

ELEVATION TO ENTRANCE GATES & WALL

Code 4 lead flashings and soakers around chimney stack. Chimney stack to be in accordance with Building Regulations, i.e., is to be built above a line drawn 2300mm from ridge and parallel with the roof pitch and to satisfaction of the District Building Surveyor.



SIDE ELEVATION

225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.

DORMER ROOF CONSTRUCTION
Roof construction as main roof with 100 x 50mm rafters and ceiling joists at 400mm centres. 150mm fibre glass insulation between ceiling joists with 150mm laid on top in opposite direction 9mm plasterboard and skim ceiling

Code 4 lead and valley boards to all valleys.
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.



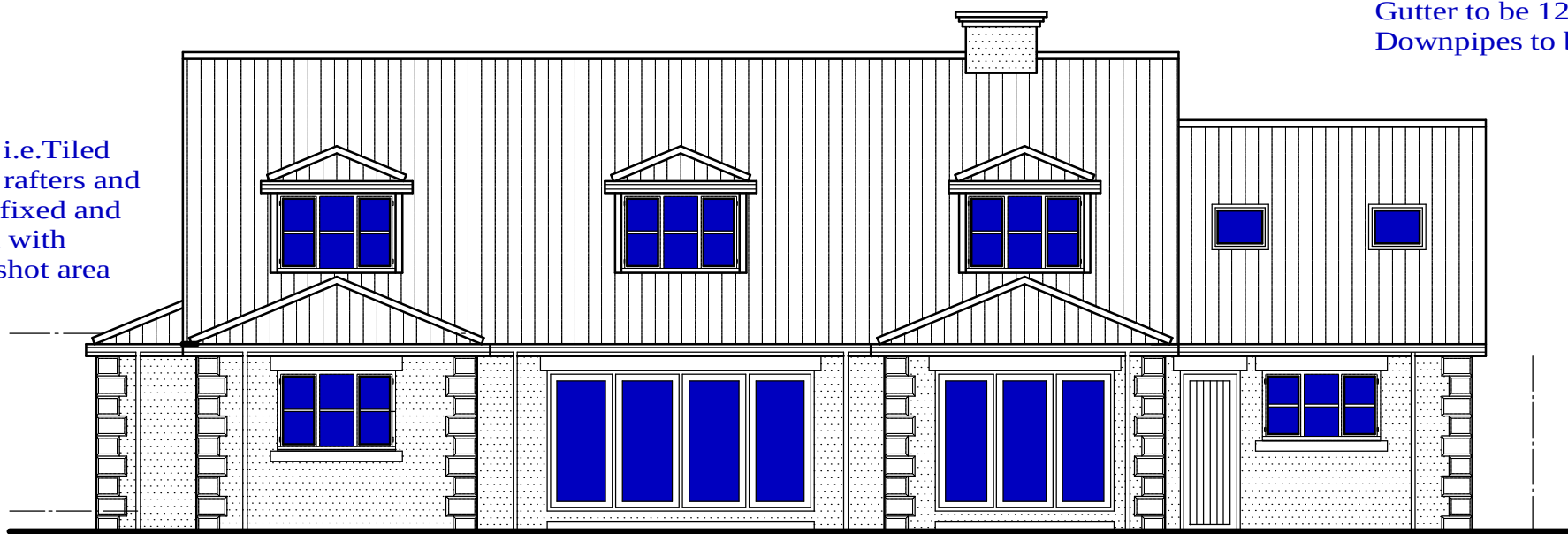
SIDE ELEVATION

TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face. Dragon ties to be included to all hip roofs where applicable.

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

Dragon ties to all hips.

Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm ø.
Downpipes to be 75mm ø.



REAR ELEVATION

ROOF CONSTRUCTION TO PORCH & SIDE OFFSHOTS
To be as main roof to Dwelling i.e.Tiled Construction with 125 x 50mm rafters and ceiling joists at 400mm centres fixed and tied to Trusses to main roof and with 'Vaulted' Ceiling formed to offshot area to Kitchen

D.P.C.'s to heads; sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.

SLOPING CEILINGS
Insulation to any sloping ceilings incorporated to be by 150mm 'Kingspan K7' insulation installed in two layers between rafters and to satisfaction of District Building Surveyor.

ROOF CONSTRUCTION - DWELLING
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto ' Attic ' trusses fixed at 600mm centres. 300mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim. Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work. 100mm x 50mm timber wall plates to be strapped to rafter members using truss clips. All roof timbers to be vacuum pressure impregnated with preservative.

