

New Trussed Roof

Tiles on 38 x 25 battens on breathable felt on a trussed roof designed by truss manufacture

New roof to be fixed to walls with 30x4x1m long steel straps at 2m cts.

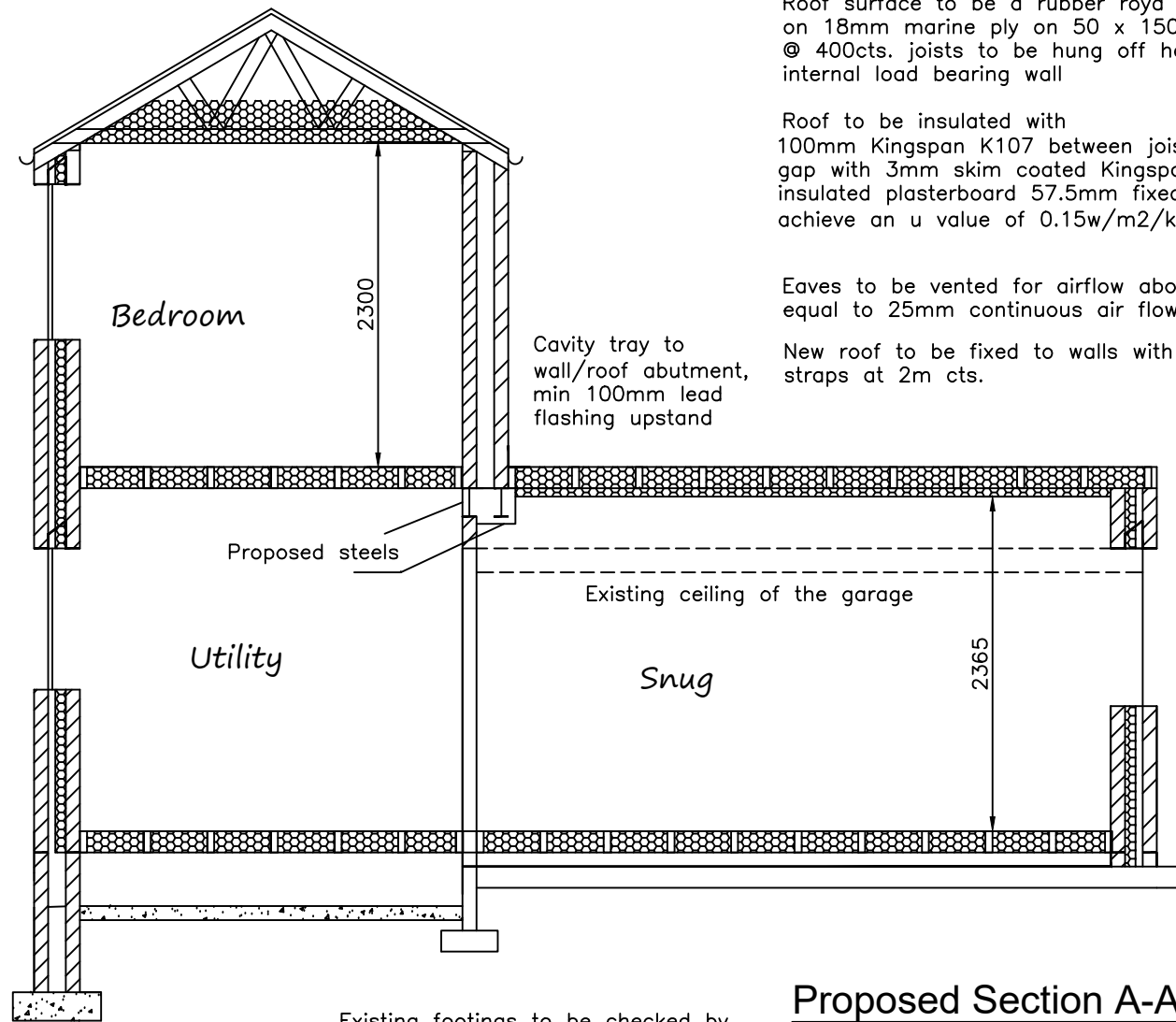
150mm fire quilt between ceiling joists, 150mm over to achieve an u value of 0.15w/m2/k.

Ensure that any insulation at eaves level, that the air ventilation is maintained at eaves level by using eaves ventilation trays

Floor Construction

50 x 150 C16 @ 450 cts Timber floor joists with mid point strutting and lateral restraint straps at max 2m centers, with 130mm rigid insulation between joists to achieve 0.18 w/m2/k. flooring to be tongue and groove chipboard cover
Note New floor to be level with existing floor.

Dpc to be a min 150mm above ground level and below floor joist level with air bricks & sleeves at min of 2m centers & 75mm above external ground level. 100mm concrete oversite to be a min 150mm below floor level. Gravel margin to extend below level of oversite.



Roof over existing garage

Flat roof to have falls for water to run into the rwp.

Roof surface to be a rubber royd or grp system, on 18mm marine ply on 50 x 150 C16 roof joists @ 400cts. joists to be hung off hangers from internal load bearing wall

Roof to be insulated with 100mm Kingspan K107 between joists with 50mm air gap with 3mm skim coated Kingspan Kooltherm K118 insulated plasterboard 57.5mm fixed under rafters to achieve an u value of 0.15w/m2/k.

