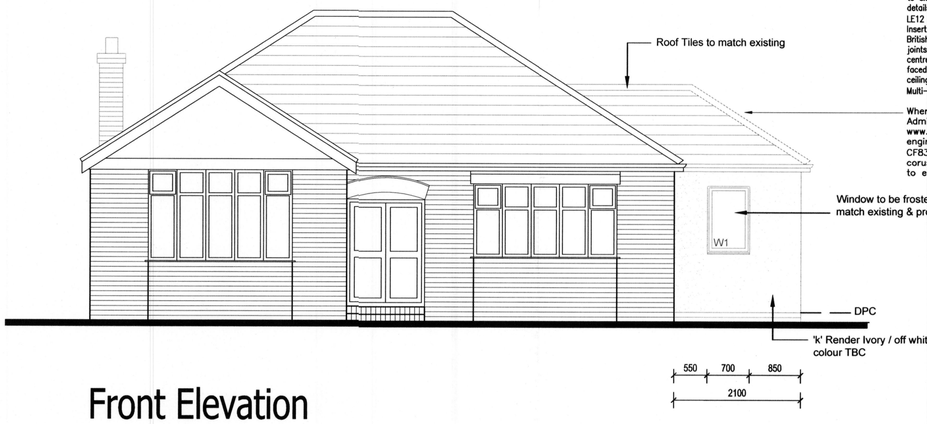
NOTE :

- These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the building regulations. Should the owner or builder commence work without the above approval they do so at their own risk.
- All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.
- All dimensions given are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.
- Proposed foundations to be checked and inspected by a local building inspector prior to any work commencing on site.




# Front Elevation




# Rear Elevation

# Proposed Elevations & Section

ROOF CONSTRUCTION

Roof Tiles to match existing, fixed every 5th course with Copper nails or silicon bronze, through each slate to penetrate a minimum of 15mm into battens to BS 5534: 2003 Code of practice for slating and tiling and BS 8000–6 Workmanship on building sites' Code of practice for slating and tiling of roofs and claddings'. Roofs should be set out with battens, to the appropriate gauge. Select the appropriate gauge for the slate size and allow the eaves slates to overhang into the gutter by approximately 50mm. The verge overhang should be restricted to a maximum of 50mm.

For Ridge beam & Rafter detail refer to Structural Engineers calculations, use treated GS grade timber at 400mm centres, screw fixed into Catnic TC50 truss clips which are screw fixed into wallplate's. Ceiling joists are to be 150mm x 50mm treated GS grade timber screw fixed to sides of rafters. Lateral restraint to first three rafters and ceiling joists to be 30mm x 5mm galvanized steel straps at 2000mm maximum centres and fixed into inside face of cavity face of inner leaf of cavity walls with suitable screws. Straps set on 50mmx 50mm treated GS grade timber noggins fixed between rafters

Batten size recommended (fixed to BS 5534).38 x 25mm Nails for fixing battens should be in accordance with BS 5534: 2003.
Mortar bedding and pointing slates and ridges to 1:1:6 hydrated lime/Portland cement:sand, all flashing to secure a weather tight slated roof, and use flashings are required at junctions with other materials and at verges, abutments, hips and valleys. Underlay to be Permo Forte KU 0044–1 laminated polypropylene breather underlay to be laid with Light Grey to external face inner surface and White face down onto roof structure, all in accordance with manufacturers installation details set out in our Permo Product Guide and BBA Certificates. Klober Ltd. Ingleberry Road, Shepshed, Loughborough LE12 9DE. Tel: 01509 / 5006–60. Glidevale over fascia Ventilator to provide ventilation opening of 25 000mm2/m. Insert suitable vent slate to provide 10,000mm2 area. 260mm Rockwool insulation in rolls. Ceilings to be 12.7mm thick British Gypsum wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 with exposed surface, edge profiles and joints fully taped to receive 2–3mm thick plaster skim finish. All boards fixed with bugle headed screws at 300mm centres. British Sisilkraft 714 vapour barrier, stapled lightly to underside of rafters, 12.7mm thick British Gypsum Foil faced wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 to comply with EN 520, all fixed to rafters or ceiling joists with drywall screws at 300mm centres. All joints taped to receive 2–3mm thick British Gypsum Thistle Multi–Finish to comply with EN 13279–1, type B1/20/2.

Where Roofs abuts wall construction, use preformed cavity trays by Cavity Trays Limited, Administration Centre, Yeovil, Somerset, BA22 8HU. Tel: 01935 474769, Fax: 01935 428223. Web: www.cavitytrays.com E–mail: enquiries@cavitytrays.co.ukPrefabricated steel lintels to structural engineers drawings, to BS EN 845–2. by Corus Catnic, Pontypandy Industrial Estate, Caerphilly, CF83 3GL, T +44 (0) 29 2033 7900 F +44 (0) 870 024 1809 catnic.technical@ corusgroup.com , Bedded on mortar used for adjacent work with 150mm minimum Bearing length to each end

WARM DECK FLAT ROOF

For Joist sizes & details refer to Structural Engineers Calculations,

To achieve U Value 0.20 W/m2k Flagon PVC roof covering or similar to BS 747 laid to CP144 on 22mm external ply or similar over 120mm kingspan Thermaroof TR27. Insulation bonded to 22mm exterior grade plywood on firrings to give1:60 fall on recommended timber joists at 400mm centres.
Ceilings of 12.5mm plasterboard over vapour barrier with skim plaster finish. .

