01709-571774 —— fax 0781-4668707

Roof Construction.

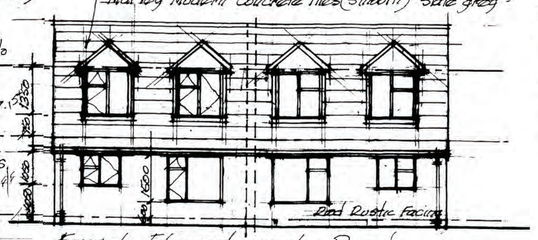
Marley Modern concrete Interlocking tiles fixed & nailed in accordance with manufacturers recommendations.
Breathable felt fixed with counter battens as manufacturers instructions.
Attic trusses @ 600 c/c. with trimmed openings for dormer windows.
Dormer framing as notes.
Dormer roof formed on framing as notes 100×60 Rafters @ 400 c/c. 125×25 Ridge Marley Modern tiles as above.
Code 4 lead to valleys.

Roof Insulation

Within Areas of Roofspace as applicable. 100 mm fibreglass quilt laid between joists with 150 mm laid over.
Sloping Roof Area.
125 mm Kingspan pinned between rafters maintaining 25 mm min airspace over.
Sound insulation – See Notes partitions.
Floor 100 mm min Mineral Wool acoustic quilt.

Staircase.

Total Rise 2620. check on site (subject to bottom chord of trusses)
13 No Risers @ 201.54.
Going – Tread -- 2A0·0
800 mm o/A strings formed in 2 No Flights.
Handrail 900 above Nosing line.
Ballusters with max space of 100mm.
Landing (half space formed with 126×60 joists @ 400 c/c with 125×75 trimmer to receive stair flights at landing & head.



Front Elevation to Road.

Notes Lateral Restraint Roof

Wind bracing to be designed and supplied by truss manufacturer. Diagonal bracing to appear outside dwelling area. To vaulting soffits within dwelling area apply 12 mm plywood to underside of trusses pinned to every rafter.
38 mm × 6 mm straps fixed to walling and taken across & fixed to end 2 No trusses. Positioned @ 1200 c/c on slope & 1200 c/c @ floor joists. Support along length of straps on noggings.

Notes.

Foundations & Drainage.

Excavate in trenches 600 wide to min 900 deep to agreement of L.A. B.C.O. Mass fill with concrete to 100 mm below finished ground level. Note All brickwork in foundations to be in class B (seconds) or other approved.
Strutter 300 mm wide openings in strip footing to allow drain connections to pass.
Drainage to be approved underground pipe, 'Densesleeve' or similar bedded and surrounded, in min, 150 mm pea gravel. All drainage laid with self cleansing velocity.
Manholes to be A50 ϕ standard plastic manufacture with Pre-formed channel base.
External Walling. 300 mm c/A Cavity walling comprising of.
100 mm approved facing bricks.
100 mm cavity with 100 mm thermal board cav batt insulation.
100 mm 3·5 KN dense concrete blockwork (See Note Relative to Party Wall)
Wall ties. S. Steel fixed @ 5 No/M². with wall tie @ every block course at openings & reveals.
300 MM c/A Cavity Wall. [Robust Construction]
2 No skins of Plasmor 7·3 KN dense conc blocks with 100 mm cavity filled with 100 mm superglass insulation (EWM 22)
Work to be registered for Robust construction before work commences.

GROUND Floor Construction.

125 mm Concrete (Float finish over 1200 G Visqueen turned up at perimeter of slabs to tie with flap left to d.p.c in inner skin.
100 m Rigid Polystyrene insulation over min 105 mm limestone hardcore.

Internal Walls. See C.F. Foundn Plan.

