

**ROOF:**  
Slate to match existing in style and colour and to the approval of the LA Planning Department.

**WALLS:**  
While render to match existing in style and colour and to the approval of the LA Planning Department.

**WINDOWS:**  
Frame UPVC windows to match existing in style and colour and to the approval of the LA Planning Department.

**GENERAL NOTES:**

- This drawing to be read in conjunction with all other drawings and documentation relating to this project.
- Figure dimensions take preference over scaled dimensions.
- All dimensions and existing doors and service positions are to be verified on site by the contractor prior to ordering materials and starting work.
- Any discrepancies between the information shown on the drawings and existing details found on the site are to be reported to the designer immediately.
- Workmanship and materials are to comply with current Building Regulations, British Standards, and Codes of Practice (relevant to the construction industry, if not otherwise stated).
- All proprietary items used are to be fixed, installed, or used in accordance with the manufacturer's details, instructions, recommendations, etc.
- Construction must only start after receiving Building Regulations Approval and Planning Permission where applicable.
- Contractor to liaise with Approved Building Control inspectors: Bill & Berry Ltd: 01772 706222 for all Building Control requirements / Approvals. Full Bill number: 01919 85587.

**INSULATED GROUND FLOORS:**

- To be continuous and level with the existing floor.
- 150mm thick concrete grade C28 / 35 floor slab well completed.
- 100mm gap (minimum 100mm) between the new floor and existing ground (minimum 100mm) between the new floor and existing ground.
- 25mm wide Celotex edge strips to be inserted around perimeter of slab to interface with timber floor joists.
- Vaquen ducts for membrane brought to and inserted with existing and proposed DPCs.
- All tops to vaquene to be made as recommended by the manufacturer.
- 25mm sand binding to HA Type 1 stone fill, 75mm max size of aggregate.
- Stone to be compacted to reflect in max. 150mm thick layers using suitable compaction equipment.
- Slab to be cured and sealed with proprietary curing product.
- No scaffolding or material storage to be placed on slab for a period of 7 days.

**ETICHED ROOFS:**

- Slates, type / style to match existing roof coverings and to suit roof slope and to be approved by the Local Authority Planning Department where applicable as required.
- Slates to be fixed to 50mm x 25mm lamination tiling battens.
- Battens to be nailed to every rafters with galvanized nails. A layer of battens on top of rafters.
- rafters to be 170mm x 44mm grade C16 timbers @ 400mm c/c.
- Wall plates to be 100mm x 25mm grade C16 timbers bedded on mortar and fixed to top of wall.
- 100mm x 50mm collar tie across rafters. Position of tie to complement installation of velux roof lights.
- 150mm thick Kingspan Kooltherm K7 pitched roof board between rafters with min.25mm airgap above and between insulation and breathable felt, 62.5mm Kingspan Kooltherm K18 insulating dry lining board fixed to soffit of joists.
- Ridge beam to be 300x100 C16 Timber.
- Ridge, verge, soffit and other details as per specialist manufacturers details.
- Code 3 lead flashings to be used.
- 25mm continuous air gap with insect proof mesh to be maintained at eaves level.

**STEELWORK & PARTITIONS:**

- All steel work to be grade 275 and comply with BS 5950.
- All structural steel work to be shot blast cleaned to SA 2.5 and coated with 125um of zinc rich primer paint system.
- All structural steel work to be verified on site prior to fabrication.
- All connections to fabricators details as required.
- All bolts to be grade 8.8.
- All concrete to be in accordance with BS 8110.
- All concrete to be grade C28 / 35 in accordance with BS 8500.
- All cast in place.
- All beams to bear fully onto positions unless noted otherwise.
- Steelwork to be encased with 12.5mm fireline boarding and plaster skin.
- The method of insertion for the new beams and the associated propping must prevent damage to the existing walls and floors.
- Damage will be prevented if the gap between the top of the new beams and the existing structure is packed so as to take up any spring in the beams.

