

GENERAL NOTES

ROOF CONSTRUCTION:-
 Roof to be selected slates / tiles on 38x25mm s.w. tilting battens on Tyvek or similar breathable roofing felt on 50 x 150mm C16 rafters at 400mm max ccs. rafter fixed to 75 x 100mm treated softwood wallplate which is to be anchored to walls with 30 x 5mm galvanised ms straps at 1000mm ccs, plugged and screwed to blockwork.
 Structural Engineer to size timbers in roof. Calculations to be submitted to Building Control for approval prior to erection on site.
 Provide 150mm min glass fibre insulation quilt between ceiling ties with additional 150mm of quilt laid over joists at 90 degrees.
 Where ceiling is sloped in single storey extension, lay tiles suitable for roof pitch on 38 x 25mm treated sw battens on breathable roofing felt on 47 x 150mm C24 rafters at 400mm max ccs. Provide 100mm Kingspan Kooltherm K107 rigid insulation batts between rafters and underdraw rafters with 37.5mm Kingspan Kooltherm 118 insulated plasterboards. Skim to finish. All to achieve 0.15W/m2°C.

EXTERNAL WALLS:-
 External leaf of 100mm natural stone to front as shown, 100mm cavity filled with 100mm Dritherm 32 insulation batts, with inner leaf of 100mm thick 4N/mm2 blockwork. Provide Hellis RT2 or similar wall ties at 750mm ccs horizontally and 450mm vertical (225mm vertical cts at reveals).
 Line walls internally with 12.5mm plasterboards on dabs and skim to finish.
 Wall to achieve U value not exceeding 0.18W/m2K
 Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed.
 Lintels to be IG or similar proprietary galvanised mild steel with insulation material to the core, on 150mm min end bearings, with staggered lap. Form weepholes at 900mm max centres to one third height of brick vertical mortar joint to brickwork directly over all openings & at external finished ground level. Install proprietary DPC to full bed width of outer and inner leaf of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below ground.

GLAZING - WINDOWS AND DOORS:-
 Windows and external doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripping with integral compressible seals. Windows to be obscure glazed to bathrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. Glazing in doors and adjacent windows to be laminated or toughened to Part N.

FLOORS & CEILINGS:-
 Suspended floors are to be selected finish on 19/22mm moisture resistant chipboard (unless otherwise stated) on 50 x 200mm C16 joists at 450mm max ccs. Provide herringbone strutting at mid-span where span is greater than 2m.
 In the case of suspended ground floors, provide 100mm rigid PIR insulation suspended on sw battens fixed to side of joists. Maintain 150mm airgap between joists and ground cover. Solid ground floors are to be either chipboard as before on 500g polythene dpm or 65mm reinforced screed on 50mm rigid insulation slabs on ground cover of 100mm concrete overste slab on 1200g Visqueen dpm on 50mm sand blinding on 100mm well consolidated hardcore base.

VENTILATION:-
 Mechanical ventilation is to be provided to kitchens, utilities, wc.s, bathrooms by way of mechanical extract fans ducted to outside air, capable of 60L/sec extraction rate. WCs without windows are to have overrun facility on fans. Fans in wet areas to be operated by light pull cord switch.
 All windows to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.

ABOVE GROUND DRAINAGE:-
 The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally
 WCs - 100mm diameter with minimum 50mm seal. P or S trap to suit.
 Basins - 32mm diameter with 75mm deep anti-siphon trap.
 Showers - 38mm diameter 75mm deep anti-siphon trap. (100mm dia. floor drain in Sports Changing Room)
 Sinks - 38mm diameter with 75mm deep anti-siphon trap.
 Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator, flush with roof finish. All SVP ducts are to be filled with mineral wool insulation around the pipe and are to be encased with proprietary Pendock profiles or boxed in with plasterboard on sw frame.

BELOW GROUND DRAINAGE:-
 Drainage layout for separate SW and FW systems to be as agreed with Local Authority. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.
 All connection gulleys to RWP's at ground level to be fully accessible to allow rodding of below ground drain.
 Drainage and sewers to be laid no flatter than 1:80 All pipes to be minimum 100mm dia or sized to suit flow and gradient.
 Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturers recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diam. as pipe. Install plank lintol bridging to walls at pipe penetrations.

