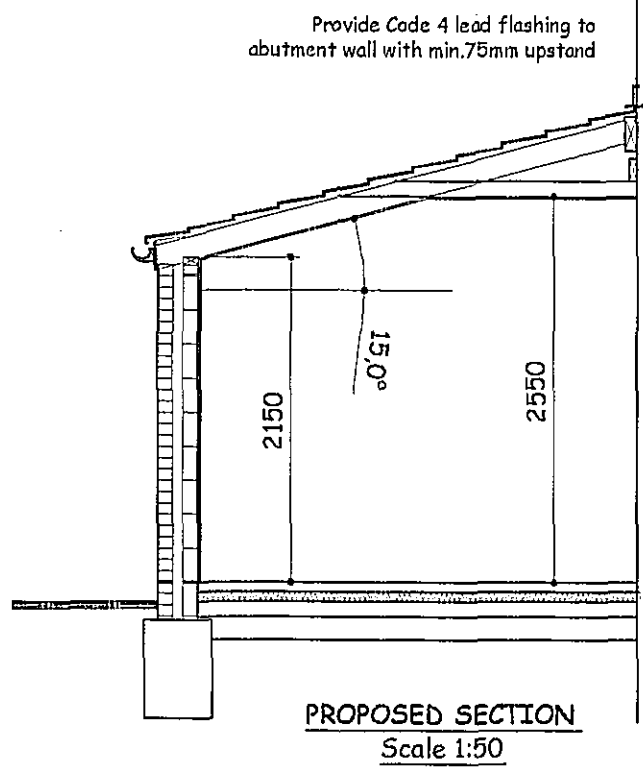
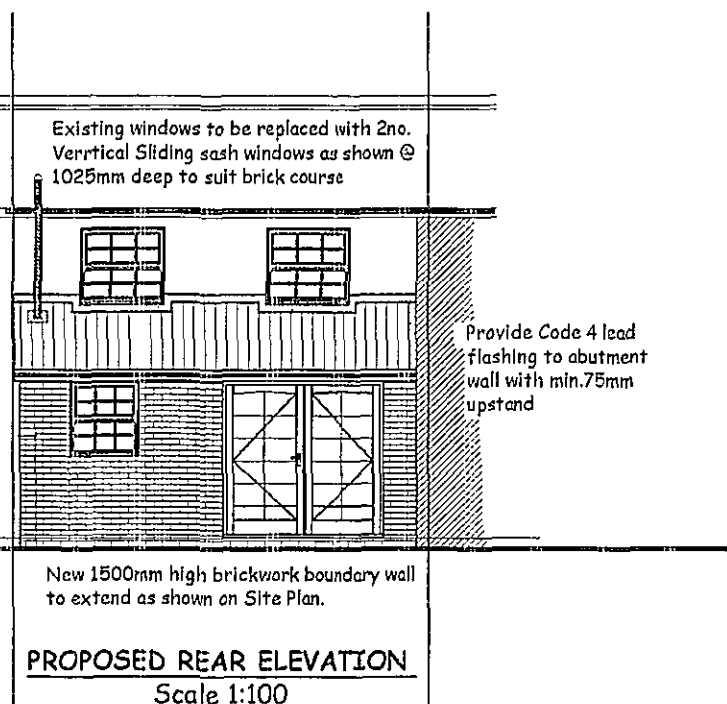
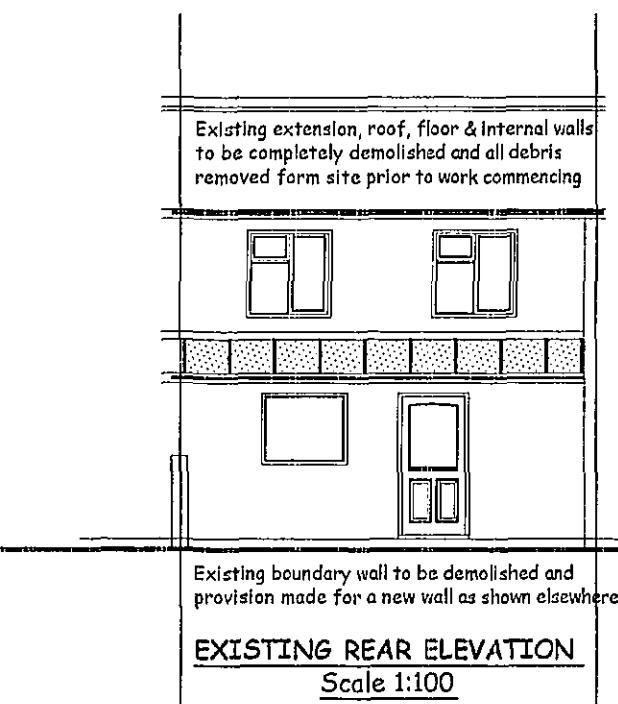
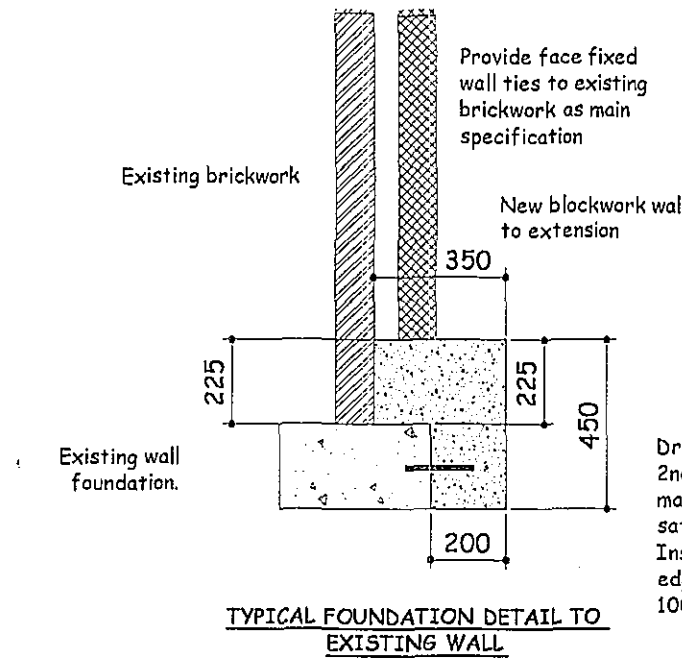


Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

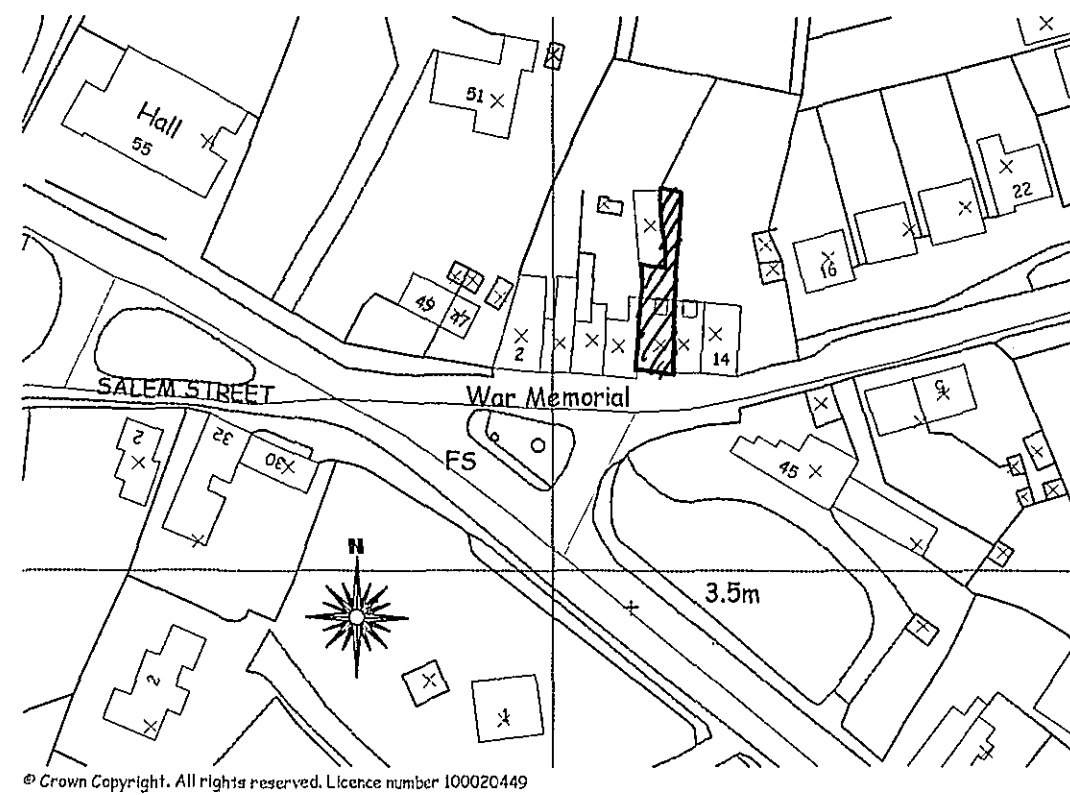


TYPICAL ROOF TOP ABUTMENT DETAIL
Not to Scale

Note: The detail shown is a typical constructional method for mono pitch roof abutments. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.



Note: The detail shown is a typical constructional method to provide an inner skin of blackwork. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.



LOCATION PLAN
Scale 1:1250

ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

SMOKE ALARMS

To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

Note: Provide energy efficient lights and bulbs to Breakfast area. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Underground drains to be as rainwater drainage but with min.180 and max.140 falls. Fall of drains from gullies to be 1:40. All drains passing thru' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill. Down runs must not be any lower than foundation depth unless min. of 1m from any building. Provide radicable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min. depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5928:1991. Foundations to external wall to be min.700mm wide x 225mm deep. Excavate down to solid firm strata. Le 750mm deep (min.1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector. Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.

1no Course of Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C. on outer face and 1no course of 7N/mm² on inner skin of cavity face. Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks. Both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R 6A3000Z rigid insulation board on similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.26w/m²K.

Floor Insulation Installation guidelines (under screed)

1. Install a Damp Proof Membrane (DPM) below the slab OR apply a liquid waterproofing material to the top surface of the slab.
2. The DPM must provide continuity with DPCs installed within the surrounding walls.
3. Level the surface of the slab; it should be smooth and free of projections.
4. Use a thin sand bedding on a rough tamped slab to ensure that boards are continuously supported. Cut strips of board as upstands to fit around floor perimeters to eliminate heat bridging at screed edges.
5. Upstand depth should equal the sum of the slab insulation and screed thickness.*
6. The upstand thickness should not exceed the combined thickness of wall plaster and skirting.
7. Lay boards directly onto the prepared slab, cutting infill boards as required. Joints must be tightly butted. The use of a polythene vapour control layer over the insulation is recommended by the BRE to minimise the risk of condensation forming at the insulation/slab interface.

8. Apply a sand/cement screed over the GA3000Z boards to a minimum thickness of 65 mm. Use scaffold boards on other protection to prevent wheelbarrows and other traffic damaging boards.
9. Allow screed to dry thoroughly before an impermeable surface, such as a vinyl floor finish, is applied.
10. These recommendations are suitable for normal domestic floor loadings. If higher loadings are required it may be necessary to increase screed thickness and provide reinforcement within the screed.

Installation guidelines (under slab)

Insulation under the slab must have: Level and well blinded hardcore. DPM (Damp Proof Membrane) placed under insulation. Insulated upstand + thickness of slab + screed. DPM continuous with the DPCs. Vapour control layer (eg. 1000 g polythene) laid directly over insulation.

DAMP PROOF COURSE (D.P.C.)

Horizontal heavy duty polythene DPC 'Hydrol' or similar approved to all walls in accordance with BS 5534: Parts 1 and 2 set out to give true lines and regular appearance. Fitting neatly at all edges, junctions and features. Fix roof covering to make the building sound and watertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion. Provide 50x25 preservative treated timber batten. Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be saw square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead Flashing to any abutments with min.75mm upstand.

ROOF FINISH

Concrete Interlocking Double Pantile such as 'Marley Mandip' or similar tile that will allow roof pitch as shown on section drawing (colour to match existing) fixed in accordance with manufacturers instructions and in accordance with BS 5534: Parts 1 and 2 set out to give true lines and regular appearance. Fitting neatly at all edges, junctions and features. Fix roof covering to make the building sound and watertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion. Provide 50x25 preservative treated timber batten. Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be saw square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead Flashing to any abutments with min.75mm upstand.

