FOUNDATIONS

All foundations to the satisfaction of DBS (District Building Surveyor).

If on excavation strip foundations are acceptable then concrete strip foundations under cavity walls to be min. 600x300mm and under 100mm walls to be min. 450x300mm.

Designed foundations may be required subject to DBS

Foundations taken down min. 900mm below outside finished ground levels for protection against frost

foundations taken down to at least invert level of any local drains and to DBS satisfaction.

include for reducing ground levels to suit site conditions

FLOORS

Solid ground floors to consist of :-

Min 65mm s/cement screed finish on 125 micron polythene sheet on 80mm Celotex insulation on visqueen 2000G DPM on 100mm concrete on 100mm well compacted hardcore

All existing under floor ventilation to be maintained

Include Radon protection barrier under concrete taken across cavities, Tray dpc to suit

ELECTRICAL SAFETY

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, . inspected and tested by a person competent to do so

Prior to completion the council must be satisfied that Part P has been complied with. This will normally require that an appropriate installation certificate is issued for the work by a member of a relevant "Competent Persons Scheme" OR separate application to local authority to be made

WALLS

External walls to consist of :-

100mm blockwork with 2no coat waterproof render

100mm cavity with 100mm Dritherm cavity fill

100mm blockwork u value 0.16W/m C

Walls dri-lined with 12.5mm plasterboard and skim

U value of wall not to exceed 0.28W/m C including reveals, use patent cavity closers

Include weak mix concrete cavity fill upto ground le

Include Hyload dpc to walls min. 150mm above outside finished ground level

include for reducing ground levels to suit site

All cavities to be maintained and free of mortar obstruction

Include stainless steel wall ties at max 750mm cts. horizontally and max. 450mm cts .vertically in staggered runs, 225mm cts. around openings

Include visqueen dpc and weather checks at heads, jambs and cills of external openings

Lintels to be Catnic or similar approved galv. m.s. with min. 150mm end bearing

Size of lintels compatible with load and span

Include tray dpc over lintels and air grates where reqd.

Include galv.ms ties at ceiling level and up roof slopes at max. 1.8m cts. Ties taken over

3no timber members with solid blocking between and fixed to each

Opening lights to be min.1/20 floor area

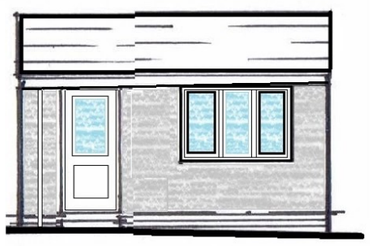
External doors 1.8W/m2C

windows to achieve 1.6W/m2C

include min 5000mm2 background ventilation

Safety glazing in doors and windows where reqd to BS 6206 and permenantley marked

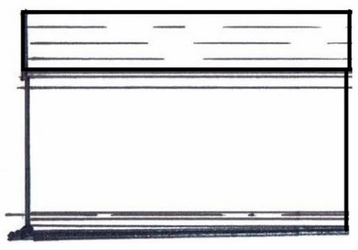
tiles colour to match house



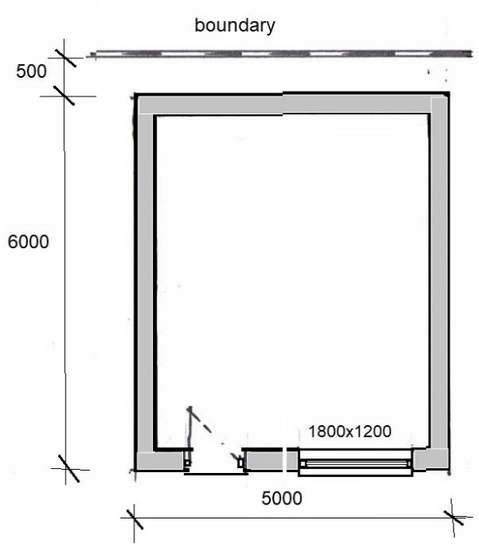
FRONT ELEVATION



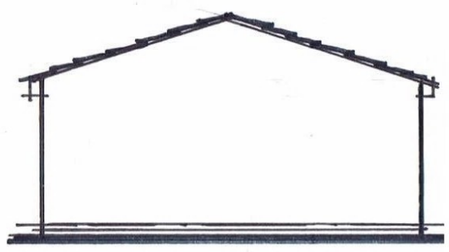
RIGHT SIDE



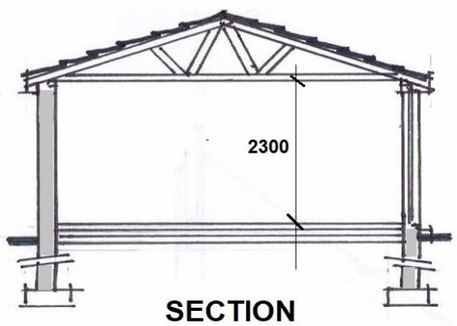
REAR ELEVATION



PLAN



LEFT SIDE



SECTION

DRAINAGE

All drainage to satisfaction of DBS

Any drain runs under building to be encased in 150mm pea gravel

Lintels over drains passing through walls to be offset min 50mm

From pipe edge. Hole to be filled with a compressive material and

Both sides filled with a rigid sheet materials to prevent the ingress of vermin

100mm dia. plastic pipes laid to min 1:40

100mm half round gutters , 65mm dia. rwp,s

If separate system of drainage exists then this to be maintained.

First option for surface water drainage is to a soakaway

Min 5m from buildings and boundaries and subject to

Satisfactory percolation test carried out by builder

ROOF

Pitched roof to consist of :-

Roof tiles colour to match existing and suitable for roof pitch on 38x50mm treated sw battens on breathable roofing felt on roof trusses at max 600mm cts underdrawn with 12.5mm plaster board and skim

270mm fibreglass insulation to roof

Include 100x50mm wall plate to top of wall held down with 30x6mm s/s straps 1200mm long built into wall

All verge tiles clipped or proprietry dry verge caps fitted

Rood slating and tiling to be in accordance with revision to BS 5534;2014

Use "TYVEC" or similar approved breathable felt, no vent required

Felt fixed in accordance with manufacturers instructions

Roof tiling and slating to be in accordance with revision to BS5534: 2014

Builder to forward details of roof trusses and wind bracing to council prior to commencement

A4

PROPOSED GAMES/GARDEN ROOM
13 MACNAGHTEN ROAD
SHEFFIELD S75 3DD

SCALE 1:100 **DRWG No GR1**