NOTE:-
 Do not scale, use figured dimensions only. All dims to be checked on site. any discrepancies to be reported to the author of this drawing, which is to be read in conjunction with all other available drawings.
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REV	DATE	REVISION



Client
MR & MRS BRAMLEY

Project
**Proposed alterations to
 29 TARN VIEW ROAD
 Yeadon
 Leeds**

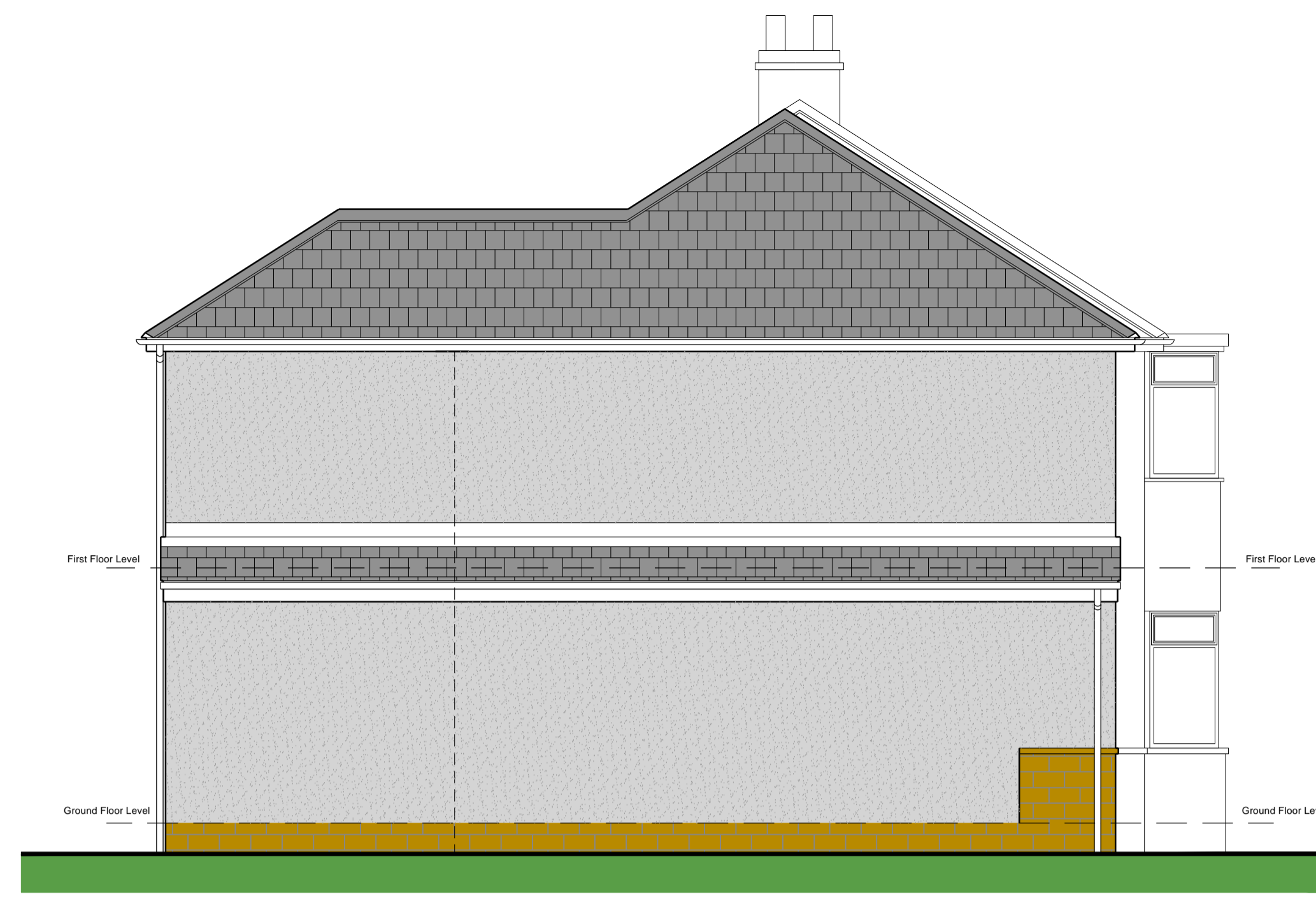
Drawing Title
DETAILED DESIGN

Scale
 1:50 @ A1

Date
 Jan 2024

Drawn by
 KSF

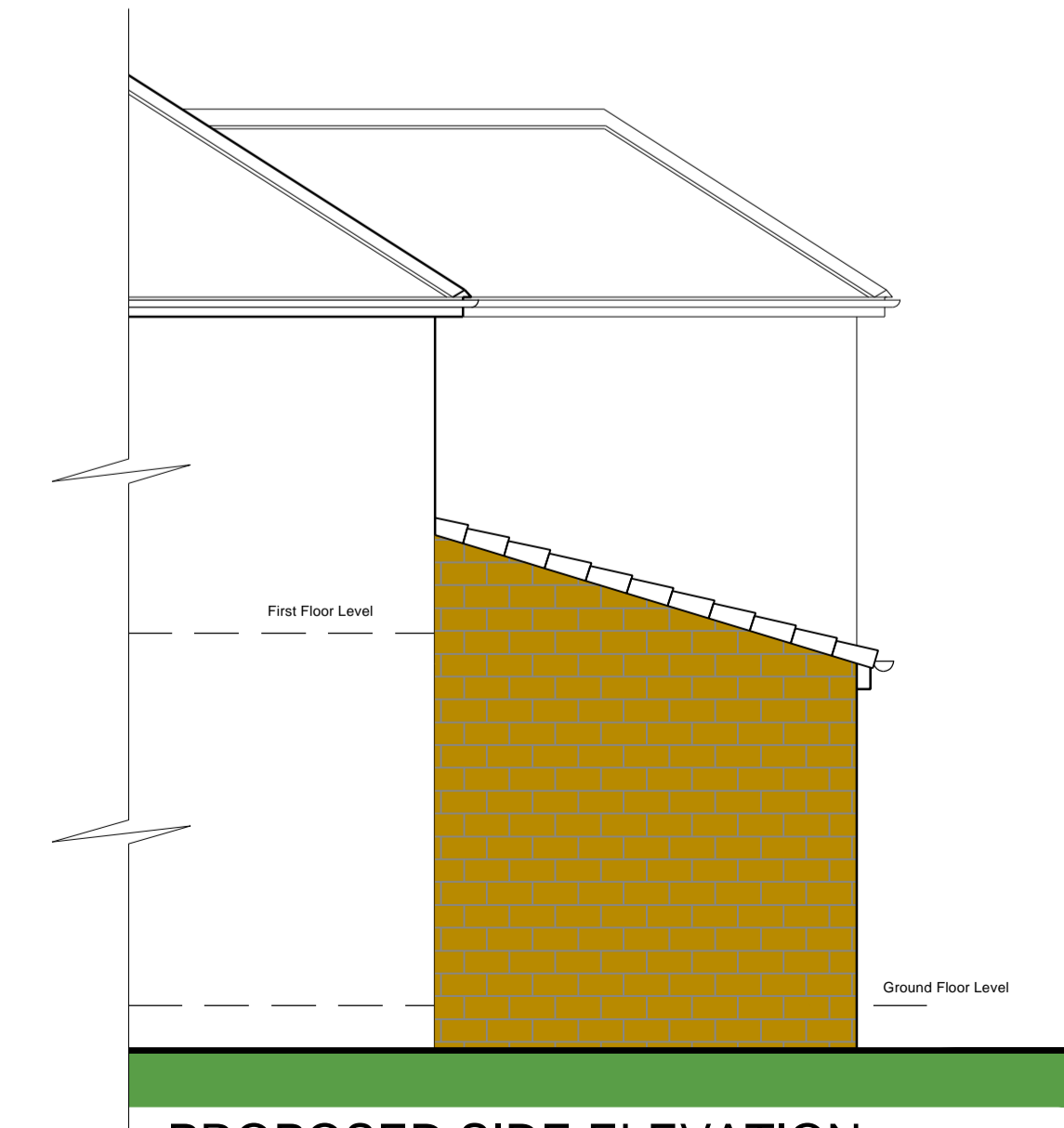
