

All dimensions must be checked on site and not scaled from this drawing.

Revisions

EXTERNAL CAVITY WALL CONSTRUCTION 300MM O/A THICKNESS COMPRISING:

140 X 47MM GRADE C16 TREATED SW INNER LEAF WALLPLATES BEDDED IN MORTAR MIX 1:3 ORDINARY PORTLAND CEMENT AND SAND ONTO POLYETHYLENE DPC AND STRUCK POINTED. WALLPLATE WHEN BEDDING TO BE LINED AND LEVELLED THROUGHOUT AND WALLPLATE TO BE DRILLED, PLUGGED AND SCREWED TO MASONRY AT MAXIMUM 750MM CTS.

EXTERNAL WALL TIMBER FRAMED INNER LEAF DESIGN, FABRICATED AND ERECTED BY SPECIALIST COMPRISING 140 X 47MM GRADE C16 TREATED SW SOLE PLATES, DOUBLE HEADPLATES, VERTICAL STUDS AT MAXIMUM 400MM CTS, HORIZONTAL NOGGIN'S AT MID-STORY HEIGHT AND WALL BRACING WITH ALL MEMBERS CUT, FITTED AND SPIKED TOGETHER. 9.5MM THICK WBP PLYWOOD OUTER LINING WITH BREATHER MEMBRANE TO CAVITY FACE. INNER LEAF TIMBER FRAMED PANELS TO BE ERECTED, FLUMBED AND LINED THROUGHOUT AND SOLE PLATES SPIKED DOWN TO WALLPLATES BEFORE DESCRIBED.

50MM CAVITY. FACING BRICK OUTER LEAF AS SELECTED LAID 'FLEMISH' BOND BEDDED IN MORTAR MIX 1:2:9 ORDINARY PORTLAND CEMENT, LIME AND SAND AND NEATLY POINTED WITH SLIGHTLY RECESSED POINTING.

130MM THICK CELOTEX LTD, OR EQUAL APPROVED, XR4130 INSULATION BOARD CUT AND FRICION FITTED BETWEEN ALL MEMBERS OF TIMBER FRAMED INNER LEAF WITH INSULATION BOARD PUSHED OUT TO PLYWOOD OUTER SHEATHING LEAVING 10MM CAVITY FOR ELECTRICAL SERVICES.

EXTERNAL WALLS LINED INTERNALLY WITH 12.5MM THICK GYPROC 'DUPLX' TAPERED EGGED WALLBOARD WITH VAPOUR RESISTANT FILM BACKING. BOARDS INSTALLED WITH LONG EDGES VERTICAL, WITH SIDE JOINTS OCCURRING OVER TIMBER FRAME. VERTICAL STUDS AND BOARDS FIXED USING GALV PLASTERBOARD NAILS AT 150MM CTS TO ALL BOARD EDGES AND INTERMEDIATE SUPPORTS. ALL BOARD JOINTS TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SCIM COAT OF TYPE III MULTI-FINISH PLASTER.

'U' VALUE OF EXTERNAL WALL CONSTRUCTION NOT EXCEEDING 0.21W/sq m K.

CLOSE CAVITY AT JAMBS OF EXTERNAL OPENINGS WITH 45 X 45MM TREATED SW CAVITY CLOSURE BATTEN PINNED TO TIMBER FRAMED INNER LEAF AND WITH POLYETHYLENE VERTICAL DPC PINNED TO CLOSURE BATTEN AND WITH BRICK OUTER LEAF BUILT AGAINST VERTICAL DPC.

UNTELS OVER HEADS OF OPENINGS IN CAVITY EXTERNAL WALLS FORMED WITH 16 LTD, OR EQUAL APPROVED, TYPE 17/50 GALV STEEL UNTELS TO SUIT CLEAR OPENING WIDTHS AND WITH MIN. 150MM END BEARINGS. 75 X 38MM TREATED SW BATTEN BACK SUPPORT TO UNTEL SPIKED TO TIMBER FRAMED INNER LEAF. TOP EDGE OF UNTEL TO RECEIVE GALV STEEL RESTRAINING CLIPS FIXED TO TIMBER FRAMED INNER LEAF USING 3.3 X 50MM GALV NAILS WITH CLIPS INSTALLED AT MAXIMUM 500MM CTS.

UNTELS OVERLAP WITH CAVITY TRAYS LTD, OR EQUAL APPROVED, PREFORMED TYPE 'U' CAVITARY TO PROFILE AS DETAILED AND WITH INNER VERTICAL LEG OF CAVITARY DRESSED AGAINST CAVITY FACE OF TIMBER FRAMED INNER LEAF.

