EXTERNAL WINDOWS AND DOORS-
New windows and doors to be PVCu double glazed units by specialist Sub-Contractor, to match styles shown on Elevations. Ensure tolerances are allowed for when measuring structural openings. All structural openings should be accurately measured on site by manufacturer prior to manufacture. Windows to comply with all relevant parts of Approved Documents F, K, L1a and N. Units must be be sealed units with low emissivity inner panes and 16mm airgap, Pilkington 'K' Glass or equal approved. Glazing units to achieve a U-value of 1.8W/m2K. Glazing to these windows/doors to be toughened glass to locations shown on Elevations, as required in Approved Document N. Bull-nose pre-primed MDF window and door cills throughout. To be 25mm thick, with minimum 30mm projection / overhang

External doors must have their opening part(s) at least 1/20th of the floor area of the room. If the room contains more than one external door, the areas of all the opening parts may be added together to achieve at least 1/20th of the floor area of the room. If the room contains a combination of at least one external door and one openable window, the areas of all the openable parts may be added together to achieve at least 1/20th of the floor area of the room. All doors must achieve PAS 23 and PAS 24 accreditation.

All windows to habitable rooms to have openings designed by manufacturer to allow for minimum escape opening requirements as detailed in current edition of Approved Document B. Each window to be provided with one or more opening lights (dependant on design) that measures 0.33m2 minimum, with a minimum height / width of 450mm per opening light (eg. 450x735mm), with window cill set at a maximum of 1100mm above finished floor level. IT IS THE RESPONSIBILITY OF THE WINDOW MANUFACTURER TO ENSURE THAT THE NECESSARY WINDOWS COMPLY WITH THE APPROVED DOCUMENTS. ANY PROBLEMS WITH THER MANUFACTURE SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY

New external door and window units, COLOUR AND MATERIAL TO BE CHOSEN BY CLIENT AND SAMPLES TO BE TAKEN TO PLANNING AUTHORITY FOR APPROVAL BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS ON SITE

INTERNAL DOORS & IRONMONGERY-
All internal door sizes as specified on Floor Plans. Door styles, architraves, frames and ironmongery as Client specification. 3 no. per door inch hinges to internal doors (brass) - Internal door handles to Client choice - Brass door stops where required, to Client choice. All other ironmongery components are subject to the Client's own specification, the Contractor should include for external doors to receive a multiple shoot bolt latch/locking device with a set of brass latch furniture

INTERNAL PARTITIONS
Non-loadbearing internal partitions to be 89mm SW Timber Studs, lined either side with 12.5mm thick Gyproc Soundblock wallboard, taped and sealed at board joints. Install 25mm thick Isowool Acoustic Roll 1200 to cavity where shown on Floor Plans. - as timber frame manufacturers details. Note- RACKING PARTITION TO SPINE OF BUILDING TO BE CONSTRUCTED AS TIMBER FRAME MANUFACTURERS DETAILS.

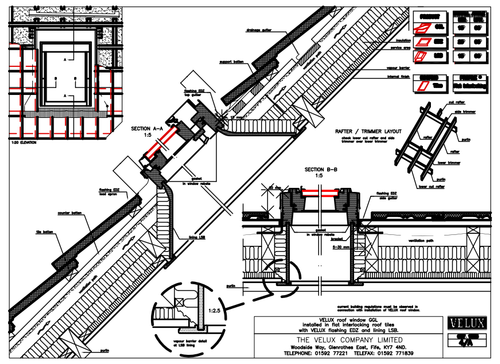
Shrinkage gap must be allowed for at all window cills and at eaves / parapet levels, and appropriately sealed with suitable compression sealant (specified by TF manufacturer);
GF - 5mm
FF - 10mm
Eaves & Parapets - 15mm