Drawing Number
 24-FSK-02-03



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

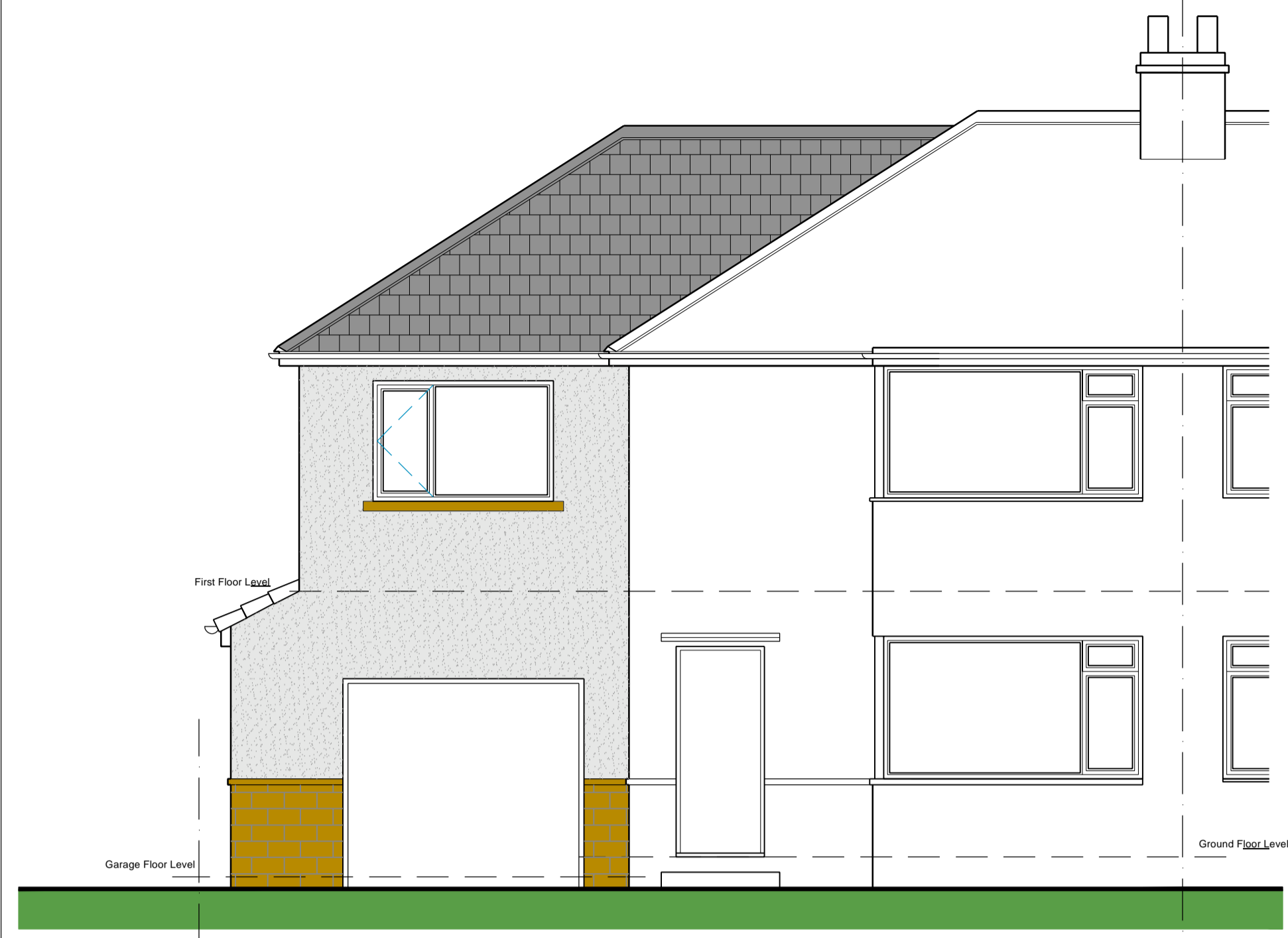
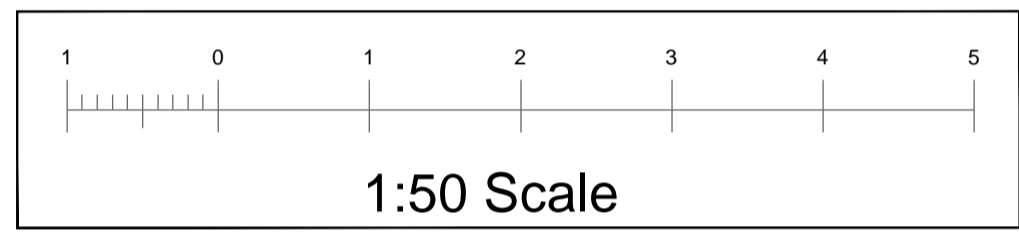
ROOF COVERING TO NATURAL SLATE TO MATCH EXISTING TO APPROVAL OF PLANNING DEPARTMENT.