ARCHES OVER GROUND FLOOR EXTERNAL WALL OPENINGS TO BE FOUR COURSE HIGH FACING BRICK SOLDIER SKEWBACK ARCHES TO SUIT OPENING WIDTHS INDICATED WITH ARCH BRICKWORK SUPPLIED READY CUT BY BRICK MANUFACTURER. BRICKWORK TO BE BEDDED IN MORTAR MIX 1:2:9 BEFORE DESCRIBED AND NEATLY POINTED WITH SLIGHTLY RECESSED POINTING.

175 X 140MM DEEP 'ASHLAR' SMOOTH FACED WEATHERED AND THROATED WINDOW SUB-CILLS WITH 50MM STOOLED ENDS. SUB-CILLS BEDDED ON POLYETHYLENE DPC WITH DPC DRESSED VERTICALLY TO BACK OF SUB-CILL.

WINDOW COMPONENTS COMPRISING: WINDOWS TO BE TRADITIONAL TIMBER CASEMENT WINDOWS WITH FLUSH PROFILE, STANDARD CILLS AND OPENING CASEMENTS MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOINERY SOFTWOOD AND SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

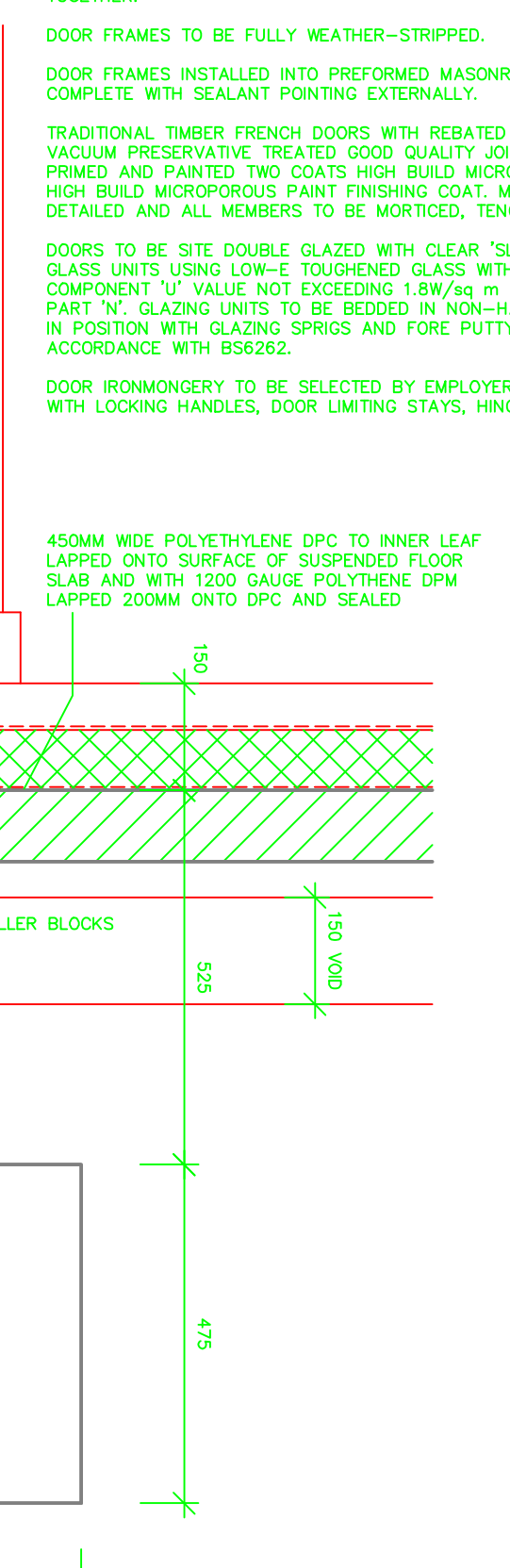
WINDOW FRAMES TO BE FULLY WEATHER-STRIPPED. WINDOW FRAMES INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

WINDOWS TO BE SITE DOUBLE GLAZED WITH CLEAR/OBSCURE 'SULMITE' 14MM THICK (4/6/4MM) SEALED DOUBLE GLASS UNITS USING LOW-E GLASS WITH CAVITY FILLED WITH INERT GAS PROVIDING A COMPONENT 'U' VALUE NOT EXCEEDING 1.6W/sq m K. GLAZING UNITS TO BE BEDDED IN NON-HARDENING BUTYL GLAZING COMPOUND AND HELD IN POSITION WITH GLAZING SPRINGS AND FORE PUTTY CARRIED OUT USING UNSEED OIL PUTTY IN ACCORDANCE WITH BS6262.