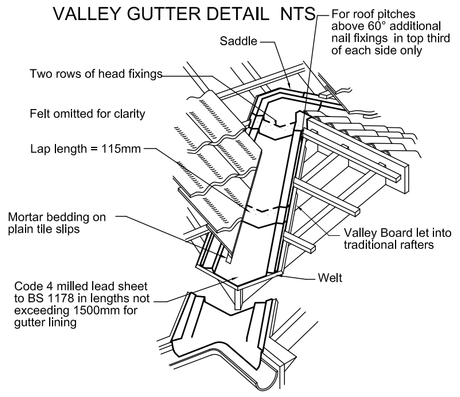
REFER TO TIMBER FRAME MANUFACTURES INFORMATION / DETAILS / CALCULATIONS FOR INTERNAL STRUCTURE AND CONSTRUCTION DETAILS. THIS DRAWING TO BE READ IN CONJUCTION WITH FRAME MANUFACTURES INFORMATION AT ALL TIMES

- No dimensions to be scaled from drawing. All dimensions to be checked on site
- Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

© ABC

Rev	Revision	Date
A	Gas membrane updated, details and additional notes added, as requested by environmental Department.	20.06.17





void

Line of Attic Truss

400mm fiberglass quilt insulation

STAIRCASE DESIGN-
New timber staircase and handrail design to fully comply with Approved Document K of the current Building Regulations.
Ground to First:
Total rise 2600mm
13 risers at 200mm
12 treads, 223mm going
Width over strings 900mm min.
First to Second:
Total rise 2600mm
13 risers at 200mm
12 treads, 223mm going
Clear width 900mm min.

All stairs to have equal treads, with handrail @ 900mm above pitch line, balustrade to landing @ 1000mm above pitch line. 2000mm minimum head room above pitch line. All measurements should be checked on-site prior to manufacture. All staircase winders to measure a minimum distance of 50mm at narrowest end. All balustrades must not be easily climbable and any clear distances between them should not exceed 99mm. Underside of staircases to be lined with 12.5mm plasterboard on timber battens as necessary

landing

2315

45°

void

Code 4 lead valley gutter

ROOF CONSTRUCTION-
- Concrete Interlocking roof tiles fixed in accordance with manufacturers instructions, on
- 25x50mm preservative treated softwood tiling battens; nail fixed through roofing underlay to timbers.
- Underlay to be lapped at a minimum 150mm at joints and dressed into gutter at eaves over continuous tiling fillet. underlay to be Tyvek breathable membrane or equal approved, to BS747:1994 type 1f.
- proprietary specialist made Timber Attic trusses (pitch 45°), by roof truss manufacturer as part of TF package, full designs and calculations to be provided, minimum rafter depth to accommodate insulation 125mm.
- 50mm unobstructed air gap maintained between underside of felt and insulation.
100mm thick 'Xtratherm XT/PR' Thin-R insulation boards between rafters butted up against 25 x 25mm tsw battens nailed to side of rafters (to ensure MIN 25mm gap is left for sag of underlay); 40mm thick 'Xtratherm XT/PR' Thin-R Insulation boards fixed to underside of rafters,
12.5mm plasterboard with 3mm skim finish to underside,
Above construction achieves insulation value better than 0.18 'U' Value.

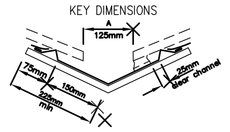
- Construction to achieve U-value In excess of 0.18 W/m²K

Horizontal ceilings to be lined with 12.5mm thick mr grade plasterboard with 3mm skim finish Eaves areas to have proprietary eaves ventilator units with anti-bird/vermin protection strips, these openings to have an area at least equal to continuous ventilation running the full length of the eaves and 10mm wide

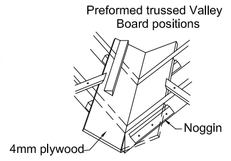
void

45°

PITCHED VALLEYS
KEY DIMENSIONS



Preformed trussed Valley Board positions



uPVC Fascia and gutter system

Proprietary ventilation strip with integral flyscreen and soffit retention slot to provide ventilation equivalent to 10mm continuous slot.
(25mm continuous slot if ceiling fixed to underside of rafter member)

BATHROOM & ENSUITE CEILINGS
Ceilings to be lined with one number layer of moisture resistant foil backed plaster board or similar approved vapour control barrier.

50 x 50mm tanalised timber cavity closer around window openings, screw fixed at 150mm ctrs with Dpc dressed over. Windows fixed direct to closers.