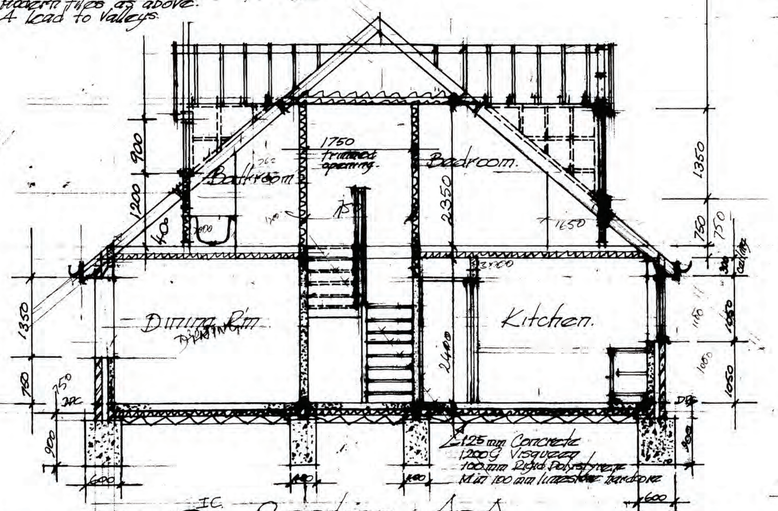
100 mm brickwork up to F.L level. 3·5 KN dense concrete blockwork as shown.
Note. Where block walls built off slab, Thicken out slab 0.400 wide × 220 deep.
Lintols in internal brick/block walls to 100 mm wide × 150 dp R.C. standard lintols.
Lintols in external walls to be Catnic CG 90/100 or other approved.

Partition Walls @ First Floor level (Roof space).

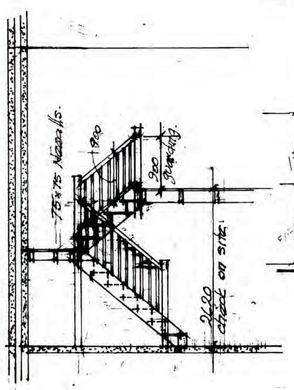
100 mm M.S framed partitions clad each side with 12·5 mm plasterbd & skim.
Insulation between all rooms to be 100 mm thick mineral wool accoustic quilt.
Thermal Insulation in walls where applicable to be 100 mm thick Kingspan or other approved.

Roof Construction.

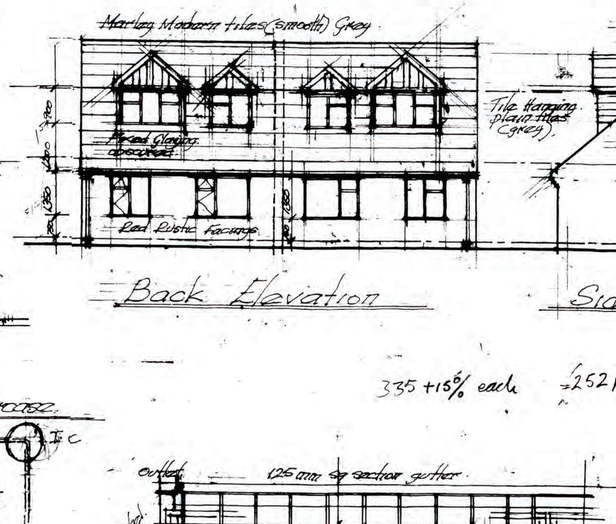
Attic Trusses as designed, calculated, & delivered to Site, by Messrs Yorkshire Trusses Doncaster. Calculations to be submitted for approval before work commences on roof structure.
Dormer Construction. formed within trimmed openings of Attic trusses.
Front face and sides formed in 100×50 framing off 100×50 base plate onto floor. 100×100 dormer posts off base plate with 100×50 head plate to each side & 100×100 plate over front spanning onto corner posts.
Studs @ 400 c/c, Noggings @ 600 c/c.
Side cheeks to dormers. Tile hanging in concrete plain tiles, Colour, as for main roof dressed over code 4 lead side flashing & apron to front.
1200 G Visqueen under battens on 12 mm ply.
Insulation to be 100 mm Kingspan between framing.
Windows to be UPVC framed casements, double glaz with 19 mm glazing space. Trickle vents fitted into head frame.



