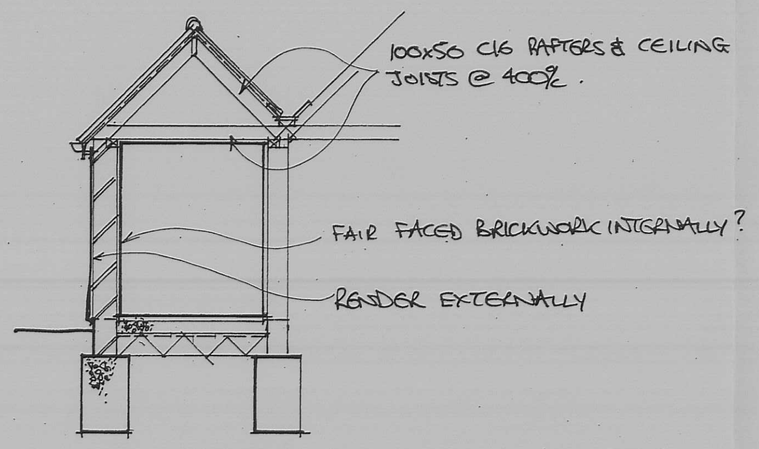
All timber to be kiln dried to BS 5268 and treated.

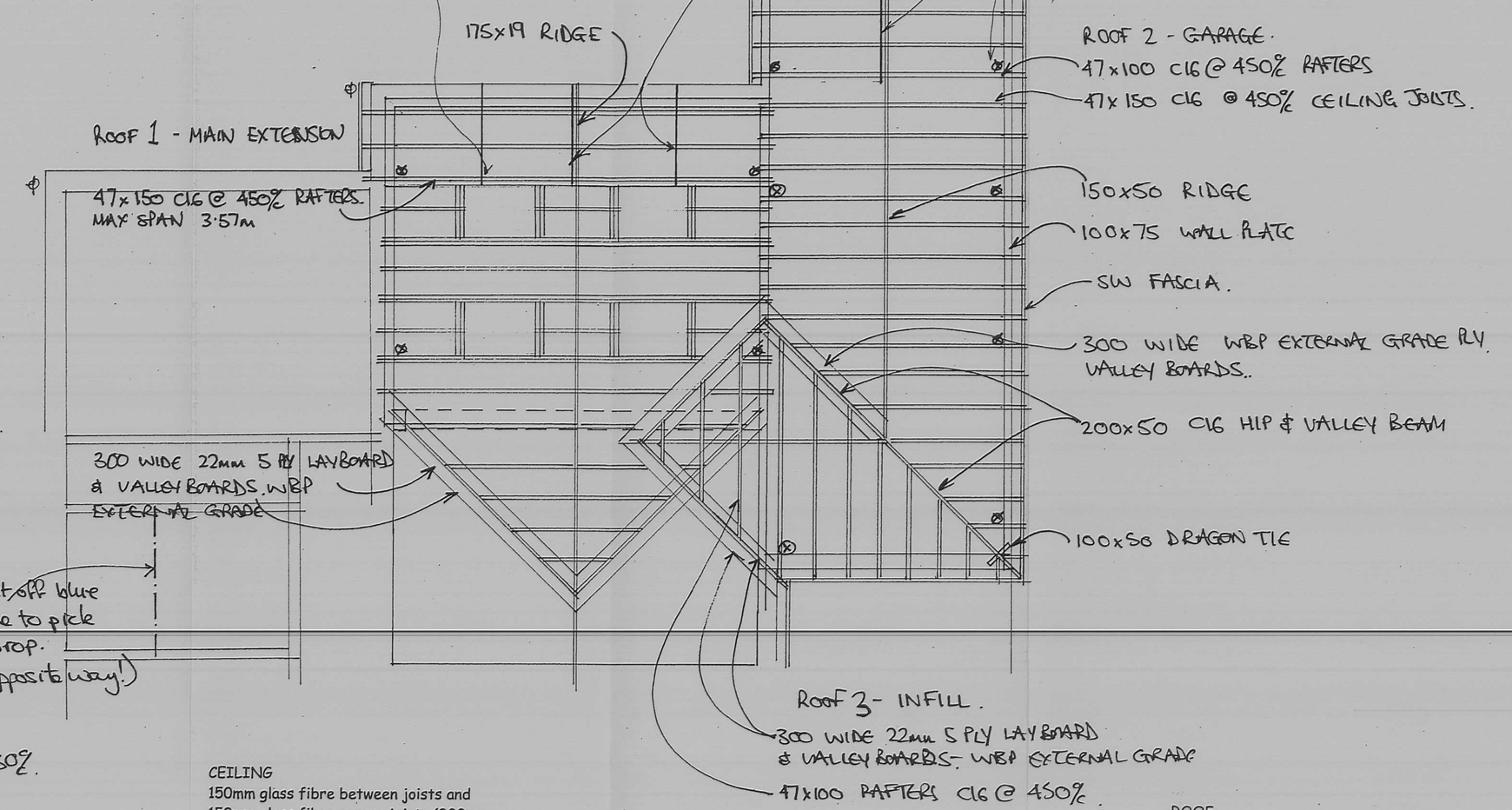
NOTCHES
No deeper than 1/8th of the joist and not cut closer than 0.07 of the span to the support nor further away than 0.25 times the span.