PVC GUTTERS ON PVCU FASCIA WITH PVCU SOFFITS WITH MATCHING DOWNPIPES.

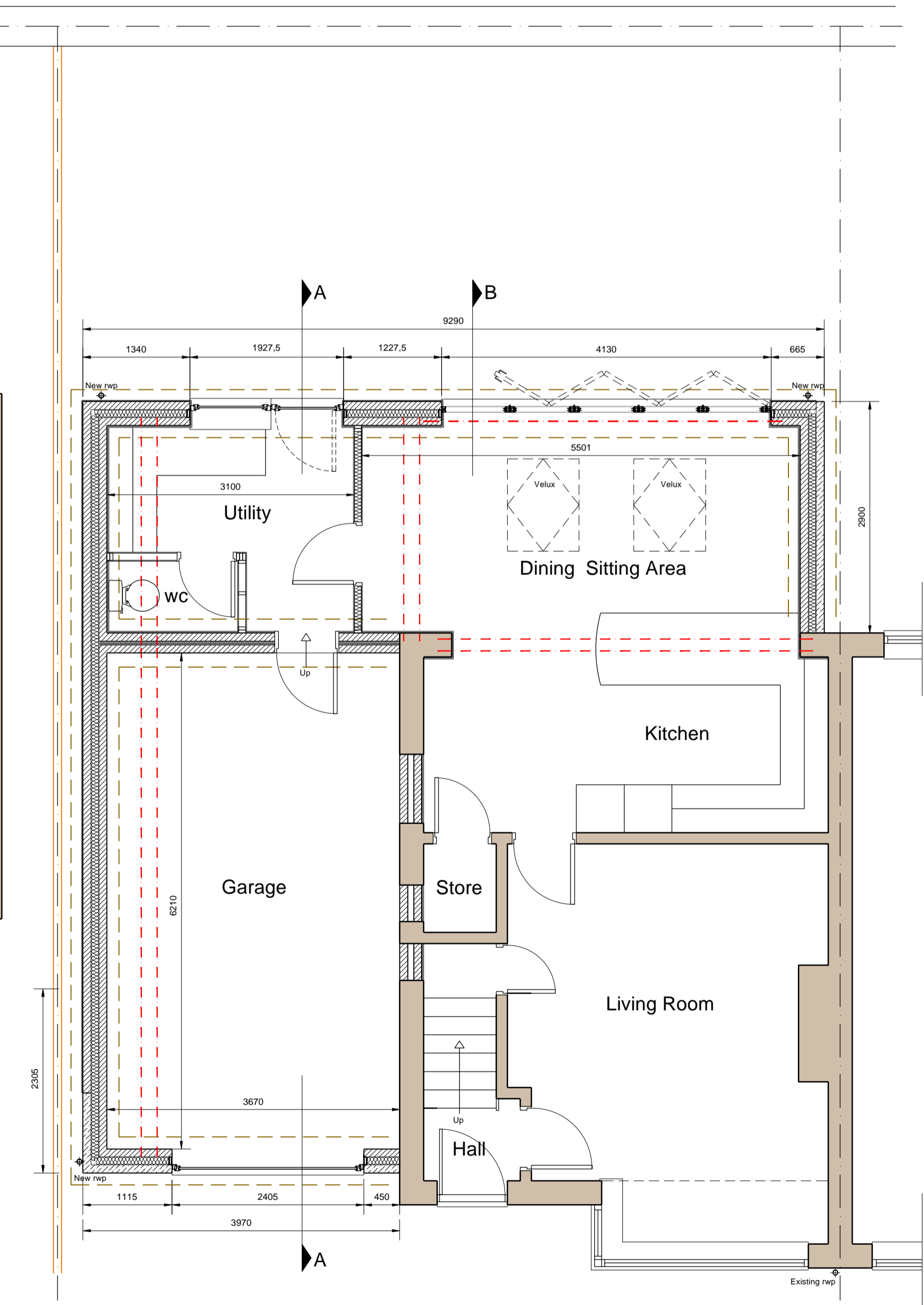
NEW WINDOWS TO BE IN PVCU TO MATCH EXISTING

LEAN TO ROOF COVERING TO NATURAL SLATE.

