Ridge Vent Tiles With Equivalent To 5mm Continuous Air Gap

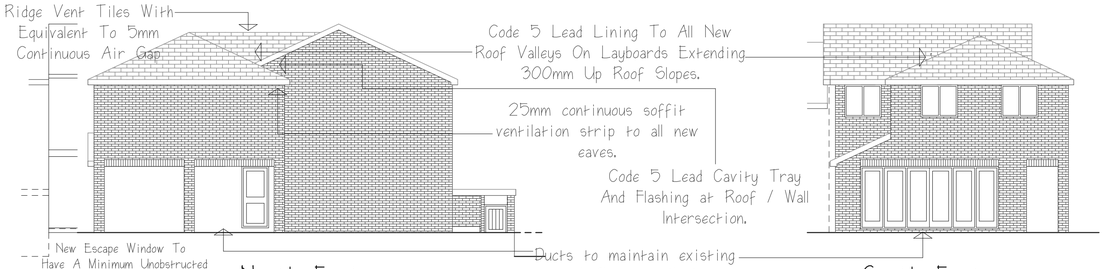
Code 5 Lead Lining To All New Roof Valleys On Layboards Extending 300mm Up Roof Slopes.

25mm continuous soffit ventilation strip to all new eaves.

Code 5 Lead Cavity Tray And Flashing at Roof / Wall Intersection.

Ducts to maintain existing sub-floor ventilation.

New Escape Window To Have A Minimum Unobstructed Openable Area Of 0.33m2 and Be At Least 450mm Wide And 450 High. Height To Window Cill To Be No More Than 1.1 Metres. Window To Be Top Hung With Hold Open Device To Hold Fully Open To Facilitate Escape.



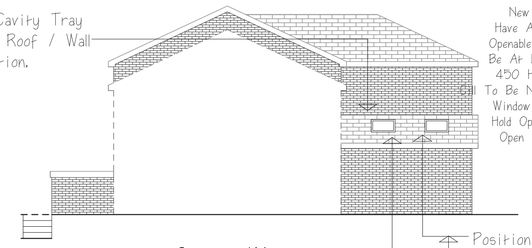
North East

South East

Elevations

Code 5 Lead Cavity Tray And Flashing at Roof / Wall Intersection.

New Escape Window To Have A Minimum Unobstructed Openable Area Of 0.33m2 and Be At Least 450mm Wide And 450 High. Height To Window To Be No More Than 1.1 Metres. Window To Be Top Hung With Hold Open Device To Hold Fully Open To Facilitate Escape.



South West



North West

New Window Opening To Be Provided With Catnic Combination Steel Lintel & Cavity Tray Over. Lintel To Have Min.150mm End-Bearing. Vertical Dpc To Be Provided To Window Reveals.

Position of Proposed Roof Windows Over.

Doubled Rafters & Noggings To Provide Trimming For Roof Windows.

Legend

Door With Glazed Vision Panel = VP

Inter-linked Optical Smoke Detector = SD

Escape Window To Building Regulation B1 = EW.

Inter-linked Heat Detector = HD.

FD30S Fire Doors = FD

Note

For Full Detailing Refer To Building Regulation Notes

Pavement

Extended Dropped Kerb To Highway Authority Requirments.

Driveway

Existing Beam Supporting Cavity Wall Within Garage To Be Retained.

Parking for 3 Vehicles.

Insulated Dry Lining To Study Walls To Comprise 75mm Stud Framing Filled With Celotex With Vapour Check On Room Side Overboarded With 12.5 mm Gyproc Duplex Plasterboard Set In Plaster. Party Wall To Have One Extra 20mm Layer Of Gyproc Soundbloc Plasterbaord Below Duplex.

Ceiling To Underside First Floor To New Study To Comprise Of 12.5mm Plasterboard Set In Plaster. Floor Void To Be Tightly Packed With Fibreglass.

New Low Level Retaining Wall And Steps To Engineers Details.

Cpd

Single Step Up To Be Formed To Ensure No More Than 1.1 metres Between Top Of Step And Top Of Escape Window Cill.

Store

EW

New Backdrop Inspection Chamber To Be Formed To Ensure Drain Invert Below New Driveway.

Existing Svp

Existing Balanced Flue

Gas Boiler

Steel Beam Over To Engineer's Details.

New Floor To Comprise Of 19mm T&G Chipboard Flooring Over 175x50mm Floor Joists @ 400mm Centres. Joists To Be Carried On Walls With Built In Type Joist Hangers.