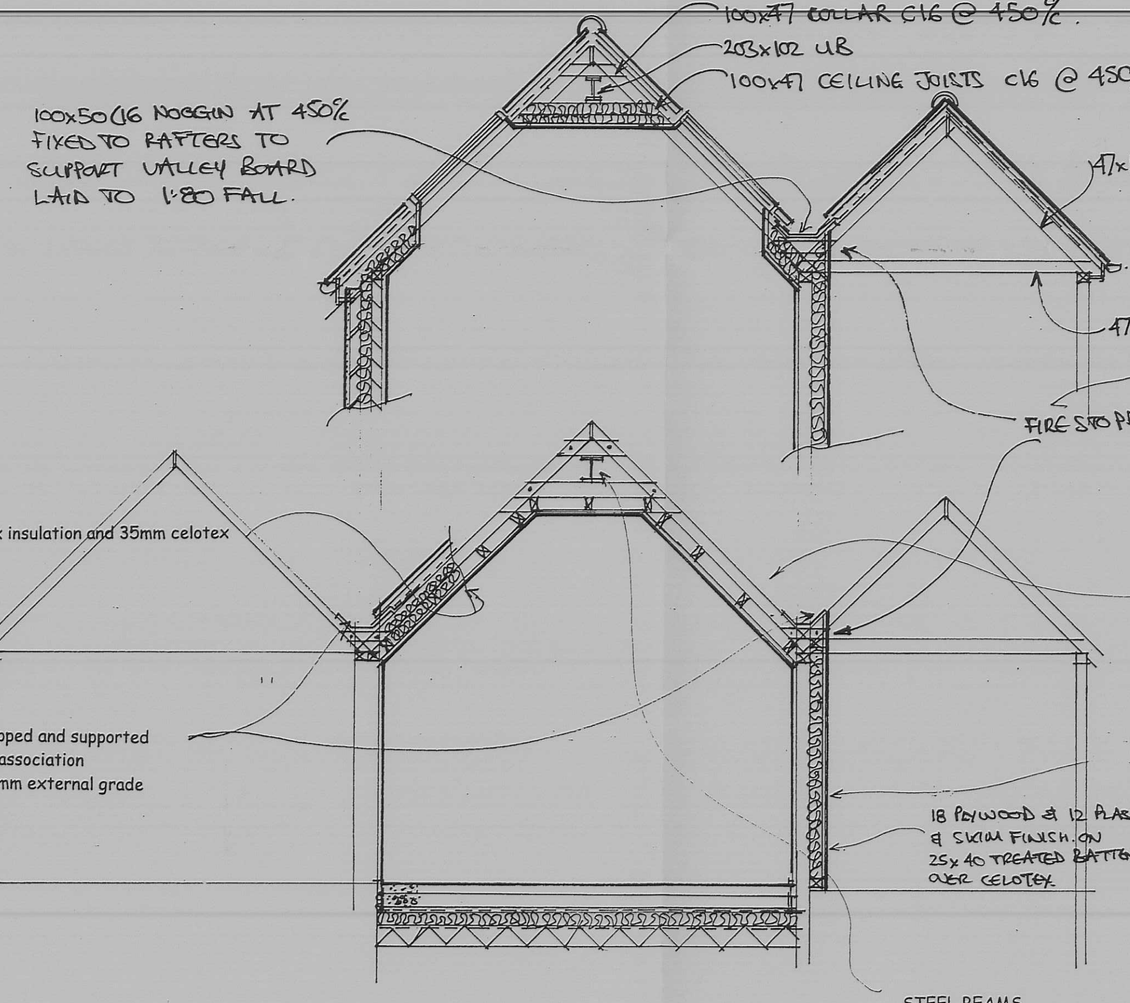
HOLES
No greater than ¼ of the joist and drilled within the neutral axis. Not less then 3 dia apart and located between 0.25 and 0.4 the span from the support.