GENERAL CONDITIONS

Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

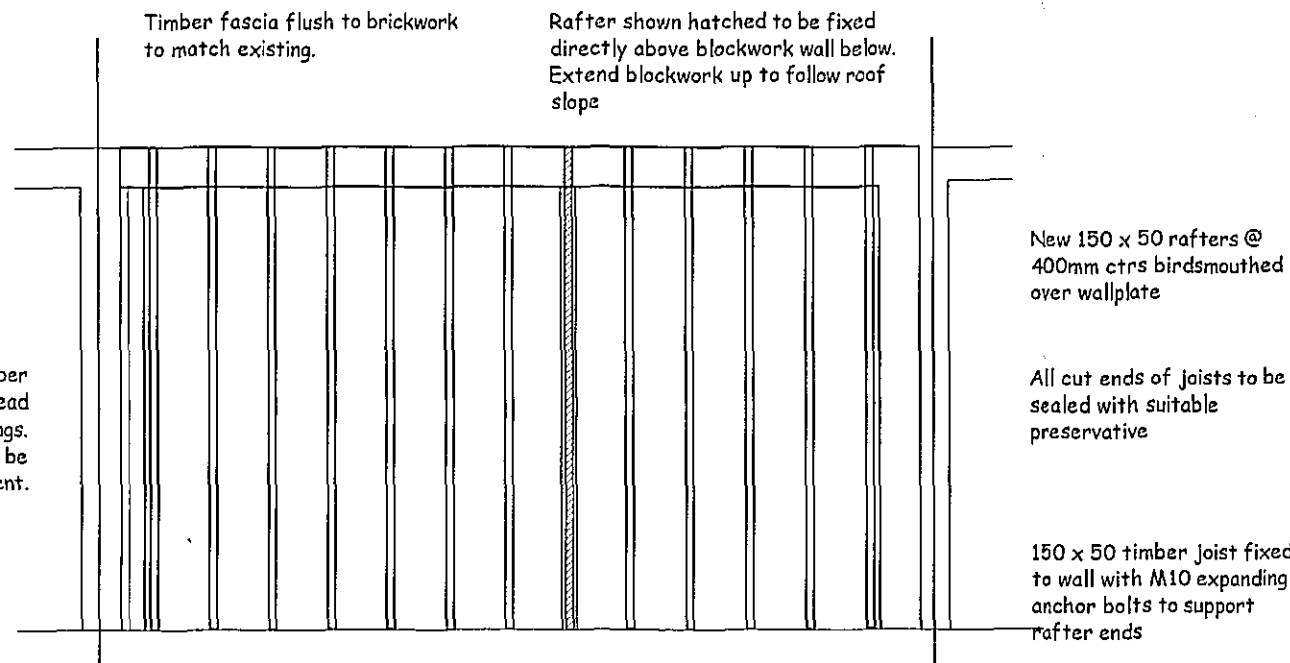
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations a 'SAFE' calculation. Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