WINDOW IRONMONEY TO BE SELECTED BY EMPLOYER AND COMPRISE SECURITY LOCKING SYSTEM WITH LOCKING HANDLES, WINDOW CASSEMENT STAYS, HINGES AND BOLTS AS REQUIRED.

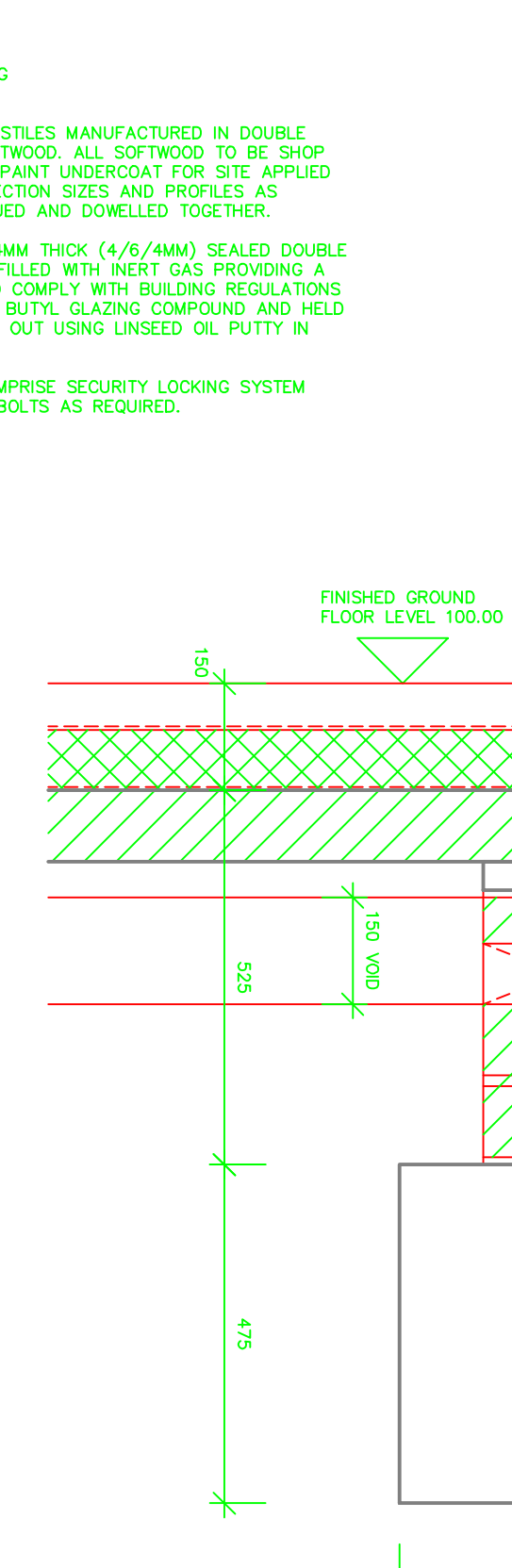
DETAIL 1.4

SCALE 1/10



DETAIL 1.4

SCALE 1/10



FIRST FLOOR STRUCTURE COMPRISING:

22MM THICK FLOORING GRADE MOISTURE RESISTANT TONGUED AND GROOVED CHIPBOARD FLOOR DECKING WITH BOARD JOINTS GLUED, BOARDS CRAMPED TOGETHER AND BOARDS FIXED USING SCREW FIXINGS AT 300MM CTS TO ALL FLOOR JOISTS AND NOGGIN SUPPORTS.

FIRST FLOOR DECKING TO EXTEND OVER EXTERNAL WALL TIMBER FRAMED INNER LEAF WITH BOARDS FIXED TO ENDS OF FLOOR JOISTS/RIMBOARDS USING SCREW FIXINGS AT 300MM CTS.

50 X 38MM TREATED SW DECKING SUPPORT NOGGIN'S FIXED BETWEEN FLOOR JOISTS AT PERIMETER OF FLOORS CUT AND FITTED BETWEEN FINNOIST TOP FLANGES AND FIXED USING SMIPSON STRONG-TIE, OR EQUAL APPROVED, GALV STEEL 'Z' CLIPS TYPE 238H FULLY NAILED.

FIRST FLOOR JOISTS TO BE FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, 240MM DEEP FINNOIST (F3) JOISTS DESIGNED BY MANUFACTURER TO FINNFRAME STANDARD 12 CLASS AND INSTALLED AT MAXIMUM 400MM CTS. JOIST TYPES AND SPACINGS AS INDICATED ON FIRST FLOOR JOIST PLAN.

