Building Notes

Mono Roof

Roof tiles to match existing on 25x38mm s/w/ battens
on corvinn 150 vapour permeable roofing felt on 50x150mm sw rafters
bearing on 75x100mm s/w wall plates at 450mm c/c and 1no 75x100mm sw bearer
bolted to wall.
Ceiling joists to be 50x150mm at 450 c/c fixed to rafters and bearing on 50x100mm
sw hangers.
Plasterboard and skim finished.
To all triangular roof joists provide 270mm of fibre glass quilt
(170mm laid between joists with 100mm laid over top at right angles)
Provide ventilation to roof space using REDLAND Redvent 25
Over Fascia vents fitted to manufacturers instructions.
Provide high level roof vent tiles if necessary.
Provide 5x38x900mm long mild steel straps fixed over wall plate
and fixed to wall at max 2m c/c.
Provide 19mm ply wood fascia board and soffit at eaves to receive
100mm dia. UPVC half round gutter draining to 68mm dia. Rwp.
To form all valleys provide 25x175mm code for lead lined valley boards
to support feet of rafters.

All other roofs:
Roof tiles on battens on felt on rafters as above but nailed at top to 38x175mm
timber ridgeboard.Ceiling joists fixed as above.
All insulation , ventilation and soffit details as above.

Vaulted Roof

Interlocking roof tiles suitable for the pitch on 38x50mm treated battens on layer
of breather membrane eg Tvek Permo, draped over rafters with a min 25mm air
gap above the insulation. The membrane will allow moisture to drain into the gutter.
150mm Kingspan Thermo Pitch TP10. between 200mmx50mm SC3 Grade sw
rafters @ 400mm ctrs. for 4.000m span.
The roof will be plated on the underside with 12.5mm thick Douglas Fir ply nailed
with 4mm dia x 75mm long nails at 75mm centres to the underside of the
rafters.The roof will be finished internally with a 9.5mm pbd & skim. The roof
will have a 150mm code 4 lead flashing and apron flashing at its junction with
the wall. A cavity tray will be used with the flashing to prevent the ingress of water.
The top ends of the rafters will be nailed to a 38x200mm timber ridgeboard. The
wallplate will be rawlbolted to the wall with 12.5mm dia rawlbolts at 900mm strs.
The base of the rafter will be birdmouthed onto a 100 x 75mm sw wallplate and fixed
with truss clips. The wallplate will be strapped to the wall with 30mm x5mm ms
straps at 1.200mm centres. End rafters to be resin bolted
@ 900mm centres into the adjacent walls to prevent shear with (a min 4no 10mm dia
resin bolts). The rafters will be doubled where trimmed around the roof lights.

Walls

102.5mm brick work outer leaf (type to match existing)
100mm full fill cavity with insulation and 100mm thermalite
blockwork inner leaf to give overall U value of 0.28 w/m2k.
Plaster and skim internally. Provide splade weak mix concrete cavity fill
a minimum of 225mm below dpc level with stainless steel vertical twist wall
ties at maximum centres of 450mm vertical c/c and 900mm horizontal c/c
and to be staggered at door and window openings. Stagger to be 300mm.
Ties to be in accordance with BS 1234 and to be inclined to the outer leaf.
Provide Hyload dpc, or similar approved, a minimum 150mm above external
ground level.
Install IG stainless steel lintels (type LI/S80 with cavity tray dpc's over),
or similar approved above all new door and window openings on external
walls.
Cavity to be closed at head with supalux.
Cavity to be closed at openings with insulated cavity doses by DAMCORE.
Use Domicore vertical dpc to all new external openings.
Provide 5x38x900mm long mild steel restraint straps fixed across 3no.
rafters, where rafters run parallel to walls. Allow for noggins between
rafters. Provide weepholes at maximum 900mm c/c above ground level and
above cavity tray dpc's. A minimum of 3 per opening is required.

Sanitary

All new fittings to have 75mm deep seal traps or resealing traps if sink is more than
3.2m from gully. Sink to also have 38mm dia waste.
Encase all drains under buildings in 150mm concrete.
All foul and surface water drainage to be 100mm dia. approved type unless
otherwise stated.
Provide Lintels where drains pass through external walls.
All svp's to be boxed in and insulated to part L. Provide an unscrewable access panel
to enable full roddability.
All invert and cover levels to manholes to be agreed on site with local authority
building inspector.
all soakways to be designed in accordance with BRE Digest 365 and to be a minimum
of 5m from building.