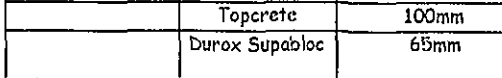
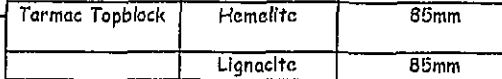
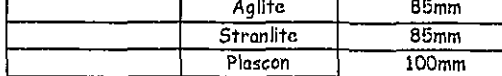
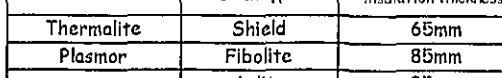
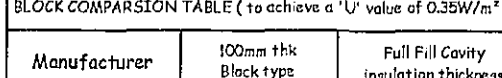
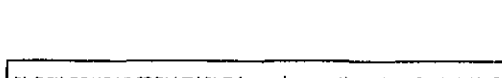
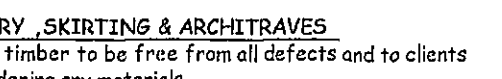
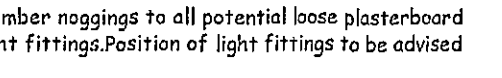
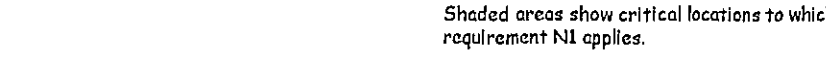
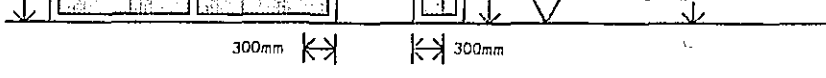
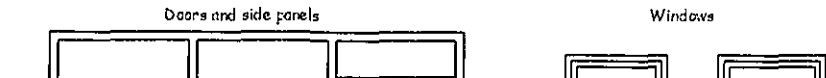
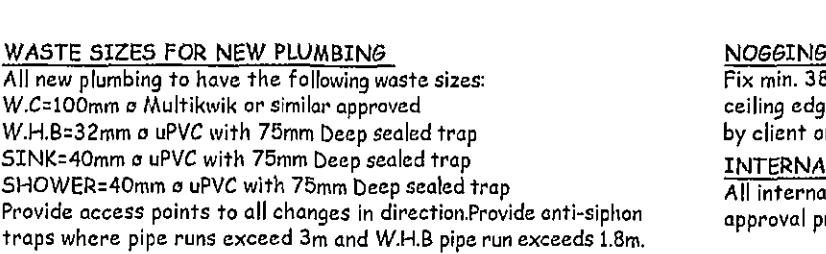
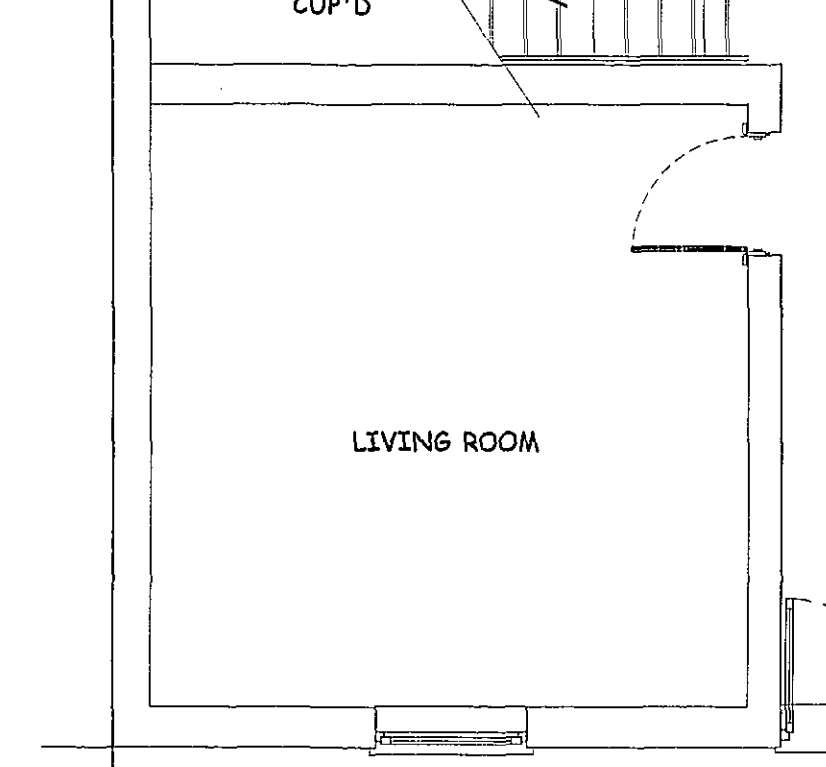
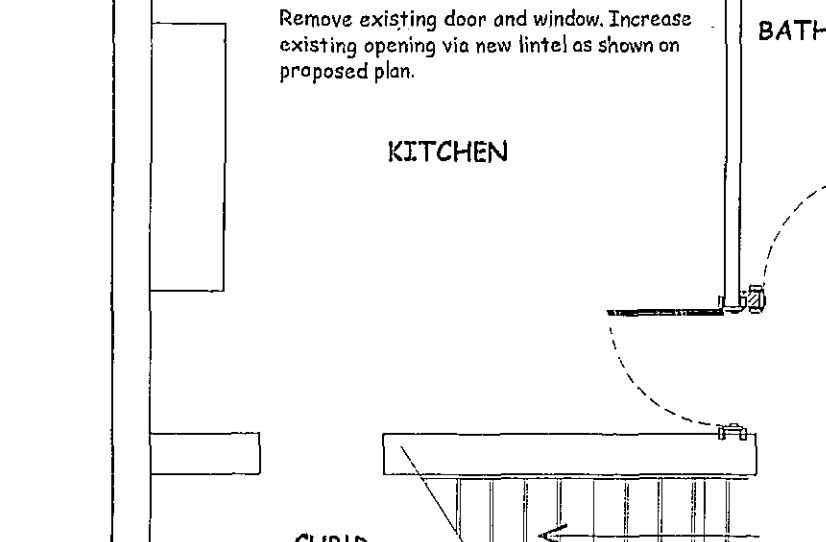
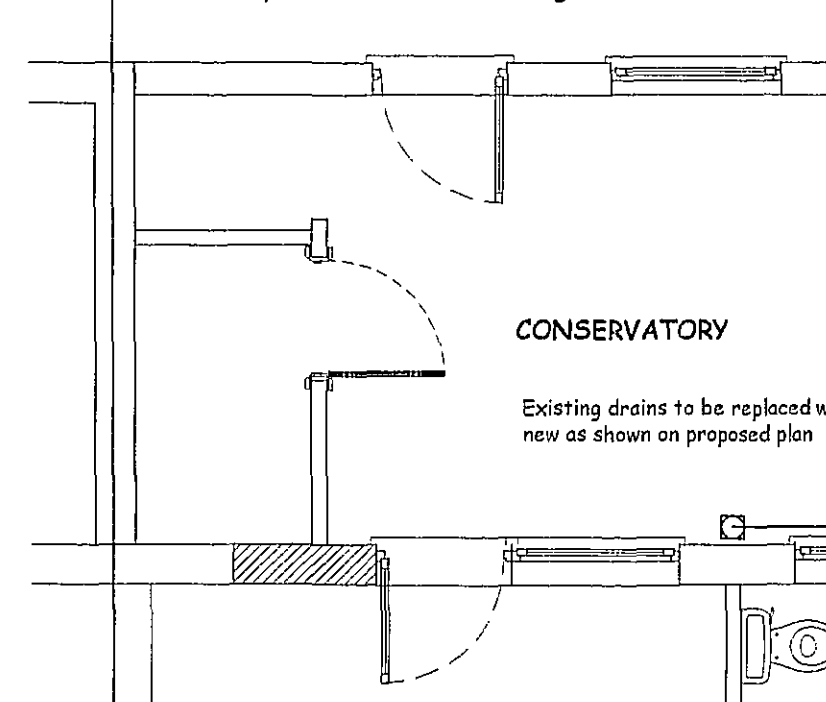
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

