TRUSSED ROOF

Roof tiles to match existing on 25 x 38 s.w. treated battens on untearable roofing felt.
New roof of trussed construction to manufacturers details and design.To BS 5268 Pt 3 @ 600mm ctrs.
@400mm ctrs.truss clips used to fix trusses–two per truss
100 x 25 sw bracing diagonallyand at each node point horizontally and sloping.
100 x 50 (or to suit int. leaf thickness) sw wall plate bedded onto blockwork.

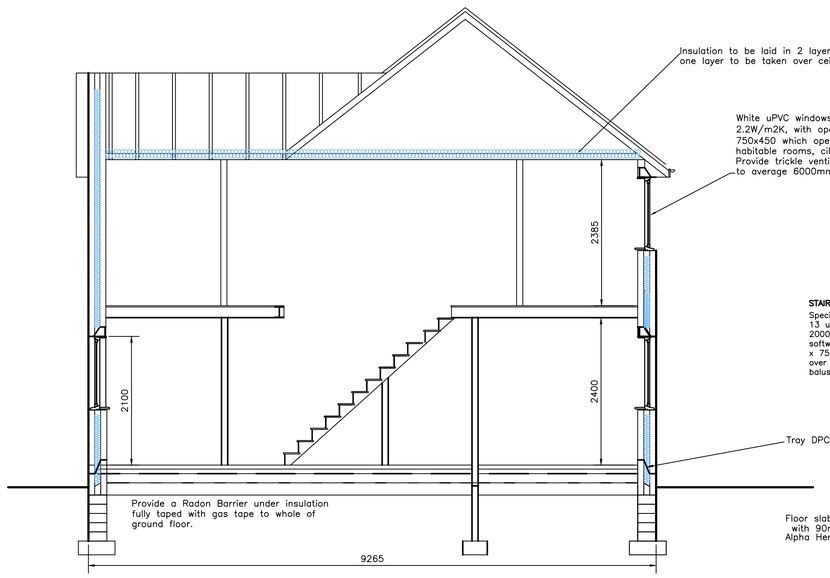
225x25 Celluform Specifier range PVC–u.fascia board with 10mm PVC–u soffit fitted with soffit vent.Vent to allow a continuous ventilated strip of 25mm width protected with a flyproof mesh.
1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.
350mm glassfibre insulating quilt laid between trusses

100mm half round PVC gutter to 65mm PVC downpipe.

1500mm long lateral restraint straps to be fixed as above at ceiling level.
All lateral restraint straps are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs.

12.5mm plasterboard and skim to ceiling–see note re bathroom plasterwork.

Provide lateral restraint straps to roof trusses nogged out across 3No trusses with 74x50 noggins. At 1500 cts.



PROPOSED SECTION

STAIRS

Special manufactured softwood staircase
13 uprisers 225 going 200 rise min vert headroom 2000 mm all balusters, handrails, newels and fittings to be softwood kept clean for staining. Joists trimmed into 200 x 75 trimmers. Handrail height 900 balustrade 1000. Width over strings 864. No gap greater than 100 mm to baluster or handrail.

Floor slab to be Beam & block floor with 90mm Kingspan K8 insulation & Alpha Hemi Hydrate screed.

WALLS

Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks.100mm filled cavity (Rockwool RW6) formed between leaves.Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off foundations.
Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

BOILER DETAILS

Boiler to be condensing type Bosch Worcester Greenstar 40 HE Plus combi with 90% SEDBUK rating Boiler to be balanced flue type and located as shown
Heating controlled by Danfoss 5000 series room thermostats and linked to zone control valves to provide separate system controls for ground and first floor.

STUDDING WALLS

Internal studding walls to be of 75X50mm SW studding at 450mm ctrs with head and sole plates and noggins at min 900 ctrs.Cavity filled with 75mm glassfibre insulation as sound deadening.Walls plastered with 12.5mm plasterboards and skim.
Studding walls built off timber floors to have joists beneath doubled as wall support.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audble throughout the building and liked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

TELEVISION AERIAL

A television outlet socket is to be provided to one position only and linked to the existing television aerial. The exact position is to to be discussed with and approved by the Client.

SMOKE DETECTORS

Smoke Detectors are to be provided to the following:–
–In every bedroom that is either formed or altered bt the works
In every hallway or lobby or connecting corridor that is formed by the works.
Rate of Rise Heat Detectors are to be provided to every kitchen that is either altered or formed by the works.
–NOTE In the case of smoke and heat detectors, these are to be of a mains wired–in type and if more than one, they are to be linked so as to sound if any detector is activated.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed installed and tested by an Electrician registered with one of the Part P self certification scheme.
On completion a certificate must be issued by a person competant to do so to BS7671

FIRE PROTECTION TO STEELWORK

steel beams to be encased in 2 layers of 12.5mm plasterboard & skim with 1.6mm wire binding at 100mm cts.