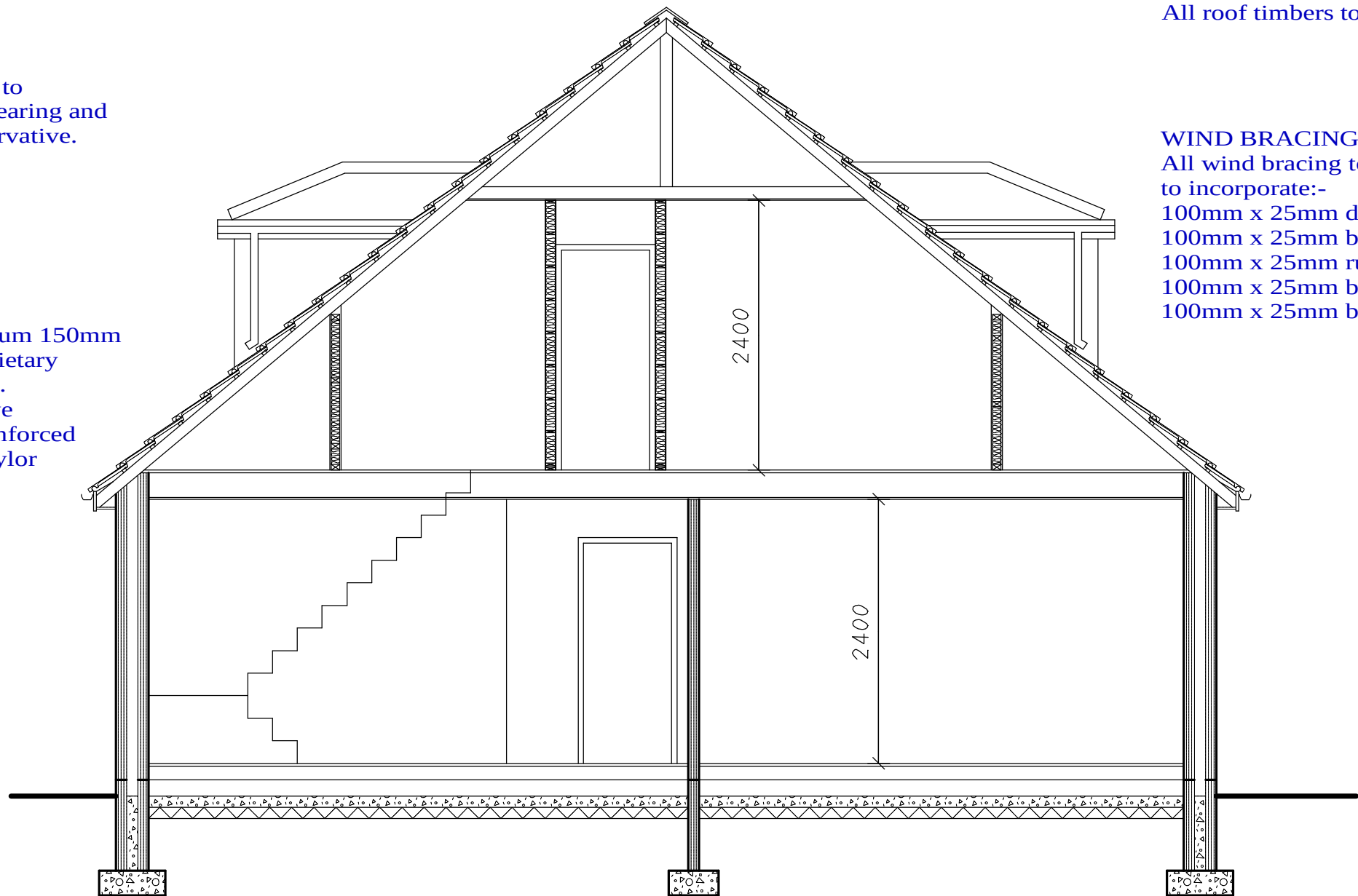
FRONT ELEVATION

STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement. Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

* ROOF CONSTRUCTION - GARAGE
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto ' Attic ' trusses fixed at 600mm centres. 300mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm 'Fireline ' boarding to achieve 30mins fire protection Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work. 100mm x 50mm timber wall plates to be strapped to rafter members using truss clips. All roof timbers to be vacuum pressure impregnated with preservative.

All joists built into walls are to have minimum 90mm end bearing and tied to be treated with preservative.

LINTOLS
Catic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres. All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