ALL TIMBER TO BE SC16 STRENGTH CLASS, DRY GRADED TO BS4978 AND MARKED "DRY" OR "KD"

PROPOSED ROOF PLAN
Not to Scale



Existing extension, roof, floor & internal walls to be completely demolished and all debris removed from site prior to work commencing



ROOF INSULATION - SLOPED CEILING (UNDER RAFTER)

The whole area of the ceiling to be insulated with 25mm thick Multi Layer Tri Iso Super 9 Insulation to achieve a 'U' value of 0.19w/m²K fitted strictly in accordance with manufacturers instructions.

1. Unroll the insulation preferably vertical, starting from the top of the roof.
2. Staple the insulation product at 500mm ctrs on the u/side of the rafters.
3. Overlap the widths by min. 50mm and max. 100mm and tape joints with approved tape.
4. At the bottom of the roof slope, staple the insulation directly to the wallplate.

5. Nail 25mm thick cross battens to the rafters to create 25mm cavity / ventilation gap through the insulation and then attach p'board.
6. Roof Insulation 'U' Value Calculation sheet available on request.

UPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adaptor. Underground drains to be 110mm Ø 0.5m uPVC or similar approved with flexible joints laid on 100mm peg gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

ROOF VENTILATION

Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3639 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including joint painted and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.

Installation Guidelines
Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanized nail clouts.

Eaves:
There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation. To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Carrier. Stap the membrane short of the fascia and lap it into the Eaves Carrier. Pack closed eaves with fibrous insulation to reduce thermal bridging.

Verge detail:
Lap the Tyvek® underlay 50mm onto the gable or flying rafter. Ridge/hip detail:
Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/hip line. There is no need to provide vents at the ridge.

Valley detail:
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tapes to form a watertight seal.

Abutments:
Turn up the Tyvek® underlay beneath flashings not less than 50mm.

Penetrations:
Seal around all penetrations using Tyvek® Butyl Tapes.

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