

NOTES.

NOTE
This drawing is to be read in conjunction with the Structural Engineers calculations.
This drawing is for Building Regulation & Planning purposes only & does not constitute a contract between the client & the builder.
No work is to commence until the structural calculations have been submitted to the Local Authority & approved.
Do not scale from the drawing. All structural members & materials are to be measured on site prior to ordering.
Written dimensions take precedence to scaled.
All construction is to be in accordance with "Robust Construction Details for Dwellings & Similar Buildings".
The client is to ensure that all insurance companies, interested in the property, are kept fully informed, of all building work during & upon completion.

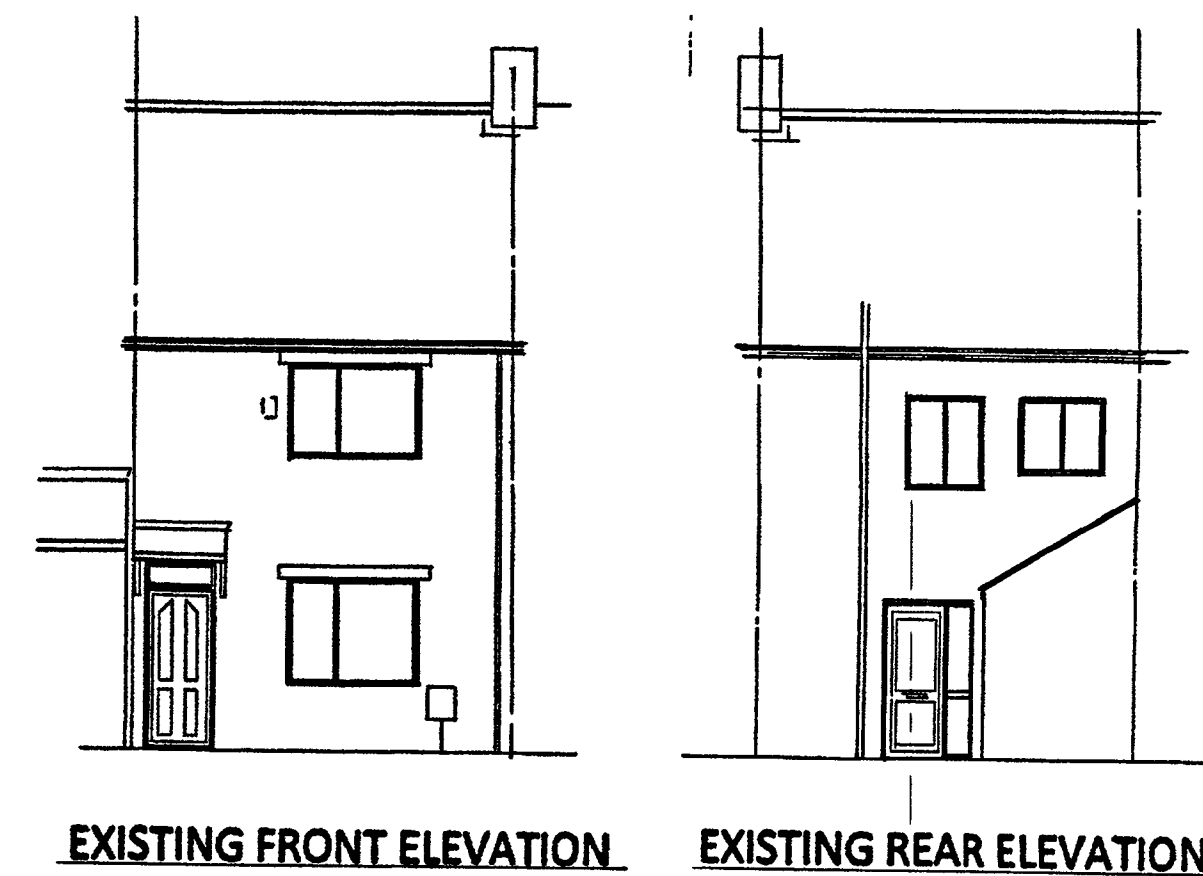
ROOF traditional pitched warm roof construction.
Slates or tiles to match existing on 25 x 50mm sw tile battens.
Tile battens are to conform to BS 5534 2003.
Tyvek or similar breather underlay to BS 5534, Part 1 2003.
150 x 47mm sw rafters at 450mm oca. Bracknourished over the wallplate, with 120mm Kingspan K7 Pitched Roof Board insulation between, maintaining a 25mm gap from the top of the insulation to the underside of the barking felt to provide space to drape the barking felt.
Trim out roof with double rafters either side supply & fit Velux roof light type M06 with all the necessary flashings installed to the manufacturer's instructions.
Underdraw the rafters with 37mm Kingspan K7 Pitched Roof Board insulation (25mm insulation & 12.5mm plasterboard & skim).
22.5mm sw parlin at ridge & at max 1.5m oca on roof slope.
100 x 50mm sw wall plate.
100mm sw or PVC-U fascia, 12.5mm exterior ply or PVC-U soffit.
100mm ft gutters, 63mm dia nips.
175 x 32mm sw lath & plaster to valleys with code 4 lead.
Code 4 lead & stepped dpc to all abutments.
Code 4 lead flashing to the chimney stack.
Roofing to be in accordance with BS 5534 part 1 2003 & BS 8000 Part 6 1990.
Access hatch to be insulated.
U value 0.18 W/m²K.