Section A-A



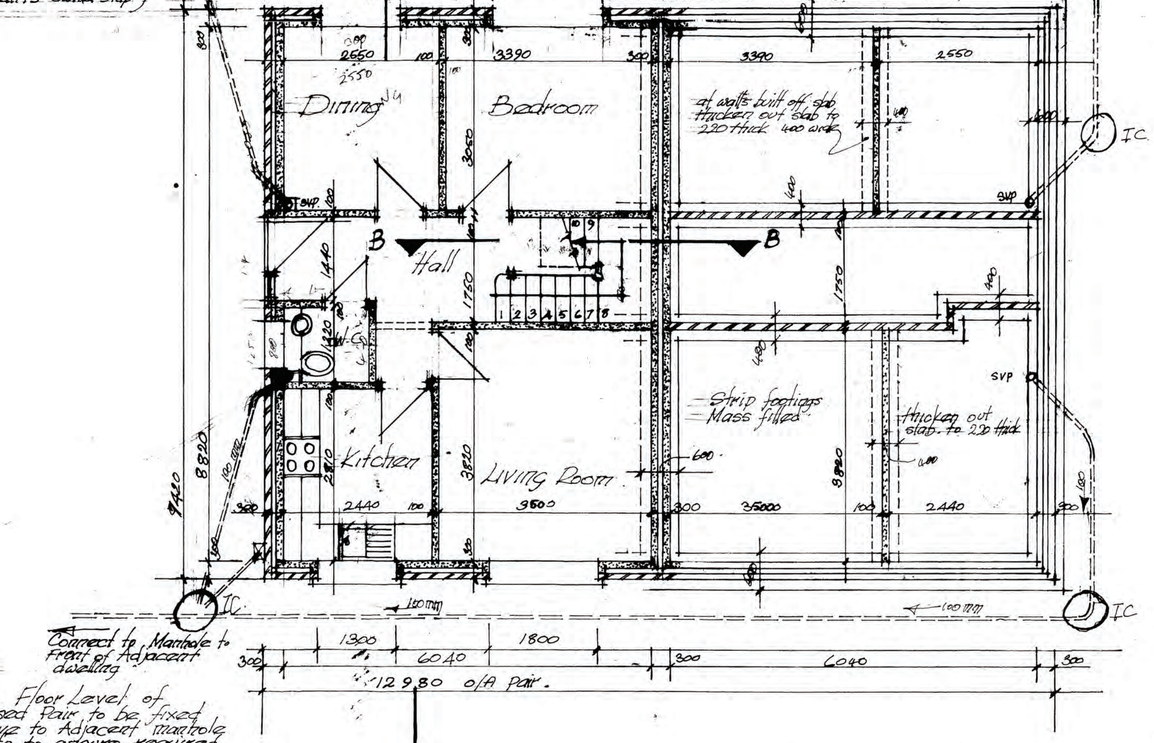
Section B-B Staircase.



Back Elevation

Side Elevation.

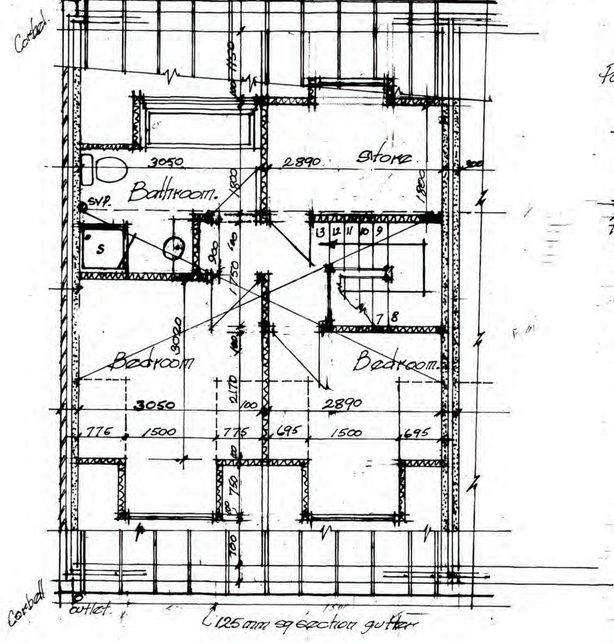
335 +15% each = 252 Plan Area = 589 imperial



Ground Floor Plan

Note. Floor Level of proposed Pair to be fixed relative to Adjacent Manhole inverts to ensure required drainage falls

Foundation Plan.



First Floor Plan

Proposed Pair of Semi Detatched Dormer Bungalows @ Land Adjacent to No 97 Wentworth Road Blacker Hill. Barnsley. S74 0LR for Mr R.M. Uttley

Plans & Elevations.

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