Cast stone cill with dpc behind

Wall ties closer as timber frame details

TCB Cavity closer, with dpc dressed over

Proprietary canopy/entrance feature surface fixed

- All parts of main entrance to conform with part M of building regulations access for disabled
- 1200 sq level entrance platform to main entrance flush with entrance thresh formed in pcc paving flags 1 in 20 max cross fall

- D.P.C. set 150mm minimum above external ground level at all times including ramped entrances, where a secondary d.p.c can be installed @ 300mm above external ground level

- ACO STEPDRAIN 1088mm Long
REF:-96848 bedded in cement haunch.

2343 2358 1000 267 220 2344 2358

ensuite

2m

2m

landing

SECOND FLOOR CONSTRUCTION -
- *22mm Weyroc V313 panels, minimum density 682kg/m3*
- *Attic truss system by specialist manufacturer,size and spacing to suit span*
- *100mm Rockwool quilt floor insulation between joists (10-33 kg/m3)*
- *12.5mm plasterboard with 3mm skim*

All to achieve in excess of 40dB sound reduction

All electrical services in ceiling to be protected against heat gain. screw down access panels created in floor coverings at critical maintenance locations ie, heating manifolds etc

BATHROOM & ENSUITE CEILINGS
Ceilings to be lined with one number layer of moisture resistant foil backed plaster board or similar approved vapour control barrier.

Family Bathroom

225 1050 1500 2100

All windows to First Floor habitable rooms (refer to Floor Plans for locations) to have windows designed by manufacturer to allow for minimum escape opening requirements as detailed in current edition of Approved Document B. Each window to be provided with one or more opening lights (dependant on design) that measures 0.33m2 minimum, with a minimum height / width of 450mm per opening light (eg. 450x735mm), with window cill set at a maximum of 1100mm above finished floor level.

Glazing to windows/doors to be toughened glass to locations shown on Elevations, as required in Approved Document K4. Windows to comply with all relevant parts of Approved Documents F, K, L1a and N. Trickle ventilation to be supplied to head of windows and doors, 5000mm to all rooms, except wet rooms (Bathrooms / En-Suites) where it should be 2500mm2, in accordance with current Building Regulations requirements. Units must be be sealed units with low emissivity inner panes and 16mm airgap, Pilkington 'K' Glass or equal approved. Glazing units to achieve a U-value of 1.8W/m2K

FLOOR JOISTS
To be doubled up at locations of Baths.

SPLAYED CEILING TO STAIRCASE

FIRST FLOOR CONSTRUCTION -
- *22mm Weyroc V313 panels, minimum density 682kg/m3*
- *220mm deep Engineered metal web joists, 'Easi-joist' or similar approved system,size and spacing to suit span*
- *100mm Rockwool quilt floor insulation between joists (10-33 kg/m3)*
- *12.5mm plasterboard with 3mm skim*

All to achieve in excess of 40dB sound reduction

hall

2323 2338

Family Room

NEW GROUND FLOOR CONSTRUCTION :-
- floor covering to be agreed with client, Fixed in accordance with manufacturers instructions.
- 75mm thick sand / cement floor screed with anti-dust treatment.
- 75mm thick 'Xtratherm XT/UF' Thin-R floor insulation boards.
- Visqueen GAS MEMBRANE/ DPM, lapped 150mm at all joints, taped joints, turned up at the edges to FFL. Installed strictly in accordance with guidelines, including matching Gas Resistant DPC in wall.
- 150mm concrete floor system as engineers details, beam and block.
- 150mm vented void.
- Overall Ground Floor construction achieves U-value of 0.20W/m2K. (using P/A of 0.5 and manufacturers table)

Gas membrane DPM to floor to be lapped and sealed to cavity membranes and extend across full cavity with to maintain gas protection, continuous cavity tray over dressed under external sheathing membrane

2676

Gas membrane DPM to floor to be lapped and sealed to cavity membranes and extend across full cavity with to maintain gas protection, continuous cavity tray over dressed under external sheathing membrane

Patio area laid to falls

Telescopic ventilator to vent sub-floor. Positioned at max. 2000mm c/c along opposing walls (see elvations for locations) and within 450mm from the ends of wall with cavity trays and weephole over.

150mm Floor Void

Remove top soil and vegetation, apply weed killer –
The underside of beams not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide concrete blocks to BS6073 pt.1, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions.