Eaves to be vented for airflow above the insulation equal to 25mm continuous air flow

New roof to be fixed to walls with 30x4x1m long steel straps at 2m cts.

Builder can provide a warm roof construction if preferred.

Proposed Section A-A

1:50

FOUNDATIONS:

NEW FOUNDATION TO BE 650mm x 200mm thk STRIP FOOTING TAKEN DOWN TO A FIRM LOAD BEARING STRATA TO SATISFACTION OF BUILDING CONTROL OFFICER. FOUNDATIONS TO BE TAKEN DOWN TO INVERT LEVEL OF ANY ADJACENT OR EXISTING DRAINAGE ON SITE.

NEW WALL CONSTRUCTION:

100mm BRICK OUTER LEAF, 125mm CAVITY WITH 75mm KINGSPAN KOOLTHERM K108 CAVITY BOARD INSULATION, 100mm MEDIUM DENSE BLOCKWORK INNER SKIN. 12.5mm PLASTERBOARD ON DABS & 3mm SKIM. PROVIDE STAINLESS STEEL WALL TIES @ 750c/c HORIZONTAL AND 450mm c/c VERT AND 225c/c UP REVEALS AND INSULATED CAVITY CLOSURES. CAVITIES AT EAVES LEVEL TO BE CLOSED WITH 6MM TAC CAVITY CLOSER. ALL DPC'S MIN 150mm ABOVE GROUND LEVEL AND PROVIDE CAVITY TRAY DPC'S AS NECESSARY.WALL CONSTRUCTION TO ACHIEVE A U VALUE OF 0.18W/m2/k

ELECTRICS

ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON IN ACCORDANCE WITH PART P.

ENERGY EFFICIENT LIGHTING IS TO BE USED WITH A LUMINOUS EFFICACY OF 75 LIGHT SOURCE PER CIRCUIT –WATT

MECHANICAL VENTILATION TO WC TO BE 8 L/S OR NOT REQUIRED WITH A TOP OPENING WINDOW.

UTILITY 30 l/s FAN

WINDOWS

NEW WINDOW TO MATCH EXISTING IN STYLE AND DESIGN. WITH 16mm ARGON FILLED AIR GAP AND A SOFT LOW E COATING DOUBLE GLAZED UNITS. 8000mm sq. EQUIVALENT AREA TRICKLE VENTS FOR BACKGROUND VENTILATION.

ALL GLAZING TO BE PILKINGTON 'K' GLASS TO PART K. MAINTAIN U VALUE 1.4w/m2 K

DOORS U VALUE TO BE 1.4 W/M2K

ANY GLAZING TO WINDOWS WITHIN 800mm OF FLOOR LEVEL, ANY GLAZING TO DOORS WITHIN 1500mm OF FLOOR AND 300MM EITHER SIDE TO BE LAMINATED OR TOUGHENED GLASS UNLESS IN SMALL PANES NOT EXCEEDING 0.5M2.

EASILY ACCESSIBLE DOORS AND WINDOWS SHOULD BE OF A DESIGN THAT HAS BEEN CERTIFIED TO PAS 24 OR EQUIVALENT SECURITY STANDARD AND INSTALLED IN ACCORDANCE WITH MANUFACTURES DETAILS.

DRAINAGE:

ABOVE GROUND– 32mm PVC WASTE AND RE–SEALING BOTTLE TRAP TO WASH HAND BASINS, 40mm pvc WASTE AND RESEALING BOTTLE TRAP TO SINKS SHOWERS AND BATHS, 100mm pvc WASTE AND RE–SEALING TRAPS TO W.C'S. ALL GULLIES TO BE RODDABLE BACK INLET STYLE. SVP'S TO TERMINATE 900mm ABOVE ANY ADJACENT OPENING LIGHT WITH A BIRD CAGE TERMINATION.

BELOW GROUND DRAINAGE– LAY 100mm SUPA SLEEVE BELOW GROUND QUALITY PIPEWORK, 1:40 FALL BED AND SURROUND IN PEA GRAVEL. ANY DRAINS UNDER BUILDING TO BE ENCASED IN CONCRETE AND BRIDGED OVER WITH CONCRETE LINTELS WHEN PASSING THROUGH LOAD BEARING WALLS.

ALL NEW GUTTERS AND RWP'S TO BE PLASTIC.

NEW RAINWATER PIPES TO BE 75 dia. INTO BACK INLET GULLIES.

NOTE
MATERIALS TO MATCH EXISTING
THESE NOTES DO NOT COMPRISE A FULL SPECIFICATION
THEY ARE FOR GENERAL GUIDANCE ONLY AND THEIR
PRIMARY FUNCTION IS TO ASSIST LOCAL AUTHORITY
OFFICERS IN DETERMINING BUILDING REGULATION COMPLIANCE
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS
STARTING.
ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH
CURRENT BUILDING REGULATIONS. CODES OF PRACTICE AND
PLANNING OFFICERS REQUIREMENTS.
ALL MATERIALS MUST COMPLY WITH CURRENT BRITISH STANDARDS
IN SITUATIONS USED.

MIRFIELD DESIGNS

Planning & Building Control Services

Tel: 07877959728

Email: mirfielddesigns@gmail.com

Client		Mr & Mrs Taylor	
Job		13 Rutland Road Flockton	
Title		Proposed Section	
Drawn By	RK	Date	March 2025
Eng. Check		Scale	1:50
Tech. Check			
Drawing No.		2025 / 480 / 05	
		Rev.	