FIRST JOISTS TO BE POSITIONED 25MM FROM FACE OF EXTERNAL WALLS/GROUND FLOOR LOADBEARING PARTITION WALLS.

ALL FLOOR JOISTS TO BE LINED THROUGH AND LEVELLED USING PACKING SHIMS AS REQUIRED.

ENDS OF FLOOR JOISTS BUILT INTO EXTERNAL WALL TIMBER FRAMED INNER LEAF TO BE SPIKED TO TIMBER FRAMED INNER LEAF HEAD PLATES COMPLETE WITH FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, 33 X 240MM DEEP KERTO-Q ENGINEERED TIMBER RIMBOARD FIXED TO ENDS OF EACH FINNOIST USING ONE 3.35 X 65MM NAIL TO EACH TOP/BOTTOM FLANGE.

WHERE FIRST FLOOR JOISTS RUN PARALLEL TO EXTERNAL WALL TIMBER FRAMED INNER LEAF FORM RIMBEAM TO INNER LEAF WITH FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, DOUBLE 33 X 240MM DEEP KERTO-Q ENGINEERED TIMBER RIMBOARDS WITH BLOCKING BETWEEN RIMBOARDS AT 600MM CTS TO FORM 140 X 240MM DEEP RIMBEAM WITH RIMBOARDS AND BLOCKING SPIKED TOGETHER. RIMBEAMS SPIKED TO TIMBER FRAMED INNER LEAF HEAD PLATES.

ONE/TWO ROWS 140 X 50MM GRADE C16 TREATED SW SOLID STRUTTING AT MID/THIRD SPANS OF JOISTS WITH STRUTTING CUT AND FITTED BETWEEN FINNOIST AND SPIKED AND WITH TREATED SW BLOCKING BETWEEN FIRST JOISTS AND WALL FACES.

WHERE FIRST FLOOR STUD PARTITIONS RUN PARALLEL TO FIRST FLOOR JOISTS INSTALL FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, 90 X 240MM DEEP FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, KERTO-Q ENGINEERED TIMBER JOISTS BENEATH LINE OF PARTITIONS.

GROUND FLOOR CEILING LINING COMPRISING:

50 X 38MM TREATED SW CEILING SUPPORT NOGGIN'S FIXED BETWEEN FIRST FLOOR JOISTS AT PERIMETERS OF CEILING AND ROWS AT 1200MM CTS. 12.5MM THICK GYPROC DUPLX WALLBOARD CEILING LINING WITH VAPOUR RESISTANT FILM BACKING. BOARDS FIXED USING GALV PLASTERBOARD NAILS AT MAX. 150MM CTS TO ALL BOARD EDGES AND INTERMEDIATE SUPPORTS.

ALL BOARD JOINTS AND WALL/CEILING AND CEILING/CEILING ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SCIM COAT OF TYPE III MULTI-FINISH PLASTER.

100MM THICK ROCKWOOL LTD, OR EQUAL APPROVED, ROCKWOOL ROLLBATT INSULATION LAID BETWEEN FIRST FLOOR JOISTS OVER GROUND FLOOR CEILING AREA TO PROVIDE SOUND INSULATION.

GROUND FLOOR STRUCTURE COMPRISING:

GROUND FLOOR SLAB TO BE PRECAST CONCRETE BEAM AND BLOCK SYSTEM TO SPECIALIST MANUFACTURERS DESIGN AND DETAIL BASED ON 150MM DEEP PRECAST CONCRETE FLOOR BEAMS WITH STANDARD 215 X 440 X 100MM THICK DENSE CONCRETE BLOCK INFILL WITH MINIMUM COMPRESSIVE STRENGTH 7.0N/sq mm. BEAMS AND BLOCKS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH SPECIALIST MANUFACTURER'S DESIGN, SETTING OUT DETAILING AND SPECIFICATION.

BEAM AND BLOCK FLOOR SURFACE TO BE GROUTED WITH SAND AND CEMENT TO GIVE SMOOTH AND LEVEL SURFACE FOR IMPOSED FINISH. NOMINAL MAXIMUM THICKNESS OF GROUT TO BE 5MM.

