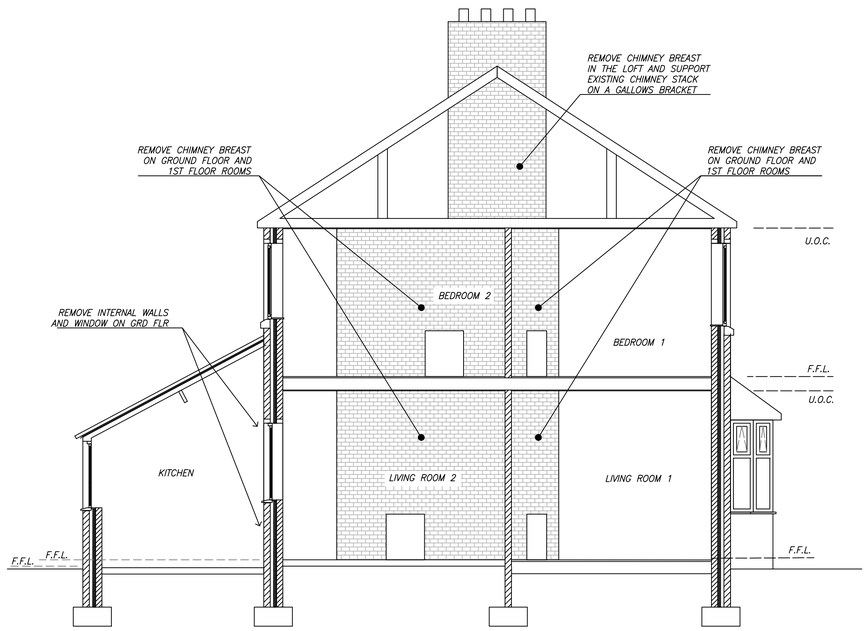
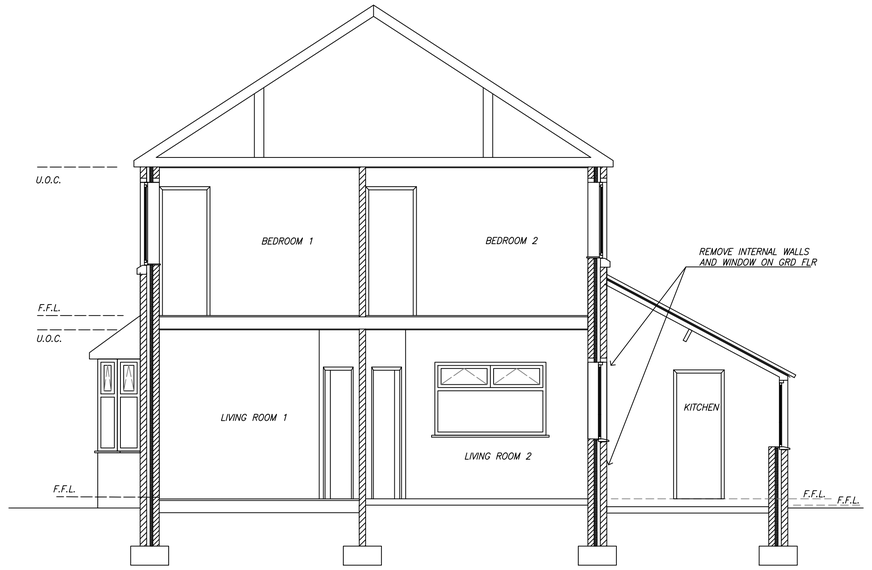
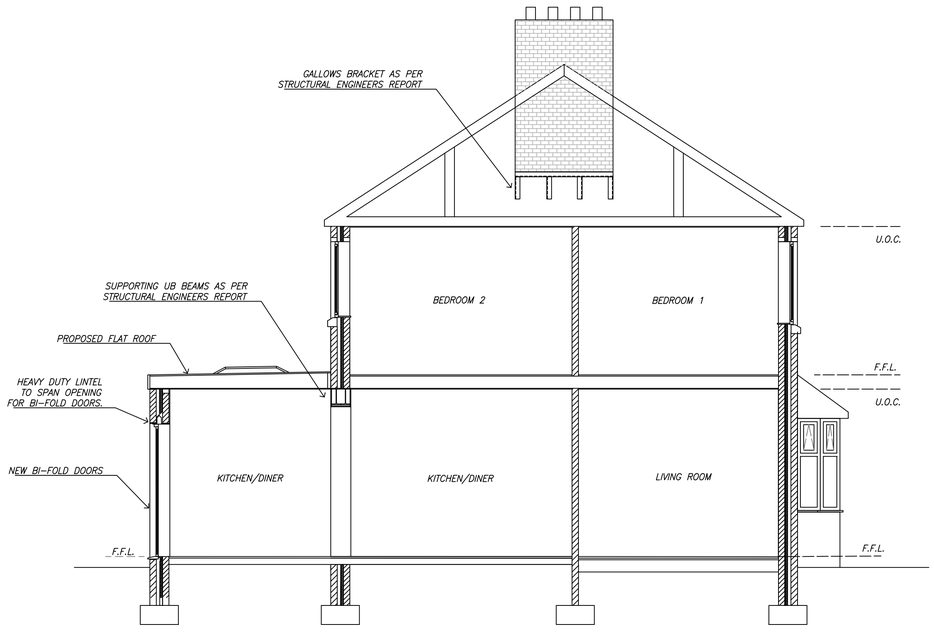