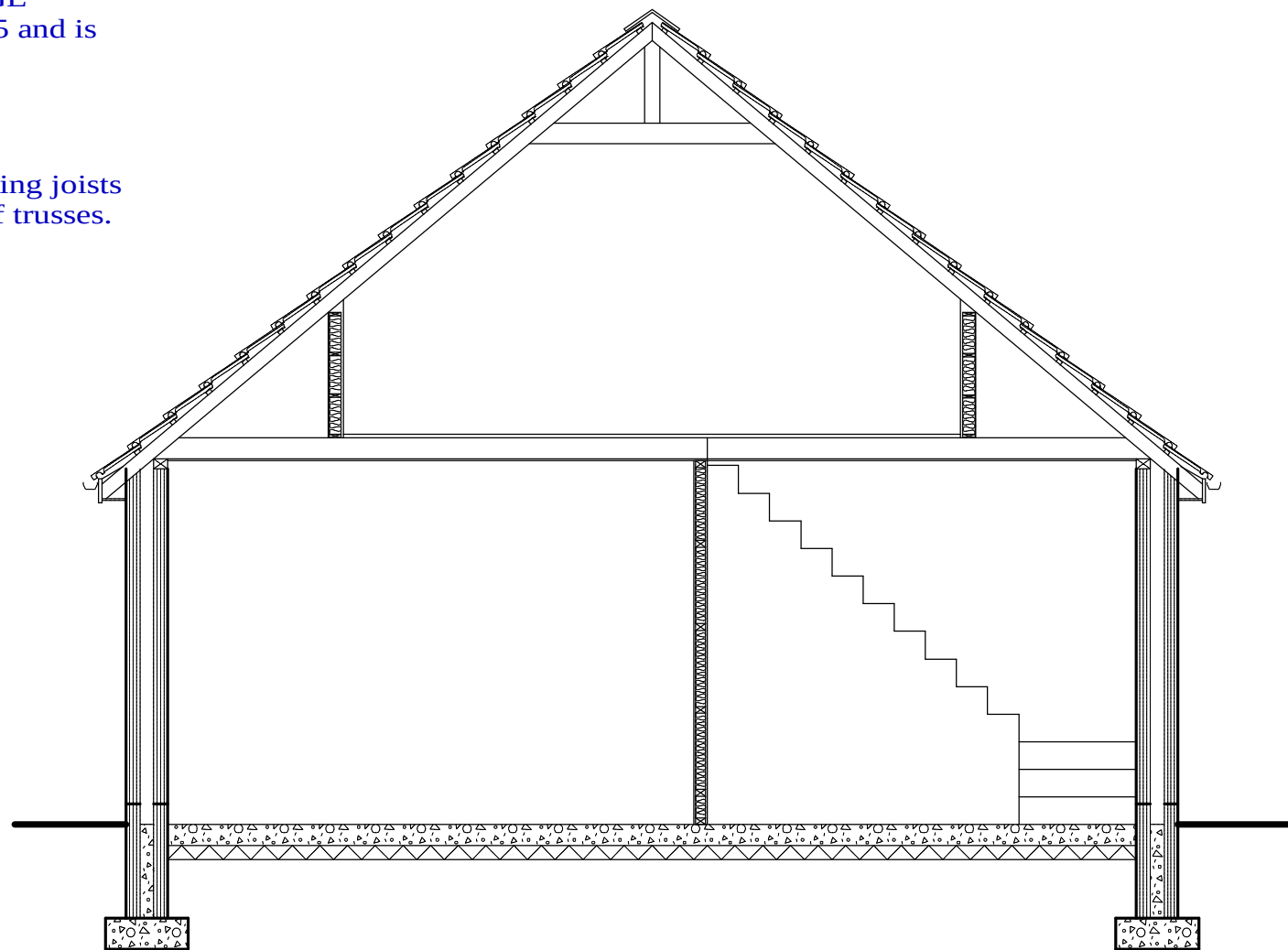


SECTION

GROUND FLOOR
Are to achieve a minimum 'U' value of 0.22W/m²K 25mm t & g boarding. 125mm x 50mm joists at 400mm centres. 150mm "Kingspan Therafloor TF70" insulation or similar approved between joists. 100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations 100mm oversite concrete. 100mm well consolidated hardcore.

WIND BRACING - DWELLING & GARAGE
All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:- 100mm x 25mm diagonal bracing 100mm x 25mm binders 100mm x 25mm runner at ridge level 100mm x 25mm bracing at 45° on top of ceiling joists 100mm x 25mm bracing to 3no. webs of roof trusses.

FOUNDATIONS
600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor. 450mm x 225mm concrete foundations below internal loadbearing partitions with minimum 450mm frost cover.



GARAGE SECTION

GARAGE
Floor to be 150mm concrete trowelled smooth on Visqueen 1200g damp proof membrane on 100mm well consolidated hardcore. Wall between garage and dwelling to be 300mm cavity wall and Blockwork to achieve a 'U' value of 0.28W/m²C, and taken up to underside of roof decking and fire stopped to satisfaction of the District Building Surveyor. Door between garage and dwelling to be half hour fire resisting door with self closer and minimum 25mm rebates to frame/lining and to incorporate approved smoke seals and a minimum 100mm non combustible threshold to be incorporated between garage and dwelling. Frame/lining to be machined to accept intumescent strips

- General notes
- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
 - All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
 - Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
 - The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
 - Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
 - NOTE:
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

ELEVATIONS & SECTIONS

C	27-11-2014	Layout amended and dwelling 'turned ' 90 degrees in accordance with Planning Dept requirements
B	15-10-2014	Building Regulation amendments added and shown thus *
A	01-10-2014	Insulation to External Walls : Floors: Roof :Dormer Cheeks: Sloping Roofs and Studding to Walls in Roof space amended and upgraded to comply with SAP Calcs and EPC
REVISION	DATE	DESCRIPTION

PROJECT :	PROPOSED DWELLING
ADDRESS :	COBCAR STREET. ELLCAR BARNLEY
CLIENT :	MR & MRS LEE

DRAWING No : 2014-54-3C DATE MAY 2014	
SCALE : 1:50 & 1:100	

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