notes for 4 warren close royston

roof constrution

this is to be be costructed of roof trusses and with 100mm x 25mm timmber on every node and also diagonally.design and calculations to be done by truss manufacture .the trusses have 3mm galvanized roof straps at 1.5m centres up gable ends and along ceiling hieght of trusses these wil 3 trusses and nogged between trusses. extestion trusses to match exsisting pitch of roof.the wallplate is to be 100mm x 50mm fixed down with 3mm galvanized roof straps. the roof is vented by the means of cotinuos vented u.p.v,c soffit. breathable felt. is layed on trusses with 25mm x 50mm treated battons nailed on top .valleys to be formed of plywood and lead .roofspace to be insulated with 100mm insulation layed between joist and 150mm layed on top

wall construction

external walls to be of 100mm red rustic brick and 100mm concrete stone effect all to match exsisting .external inner walls to be of 100mm breaze the 75mm cavertiy is to be filled with caverty batts all plasterwork to be dot and dabbed. all external opening to have catnic lintels over. all new intrenal wall to be of 100mm x 50mm timber and insulated .

foundations

these are 600mm x 300mm strip footing at leased 1m deep built up with 150mm x 300mm footing blocks .foundations to be filled with compacted stone at 100mm thick there is 25mm sand then visque layed on with 100mm oversite concrete thicken 200mm where sleeper walls are

floor construction

there are to be of 100mm x 50mm floor joist at 400mm centres these are nogged between joist at 1.5m centres there is 100mm rock wool insulation layed on mesh between joist .18mm treated chipboard flooring is layed on joists with to be glued

windows and doors

all windows and doors to be u.p.v.c double glazed with k glass

drainage

all roof water to be drained by soak aways fowl water to go into septic tank

electric and gas

all eletrical work to p regulations. allgas work to be carried out by corgi registed plumber electric box to be relocated by gas and eletric board

kitchen and bathroom

these are to be vented by means of mechanical vents