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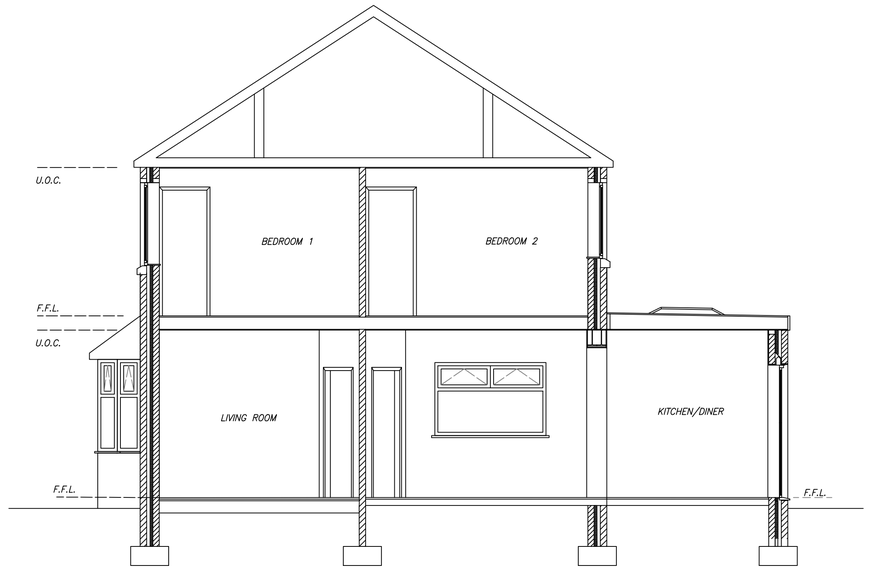
Existing Section View



