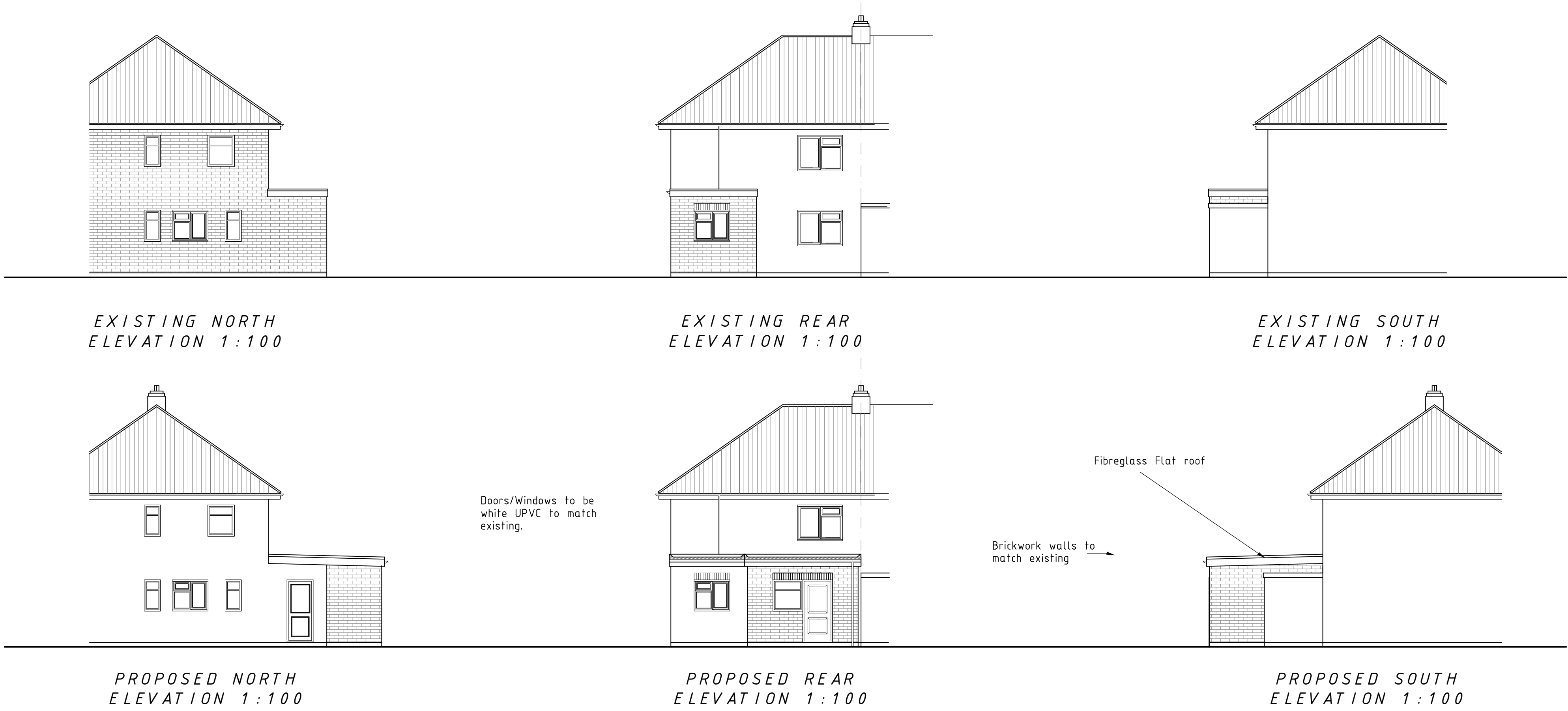




LOCATION PLAN
Scale 1:1250

Foundations:
Foundations (Provisional Only) Gen 3 Concrete trench fill foundations 450 x nominal 850mm deep, 1000mm deep below ground level to perimeter of external walls. Final depth and size to be agreed on site with the Local Authority.

Existing Foundations
On existing buildings, all foundations if extra loading is required, are to be checked for adequacy prior to building works commencing.

Floor Construction.
100mm crushed aggregate/hardcore well compacted and levelled, 50mm sand blinding and damp proof membrane (300 micron/1200 gauge polythene) overlapped with new wall dpc and existing wall dpc.
Cast 100mm thick concrete oversite slab laid level with smooth finish, suitable to accept insulation boards.
100mm Celotex GA4000 to achieve a U value of 0.20W/m²K. Floorboard insulation laid with a thin section of board upturned around perimeter of the room to meet a min R-value of 0.75m²K/W.
Boards should be overlaid with a separating layer of building paper to BS 1521:1972 (125 micron/500 gauge polythene sheet)
Lay 65mm thick 1:3 sand/cement screed over 1000gauge Polythene VCL. Screed to be fibre reinforced. Duct any existing airbricks from under floor min dia 100mm void to new air bricks in new wall.