ROOF Sarnafil decking, DCP/HEA.
Sarnafil Single Ply Roofing Membrane, laid to manufacturer specifications on:
115mm Kingspan ThermaRoof TR28 LPCFM insulation.
The insulation boards are to be secured to the deck using mechanical fixings & laid break-bonded, either with their long edges at right angles to the edge or diagonally across the roof with joints tightly butted together.
There should be no gaps at abutments.
Joints between insulation boards are not to coincide with the decking sheets.
Provide a 300mm high, 25mm thick Kingspan ThermaRoof TR28 LPCFM upstand around the perimeter of the roof.
Perforated vapour barrier.
18mm exterior play decking.
145mm x 47mm sw joists at 400mm oca with sw fixings.
12.5mm plasterboard & skim.
100mm sw or PVC-U fascia, 12.5mm exterior ply or PVC-U soffit.
300mm flashing & stepped dpc at abutment.
115mm ft gutters, 63mm dia nips.
The insulation is only suitable for use with most mechanically fixed single-ply waterproofing.
Membranes, hot bitumen felts are not to be used.
U value 0.16 W/m²K.

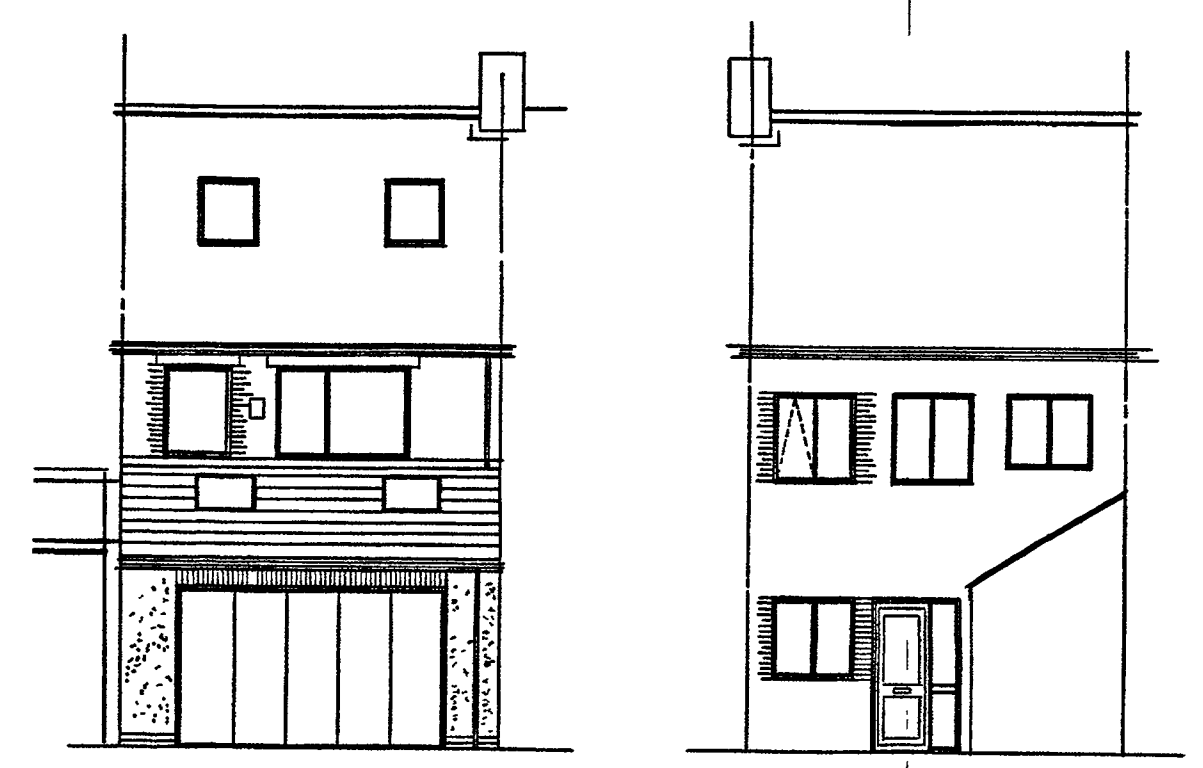
WALLS & CHEEKS - render finish.
Outer face rendered with 15mm through coat render, colour to clients choice & Planning Officers approval.
On metal lathing, Expanel or similar on 25 x 50mm sw tile battens.
100 x 47mm sw studs at 450mm oca with:
70mm Kingspan ThermaWall TW 55 insulation between.
100 x 50mm sw head & sole plates with 100 x 50mm sw mid rail.
100 x 100mm sw corner posts.
50g Vaqueen vapour barrier.
12.5mm plasterboard & skim to the inner face.
U value 0.24 W/m²K.

LATERAL RESTRAINT / HOLDING DOWN STRAPS
Provide 50 x 5 x 1.2m long mild steel straps @ 1.2m oca to the following members:
A) Wall plates.
B) End three trusses or rafters adjacent to the gable (provide sw noggins between members to support straps).
C) Floor joists parallel to walls (straps over three joists).

ROOFS - GENERAL NOTES
If possible small sections of tiles are to be avoided, using double tile & a half or half tiles where available to reduce the use of small out tiles. When using interlocking concrete tiles consideration is to be given to the verge detailing, cut tiles at this location should be kept as large as possible & fixed to avoid wind uplift.
VERGES
Plain tile cuts are to be avoided, purpose made plain tile & half should be used.
Small sections (less than one tile width) of cut angle-lapped interlocking tiles should not be used.
Natural slate verges are to be formed with full slate & either slate & a half or half slates that are a minimum 150mm wide.
All tiles & slates are to be mechanically fixed at the verge in accordance with Appendix 7.2 - A N-HBC standard chapter.
Natural slates are to conform to BS EN 12325-1.
When laying tiles below 15° pitch Kober Permo or similar barking felt is to be used.