Existing Section View



Proposed Section View



Proposed Section View

Roof Construction

Roof covering to be approved concrete interlocking tiles to Local Authority approval, on 38 x 25mm treated softwood battens. Tiles to be fixed in accordance with manufacturers recommendations for location and exposure. Reinforced roofing felt to BS747 Pt1f is to be laid over rafters and lapped 150mm horizontally and vertically, secured with clout nails. Provide 325mm type 5U felt underlapping to the first width of underlay and carry well into gutters at eaves.

Roof trusses are to be designed and installed in accordance with BS55268 and CP122 Pt111 1973, braced at ceiling and roof level in accordance with manufacturers specification. Refer to section drawing for pitch.

Trusses to be fixed on 100 x 50mm treated continuous softwood wallplate, secured to wall with 1200 x 30 x 5mm galvanised mild steel straps at max. 2m centres. End trusses to be similarly strapped to gable walls at max 1.8m centres with noggins incorporated between trusses for strap fixing.

Provide 250mm of glass fibre quilt insulation at ceiling level. 150mm is to be laid between joists whilst second layer is laid perpendicular to the first, all to acheive at least 0.16W/m K. Insulation to sloping ceilings to be 80mm celotex GA2000 between rafters and 30mm under rafters to achieve 0.2W/mKProvide insulation retainers at joist/rafter junction to maintain a min 50mm air space to roof vaid. Proprietary fascia and soffit system to incorporate a continuous ventilation system equal to a 10mm continuous clear air space. Provide ventilated ridge system to suit tile/slate where sloping ceilings occur. Ceiling to be 12.7mm plasterboard nailed to underside of ceiling joists with stippled artex finish.

Leadwork

All lead flashings to be code 4 lead and to have a minimum upstand of 150mm above roof covering and to be dressed minimum 25mm into blockwork or brickwork under proprietary cavity trays. All stepped cavity trays to have stopped ends and weepholes are to be provided at all abutments. Valley details are to be code 4 lead or GRP on 25 x 150mm valley boards with roof tiles clipped and fixed in accordance with manufacturers instructions.

Rainwater Goods

Rainwater goods to be PVCu, Marley squareline or similar approved used in conjunction with appropriate downpipes discharging into back inlet gullies connected to new drainage system. (refer to plan).

External Wall Construction

300mm overall construction, comprising 100mm Facing brick outer skin, 100mm overall cavity including 50mm celotex GA3050 partial fill cavity wall insulation, inner skin to be 100mm dense concrete blockwork. Internal finish to be 12.5mm plasterboard on plaster dabs with 3mm skim finish to acheive at least 0.35W/m K. Wall ties to be Catnic BB3 stainless steel or similar to BS-1243 including insulation retaining disks installed staggered at 750mm centres horizontally and 450mm centres vertically. Provide additional ties at intermediate courses and at perimeter of all openings and at internal angles and end returns. Ties to slope downward toward outer leaf. No ties to be laid on dpc. Weepholes to be provided at 150mm below dpc level at 1200mm centres. Additional ties are also to be provided at gable apex.

First Floor Construction (& Or Second Floor)

Floor joists to be SC3 grade, 50x200mm deep at 400mm centres. Floor to be 18mm T&G flooring grade chipboard to BS 5669, sealed and screwed to joists. Provide moisture resistant, type 3 flooring grade chipboard to bathrooms. Notching to be confined to 25mm deep and along top edge between 0.1 & 0.2m of span. 50x50mm softwood noggins to be provided to all edges and cut edges etc. Joist hangers to be galvanished mild steel to BS-6178. Provide lateral restraint with 1200 x 30 x 5mm galvanished mild steel straps to be built into walls and taken over at least three joists. Provide packers and noggins under straps to ensure construction is in tight contact with walls, lateral restraint straps to be provided at maximum 2.0m centres. Provide doubled up joists under stud partitions as indicated on layout. Stairwell double trimming joists to be bolted together using M12 bolts with double sided tooth conectors, 50mm square washers at 750mm centres along neutral axis, provide herringbone strutting. 12.7mm plasterboard ceiling with plaster skim finish to underside. Ceiling to underside of second floors are to consist of 2No layers of 12.7mm plasterboard ceiling with plaster skim finish to underside. Floors to have min 100mm mineral wool acoustic quilt laid between joists. min density 10kg/cu.m

Internal Partitions

All ground floor partitions to be dense concrete blockwork, load bearing walls to be taken down to foundations. Provide dpc to all partitions, partitions to be bonded into inner skin or tied with approved mechanical fixing.
First floor partitions to be studwork comprising 100x50mm CLS at 400mm centres with 9.5mm plasterboard and skim finish. Acoustic quilt min 25mm and min density of 10kg/cu.m to be installed between all rooms.

Lintels

IG or similar insulated galvanished steel lintels with dpc tray over. Provide weepholes minimum of two per opening on cavity tray. Lintels to have minimum end bearing of 150mm. Internal lintels over doorways to be 100x50mm PC concrete with minimum end bearing of 100mm.

Ground Floor Construction

To be 50mm sand cement screed over Ruberoid tanking membrane on 100mm concrete floor slab, 50mm polyurathane floor insulation, 1200 gauge visqueen damp proof membrane on blinded hardcore fill. All to achive U Value of 0.25W/m K.

