

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

#### ROOF VENTILATION

Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 92/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed 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 galvanised clout nails.

**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. Stop the membrane short of the fascia and lap it onto 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 Tape 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 Tape.

Pre fabricated Trussed Rafters to be at max 600mm ctrs Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings Calculations to be submitted to the L.A Building inspectors approval prior to any materials being placed on order.

#### ROOF FINISH

Concrete Interlocking Double Pantile 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 weathertight 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 battens. 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 INSULATION

The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre. Insulation on equal approved of a total thickness 300mm to achieve a 'U' value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

#### TIMBER WALL PLATES

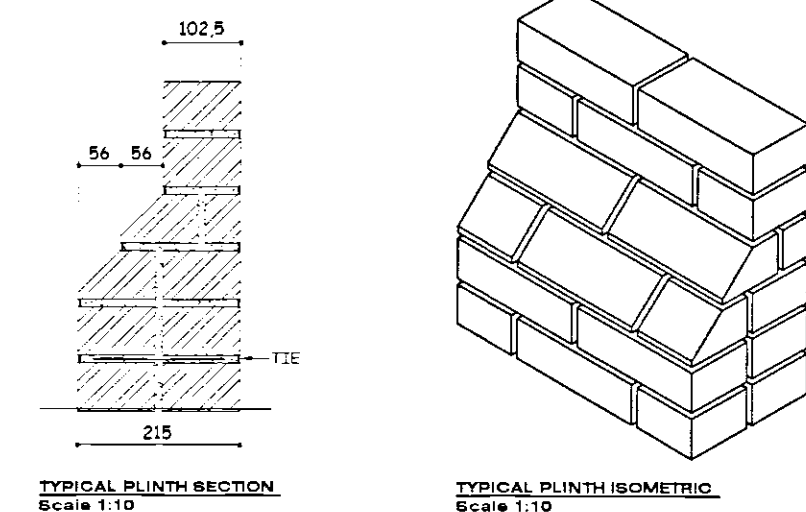
All timber wall plates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap joints at joints and corners. Provide anchor straps as described in notes elsewhere.

#### LINTELS

All lintels to cavity wall to be factory insulated Birtley Supergolv range unless noted otherwise or equal approved. All lintels must have a min 150mm end bearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: Lintels are not to have a continuous base plate.

#### WINDOWS & DOORS

All windows to be Purpose made Timber stained Dark Brown to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N1 of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C.'s and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 40mm to avoid cold bridging.



Bedroom 4

Bedroom 1

Lounge

Family Room

All ceilings to be 15mm plasterboard (10kg/m²) to BS1230. Ceilings to have Coving and skim finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs. Fix boards at a min. 150mm centres.

12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skim finish. Apply a continuous ribbon of adhesive to fix dry lining at all perimeters, openings, service penetrations and behind skirtings.

22mm thick moisture resistant Type C4 chipboard (15kg/m²)

225mm deep joists

75mm sand & cement screed with a light gauge reinforcing chicken wire on 500 gauge polythene vapour barrier on a 75mm Celotex Double R 6A3075Z rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on a 1200 gauge DPM lapped down face of raft foundation within walls on Specialist designed raft foundation. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

Walls below d.p.c to be 5no Courses 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 min. of below DPC with lean concrete mix.

Raft Foundation to be as South Lines Consulting Drawing No. 05-0279-01

#### DAMP PROOF COURSE (D.P.C.)

Horizontal heavy duty polythene DPC "Hyloclad" or similar approved to all walls in accordance with BS 6515 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min. of 2no. per opening.

#### PLANNING CONDITIONS REF H23/0802/05

1. Contractor / Client to forward samples of materials to be used for External Walls and Roof prior to any work commencing.
2. Contractor / Client to submit a scheme of landscaping for the site prior to any work commencing.
3. All rainwater goods to be coloured Black.
4. All Windows shall be of timber construction and stained Dark Brown and set within reveal by 50mm from front face of brickwork.

rev 'A' - 16.11.05 - Building Control Specification added

#### 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 "SAP" 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.

#### Client:

Mr R Bell  
Old Lamosos  
Reservoir Road  
Sturminster Newton  
Dorset

#### Site:

Proposed Replacement Dwelling :  
The Gables  
Millgate Rd  
Whaplode St Catherine  
PE12 6SD

**remway design**  
3, Rembrandt Way  
Spalding  
Lincs  
PE11 3HX  
Tel: 07815 112 055  
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e-mail: jason@remwaydesign.co.uk

Date:

may05

Scale:

As Noted

Drawing No:

rem 1046 - 03 "A"