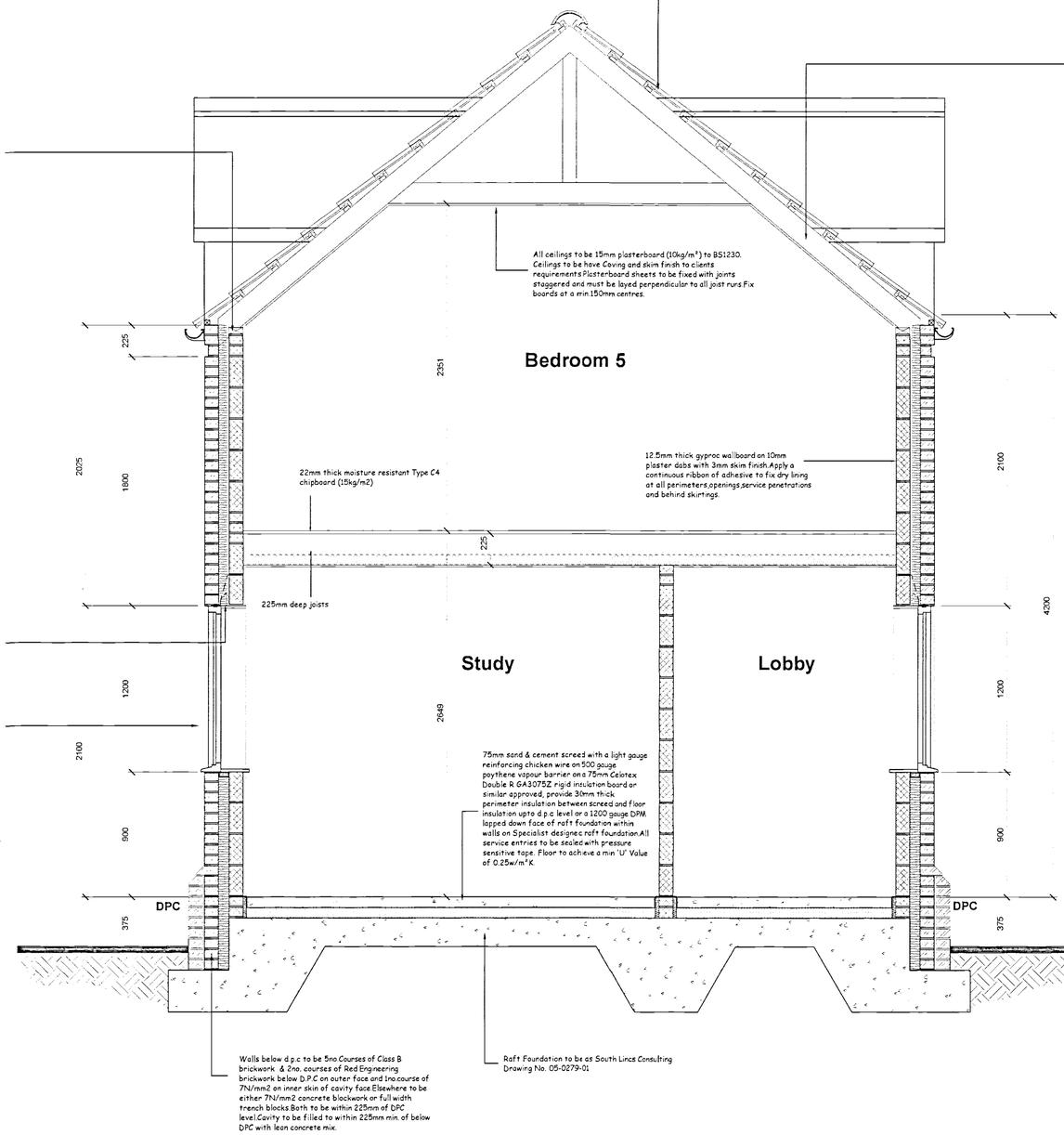
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



ROOF 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 sawn 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
Roof to achieve a 'U' value of 0.16w/m²K by using 2no layers of 90mm & 40mm Celotex tuff-R GA3000Z rigid insulation board fixed between and under the rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions and the brief description shown below:
Installation guidelines: Ventilated
Make sure there is enough rafter depth to accommodate not only the thickness of the GA3000Z insulation but also a 50 mm ventilated air space above the boards. Fix battens or nails (leaving 50% of their length exposed) to the inside face of the rafter so that the bottom of the batten/nail is 50mm below the slaters felt. These nails should be spaced at regular centres to offer sufficient resistance to stop the board obstructing the air space.Measure the space to be filled between the inside face of the rafters prior to cutting board.Cut tuff-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'.Push the boards into the void between the rafters until right up to the underside of the stop batten or nails, ensuring that lateral joints are closely butted.Secure the second layer of Celotex tuff-R GA3000Z to the underside of the rafters with broad-headed clout nails. Joints between boards must be tightly butted.The length of fasteners required to secure the plasterboard lining should be considered.It is good building practice to vapour seal all insulation board joints. This may be achieved by the use of a self-adhesive aluminium foil tape. Clearly mark rafter-lines on the board face, using a spirit-based felt-tip marker.Nail or screw plaster board or other lining through the insulation to the rafter.Alternatively, secure the boards in place using softwood battens and fix the plasterboard direct to the batten. This also provides a void for lighting cables/conduit.

TIMBER WALLPLATES
All timber wallplates 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 plates at joints and corners. Provide anchor straps as described in notes elsewhere.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing 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 baseplate.

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 N 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.

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.

GENERAL CONDITIONS
Contractors are resonsible 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 practise and all necessary BS codes for Workmanship on Building Sites.

SHDC
Planning & Development
18 NOV 2005
Ref: 1996/05

DETERMINED
PLAN

Client :
Mr
Old
Reservoir Road
Sutterton Sea End
PE1

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

remway design Ltd
3,Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date : may05 | Scale : As Noted

Drawing No:
rem 1046 - 05

Section B-B
Scale 1:20