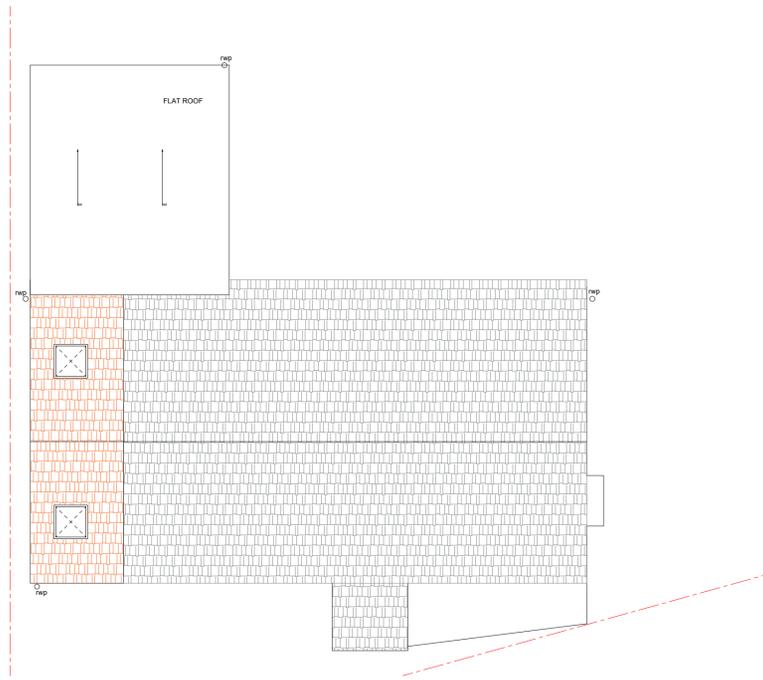
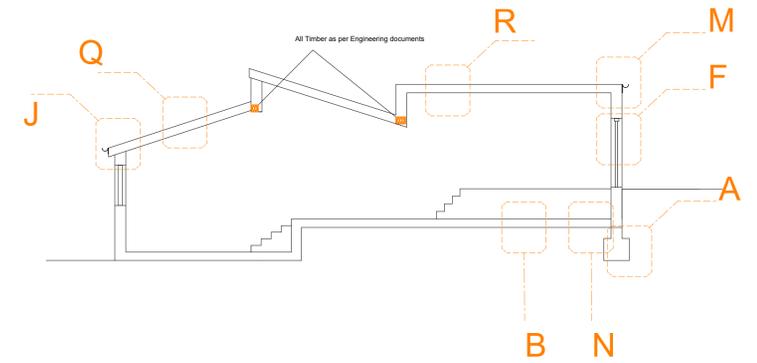


PROPOSED GROUND FLOOR
(SCALE 1:100)



PROPOSED ROOF
(SCALE 1:100)

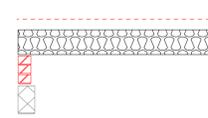


PROPOSED SECTION VIEW
(SCALE 1:100)