SD

Study

Doubled Joist

Joist Direction

Gas Meter & Pipes

HD

Kitchen

VP

Pre-stressed Concrete Lintel Over Opening

Floor To Be Insulated Between Joists With 150mm Celotex Insulation And Underdrawn On Underside With A Further 35mm Celotex Overboarded With 2 Layers 12.5mm Plasterboard Set In Plaster

Path

Dining Area

Glazed Screen

Glazed Doors

FD

Cpd

Hall

SD

Steel Beam Over To Engineer's Details.

Position of Bedroom Window At No. 42 Avon Green.

Covered Way

Lounge

Position of Proposed Roof Windows Over.

Line Of Doubled Floor Joists.

Bathroom

Existing Svp

EW

Cpd

Bedroom

All Surfaces To Be Made Good As Existing Where Chimney Breast Removed.

Landing

Stair To Be Underdrawn With 12.5mm Plasterboard Set In Plaster.

Bedroom

Valley Line

Ridge Line

Hip Line

Pre-stressed Concrete Lintel Over Opening

Catnic Box Lintel Over With 150mm End Bearing.

Stud Partition Built Off Doubled Floor Joists.

Bedroom

Bedroom

Hip Line

Hip Line

EW

EW

4.5°

Line of Mono-pitched Roof at Ground Floor

M/h

Flow

First Floor Plan

Mono-Pitched Roof To Comprise Of Roof Tiles Over Treated Battens Over Tyvek Or Klober Fully Breathable Roof Membrane Over 150x50mm Rafters@ 400mm Centres With 100mm Celotex Between Rafters And 35mm Below Overboarded With 12.5mm Gyproc Duplex Plasterboard Set In Plaster.

New Roof Structure To Comprise Of Pre-fabricated Timber Trusses To Match Existing Roof With All Trusses Arranged and Braced In Accordance With BS 5268 part 3:1985.

1.2 mm Galvanised Lateral Restraint Straps To Be Provided At All Parallell Intersections Between Structural Timbers All Wall Constructions At Max 2 Metre Centres. All Straps To Be Solid Nogging Infilled.

Ridge Vent Tiles With Equivalent To 5mm Continuous Air Gap

25mm continuous soffit ventilation strip to all new eaves.

Upper End Of Rafters To Be Birdsmouthed To 150x75mm Timber Wallplate Bolted To Walls at n.e. 900mm Centres.

Insulated Stud Partition On Doubled Floor Joists.

Code 5 Lead Cavity Tray And Flashing at Roof / Wall Intersection.

Rooflight Position.

First Floor To Comprise Of 22mm T&G Chipboard Flooring Over 225x50 mm Floor Joists @ 400mm Cntres. Floor To Be Underdrawn With 12.5 mm Plasterboard Set In Gypsum Plaster.

75x50mm wallplate to be strapped to walls at max. 1.2m centres.

100mm Mineral Wool Between Floor Joists

200mm Celotex Insulation In Floor Void As Detailed.

Vapour Check Membrane To Be Provided Below Flooring.

Canopy Ceiling To Be Lined With 20mm TAC Fireboard.

600mm Wide Concrete Trench Fill Foundations at a depth to suit site conditions to the satisfaction of Building Control Officer on site.

Dpc

Dpc

Line Of Doubled Floor Joists.

Section X-X

Floor to comprise of 75mm sand / cement screed over 95mm Rockfloor Floor Insulation over 150mm Reinforced Suspended Concrete Floor Slab To Engineer's Details Over 1200 guage polythene DPM over 25mm sand blinded and compacted 150mm reject stome hardcore Block & Beam Alternative Subject To Engineer Detail. Pockets Cut Into Existing Wall At Low Level As Necessary To Receive Floor Structure.

Ducts to maintain existing sub-floor ventilation.

Steel Beam Over To Engineer's Details.

225x75mm Air Bricks to Be Positioned As Necessary.

Note

Section Y-Y On Separate Drawing Sheet.

No Structure Within 500mm Of Sewer To BCO & SWA Satisfaction.

Rwp

Rwp

Steel Beam Over To Engineer's Details.

Visibility Line From Centre Of Neighbour's Bedroom Window.

Line of Surface Water Sewer To Be Bridged Over To Building Control & SWA Requirements.

Patio

Feature Retaining Wall & Fishpond Cut Back If Necessary.

Line of Surface Water Sewer To Be Bridged Over To Building Control & SWA Requirements.

New 100 dia. Rainwater Drain To Soakaway at least 5.0m from any Building

Garden

Ground Floor Plan

Notice to be served on adjoining Owner at No. 42 under The Party Wall etc. Act 1996 as proposed extension within 3 metres of their property.

44 Avon Green, Chandlers Ford.

Proposed Extension & Alterations.

for Mr. & Mrs. Burnett-Whalley.

As Proposed Floor Plans & Elevations.

Scales 1:50 & 1:100 Rev F.