Foundations

Concrete strip foundations: 600mm wide x200mm deep with an approx. cover of
900mm
(refer to section drawing).
All internal load bearing walls built of 400mm wide concrete strip foundation.
Foundations are to be to complete satisfaction of local authority Building Inspector
and are to suit site conditions.

Ground floor

Construct ground floor in 75mm sand and cement screed on 150mm concrete slab
on 85mm celotex insulation on 1200 gauge visqueen damp roof membrane on
a sand blinded hard core in 150mm well compacted and consolidated layers.
dpm to lap dpc.
Provide 25mm of celotex to perimiter of slab and screed at external walls, to
prevent cold bridge.

General

Window areas of habitable rooms are to be 1/10th the floor area and are to
be provided with trickle ventilation system or facility to give total area not
less than 8000mm2. Window openings are to be 1/20th area.
All openings to be fully draftproof.
All windows are to be double glazed with a 22mm gap and incorporating K glass.
(u value of -1.6 w/m2k)
All Bedroom windows are to have clear minimum openings of 850mm high
x 500mm wide.
Glazing to all bathroom and en suite rooms to be obscured.
Glazing to all critical areas to be fitted with toughened, thickened, or laminated
kite mark safety glass.
Style of windows to be confirmed.

A self contained non maintained type interconnected smoke detection system
is required in all hallways and landings.

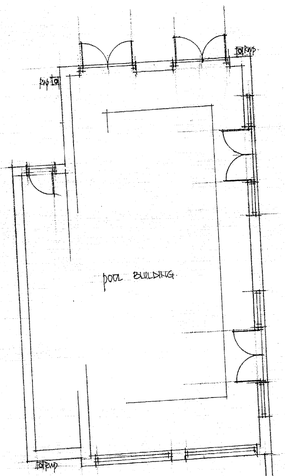
Insert mechanical extract vents to kitchens, utility, bathroom and en suites
to give minimum ventilation of:
Kitchen - 60 litres /second.
Utility - 30 litres / second
Bathroom and en suites - 15 litres /second
A minimum 3 no. air charges per hour are required to each. Vent positions agreed on
site.
(provide 15 minute overrun to bathroom and en suites).

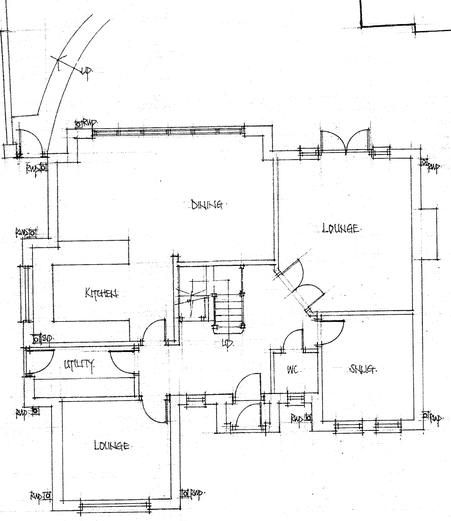
In order to satisfy building regulations all structural timbers used must be strength
graded and marked Dry or KD.

Provide energy efficient lighting.

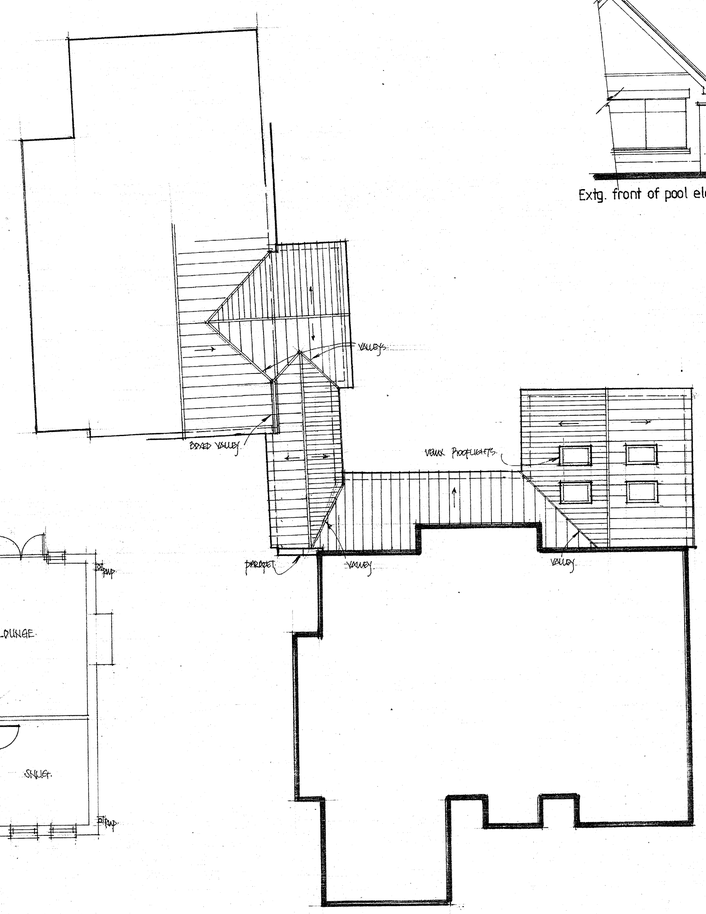
Efficiency & Locations of all new boilers to be confirmed by main contractor.
Details of central heating system to be confirmed.
Position of flue terminals to be in accordance with gas safety regs, & be installed by
Corgi registered installer.
All new radiators are to be fitted with thermostatic values & to be in strict accordance
with domestic heating guide.

