## **Building Notes** All new fittings to have 75mm deep seal traps or resealing traps if sink is more than Window areas of habitable rooms are to be 1/10th the floor area and are to **Vaulted Roof** 3.2m from gully. Sink to also have 38mm dia waste. be provided with trickle ventilation system or facility to give total area not Interlocking roof tiles suitable for the pitch on 38x50mm treated battens on layer Encase all drains under buildings in 150mm concrete. less than 8000mm2. Window openings are to be 1/20th area. of breather membrane eg Tvek Permo, draped over rafters with a min 25mm air All foul and surface water drainage to be 100mm dia. approved type unless All openings to be fully draftproof. gap above the insulation. The membrane will allow moisture to drain into the gutter. All windows are to be double glazed with a 22mm gap and incorporating K glass. otherwise stated. 150mm Kingspan Thermo Pitch TP10. between 200mmx50mm SC3 Grade sw Provide Lintels where drains pass through external walls. (u value of -1.6 w/m2k) rafters @ 400mm ctrs. for 4.000m span. All Bedroom windows are to have clear minimum openings of 850mm high All svp's to be boxed in and insulated to part L. Provide an unscrewable access panel The roof will be plated on the underside with 12.5mm thick Douglas Fir ply nailed to enable full roddability. x 500mm wide. with 4mm dia x 75mm long nails at 75mm centres to the underside of the All invert and cover levels to manholes to be agreed on site with local authority Glazing to all bathroom and en suite rooms to be obscured. rafters. The roof will be finished internally with a 9.5mm pbd & skim. The roof Glazing to all critical areas to be fitted with toughened, thickened, or laminated building inspector. will have a 150mm code 4 lead flashing and apron flashing at its junction with all soakways to be designed in accordance with BRE Digest 365 and to be a minimum kite mark safety glass. the wall. A cavity tray will be used with the flashing to prevent the ingress of water. of 5m from building. Style of windows to be confirmed. The top ends of the rafters will be birdmouthed onto a 150x50mm sw wallplate and fixed with truss clips. The wallplate will be rawlbolted to the wall with 12.5mm dia A self contained non maintained type interconnected smoke detection system **Foundations** rawlbolts at 900mm strs. The base of the rafter will be birdmouthed onto a 100 x Concrete strip foundations: 600mm wide x200mm deep with an approx. cover of is required in all hallways and landings. 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 Insert mechanical extract vents to kitchens, utility, bathroom and en suites (refer to section drawing). @ 900mm centres into the adjacent walls to prevent shear with (a min 4no 10mm dia All internal load bearing walls built of 400mm wide concrete strip foundation. to give minimum ventilation of: resin bolts). The rafters will be doubled where trimmed around the roof lights. Foundations are to be to complete satisfaction of local authority Building Inspector Kitchen - 60 litres /second. Utilty - 30 litres / second and are to suit site conditions. Bathroom and en suites - 15 litres /second **Ground floor** A minimum 3 no. air charges per hour are required to each. Vent positions agreed on Construct ground floor in 75mm sand and cement screed on 150mm concrete slab 102.5mm brick work outer leaf (type to match existing) on 85mm celotex insulation on 1200 gauge visqueen dampm roof membrane on (provide 15 minute overrun to bathroom and en suites). 100mm full fill cavity with insulation and 100mm thermalite a sand blinded hard core in 150mm well compacted and consolidated layers. LOUNGE blockwork inner leaf to give overall U value of 0.28 w/m2k. GARAGE In order to satisfy building regulations all structural timbers used must be strength dpm to lap dpc. External Leaf change to 100mm rendered concrete blockwork where indicated on Provide 25mm of celotex to perimiter of slab and screed at external walls, to graded and marked Dry or KD. plans and elavations. prevent cold bridge. Plaster and skim internally. Provide splade weak mix concrete cavity fill Provide energy efficient lighting. 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 Efficiency & Locations of all new boilers to be confirmed by main contractor. and to be staggered at door and window openings. Stagger to be 300mm. Details of central heating system to be confirmed. Ties to be in accordance with BS 1234 and to be inclined to the outer leaf. Position of flue terminals to be in accordance with gas safety regs, & be installed by DMING Provide Hyload dpc, or similar approved, a minimum 150mm above external Corgi registered installer. ground level. All new radiators are to be fitted with thermostatic values & to be in strict accordance Install IG stainless steel lintels (type LI/S80 with cavity tray dpc's over), withdomestic heating guide. or similar approved above all new door and window openings on external All electrical works to meet part P & must be installed, inspected and tested, by a Extg. ground floor plan. 1:100. Cavity to be closed at head with supalux. person competent Cavity to be closed at openings with insulated cavity closes by DAMCORE. to do so. An appropriate BS 7671 electrical installation certificate is to be issued by a Use Domicore vertical dpc to all new external openings. Provide 5x38x900mm long mild steel restraint straps fixed across 3no. to do so after council is satisfied that part P has been complied with. 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. EXTO. GARAGE TO BE DOMOUSHED Extg. front elevation. 1:100. Extg. rear elevation. 1:100. Extg. side elevation 1:100. THE ATT DODE & MILLDON & DOOLDE HEN FRENCH DOODS & MISTER HEN CATHLO LITTLES TO MALLIFACTURES ACCORDINGLY. MALE GOOD AFFECTES ARROWS, BELLOW UP, MALTON & CLIM. LE TIMATE RUBINITIONS & COMINET BACK MID THE BUBINITIONS & COMINET BACK MID THE BUBINITIONS & COMINET BACK 50x Nowin HID RAFTERS REDIAND PLEGENT POOP TIVES, APPROVED, SUTTABLE FOR 19 -case 4 ward trashlikes EXTR. SIDE BOULLDARY WAY. REVISION FORM NAW ODENING IN SIDE WAM & NOTET THE EXCHING INSTEAD OF THE WITH MILL BOTTS & BEARING ON 30 DEED CONCRETE DADSTRIVES BOX OMT BEARING TO DEALISE THE EL. & MAKE GOOD TO MU APPORTED ADDRESS & SHIM TO PHICH. Proposed front elevation. 1:100. /Proposed side elevation. 1:100. Proposed rear elevation. 1:100 CLIENT New years Proopulling (Specs BITTERIAL EDILIDE & BRICKWEK TO GLAPINE TO MY CRITICAL ARRAY TO BE TOWN TOO MICOLA HOWARD. 39 RENNELL ROAD. KNOTTY ASH. lounge L'pool LI4 lQG. 150mm KILIBSPAU TEREMERTUH 1700 MISLICATION. STOREY PITCHED ROOP EXTENSION TO NUMBER NEW EXTRACT VALITYS TO GE MIN. VOLTITUATION CF; GO LITERS/GEOLIS. A MIN. 34° MIN (CHALGES PER HAVE ARE LECULIEDS. VALIT (MUSTICAL VARIOUS OU SITE. SITE BOULDSRIES kitchen. FULL WORKING DRAWINGS. thouse New Deall conjected to effect at Rober & expanded beyond fortransial to trait to prease how Rup Bob. & provide Robers & follow Dealer Way Bob. & provide New Rup to Pear. Trailly United Laboration What provide Hillough of Pear. RENNELL ROAD. DO NOT SCALE OFF THIS DRAMING SECTION. AA

Proposed block plan 1:500.

ALL ELEMENTS OF STRUCTURE TO BE THE. FIRE PESISTING.

SCALE 1:50, 1:100, 1:500

DATE / 2015.

DRAWING No.

**AMENDMENT** 

DATE

REV.