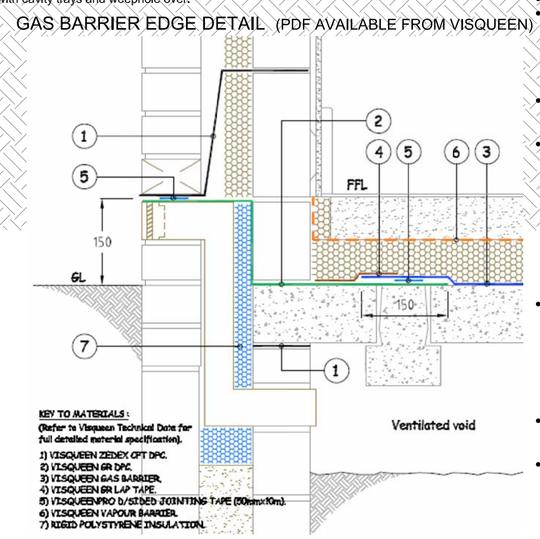
VISQUEEN GAS BARRIER SYSTEM WITH ASSOCIATED COMPONENTS, ALL INSTALLED STRICTLY AS PER MANUFACTURERS GUIDELINES/INSTRUCTIONS, Including matching Gas Resistant DPC in wall. THE INSTALLATION OF THE GAS MEMBRANE IS TO BE INSPECTED AND A REPORT SUBMITTED TO THE ENVIRONMENTAL DEPARTMENT OF SOUTH TYNESIDE COUNCIL, CONFIRMING IT HAS BEEN INSTALLED CORRECTLY AND IS FREE OF TEARS OR DEFECTS.
Floor Insulation over GAS BARRIER, 75mm thick 'Xtratherm XT/HYF' Thin-R floor insulation boards.
VISQUEEN VAPOUR BARRIER INSTALLED OVER INSULATION PRIOR TO SCREED INSTALLATION.
75mm sand/cement screed over and prepare for floor finishes as required.
Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building.
Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.
Overall Ground Floor construction achieves U-value of 0.18W/m2K, (using P/A of 0.5 and manufacturers table)

FOUNDATIONS-
Foundations are to be in accordance with Structural Engineers designs and calculations and in accordance with BS8004 : 1986, all foundations are subject to ground conditions and to have not less than 750mm cover below ground level. Foundations to be approved by the Building Control Officer subject to site investigations revealing the loadbearing strata

Damp Proof Course (DPC) - To Mitigate against Carbon Dioxide and Methane Gas Ingress
- Visqueen Gas Resistant (GR) DPC to be Installed in accordance with BS 8215:1991, BS 8000: Part 3, 2001 and BS 5628: Part 3, 2005. All horizontal DPCs must be bedded on both sides with fresh mortar. All DPCs must project through the full width of the wall, including any externally applied rendering and project 5mm beyond the finished external face. All cavities must be kept clear of mortar droppings and other debris. Any mortar droppings reaching the DPCs must be removed before they harden, avoiding the use of sharp objects for removal.
- Provide horizontal damp proof course to both internal and external skins minimum 150mm above external ground level. Vertical DPC to be installed at all reveals where cavity is closed.

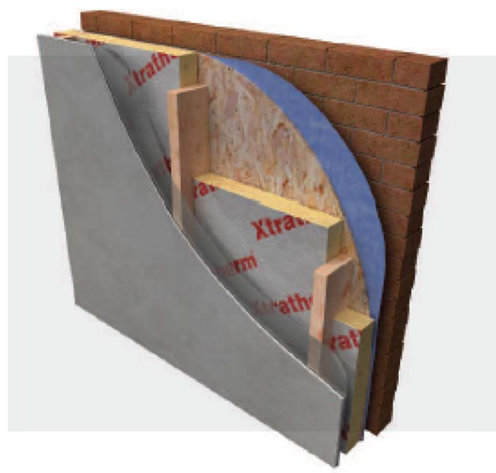
Damp Proof Membrane (DPM) - To Mitigate against Carbon Dioxide and Methane Gas Ingress
Visqueen Gas Barrier and ancillary components installed in accordance with the recommendations of Building Research Establishment BRE 414 "Protective measures for housing on gas contaminated land" and CIRIA C665 "Assessing risks posed by hazardous ground gasses to buildings, NHBC guidelines , and the Chartered Institute of Environmental Health Ground Gas Book. The product is not Intended for use where there is risk of hydrostatic pressure. The membrane should be installed on a compacted sand blinding layer or smooth concrete float finish. In areas where high levels of unsupported membrane occur it is recommended that Visqueen Pre Applied Membrane is used.
Visqueen Gas Barrier should be overlapped at least 150mm and bonded with Visqueen Double Sided Tape (50mmx10m). The joint should be secured with Visqueen Foil Backed Girth Jointing Tape. Ensure that the membrane is is clean and dry at the time of jointing
Airtight seals should be formed around all service entry points. Visqueen Pre-formed Top Hat Units must be used for sealing service entry pipes. The base of the top hat should be sealed using Visqueen Double Sided Tape and Visqueen Foil Backed Girth Jointing Tape is used to secure the joint.

GAS BARRIER EDGE DETAIL (PDF AVAILABLE FROM VISQUEEN)



KEY TO MATERIALS :
(Refer to Visqueen Technical Data for full detailed material specification).
1) VISQUEEN ZEDEX CPT DPC.
2) VISQUEEN GR DPC.
3) VISQUEEN GAS BARRIER.
4) VISQUEEN BR LAP TAPE.
5) VISQUEENPRO D/SIDED JOINTING TAPE (50mm×10m).
6) VISQUEEN VAPOUR BARRIER.
7) KIRED POLYSTYRENE INSULATION.

General:
- The membrane should be installed blue side up
- To avoid slip or shear planes it is not recommended to take membranes through the wall. In order to provide a continuous barrier across the cavity Visqueen Gas Resistant DPC should be sealed to the membrane, taken through the blockwork, up the wall and incorporate below the damp proof course on the cavity tray outer leaf.
- Laps can be joined together by either using the Visqueen Gas Barrier jointing system or welded by Visqueen specialist on-site contractors
- If the membrane is punctured or perforated, than a patch of material with identical thickness should be lapped at least 150mm beyond the limits of the puncture and bonded with Visqueen Double sided Jointing Tape and seal with Visqueen Foil Backed Jointing Tape. Alternatively a patch can be formed using Visqueen Detailing Strip and lapped at least 150mm beyond the limits of the puncture. External and internal corners should be round and reinforced with Visqueen Detailing Strip. Where this is not possible and the 3 dimensional shapes are complex it is recommended a pre-formed unit is used.
- Visqueen Gas Barrier should be covered by a puncture layer as soon as possible after installation. Care should be taken to ensure that the membrane is not punctured, stretched or displaced when applying a screed or final floor covering. A minimum thickness of 50mm screed is recommended. When reinforced concrete is to be laid over the barrier the wire reinforcements and spacers must be prevented from contacting the barrier.
- It is recommended that the barrier is covered with Visqueen Protection Boards or screed before positioning the reinforcement.
- When underfloor heating is being installed, it is recommended that the barrier is positioned between the blinded hardcore and insulation. This will protect the insulation from moisture and avoid any risk of overheating the membrane



The traditional method of insulating Timber Framed walls, provide insulation between the studs only. Typically 80mm of Xtratherm XT/TF will achieve a U-value of 0.27W/m2K.

Installation
Xtratherm XT/TF boards should be cut to fit tightly between the timber studding.
The Xtratherm should be positioned against the sheathing board.
The boards should be held in place by nails or a timber batten to the warm side of the insulation.
This void may be utilised as an insulated service duct.
Place a sealed vapour control layer with lapped and sealed joints over the stud face before applying the internal finish.

base
Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005 www.abcarch.co.uk
Fax 0191 4159003 mail@abcarch.co.uk

CLIENT
Hebburn Properties Limited

PROJECT
Proposed Housing Development Site at Waterside Park, Hebburn, Tyne & Wear

DRG
PLOT 2 - PROPOSED SECTION A-A
Building Regulations Application Drawing

SCALE	DATE	DWG No	
1:25	Jan '17	876 - 09	A