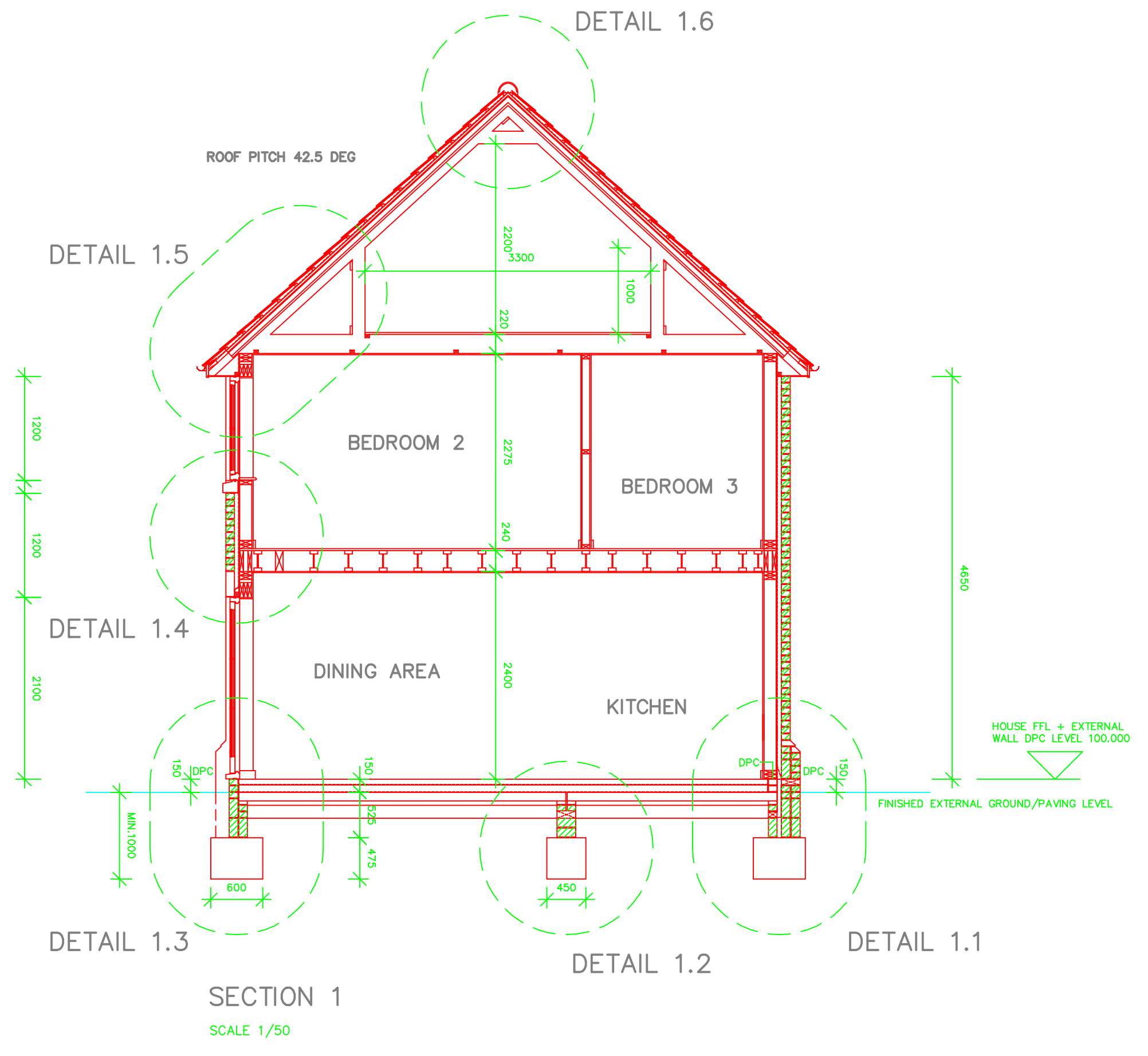
1200 GAUGE POLYTHENE DPM LAID OVER GROUND FLOOR SLAB AREA LAPPED MIN. 300MM AT ALL JOINTS AND SEALED AND LAPPED 200MM ONTO EXTENDED DPC TO EXTERNAL WALL INNER LEAF AND SEALED.

85MM THICK CELOTEX LTD, OR EQUAL APPROVED, G44085 INSULATION BOARD TO ENTIRE AREA OF GROUND FLOOR LAID WITH TIGHT BUTT JOINTS AND WITH 25MM THICK CELOTEX LTD, OR EQUAL APPROVED, T-BREAK TB4025 INSULATION BOARD INSTALLED VERTICALLY AT ALL ABUTMENTS WITH PERIMETER EXTERNAL WALLS. ALL JOINTS IN INSULATION BOARD TO BE TAPED USING SELF-ADHESIVE ALUMINIUM FOIL TAPE.

P/A = 0.45 'U' VALUE OF GROUND FLOOR NOT EXCEEDING 0.19 W/sq m K.