**INTERNAL & EXTERNAL FINISHES:**

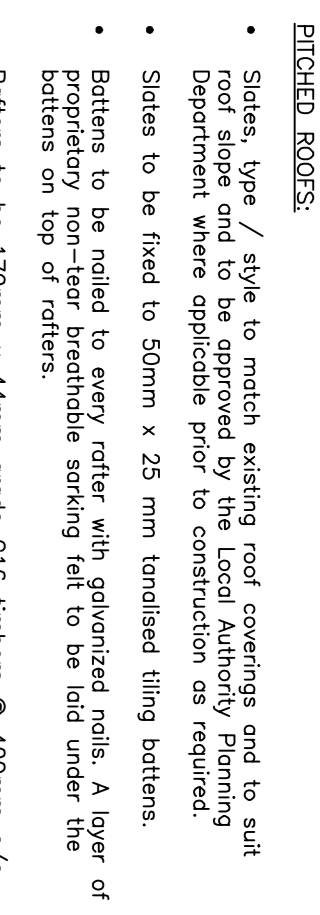
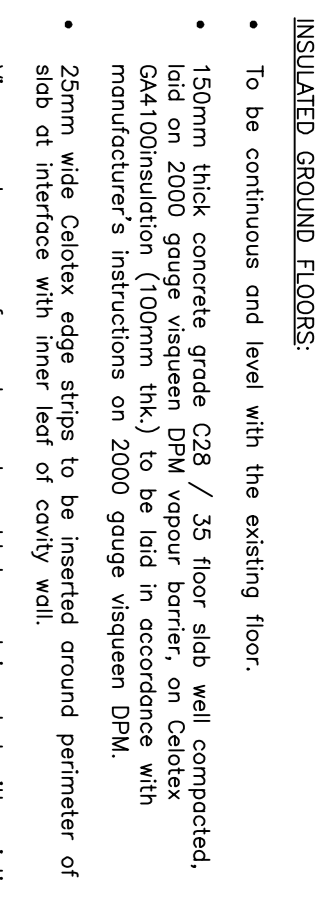
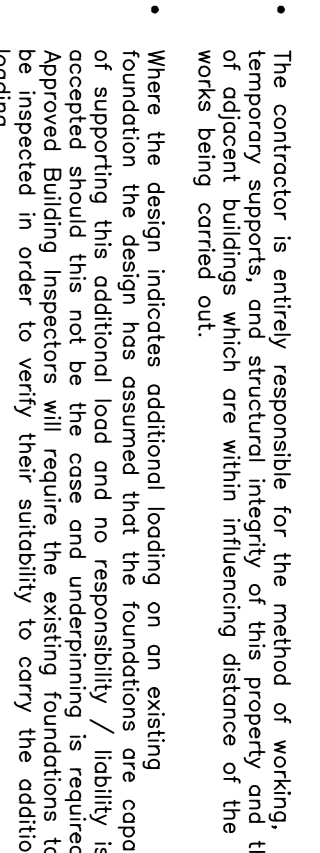
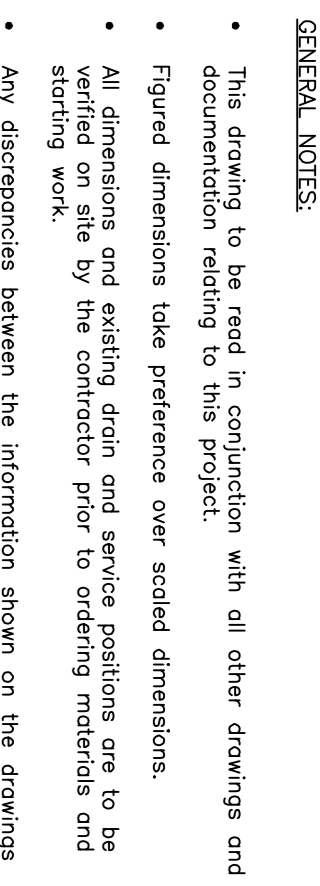
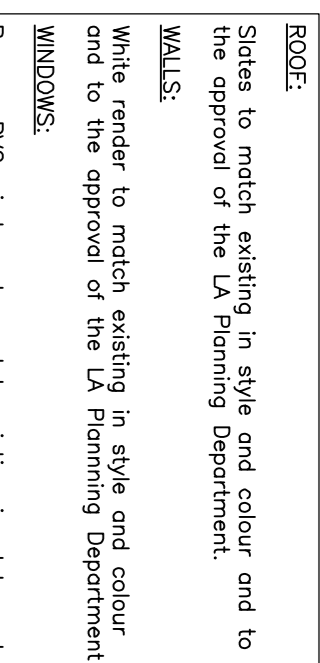
- All as per client instructions and details.

**POWER AND PLUMBING:**

- As instructed by the Client, provide and fix light points, double 13 amp switched sockets, extractor fans, telephone points, date points, etc. All work to be in accordance with current I.E.E. recommendations.
- All switches and sockets etc. to be fixed a minimum of 450mm and a maximum of 1200mm above floor level in accordance with Approved Document M, Section 5, diagram 29.
- Purbs in radiators etc. as directed by client.
- All electrical installation work to be undertaken in accordance with Approved Document P and by an installer registered with a self certification scheme. Registration details and BS 7671 certificate to be submitted to the Bill & Berry Approved Building Control inspectors upon completion of the works.