<p>DETAIL - R</p> <p>COLD FLAT ROOF U-value 0.15 W/m²K</p> <p>Flat roof to be single membrane roofing with a fire rating as per specification with a current BS or WIALS Certificate on 15mm plywood. Fittings to be provided to give a 1:40 fall.</p> <p>Elbows vent equivalent to 25mm continuous slip.</p> <p>50mm gap air above the insulation.</p> <p>Timber joists as per Structural Drawings.</p> <p>100mm Celotex G4000 between joists and 70mm under. Provide 12.5mm plasterboard over with a plaster skim finish.</p>	<p>DETAIL - Q</p> <p>PITCHED ROOF U-value 0.15 W/m²K</p> <p>20 x 25mm rafters on timber battens.</p> <p>Approved ceiling to be BS12517 or relevant BS Certificate.</p> <p>100mm Celotex G4000 between rafters and 50mm G4000 under.</p> <p>12.5mm fire rated plasterboard and 2mm skim coat of finishing plaster.</p>	<p>DETAIL - A</p> <p>standard form unit render finish horizontal/vertical reinforcement waterproof membrane waterproof concrete to 152 mm above grade or liquid applied or membrane dpm or waterproof concrete</p> <p>plasterboard floor screed concrete floor slab sand blinding damp-proof course/ radon barrier</p> <p>100 mm radon outlet slip as specified</p> <p>compacted granular fill</p> <p>Typical foundation detail</p>	<p>DETAIL - B</p> <p>standard form unit render finish lintel reinforcement wet set dowels</p> <p>plasterboard horizontal/vertical reinforcement finished concrete topping beam and block flooring</p> <p>203 mm form unit geo-drainage membrane waterproof membrane</p> <p>foam removed from beam locations only (bearing end of beam shown beyond)</p> <p>plasterboard</p> <p>Typical block and beam floor</p>	<p>DETAIL - F</p> <p>standard form unit render finish lintel reinforcement</p> <p>plasterboard lintel closure door frame finished floor floor insulation floor slab 50 mm sand blinding</p> <p>dpm on render base and mesh render taper trap form unit waterproof membrane</p> <p>Typical door head and sill detail</p>	<p>DETAIL - G</p> <p>standard unit window bead render finish window frame acrylic base coat with mesh lintel closure standard form unit render finish</p> <p>plasterboard lintel reinforcement lintel closure window mounting screw window frame window board opening reinforcement plasterboard</p> <p>Typical window head and sill detail</p>	<p>DETAIL - L</p> <p>Soakaway</p>
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> CHECK ALL DIMENSIONS ON SITE. ALL NOTES IN STRUCTURAL CALCULATIONS TO BE READ BEFORE ANY WORK DONE IN THE SITE. THIS IS MANDATORY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2016). WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH COM REGULATIONS 2007. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCING ANY WORKS. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DERESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL). LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES. VERIFY SIZE, LOCATION, FINISH, RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOID THE DESIGN LIABILITY. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING. 	<p>LINTELS</p> <p>UNLESS OTHERWISE STATED LINTELS TO BE CATMC COMBINED STEEL TO BS5677 (SIZES AS RECOMMENDED BY MANUFACTURER). PROVIDE MIN 150MM END BEARING WHERE BEARING IS LESS THAN 150MM CONCRETE PADSTONES TO BE PROVIDED, SIZES TO SUIT LOAD AND DETAIL. ALL LINTEL BACKS AND SOFFITS TO HAVE MIN HALF HOUR FIRE RESISTANCE AND BE INSULATED TO PREVENT COLDC BRIDGING WHERE NECESSARY. WHERE STEEL LINTELS ARE USED THEY ARE TO BE BRACED TOGETHER 200MM FROM EACH BEARING POINT AND AT MID SPAN & SET TO CONCRETE PADSTONES EACH END. HALF HOUR FIRE PROTECTION TO STEELWORK AS ABOVE.</p> <p>FOR UNIFORMLY DISTRIBUTED LOADS AND SPANNING 2 STOREY DOMESTIC LOADINGS ONLY LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LINTELS OVER 700MM SIZED INTERNAL DOOR OPENINGS TO BE 85MM DEEP PRE-STRESSED CONCRETE PLANK LINTELS. 150MM DEEP LINTELS ARE TO BE USED FOR BROW SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150MM ON EACH END. ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION AT COMMENCEMENT OF WORK ON SITE. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8116, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO BS 986 TO SUPPORT LOADINGS ASSESSED TO BS 3971 PART 1.</p> <p>FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LINTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED OCCUPANT AND LINTEL MANUFACTURERS STANDARD TABLES. STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LINTELS.</p> <p>ALL STEEL ELEMENTS TO BE STEEL GRADE S355 AND GALVANIZED.</p> <p>SUPPLY AND INSTALL NEW STRUCTURAL ELEMENTS SUCH AS NEW BEAMS, ROOF STRUCTURE, FLOOR STRUCTURE, BEARINGS, AND PADSTONES IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS. NEW STEEL BEAMS TO BE ENGAGED IN 75MM DPC/PC PANEL BOARD WITH TAGGED JOINTS WELDED TO TIMBER GRADES OR PAINTED IN MULLIFIRE 3 OR SIMILAR INTUMESCENT PAINT TO PROVIDE CHLORIDE RESISTANCE.</p> <p>EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.</p> <p>STEELWORK TO BE TEMPORARILY BRACED DURING CONSTRUCTION. A TEMPORARY WORKS DESIGN MAY BE REQUIRED.</p>	<p>DETAIL - D</p> <p>exterior brick slips primer and acrylic slip adhesive reinforcing mesh base coat render</p> <p>standard form unit plasterboard</p> <p>Typical brick slip exterior finish detail</p>	<p>DETAIL - J</p> <p>damp proof membrane roof sheathing rafter soffit/fascia horizontal/vertical reinforcement standard form unit render finish</p> <p>plasterboard sill plate with anchor bolt at 600 mm centres plasterboard</p> <p>Typical roof rafter detail at top plate</p>	<p>DETAIL - K</p> <p>existing brick veneer with air space and brick ties as per code render finish brick veneer cut to allow installation of membrane membrane wall starter system new brick veneer</p> <p>plasterboard existing exterior wall</p> <p>membrane or paint applied between additional and existing wall horizontal/vertical reinforcement plasterboard form unit</p> <p>Typical addition to existing building detail (plan view)</p>	<p>DETAIL - M</p> <p>flushing timber cladding fixed to battens 25 mm x 25 mm battens screwed to fastening strips V-clip wall panel anchor form panels c/w insert webs cut to suit roof connection horizontal/vertical reinforcement dowels field bent and grouted into shear key joint between panels</p> <p>wood blocking and plywood at 5° slope non-combustible fibreglass batt insulation on vapour barrier through-wall flashing starter strip fastened into fastening strip flute board substrate w/foam membrane on rigid insulation plaster board hollow core precast slab wet set dowels 13 mm plasterboard standard form unit</p> <p>Typical flat roof connection</p>	<p>DETAIL - N</p> <p>render finish standard form unit beam reinforcement anchor foam removed from beam locations only 100 mm radon outlet pipe dpm or liquid or membrane or waterproof concrete</p> <p>radon or dpm concrete topping floor insulation beam and block flooring</p> <p>horizontal/vertical reinforcement</p> <p>Typical block and beam floor connection</p>

Key plan:

- Steel RSJ
- Drainage 100mm SVP
- Solid wall
- Internal partition wall
- Protected fire route
- Insulation
- Brick work
- Block work



Site address 46 Chestnut Hill
Leighton Buzzard
LU7 2TR

project details As Per Planning
drawn by J. W. M.
date December 2022
checked by K.E.S.

revision No. 1
drawing type Building Regulation
drawing no BR 01 - 46 CH - C
client ref

0 1 2 3 4 5m

SCALE 1:100
1:100 @ A1 page
This drawing is protected under copyright

Go plans Ltd
info@goplans.co.uk
Revision A