1000 GAUGE POLYTHENE SEPARATING LAYER LAID OVER SURFACE OF INSULATION BOARD LAPPED MINIMUM 300MM AT ALL JOINTS AND SEALED AND POLYTHENE DRESSED VERTICALLY AT ABUTMENTS WITH PERIMETER EXTERNAL WALLS.

55MM THICK CONCRETE FLOOR SCREED MIX 1:1:2 ORDINARY PORTLAND CEMENT, SAND AND 10MM AGGREGATE BY VOLUME AND SCREED REINFORCED WITH SINGLE LAYER OF GALV STEEL CHOKER WIRE. SCREED TO BE LAID IN TWO LAYERS. LOWER LAYER MINIMUM 30MM THICK AND UPPER LAYER MINIMUM 20MM THICK IN BAYS NOT EXCEEDING 14 SQ M AND WALL COMPACTED IN LAYERS WHEN LAID. TROWELLED SURFACE FINISH TO RECEIVE FLOOR FINISHES AS SELECTED.



SECTION 1

SCALE 1/50

EXTERNAL WALL OUTER LEAF PLINTH MASONRY COMPRISING:

INNER SKIN 100MM THICK SOLID CONCRETE BLOCKWORK ABOVE EXTERNAL WALL DPC LEVEL WITH CONCRETE BRICKWORK USED TO MAKE UP COURSING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK/BRICKWORK MINIMUM 7.0N/sq mm WITH MASONRY BEDDED IN MORTAR MIX 1:2:9 ORDINARY PORTLAND CEMENT, LIME AND SAND AND STRUCK POINTED.

THREE COURSES FACING BRICK BELOW EXTERNAL WALL DPC LEVEL WITH BRICKWORK LAID 'FLEMISH' BOND BEDDED IN MORTAR MIX 1:2:9 BEFORE DESCRIBED AND POINTED WITH SLIGHTLY RECESSED POINTING.

FOUR COURSES FACING BRICK TO PLINTH ABOVE EXTERNAL WALL DPC LEVEL WITH BRICKWORK LAID 'FLEMISH' BOND BEDDED IN MORTAR MIX 1:2:9 BEFORE DESCRIBED AND POINTED WITH SLIGHTLY RECESSED POINTING.

PLINTH BRICKS TO BE FROST RESISTANT SPECIAL BRICKS TO MATCH/TONE WITH COLOUR OF FACING BRICK TO EXTERNAL WALLS WITH PLINTH STRETCHER PL3.1 TO OUTER LEAF OF PLINTH OVERLAP WITH PLINTH STRETCHER BGLP.10 WITH PLINTH BRICKS LAID STRETCHER BOND BEDDED IN MORTAR MIX 1:3 BEFORE DESCRIBED AND POINTED WITH SLIGHTLY RECESSED POINTING.

CONCRETE STRIP FOUNDATIONS GRADE C20P TO BS5328.

EXTERNAL WALL FOOTINGS 250MM O/A CAVITY WALL THICKNESS COMPRISING: TWO SKINS 100MM THICK SOLID CONCRETE BLOCKWORK WITH CONCRETE BRICKWORK USED TO MAKE UP COURSING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK/BRICKWORK MINIMUM 7.0N/sq mm WITH MASONRY BEDDED IN MORTAR MIX 1:3 ORDINARY PORTLAND CEMENT AND SAND AND STRUCK POINTED.

MASONRY SKINS TIED TOGETHER USING 'HEMAX 95', OR EQUAL APPROVED, 200MM LONG STAINLESS STEEL VERTICAL TWIST TIES INSTALLED AT GROUND FLOOR SLAB LEVEL 525MM ABOVE FOUNDATION CONCRETE LEVEL WITH TIES SPACED AT 600MM INTERVALS HORIZONTALLY.

BUILD IN ENDS OF PRECAST CONCRETE SUSPENDED FLOOR BEAMS AND BUILD IN 100MM THICK SOLID CONCRETE BLOCKS TO SUSPENDED FLOOR COMPLETE WITH 40MM THICK PRECAST CONCRETE FILLER BLOCKS SUPPLIED BY PRECAST FLOOR MANUFACTURER AND FILLER BLOCKS BEDDED IN MORTAR MIX 1:3 BEFORE DESCRIBED BETWEEN ENDS OF FLOOR BEAMS AND STRUCK POINTED.

CAVITY FILLED WITH LEAN-MIX CONCRETE TO HEIGHT OF FIRST COURSE OF BLOCKWORK WITH CONCRETE FILLING TROWELLED TO SLOPE OUTWARDS.