TRIMMINGS
Trimmers and trimmings to be bolted at 900 cts with 12mm bolts, 50 square washers and timber connectors. Proprietary Galv MS joist hangers screwed fixed with every hole.

STRAPS
30x5MS galv straps at 1.8m cts with 150mm bent arm built into cavity and extended across min. 3 members. Located to the verges and ceiling line with the gable wall. Wall plates to be strapped at 1.8m cts and either side of large openings. Screw and plug extended arm to blockwork.

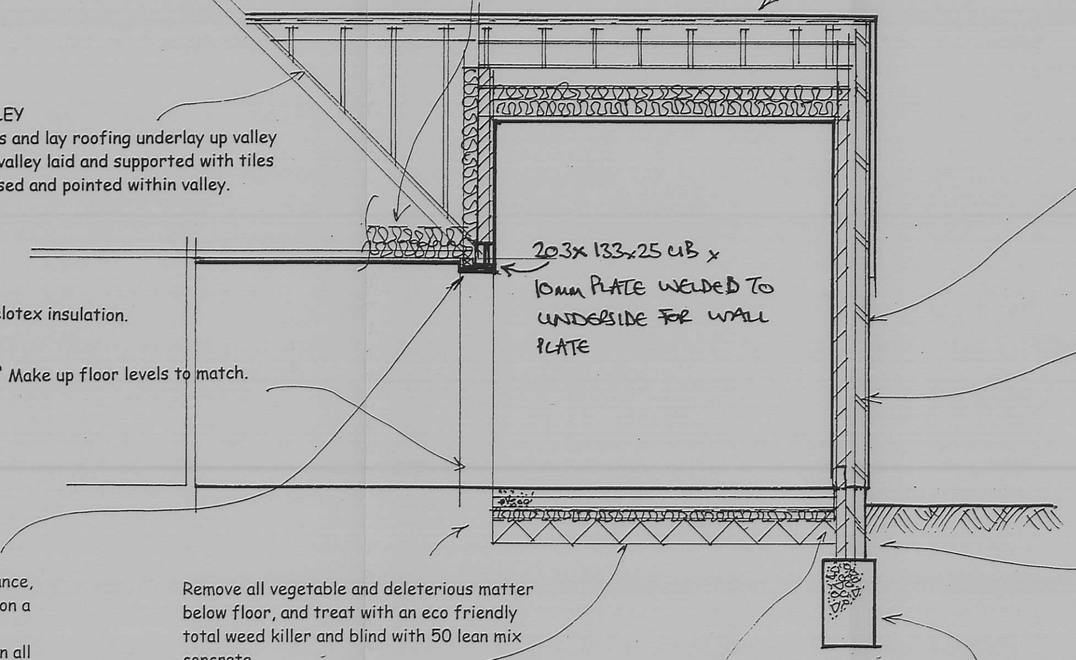




CEILING
150mm glass fibre between joists and 150mm glass fibre across joists (300mm thick). 12 plasterboard and skim finish. Ensure 50mm clear ventilation gap at eaves for cross flow roof ventilation. Use Redland proprietary eaves ventilator tray between rafters.

ROOF
Concrete interlocking tiles manufacturers guidance for headlap and gauge and nailed to verges, ridges, eaves, abutments, valleys and hips as per recommendations on 50x38 treated SW battens over Proctor RoofShield breathable membrane to BBA 99/3648 cert. Provide splay board at eaves behind fascia to remove sag. Treated rafters and joists. 100x75 C16 wall plate bedded onto block work and strapped.

VALLEY
Dress and lay roofing underlay up valley GRP valley laid and supported with tiles dressed and pointed within valley.



2 coat sand/ cement render with masonry paint finish. Proprietary metal lath edga, corner and drip bead to all openings, corners and dpc levels.

BRICKWORK
To BS 5628 : Agg.: blocks to BS3921. Cavity 100mm Dritherm full filled with 100mm Durox Supabloc, k=0.11. 2 coat gypsum lightweight plaster and skim finish. Wall ties to BS 1243, 750mm horizontally, 450 vertically staggered and300 around openings and abutments. 1200g PVC insulated Damcor vertical and horizontal DPC to all openings. U-value of wall 0.26W/m2K.

Make up floor levels to match.

STEEL BEAMS