All finished floor levels are to run flush with the level of the floor to the adjacent section of hallway or circulation area, within the existing building.

Cavity Walls
300mm cavity walls, 100mm Block/Facing bricks, 100mm cavity filled with 100mm Dritherm 32 wall batts, 100mm lightweight load bearing blockwork inner skin with 13mm render and set all to give an anticipated U value of min 0.28W/sqmK. Stainless steel wall ties to BS 1554 provided @450mm c/c vertically and 750mm c/c horizontally and every block course at openings. Hyload dpc to be min 150mm above ground and paving levels to unite with DPM. 2 skins of brickwork to BS2028 with cavity filled to 225mm below dpc with ST2 concrete sloped externally below dpc. Wall insulation to be continuous with roof insulation. Returns less than 550mm to be reinforced with Brictor @225mm vert c/c. Mechanical joints to wall junctions Furfix or similar with 2 part Polysulphide masic. Expansion/movement joints to be provided in external blockwork to manufactures recommendations.

Structural Steel
All to engineers specifications and calculations including all connections, padstones etc. Steels supporting floors to be fire proofed to thrs resistance using 15mm British Gypsum Glassroc F Firecase boards, Steels supporting ceilings to 1/2hour resistance using two layers 12.5mm British Gypsum Gyproc Wallboard. .

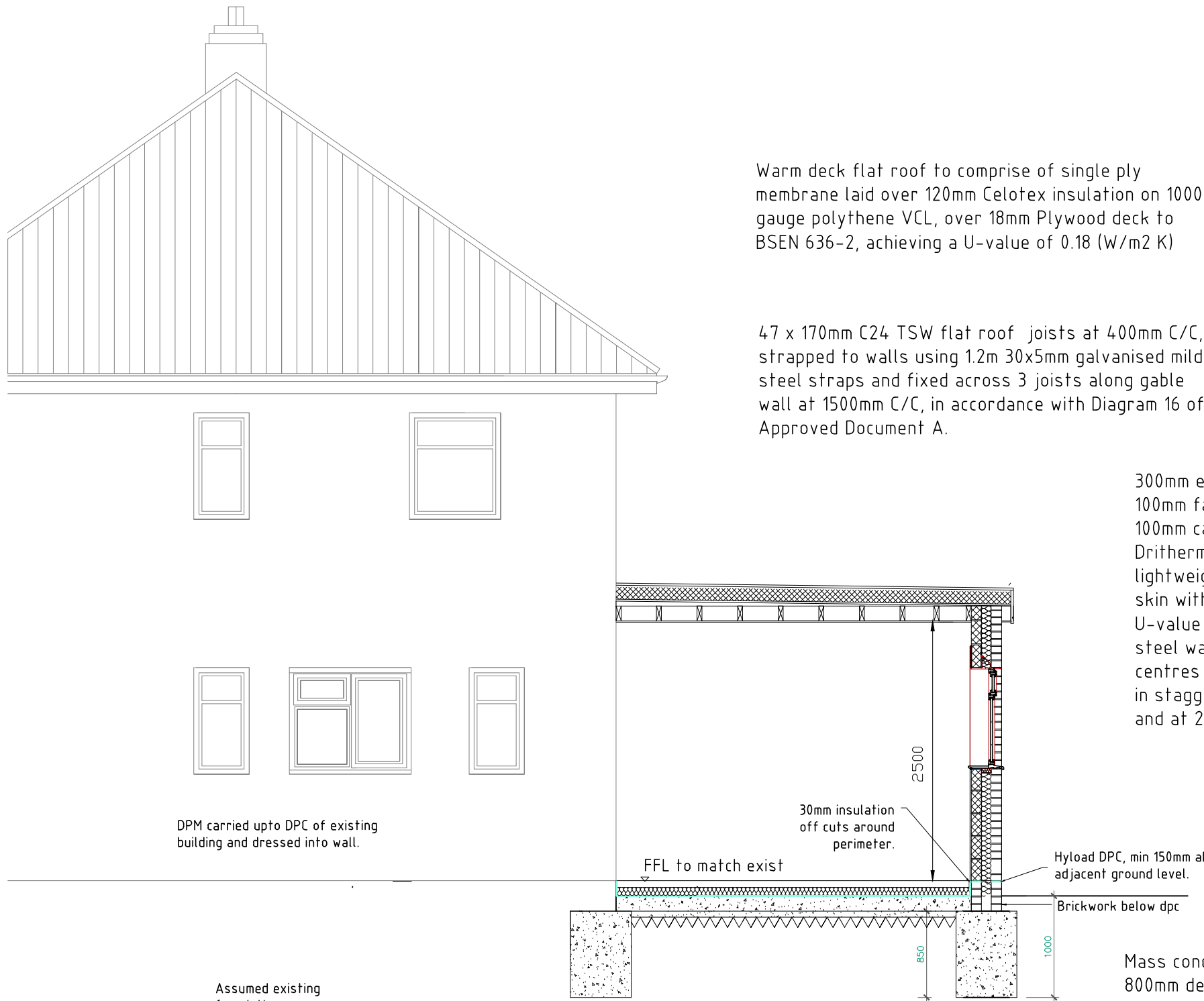
DPC
Damcor, Thermabat or similar insulated vertical dpc to close cavity at all openings in external walls. Cavity tray over lintels, airbricks and building projections. Cavity trays to have a min 150mm step. Unite dpc's with dpm's. Contractor is to use Building Regulations approved Robust details to achieve air infiltration level as required.