DRAINS BENEATH FOUNDATIONS

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

DRAINS

New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc.
Where drains pass through walls they are to be lintoled over with PCC lintels.Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep.If drains are deeper then they are to be protected by bedding and surronding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions–depending on size of pipe.

WALL PLASTER TO BATHROOMS

All walls and ceilings within bathrooms and w.c.'s that are plasterboarded are to be boarded with Gyproc Moisture Resistant Board (identified by the green paper outer lining)

New walls bonded into existing–min 3 courses in every 6.Cavities to be maintained where applicable.
New S.& V.P. to be connected to new drains & taken 900mm above opening window with anti bird nest cage on top.
No part of foundation or gutter to overhang boundary line unless written permission is deposited with building control prior to work commencing.

This project may require a methane barrier to comply with current legislation.
This is recommended,but may not be obligatory.Client or his builder to check local conditions with the Local Authority at the time of constructuion.
A suitable type would be Monarflex RAC.
It is to be bonded across cavity to all outside faces of walls and sealed around services and penetrations.
All timbers are to be softwood unless directly instructed by the Client–Any Hardwoods used are to be sourced only from sustainable forest plantings.

SAFETY GLASS

All door glass below 1500mm from floor level & window glass below 800mm level is to be laminated or toughened in accordance with BS 6202:1981

WASTES AND DRAINS

32 mm dia waste with deep seal trap to all wash hand basins 40 mm dia waste with deep seal trap to all sinks baths and showers. 100 mm dia waste to wc. No connection of SVP to be within 200 mm of wc connection
100 mm dia supersleeve drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to to be Hepworth Polypropolene with light duty covers.
Manholes in drives to be 225 engineering brickwork on 150 mm concrete bed with heavy duty cover and frame.
Manholes to drain diversion to be brick to LA requirements.

MECHANICAL VENTILATION

Mechanical vent fans to be provided to all bathrooms to be two speed type (Baxi Humidistat) to give rate of 15lit/sec. and constant background ventilation.
If no window exists in sanitary accommodation then 3 air changes/Hr (operated intermittently)to be provided by mechanical fan with 15min overrun.

Kitchen ventilation to have min 4000mm2 trickle vents AND mechanical extract min 60L/sec(or incorporated in a cooker hood) capable of being operated intermittently.

LINTELS

Lintels to internal walls to be CATNIC.External stone walls to have NAYLOR pcc with ZED strip front lintol.Brick walls to have Catnic or IG lintels fixed in accordance with manufacturers instructions.All lintels to have min 150 end bearing.

'GAS APPLIANCES – PRECAUTIONS

The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety of any gas appliance. If in doubt, a GAS SAFE registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

GUARDING TO RAMPS

Handrail height 900 balustrade 1000.
(No gap greater than 100 mm to baluster or handrail if fall can be more than 600mm).

WINDOWS IN DWELLINGS

All windows are to be glazed with Low Emmissivity glass to achieve a U–value of 1.8W/m2K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 8000mm2 (kitchens, utility and bathrooms 4000mm2).

note:– all drainage to have a fall of approx 1:40– cover and invert levels to be checked on site and adjusted to suit site conditions.

Notes re Heat Loss.
All glazed units to have Argon–filled units to achieve 1.8W/m2DegC.
Time, temperature and zone controls and a boiler interlock to be provided to control heating and hot water.
Light fittings that only accept high efficiency lighting should be provided in at least 10 locations to the most frequently used rooms.
An air permeability test must be carried out on completion to achieve a max leakage rate of 10m3/m2h@50pa.
Roof insulation to sloping ceilings to be 90mm Cellotex or other approved between rafters and an additional 40mm below rafters to achieve a max U value of 0.2W/m2K.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audble throughout the building and liked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.
Where building is residential, a minimum of 4 rooms are to be provided with energy efficient lighting fittings with a luminous efficiency of > 40 lumens per circuit watt consumed.

Actual depth of foundations to be determined on site.
All work to be to the satisfaction of the local authority.
All dimensions to be checked on site and any discrepancies must be notified immediately
All dimensions are in millimetres unless otherwise stated.
Information given on this drawing is subject to local authority approval.
Do not scale this drawing.

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CLIENT
THE MISSES BECKETT

PROJECT
Land off The Green View Shafton.
Dwelling Proposals

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
beckett_green_view_01.dwg	2204/03	1:50	08/2009	jjb	