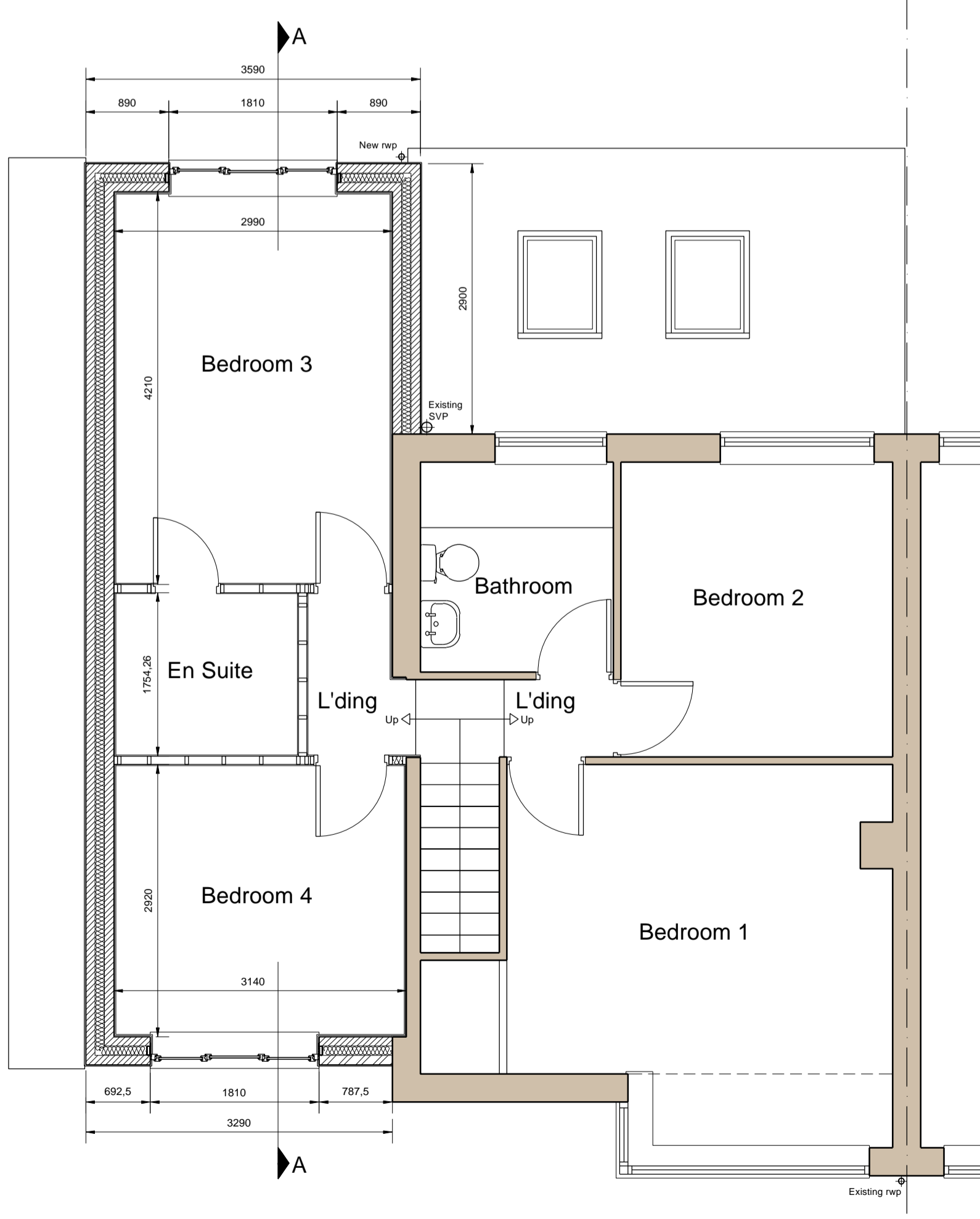
EXTERNAL WALLS TO BE PREDOMINANTLY RENDERED BLOCK, WITH NATURAL STONE PLINTH WALL TO FRONT ELEVATION TO MATCH EXISTING HOUSE, TO APPROVAL OF LOCAL AUTHORITY PLANNING DEPARTMENT.



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN