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**STEELWORK**  
See Structural Engineer's information for beam and column sizes. Min. 150mm bearing stiffeners to be provided at all beam ends. Floor joists to be 12.5mm thick or 2 x 12.5mm (plasticboard scum board and set), to provide min. 30mm fire resistance (60min for compartment walls separating building, for floors over 5m in height) to comply with Part B1.

**TIMBER STRUCTURAL MEMBERS**  
See Structural Engineer's information for member sizes.

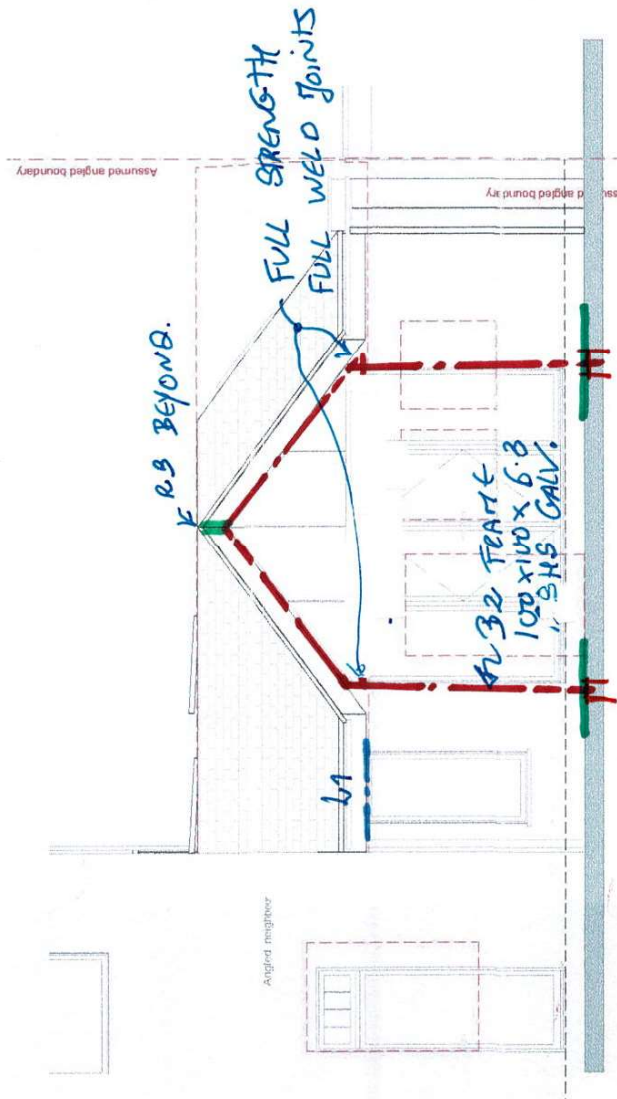
**THERMAL BRIDGING/ AIRTIGHTNESS**  
Take reasonable steps to create gaps at external walls, floors and eaves. Use proprietary airtightness products, i.e. mastic to roof and timber frame, use tape at junctions including external windows and doors, plaster to edges with 100mm x 125mm DPC, etc.  
Ensure continuity of insulation to avoid thermal bridging.

**WALL TIES**  
Cavity wall spacing, floor and wall restraint stippling in cavity with Part A. Walls should be stippled to floors and roof at intervals not exceeding 2m.

**FOOTINGS, FOUNDATIONS & SLAB (FRENCH)**  
100mm concrete (75mm for heavily loaded floors) on 100mm rigid Celcolux insulation or equiv. (min. thermal conductivity 0.018W/m2.K) on 150mm concrete slab reinforced with A193 mesh in the top having 25mm cover on 1200g DPC. DPC to be used up to eaves to connect with semi-engineering class B brickwork to 150mm above ground. DPC to connect with existing.  
Maintain ventilation to suspended floor of main house.  
Where necessary, use tie-in to existing brick. Garage floor built up on existing slab.

to Structural Engineer's specification and subject to Building Regulations. Backfill with approved excavated material.  
U value: 0.18W/m2K

**EXTERNAL WALLS: BLOCK AND TIMBER FRAME**  
Outer skin 100mm lightweight, thermally broken block with stainless steel ties at 400mm centres. Inner skin 100mm thick solid timber frame with 100mm rigid Celcolux insulation or equiv. (min. thermal conductivity 0.018W/m2.K) on head and side plates on DPC bolted and sealed, with 10mm ply and breather paper, and set.  
Proprietary insulated closures at openings. Cavity tray to be provided at the abutment with cavity wall and lead flashings of roof.  
U-Value: min. 0.18W/m2K



**PITCHED TILED ROOF**  
New rafters to be tanked with softwood at min. 400mm centres fixed to extended ridge plate with stainless steel bolts. New trimmers for daylight openings. All to SLS spec.  
110mm insulation or equiv. (min. thermal conductivity 0.018W/m2.K) between 30mm solum coated Kingspan Koolspan K118 Insulated Pliastrofoam to underside across joists. Storm and set.  
Externally: tiles on cross battens and Tyvek or similar approved breathable membrane. All to be finished with Part B1 Fire spread designation.  
U-value: 0.15W/m2K

**RW GOODS**  
100mm dia 1/2 round gutters to be installed with stainless steel finish with concealed downpipes and 100mm downpipes to new & existing drain inlets. New soakaway running to min 5m from house, if required by Building Inspector.

**SOAKERS & FLASHINGS**  
Provide lead soakers and flashings at abutments in accordance with the Lead Association and min 150mm overlap.

**DRAWING MARK UP**  
JOB NO.: 066644  
DWG TITLE: SECTIONS / DETAILS Sheet 2  
DWG NO.: SK.09 A  
INITIALS: SLC DATE: 08.07.2025  
SH  
REV. A: UPDATED FRAME

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	Drawing Name <b>Front &amp; Rear Working</b>		Dwg No <b>24</b>	Scale <b>1:50</b>	Issue Date <b>26/6/24</b>

*Preliminary*