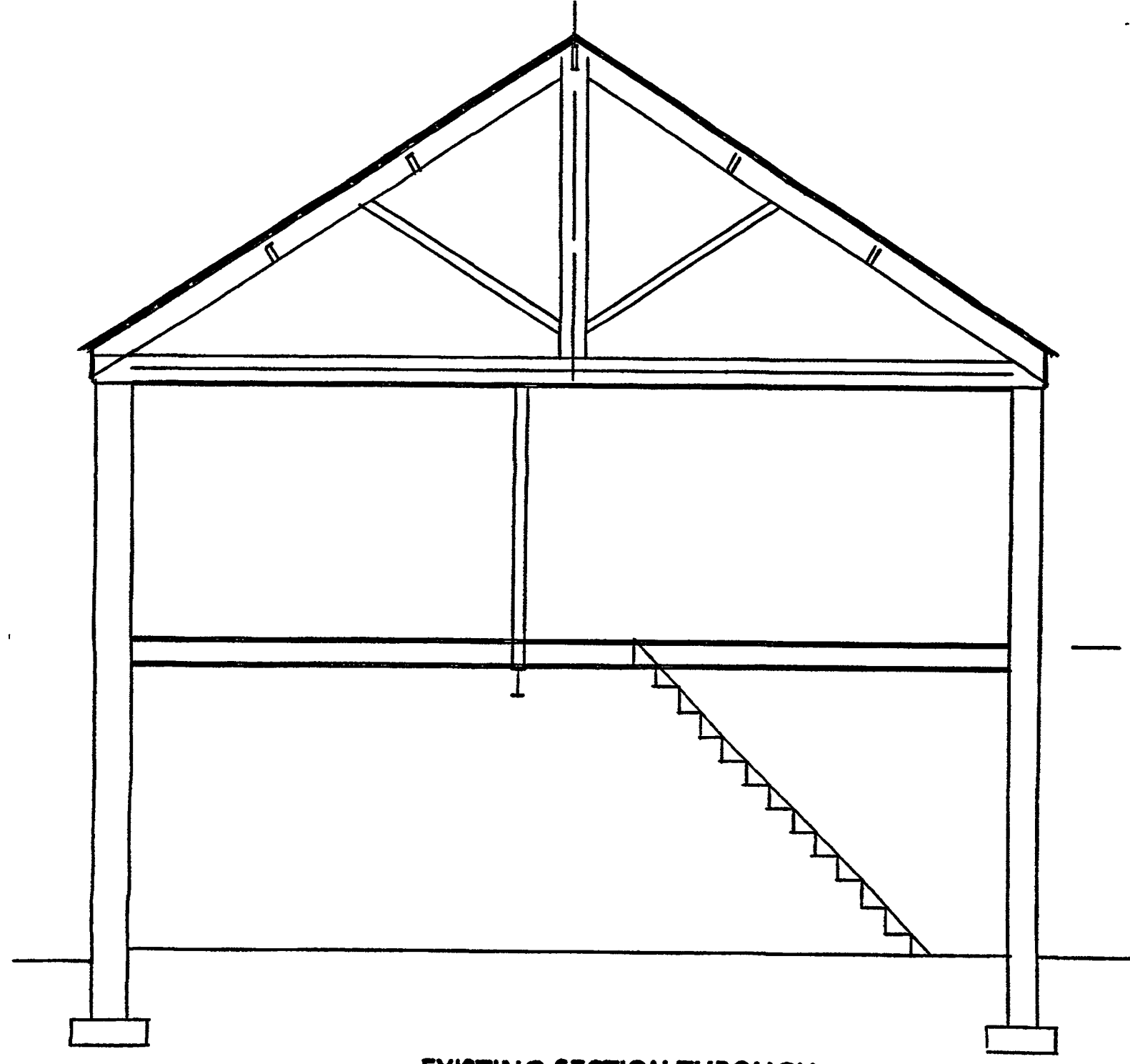


EXISTING FRONT ELEVATION EXISTING REAR ELEVATION

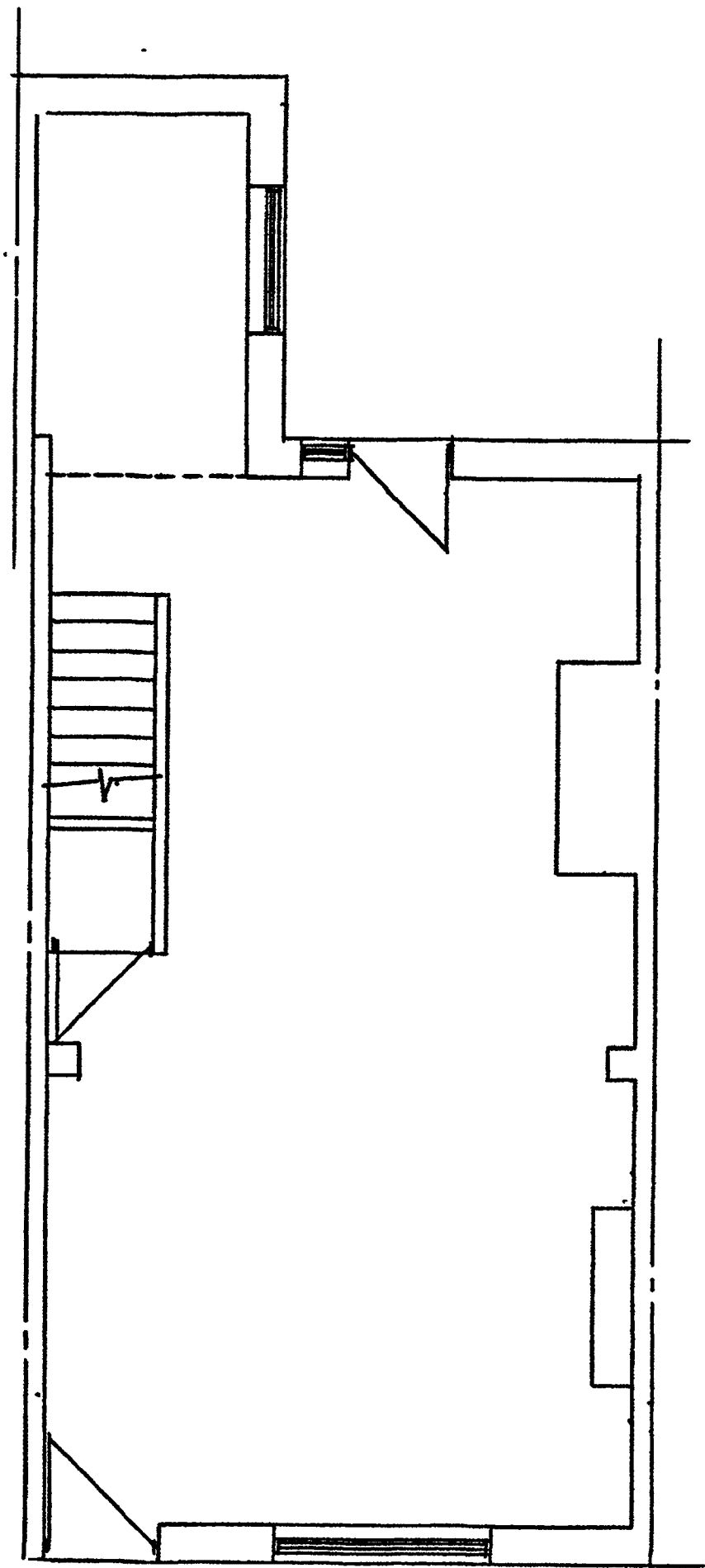


PROPOSED FRONT ELEVATION PROPOSED REAR ELEVATION

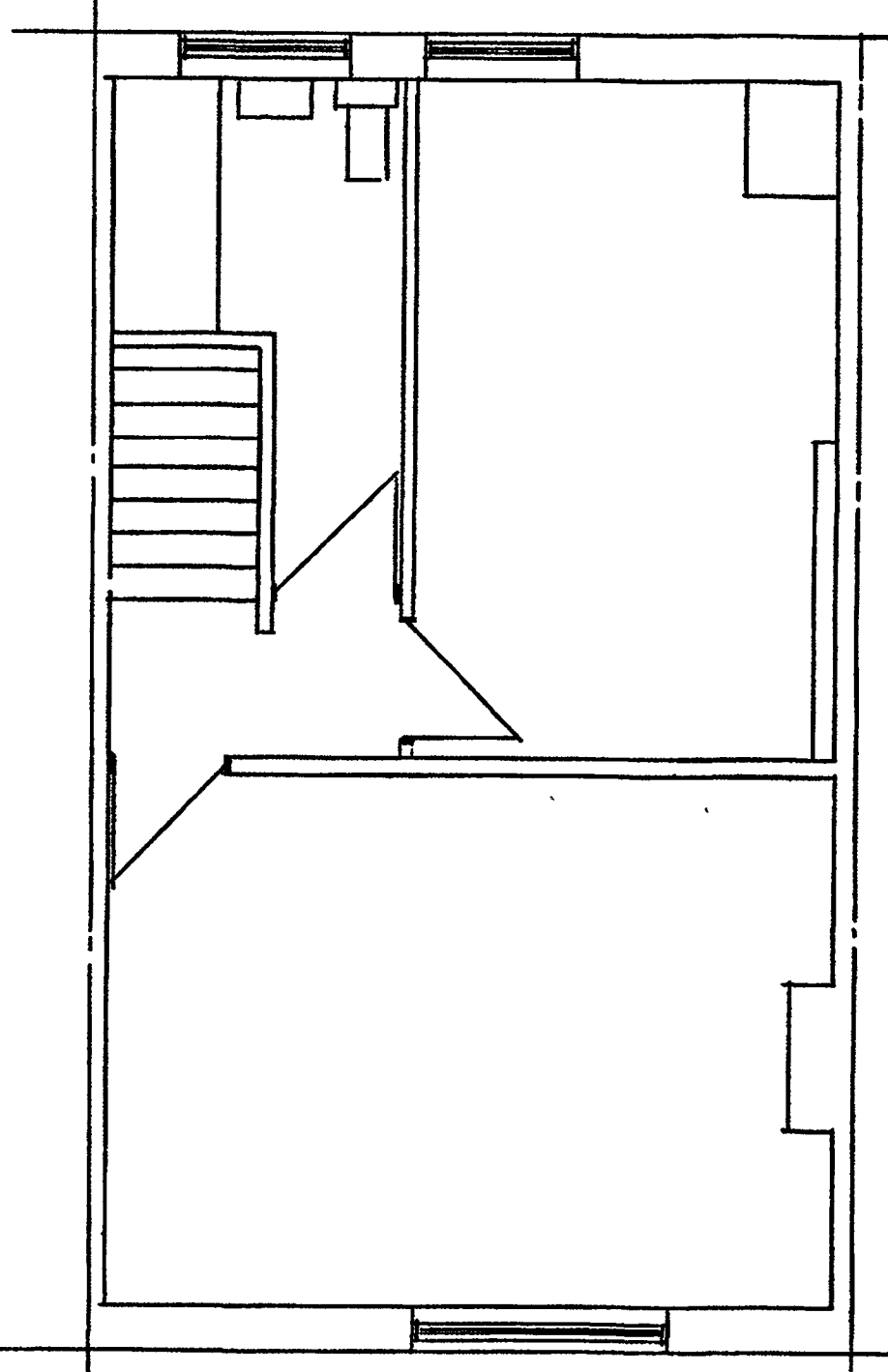
GROUND FLOOR, Insulation under slab
100mm concrete on:
50g Vaqueen separating layer.
60mm Kingspan K3 floorboard similar insulation with a strip of boarding placed vertically around the perimeter of the floor to prevent cold bridging.
120g Vaqueen.
50mm sand binding.
100mm hardcore.
Dpc & dpm to link.
Maintain ventilation to existing timber floor with 100mm dia pipes, encased in 100mm concrete, laid under the hardcore into the existing floor void. 225 x 150mm airbricks ducted into the pipes.
U value 0.23 W/m²K.
STUD WALLS
75 x 50mm sw or metal studs @ 600mm oca with 25mm Rockwool Acoustic slab between (min) 15mm plasterboard & skim both sides. Double posts under stud partitions at first floor level.
R_s 40dB.



