EXTERNAL WALLS

External walls to be 300mm cavity wall.

Outer leaf to be a random mix of 75% Wienerberger hand moulded Renaissance Multi and 25% Wienerberger Kassandra Multi set in 1:1:6 mortar above ground floor level dpc and 1:3 mortar below ground floor level dpc.

Inner leaf above ground floor level dpc to be to be 100mm Celcon Solar blocks in 1:1:6 mortar. Inner leaf below ground floor level dpc to be 100mm Celcon Hi-Seven blocks in 1:3 mortar.

Cavity insulation to be 100mm Knauf Insulation Earthwool DriTherm Cavity Slab 32 Ultimate or equivalent.

Exercise room wall to be plastered internally.

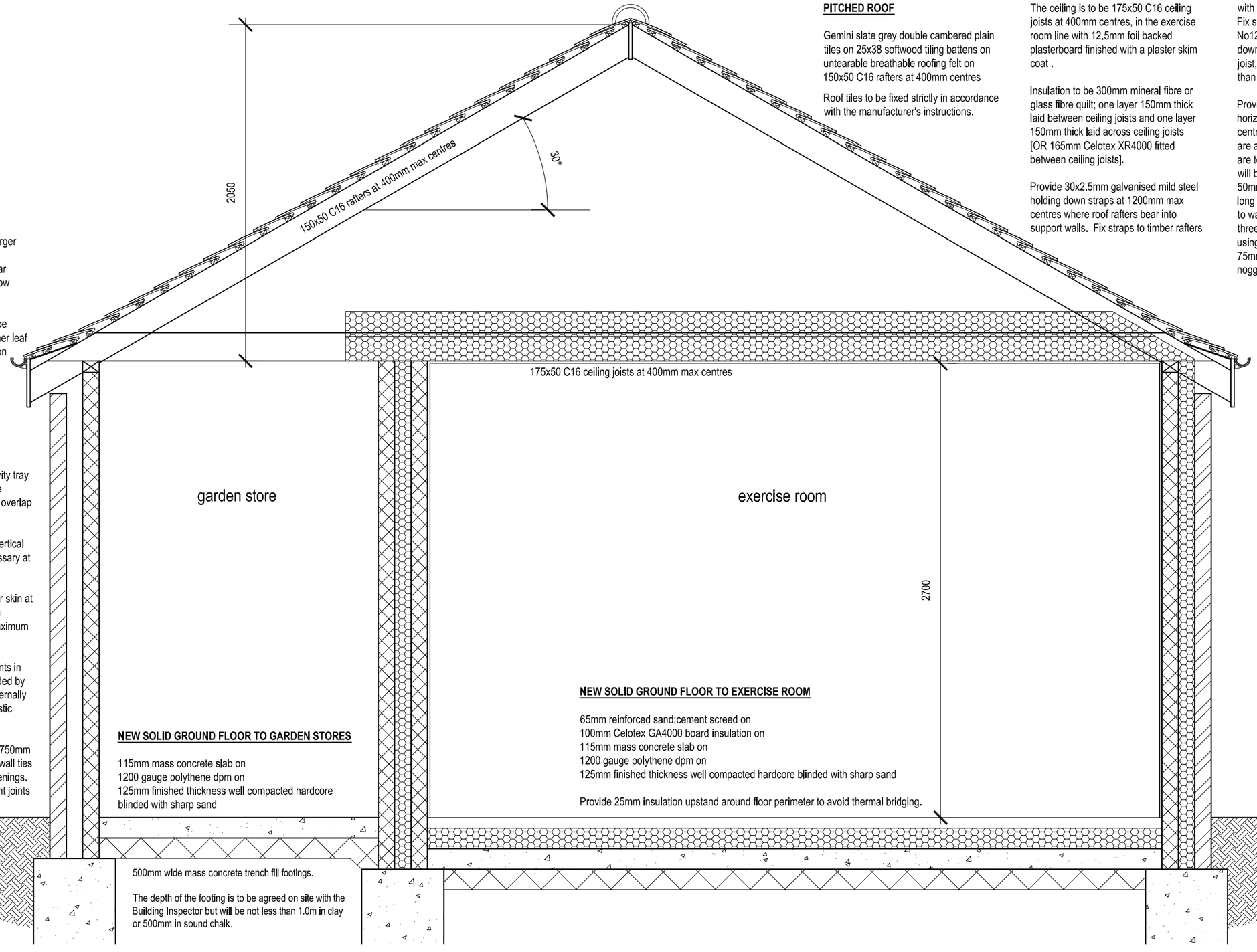
All walls are to have a continuous horizontal cavity tray dpc 150mm above the external ground level, the underslab dpm is to turn up and over the wall to overlap the dpc.

Horizontal cavity tray damp proof courses and vertical damp proof courses are to be provided as necessary at all openings in external walls.

Weep holes are to be provided through the outer skin at all cavity tray damp proof courses complete with proprietary plastic weep slots/ventilators at a maximum spacing of 1200mm.

Provide 10mm continuous vertical expansion joints in the brickwork outer skin at spacings recommended by the brick manufacturer. Joints to be pointed externally with suitably coloured two-part polysulphide mastic sealant.

Provide wall ties at 450mm vertical centres and 750mm horizontal centres throughout the wall. Provide wall ties at 300mm vertical centres to each side of all openings. Provide proprietary joint ties across all movement joints at 300mm vertical centres.



PITCHED ROOF

Gemini slate grey double cambered plain tiles on 25x38 softwood tiling battens on untearable breathable roofing felt on 150x50 C16 rafters at 400mm centres

Roof tiles to be fixed strictly in accordance with the manufacturer's instructions.

The ceiling is to be 175x50 C16 ceiling joists at 400mm centres, in the exercise room line with 12.5mm foil backed plasterboard finished with a plaster skim coat .

Insulation to be 300mm mineral fibre or glass fibre quilt; one layer 150mm thick laid between ceiling joists and one layer 150mm thick laid across ceiling joists [OR 165mm Celotex XR4000 fitted between ceiling joists].

Provide 30x2.5mm galvanised mild steel holding down straps at 1200mm max centres where roof rafters bear into support walls. Fix straps to timber rafters with two 30mm long No12 wood screws. Fix straps to wall with four 50mm long No12 wood screws. Strap is to extend down for at least 1.0m below the bottom of joist, the lowest fixing is to be no more than 100mm from the bottom of the strap.

Provide 30mmx5mm galvanised mild steel horizontal restraint straps at 1.8m max centres to perimeter of roof. Where rafters are at right angles to the wall the anchors are to project a minimum of 700mm and will be fixed down at least 4 times using 50mm long No12 woodscrews or 75mm long 8swg nails. Where rafters are parallel to wall the anchors will be fixed to at least three rafters and fixed down to each rafter using 50mm long No12 woodscrews or 75mm long 8swg nails. Provide solid noggins at strap positions.

NEW SOLID GROUND FLOOR TO GARDEN STORES

115mm mass concrete slab on
1200 gauge polythene dpm on
125mm finished thickness well compacted hardcore blinded with sharp sand

NEW SOLID GROUND FLOOR TO EXERCISE ROOM

65mm reinforced sand:cement screed on
100mm Celotex GA4000 board insulation on
115mm mass concrete slab on
1200 gauge polythene dpm on
125mm finished thickness well compacted hardcore blinded with sharp sand

Provide 25mm insulation upstand around floor perimeter to avoid thermal bridging.

500mm wide mass concrete trench fill footings.

The depth of the footing is to be agreed on site with the Building Inspector but will be not less than 1.0m in clay or 500mm in sound chalk.

500mm wide mass concrete trench fill footings.
The depth of the footing is to be agreed on site with the Building Inspector but will be not less than 1.0m in clay or 500mm in sound chalk.

BUILDING INSPECTOR AND BUILDING CONTROL

Reference to Building Inspector will mean the Local Authority Building Control Officer or a registered Approved Inspector.

All work shown will comply with the requirements of the Building Regulations currently in force and will be carried out to the satisfaction of the Building Inspector. All stages of the work are to be checked and agreed on site with the Building Inspector before covering over.

The Builder will contact Building Control prior to commencement and advise the Building Inspector of the planned date for the start of the works and on completion to arrange for the issue of the Completion Certificate.

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A	details finalised	Dec'22

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drawing
Cross Section

drawn	date	scale at A3	Drg No
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