All electrical works to meet part P & must be installed, inspected and tested, by a
person competent
to do so. An appropriate BS 7671 electrical installation certificate is to be issued by a
person competent
to do so after council is satisfied that part P has been complied with.

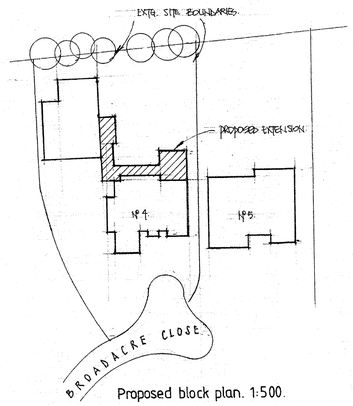




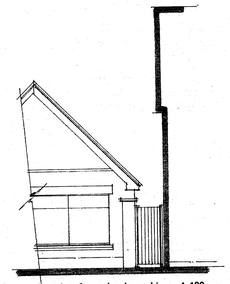
Extg.ground floor plan. 1:100.



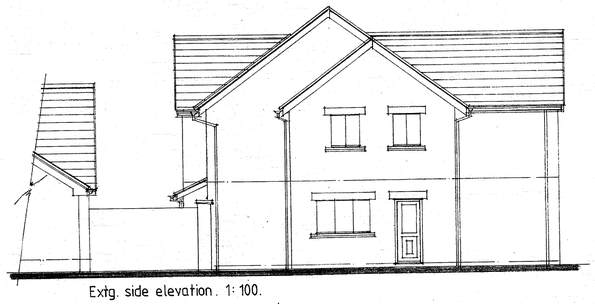
Proposed roof plan. 1:100.



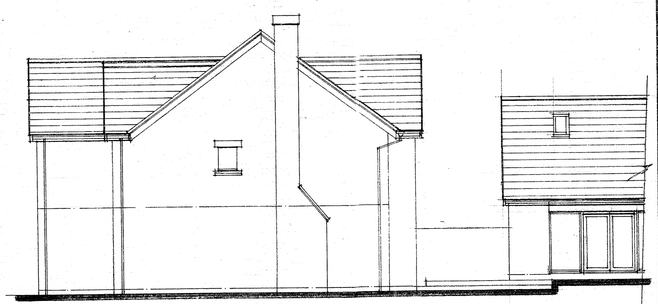
Proposed block plan. 1:500.



Extg. front of pool elevation. 1:100.



Extg. side elevation. 1: 100.



Extg. side elevation. 1:100.

Extg. rear elevation. 1:100.

DO NOT SCALE OFF THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL ELEMENTS OF STRUCTURE TO BE 1HR.
FIRE RESISTING.

NOTES

REVISION	AMENDMENT	DATE

CLIENT
MR. P. CARNEY.
4 BROADACRE CLOSE.
CHILDWALL
LI6 2JW.

DRAWING TITLE
SINGLE STOREY PITCHED ROOF EXTENSIONS TO REAR INCLUDING LINK TO DETACHED POOL BUILDING.

ISH/0778
28/3/15

EXISTING PLANS & ELEVATIONS, PROPOSED BLOCK & ROOF PLANS.

SCALE	DRAWING No.	REV.
1:50, 1:100, 1:500.	01.	
DATE: MARCH' 2015.		