

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified engineer before beginning works.

All works are to be carried out with proper materials which are appropriate to the circumstances in which they are to be used and in a workmanlike manner. Materials should either: bear an appropriate mark in accordance with the Construction Products Directive or conform to the appropriate harmonised standard or European technical approval or conform to an appropriate British Standard, European EN Standard or British Board of Agreement Certificate or conform to some other National Technical Specification of any Member State which provides, in use, an equivalent level of protection and performance with respect to the relevant requirements of schedule 1, as appropriate British Standard or BBA Certificate.

All existing drain runs and invert levels are to be checked on site by the contractor and exact layouts are to be approved by the Local Authority Building Inspector prior to the undertaking of the drainage works

Window frame details and sizes to be agreed. Openable size to comply for emergency egress in line with Approved Document Part B.

External windows to be painted softwood timber. Windows to be hermetically sealed double glazed argon filled sealed unit with Pilkington Low-E glass to meet overall performance (1.6 Wm²K) trickle ventilation as set out below.

Glazing to be internally beaded to comply and to comply with Building Regulations Part N, BS 6206, BS 6262, BS 8000: Part 7.

Window to have a ventilation opening with a total area not less than 1/20 of room floor area where it opens 300mm or more. Opening area to be measured in accordance with Approved Document F.

Approved adjustable & secure ventilator to be fitted to head of window.

Extract Ventilation
Mechanical extraction to be provided in line with
Approved Document F. Minimum intermittent extract at
15 litres/sec. Kitchen / Utility extract at 30 litres/sec.

insulated lintel to be provided over all new external .
catnic or similar approved (To Structural Engineer's
design + specification). Bearing to be 150mm@ ends,
unless indicated and sized to manufacturers
specification. All to have cavity trays over.

Proprietary external render system, through colour render with colour to match Bath stone on side and rear elevations.
Note: Front of house to have dressed/ashlar stone finish as outer leaf
(U-value to be 0,28 W/m².K)

100mm outer leaf dense concrete blockwork
100mm cavity with 50mm Celotex partial fill slab
insulation
100mm Aerated concrete block (or similar) inner leaf
blockwork (both leaves to have compressive strength of
2.8N/mm²)
Plaster, skim finish and painted.

Ancon Building Products Staifix RT2 Type 2 wall ties, 225mm long, staggered at Maximum 750mm horizontal centres and 450mm vertical spacings. Not more than 225mm horizontally and vertically at opening edges.

Install dpcs to external leaf 150mm above external ground level and to continue across cavity to form damp proof tray with weepholes formed with Rytons Weep Ho Ducts in white every 600mm. Install dpcs at door and window openings where cavities are closed. Vertical dpc to lap over horizontal dpcs and to be taken across the whole width of cavity return. Install horizontal dpcs and cavity trays above lintels and dpcs below window sills with weepholes over.

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1A Trymwood Parade, Stoke Bishop, Bristol. BS9 2DP
t: 01179 621432 e: mark.watkins@cf-architecture.co.uk

Drawing Title
SECTION A-A.

Date | Scale | Drawn
Sept 2014 | 1:25@A1, 1:50@A3 | hw



Section A - A