Restraint to the flat roof provided by fixing 30x5x1000mm ms galvanised lateral restraint straps at a max of 2000mm centres fixed to 100 x 50mm wall plates.

Cross battons to Flat roof to ensure cross flow ventilation, with a min 50mm air void above the insulation.
Roof insulation to be 125mm Kingspan between rafters with a 25mm Kingspan underdraw. Ceilings to be 12.7mm thick British Gypsum wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 with exposed surface, edge profiles and joints fully taped to receive 2–3mm thick plaster skim finish. All boards fixed with bugle headed screws at 300mm centres. British Sisilakraft 714 vapour barrier, stapled lightly to underside of rafters, 12.7mm thick British Gypsum Foil faced wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 to comply with EN 520, all fixed to rafters or ceiling joists with drywall screws at 300mm centres. All joints taped to receive 2–3mm thick British Gypsum Thistle Multi–Finish to comply with EN 13279–1, type B1/20/2.

GROUND FLOOR CONSTRUCTION

New solid ground floor to be formed with power floated finished 150mm thick ground–bearing reinforced C30 concrete slab with A412 mesh to BS 4483, to be placed, using suitable spacers at not more than 1 m centers or closer spacing as necessary to support in position and maintain 40mm minimum cover, all to Structural engineers design and details.

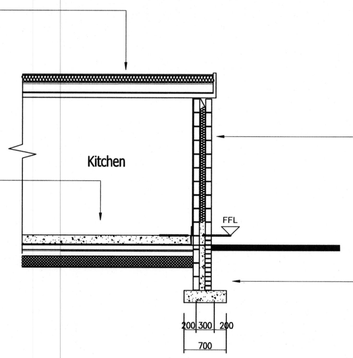
Slab to be on cast onto 500g Visqueen EcoMembrane BS EN 13967: 2004, in recycled material. BBA Certificate No.112/04. laid onto insulation board.

75mm Kingspan Kooltherm K3 Floorboard non–ODM insulation board to have closely butted joints and placed onto DPM.

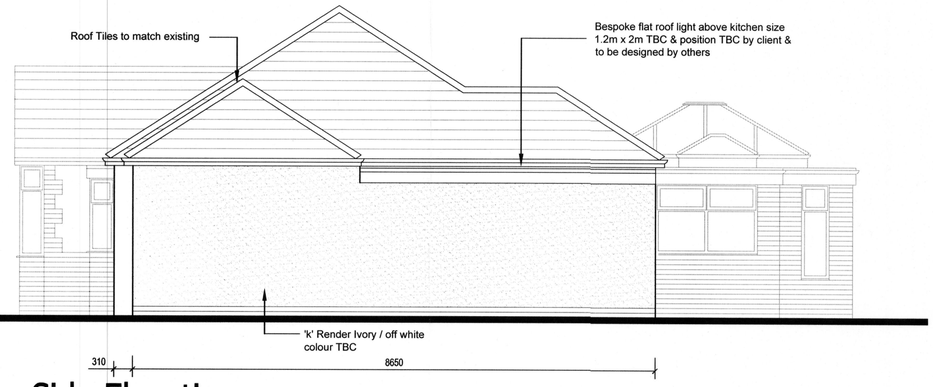
1200 g Visqueen polyethylene Damp Proof Membrane to PIFA Standard 6/83A:1995, British Polythene Limited, One London Wall, London. EC2Y 5AB tel: 01685 840672 fax: 01685 842580 email: which is to be laid in sheets over hardcore and tucked well into angles to prevent bridging. Lap Visqueen with 150 mm overlaps and seal with continuous strips of Visqueen Double Sided Jointing Tape and Visqueen Girth Jointing Tape along the edge of the upper sheet, leaving no gaps, all to manufacturers instructions. Ensure that sheets are clean and dry at time of jointing. Mastic and tape: Types recommended for the purpose by sheet manufacturer. If sheets cannot be kept dry, double welted joints may be used provided they are temporarily weighted to hold the folds in position prior to laying concrete. Form folded welts at corners in upstands.

Lay DPM onto 150 mm thick MOT type 1 consolidated hardcore with nominal +/– 25mm rolled sand blinding. Ensure that no MOT stone projects higher than sand blinding before laying Visqueen.

Minimum 25mm Kingspan non–ODM insulation board to be placed vertically at the perimeter of floor to level with top of slab to minimise thermal bridging. Floor to be finished flush and level with a tolerance of +/– 3mm over the width of the dwelling. Floor Construction to achieve 'U' value of 0.22 W/m2K or better.