Lintels
Generally to be prefabricated steel lintels over all openings to external and internal openings, type, size and bearing as recommended by manufacturer. Lintels to receive min 150mm end bearing. 65 pre stressed concrete linel over ground floor soil connections. Pack lintels with insulation if not already pre-insulated. Use pre-formed stop ends bonded to cavity tray/lintel to coincide with perp joints. Use 2 per plug/weep hole filters over each lintel. If works to existing buildings, all lintels to be checked for adequacy. If extra loading required, replace if necessary.

Internal Walls
Studwork:100x50 studs@400mm c/c, noggins @600mm alt c/c. 100x50mm head and sole plates. fit 25mm Rockwool sound deadening insulation 10Kg/m between studs suspended in void wire reinforced if required. Knauf roomform wallboard 12.5mm 10Kg/sqm and skim both sides. (Moisture resistant to Bathroom, En-suite & WC's) Partitions to be built of double joists where partitions are parallel with floor joists and where built 90degrees to floor joists. Provide solid packing under.

Internal Wall: (blockwork). 100mm load bearing blockwork with 13mm lightweight plaster finish. Ground floor partitions built off concrete trench filled foundation.

Lead Flashings
Use code 4 lead for upstand and abutment flashings, to the recommendations of the Lead Sheet Associations. All timber to be preservative treated.



SECTION AA 1:50

PRINT AT A1

Flat Roof Construction
Warm deck flat roof to comprise of specialist fibreglass finish applied over 120mm Celotex insulation on 1000 gauge polythene VCL, over 18mm Plywood deck to BSEN 636-2, on tapered firing pieces laid to falls min 1:40, over 47 x 170mm C24 TSW flat roof joists at 400mm C/C, achieving a U-value of 0.18 (W/m² K).
Joists fixed over wall plate to be mortar bedded and mechanically fixed with 30x2.5mm ms vertical restraint straps at 2000mm c/c. Straps to extend min 1000mm down wall. , strapped to walls using 1.2m 30x5mm galvanised ms straps and fixed across 3 joists along gable wall at 1500mm C/C, in accordance with Diagram 16 of Approved Document A.
Ceiling finish to be 12.5mm wall board with 12.5mm MR to bathroom, en-suite and WC. All joints to be taped and jointed. To receive plaster finish, 125mm coving to ceiling. All timber to be preservative treated.Ceiling finish to be 12.5mm wall board with 12.5mm MR to bathroom, en-suite and WC. All joints to be taped and jointed. To receive plaster finish, 125mm coving to ceiling. All timber to be preservative treated.

Ventilation
Opening lights to all rooms to provide 1/20th floor area as ventilation with opening light situated min 1750mm above floor level. Provide trickle ventilationto all rooms min 8000sqmm using propriety hit and miss ventilators within the head of the window frame.

 Tendring District Council Life Opportunities, Building Services Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE Tel: 01255 686868 Fax: 01255 222813	
Andrew R White BSc MRICS ASSISTANT DIRECTOR BUILDING AND PUBLIC REALM	
Client:	Tendring District Council.
Job Title:	Proposed Extension and Internal Alterations at 42 Elm Grove, Clacton on Sea
Drawing Title:	Building Regulation Drawing Existing & Proposed Elevations, Section AA, Block and Location Plans
Scales: 1:100 (Unless Stated)	Drawn By: AJD
Date: 1st July 2022	Checked By:
Project Number:	
Drawing Number: A2022/10/01	Revision:

ALL dimensions MUST be checked on site prior to works commencing. Variations in squareness, depth of plaster etc., must be checked for. Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.