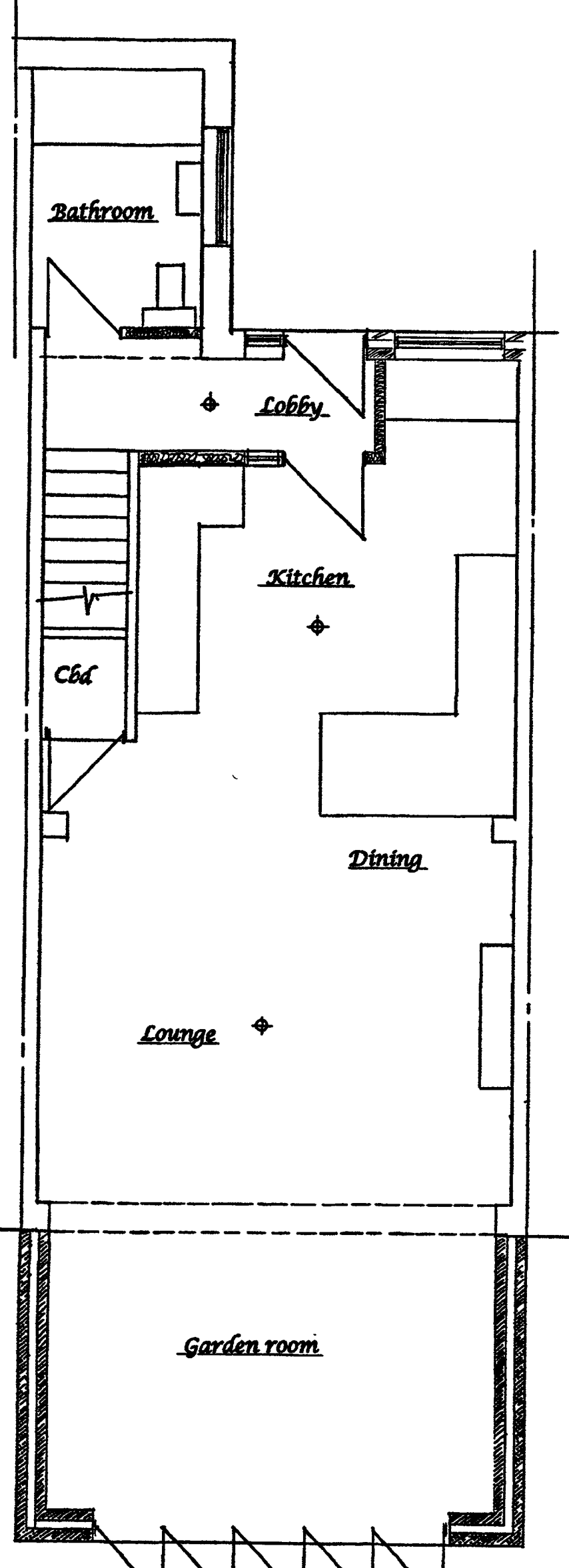
EXISTING SECTION THROUGH



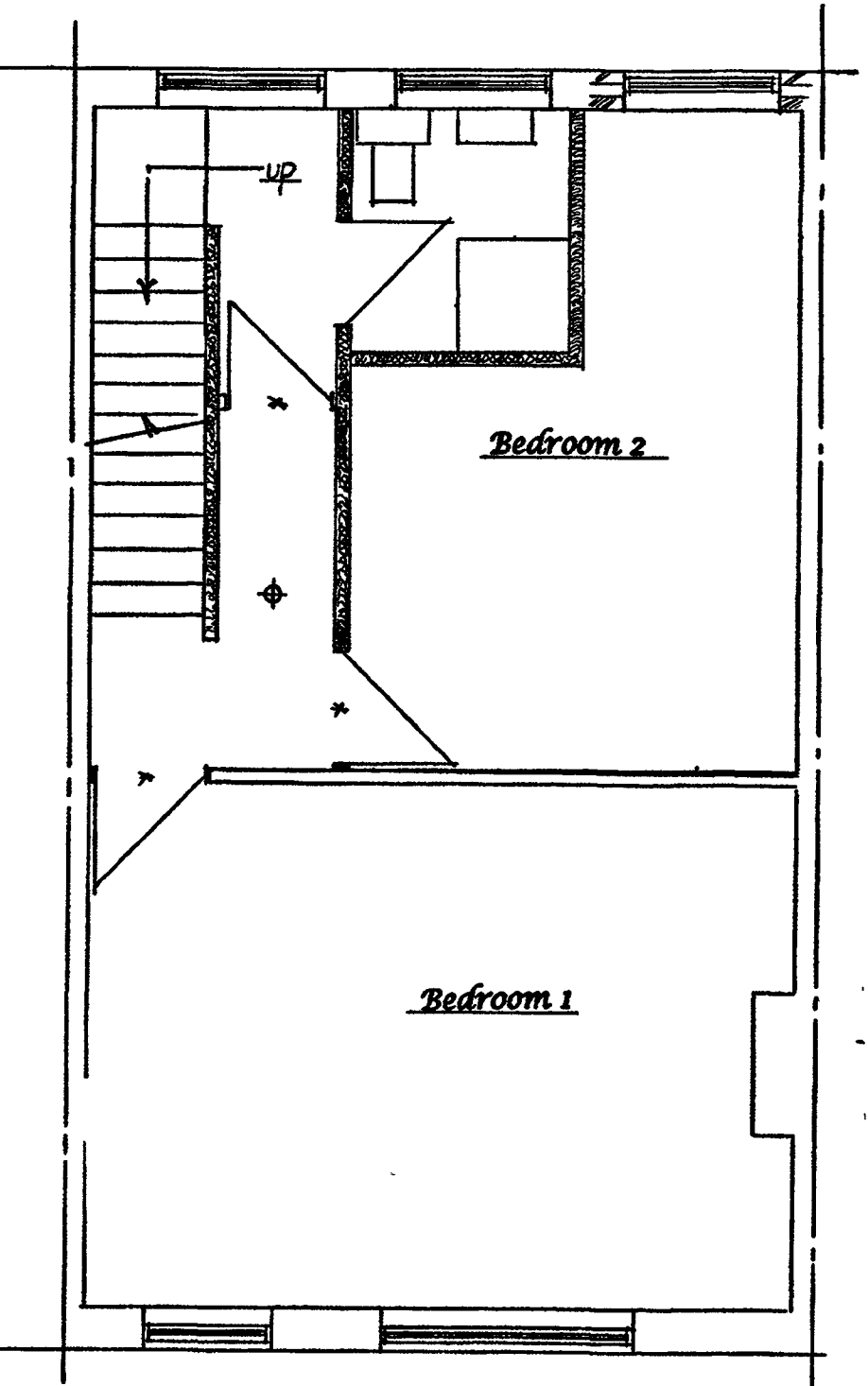
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