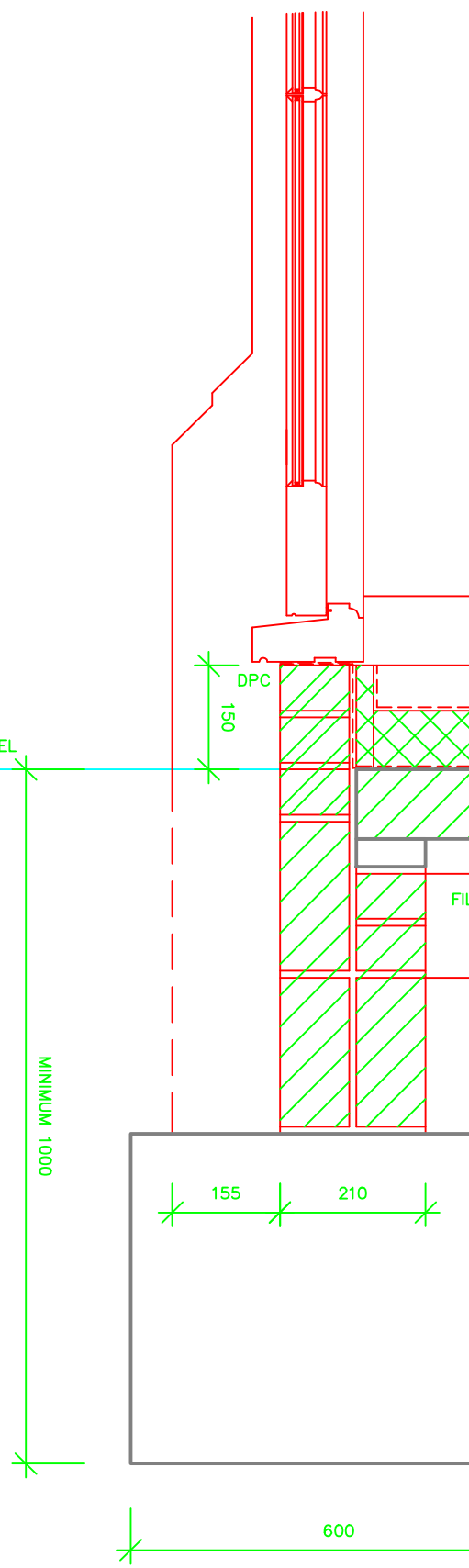
VOID BENEATH SUSPENDED GROUND FLOOR TO BE VENTILATED USING RYTONS BUILDING PRODUCTS LTD, OR EQUAL APPROVED, PERISCOPE UNDERFLOOR VENTILATORS TYPE PUVV COMPLETE WITH 215 X 65MM TERRAZZOLITA AIR BRICK BUILT INTO EXTERNAL WALL PLINTH MASONRY. BUILD IN VENTILATORS INTO EXTERNAL WALL FOOTINGS IN LOCATIONS INDICATED ON FOUNDATION PLAN TO PROVIDE MINIMUM 1500 SQ MM VENTILATION PER METRE RUN OF WALL WITH VENTILATORS INSTALLED TO PROVIDE CROSS VENTILATION AS INDICATED.

FORM CAVITY TRAYS IN EXTERNAL WALL ABOVE VENTILATORS USING CAVITY TRAYS LTD, OR EQUAL APPROVED, PREFORMED TYPE Q ARRESTING BARRIER 450MM LONG WITH CAVITY LEG OF TRAY DRESSED AGAINST EXTERNAL WALL TIMBER FRAMED INNER LEAF.

225 X 85MM CROSS VENT SLOTS FORMED THROUGH FOOTINGS TO INTERNAL WALLS IN LOCATIONS INDICATED ON FOUNDATION PLAN. VENT SLOTS FORMED ONE BLOCK COURSE ABOVE FOUNDATION CONCRETE LEVEL (BASE OF SLOT AT FORMATION LEVEL OF FLOOR VOID SUB-BASE).