Doors

Front entrance doors to be upvc with stormgaurd threshold and weather strips, in treated softwood frame with low level threshold 'Cananda' or similar.
Other external doors to be 2 X GG PVCu incorporating double glazed window units. Glazed pannels in doors to be 6.4mm toughend laminated stipolite. Side lights and panels to have toughend laminated glass where lower than 600mm from floor level. Jambs head details and dpc arrangement as per windows.

Electrical Services

Installation to be to 16th edition of IEE Regs and British Standard specification and codes of practice. Install mains operated self contained smoke detectors conforming to BS 5446 PT1 located within ground and first floor circulation areas adjacent to areas of risk. Provision to be made for effiecient lighting in accordance with Appd Doc L1 Tbl 4.

Internal Drainage

WC to have 100mm diameter waste to svp.
Bath to have 38mm diameter waste to svp.
WHB to have 32mm diameter waste to svp.
Sink to have 38mm diameter waste to back inlet gulley.
All waste fittings connected to svp to have 75mm deepb sealed anti-syphon trap with rodding access.

Soil & vent pipe to be surrounded with 25mm glass fibre insulation quilt and incased in two layers of 12.7mm plasterboard on treated softwood framing including access panel.
Stub stacks to include durgo valves installed strictly in accordance with manufacturers instructions.

Decoration

Kitchen, bathroom and hallways to recieve 2No. coats of vinyl silk of emulsion, all other rooms to recieve 2No. coats of vinyl matt emulsion, all woodwork to recieve 2No. coats of undercoat and 1 coat of gloss.

Bathroom

Install bathroom fittings comprising, bath, wash hand basin and WC. Fittings to have 75mm deep sealed traps and to connect to new soil & vent pipe. Access points are to be provided at all elbows and bends.

Drainage

Construct new Inspection Chambers in positions shown on plan form, 215mm Class B engineering bricks on 100mm concrete slab. All channels to be finished with sand & cement benching. Chamber to be fitted with Class C cast iron cover and frame. Alternativley use proprietary PVCu manhole-Osma or similar 450mm diameter including all necessary fixture and fitting and preformed benching unit.
All undreground pipework to be Osma or similar approved 110mm diameter laid to minimum 1:40 falls.

Internal Doors

All internal doors to be solid core, hardwood veneered, with hardwood lippings to stiles finished with factory applied laquer. Generally 826x2040mm with 1pair of 75mm butt hinges. All door handles to be fixed 900mm above floor level. Provide door stops to all doors that open adjacent walls or fixtures.

Windows

To be high performance UPVC incorporating cills complete with double glazed units comprising 4mm thick low-E glass and 24mm cavity space. Trickle vents to be provided to achive minimum of 8000mm.
Opening casements to achive perminant ventillation to habitable rooms of not less than 1/20th of floor area of room. Stipolite obscure glazing to be provided to bathroom windows and cloakroms.
Provide casement stays and window locks to all ground floor windows. Restrictors to be fitted to first floor windows to enable cleaning from inside. Window locks to be fitttled to windows adjacent rainwater pipes. One window to the first floor front windows to incorporate egress hinges to facilate escape in the event of fire.
Jambs to windows to have thermabate or similar insulated cavity closer dpc arrangement. Provide a cavity tray at the head of all openings (exept to underside of soffits) with weepholes in the brickwork at 1200mm centres. Provide dpc under cills.
All openings in external walls are to incorporate damp proof courses in accordance with BS 743 and CP 121. Provide two part polysulphide mastic sealant to peramiter of windows. Cill heights lower than 800mm from floor level are to have glazing comprising of toughend laminated safety glass, alsov glazing below 800mm, exept external doors to have gaurding in accordance with Approved Document K, Section 3, Diagram 11. Total area of windows and doors are to exceed 22.5% of floor area of building. Provision to be made for emergency egress- min area of opening to b 0.33sqM, max cill height 1100mm.

Rev		By	Date
A	Proposed House Plan and Elevations	ODK	18/04/24

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Title: Proposed Layout

Scale: 1:50
Date: APR 24
Drawn: ODK
Dwg.No. 001-03 Rev: A