FIRST FLOOR
10mm 1 & g Mylepro (15 Kg/m²) or sw flooring on:
150 x 47mm sw joists @ 400mm oca, with 150mm Rockwool Roll or Floor slab sound insulation between (min).
15mm plasterboard & skim ceiling.
The floor joists are to be supported on post hangers to the external walls. The post hangers are to be restraint type to BS 5628.
Provide double posts under the bath & stud partitions.
Provide one row of stemming at mid span, for spans exceeding 2.8m.
Provide two rows stemming at third points for spans exceeding 4.5m.
R_s 40dB.

STAIRS
Width 800mm.
Width 800mm with handrail both sides to new dwellings.
The handrail is to resist a horizontal thrust of 0.36kN/m.
Max rise 220mm.
Min going 250mm.
Rise not to exceed 220mm.
Twice the rise plus the going should be between 550 & 700mm.
The pitch of the staircase is not to exceed 42°.
Handrail to be 900mm high.
Min going of windows to be 500mm.
The going of the windows is to be not less than the straight flight measured at the centre.
All balustrades are to be vertical with a max spacing of 100mm.
Maintain 200mm headroom over the full length of the flight.

WALLS, Rendered outer leaf
Outer leaf 100mm concrete block above dpc rendered with 2 coats of sand cement.
The rendering is to be to BS EN 13914-1, 2005.
First coat type two, 9mm thick 1.4 max.
Second coat type three, 9mm thick 1.4 max.
Finished with white Snocem.
Engineering bricks below Dpc.
All materials below dpc are to be frost resistant.
90mm cavity filled with Dritherm cavity slab 37 standard insulation.
100mm Thermalite sheek block inner leaf.
13mm lightweight plaster finish.
Insulation to be taken to the top of the cavity.
Close cavities at the jambs with insulated cavity closer with a minimum thermal resistance of 0.45m²K/W the insulation core of the closer to be no less than 25mm thick.
Horizontal dpc 150mm above gl.
Horizontal & vertical dpc to all openings.
Bond brick to existing & maintain cavities.
Stainless steel wall tie to PD0697/2010 5no per m².
Positioned 450mm oca vertically & at 750mm oca horizontally.
Within 225mm of unbonded jambs the centres are to be reduced to 300mm oca vertically.
Where the ground level is higher than the ground floor level provide Bituthane tanking lapped into the dpc.
Fill cavities up to 225mm below the lowest dpc.
U value 0.30 W/m²K.

PROPOSED DETACHED GARAGE
EXTENSION
34 HEDLEY HILL TERRACE
WATERHOUSES for
Mr JOHN KNIGHT
SCALE 1:100 :1:50