# Section A-A




# Side Elevation

Note

This drawing is to be read in conjunction with all other Architectural drawings and all Structural Engineers drawings, details and calculations.

It is the Contractors responsibility to check all dimensions prior to fabrication or construction, any discrepancies to be reported to Cube Design.

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CONSTRUCTION DRAWINGS

| date | revision | by | no. |
|---|---|---|---|
| 08.02.13 | Amendment to roof light | PJR | A |

EXTERNAL WALL CONSTRUCTION

External leaf to be rendered with k render colour TBC,

85mm ful filled cavity with thick Rockwool High Performance cavity slab BBA 93/2884, to be carried up to the highest level of each wall , with the top edge of the insulation is protected by a cavity tray, at all roof abutments, windows openings etc. All work to carried out to BS 5628 : Part 3 : 1985. Cavity wall construction to be tied with 250mm long Ancon ST1 Type 1 Tie with Heavy Duty Clip or Hemax 82 Tie with Universal Retaining Clip Stainless steel wall ties located at 900mm horizontal and 450mm vertical centres, bedded at not less than 50 mm into bed joint of each leaf. Slope slightly downwards towards outer leaf with drip centered in the cavity and pointing downwards. Do not bend ties to suit coursing. After each section of the leading leaf is built, all excess mortar should be removed from the cavity face and mortar droppings cleaned from exposed edges of the installed slabs, before installation of the next run of slabs. Use of a cavity board or a cavity batten will protect the installed slabs and help to keep the cavity clean as the following leaf is built. Do install the wall ties directly on the damp–proof course.

Inner leaf of cavity wall to be 100mm Thermalite "Shield" blocks, to have a mean compressive strength: not less than 3.6 N/mm², a designed thermal conductivity (λ) of 0.15 W / (m.K) and a specified gross dry density of 600 kg/m³, all to be laid stretcher bond in 1:1:5 mortar with all joints recessed to suit plaster finish, or left flush to accept 12.7mm thick British Gypsum wallboard or similar plasterboard to BS1230: Part 1, types 1 to 5 with exposed surface, edge profiles and joints fully taped to receive 2–3mm thick plaster skim finish. All boards fixed with 50 – 75 mm wide x 250 mm adhesive dabs, applied in a grid of adhesive dabs to the background for 1 row of dabs along the top edge and 1 continuous dab along the bottom edge Horizontally and then row of dabs along each edge and thereafter at intermediate spacing to suit size of board at 600 mm centres Vertically.

Hyload DPM or similar approved to be built into wall min 150mm at finished ground floor level. All DPM's to lapped and sealed with bituminous solution onto all DPC's. All laps to DPC's to be a minimum of 150mm and fully sealed in bituminous solution.

All window reveals to be fully closed and thermally broken with Thermabate 100 (green) BBA Certificate No. 91/2648, all to be fixed in accordance with manufacturer's instructions). CEMEX 01932 568833 CEMEX UK Operations, Coldharbour Lane, Thorpe, Egham. Surrey. TW20 8TD

All openings in external wall construction to have CG70/100 or CUB70/100 lintels over the new doors and windows with minimum 150mm bearing to each end. Corus CATNIC, Pontypandy Industrial Estate, Caerphilly CF83 3GL Tel 029 2033 7900, 0870 024 1809, email catnic.technical@ corusgroup.com, http://www.corusconstruction.com. Insert Rylons Weep Hole Duct (WHD) uPVC to provide weep holes at 900mm centres and at each end of window and door heads.

FOUNDATIONS

All foundation to be min 600mm wide x 200mm thick C30 concrete with A412 mesh to BS 4483, to be placed, using suitable spacers at not more than 1 m centers or closer spacing as necessary to support in position and maintain 40mm minimum cover, specifications, to suit ground conditions. Depth and size may vary to suit site conditions and Building Inspectors requirements. 215mm x 103mm x 65mm common bricks, laid stretcher bond in 1:1:5 mortars up to 2 courses below ground level. Brickwork to outer leaf for two courses below and four courses above DPC/Ground Floor Level, to be smooth faced Class A engineering brick, laid stretcher bond in 1:1:5 mortars. Note top level of engineering brick will vary, as to follow the ground level which varies.

Where ground level varies the outer leaf of the cavity is to be 150mm high density blocks laid side down, with "Briktor" or similar expanded metal lathing set into joints at 300mm centres. Cap off the external leaf with Apply Bituthene 1000 membrane to external face of internal leaf and onto foundation strip, under external leaf and dressed under cavity tray set 150mm above ground level. After completion of blockwork apply another layer of Bituthene 1000 membrane to external face of blockwork, and then protect with a course of smooth faced Class A engineering brick turned through 90°.

PLANNING AND BUILDING CONTROL
29 MAY 2013

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Project
Mr & Mrs Daniels
7 Thorn Drive,
Moss Nook,

Drawing
PROPOSED ELEVATIONS & SECTION

Date January 13 | Drawn By PJR | Scale 1:50

Drawing Status: BUILDING REG'S | Drawing No.: 139–04 | Rev No.: A