150 end bearing, 30 minute fire resistance, encased in 2 layers of 12 plasterboard on a timber cradle and skim finish. Builder appointed Structural Engineer to design all suitable lintels, beams, columns, roof members, bearings, fixings, pad foundations, connections and support prior to commencement to work.

Remove all vegetable and deleterious matter below floor, and treat with an eco friendly total weed killer and blind with 50 lean mix concrete.

GROUND FLOOR
50mm s/c screed over 100mm oversite. GEN 2 mix BS 5328 over 1200g DPM to BS 6515, laid continous with DPC. 100mm celotex insulation on 1200g membrane, sand blinded hardcore fill. 12mm perimeter upstand to external wall.

RADON PROTECTION
Radon sump provided middle of floor area below DPM, ducted externally and capped. DPM extended over cavity wall, cavity tray incorporated over with proprietary glidevale vents, weepholes at 1200 cts

FOUNDATIONS
To BS 8004 & BS 8110 and NHBC practise note adjacent to tress. Trench fill concrete to within 225 of finished ground level. GEN 1 mix BS 5328 20mm aggregate and 75mm slump. 10N/mm2 minimum strength, sleeve all drains to give min 50mm clearance and advise utilities of any service penetrations. All to Local Authority approval.

SUBSTRUCTURE
Class b semi engineering bricks to both skins to BS 5628. Stretcher bond 1:3cm. Bed PVC DPC 112mm 1200g to BS 6515 minimum 150mm above finished ground level. DPC to be continuous with DPM.

Grub out exisiting base and form new floor with damp proof membrane taken up above dpc.

NIGEL PARKINSON PLA

01788 891974 3 CASTLE MOUND, BARBY, CV

TITLE PROPOSED SECTIONS

PROJECT EXTENSIONS ALTERATIONS 17 ARLOFF ROAD WINCKLEY LEICESTERSHIRE M.REMAS VIRK

SCALE 1:50

DATE MAY 2011 DWG 3

Do not scale from plans. check all dimensions and drains prior to commencement of work. Plans prepared for local authority approval only.