERVICES DESIGN

Previous Revisions

No.	Description	Date	By
1	Issue for Planning Consent	20.12.22	



Project	38 Tavington Rd, Halewood
Client	Compete Construction
Title	Section A-A
Number	BEE_037 A106
Scale	As indicated@A3
Revision	1
Description	Issue for Planning Consent
Status	Stage 4a
Drawn	JB
Date	20.12.22

Section 1

1 : 20