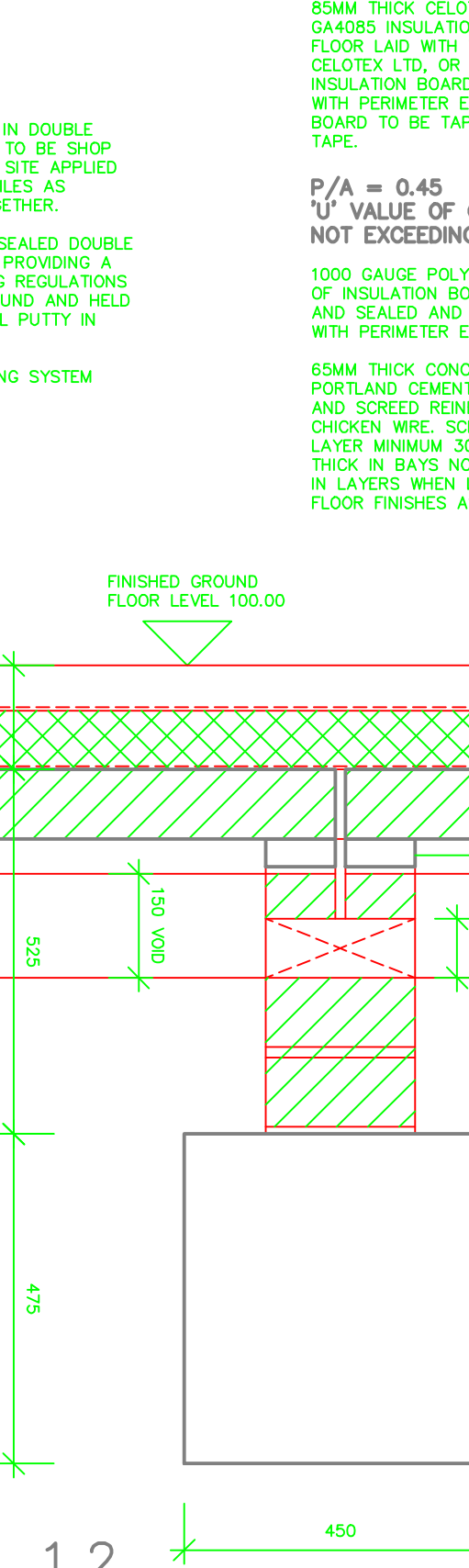
DETAIL 1.3

SCALE 1/10



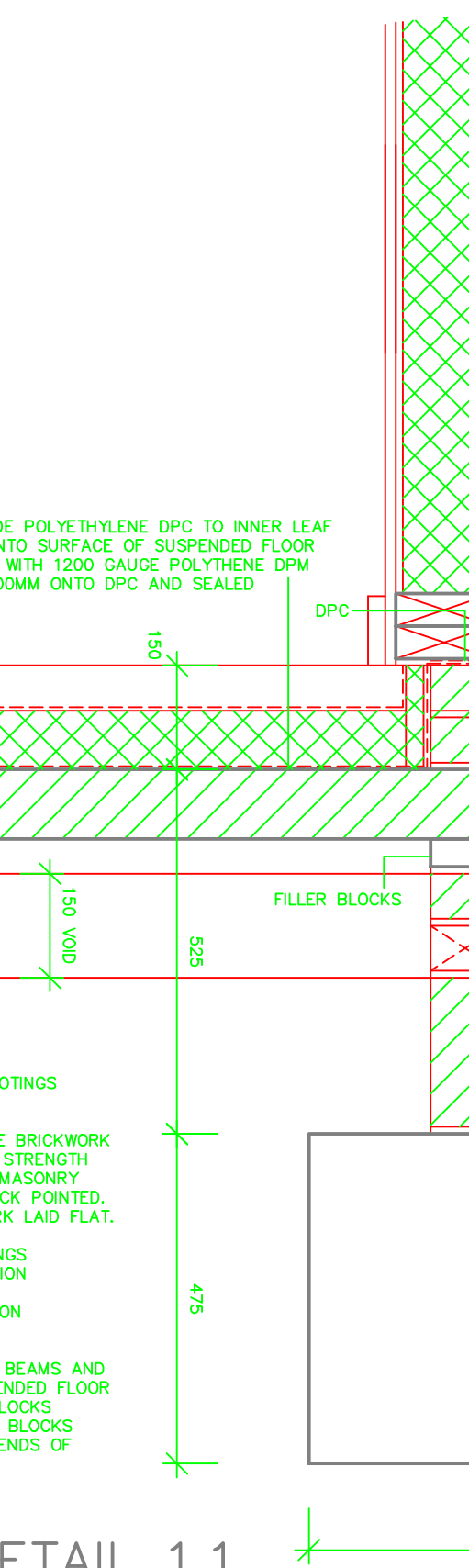
DETAIL 1.2

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DETAIL 1.1

SCALE 1/10



Client: MR + MRS URDA. Project: PROPOSED REPLACEMENT DWELLING + GARAGE, 18 MILL LANE, POULSHOT, DEVIZES, WILTSHIRE. SN10 1SA. Drawing Title: WORKING DRAWING. SECTION 1. SHEET 1. Scale: AS INDICATED. Date: AUG 2011. Drawn by: Tim Weeding Building Design Services. Project Number: 2010-21. Drawing Number: 17.