**VENTILATION:**

- Background ventilation for habitable rooms to be minimum 4000m<sup>3</sup>/hr.



Existing drainage to be investigated and proved on site in conjunction with discussions with approved inspectors.

Timber to be treated with proprietary preservative.

Foundations on prepared formation, to be excavated and replaced with a weak mix concrete grade STZ.

External walls to be constructed of 100mm rendered blockwork and mortar to match the existing walls and to be approved by the Local Authority Planning Department where applicable prior to construction as required.

Existing drainage to be investigated and proved on site and modified in conjunction with discussions with approved inspectors.

600S24 x 600 deep C28/35 concrete pad foundation. Timber Post.

Steel below ground level to be coated with All weils to be 250x250x10mm thick

150mm thick Kingspan Kooltherm K7 pitched roof board between rafters with min.25mm airgap above and between insulation and breathable felt.

External walls to be constructed of 100mm rendered blockwork and mortar to match the existing walls and to be approved by the Local Authority Planning Department where applicable prior to construction as required.

Existing drainage to be investigated and proved on site and modified in conjunction with discussions with approved inspectors.

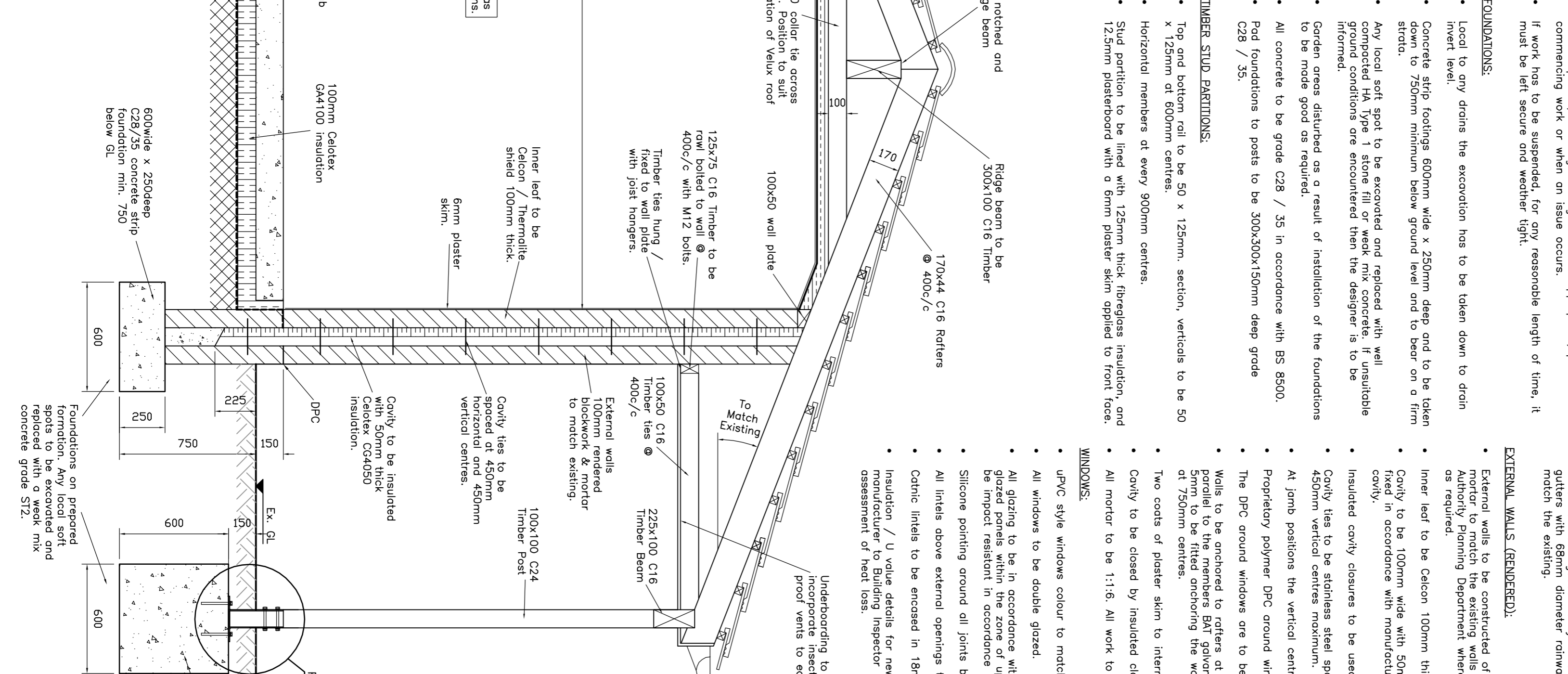
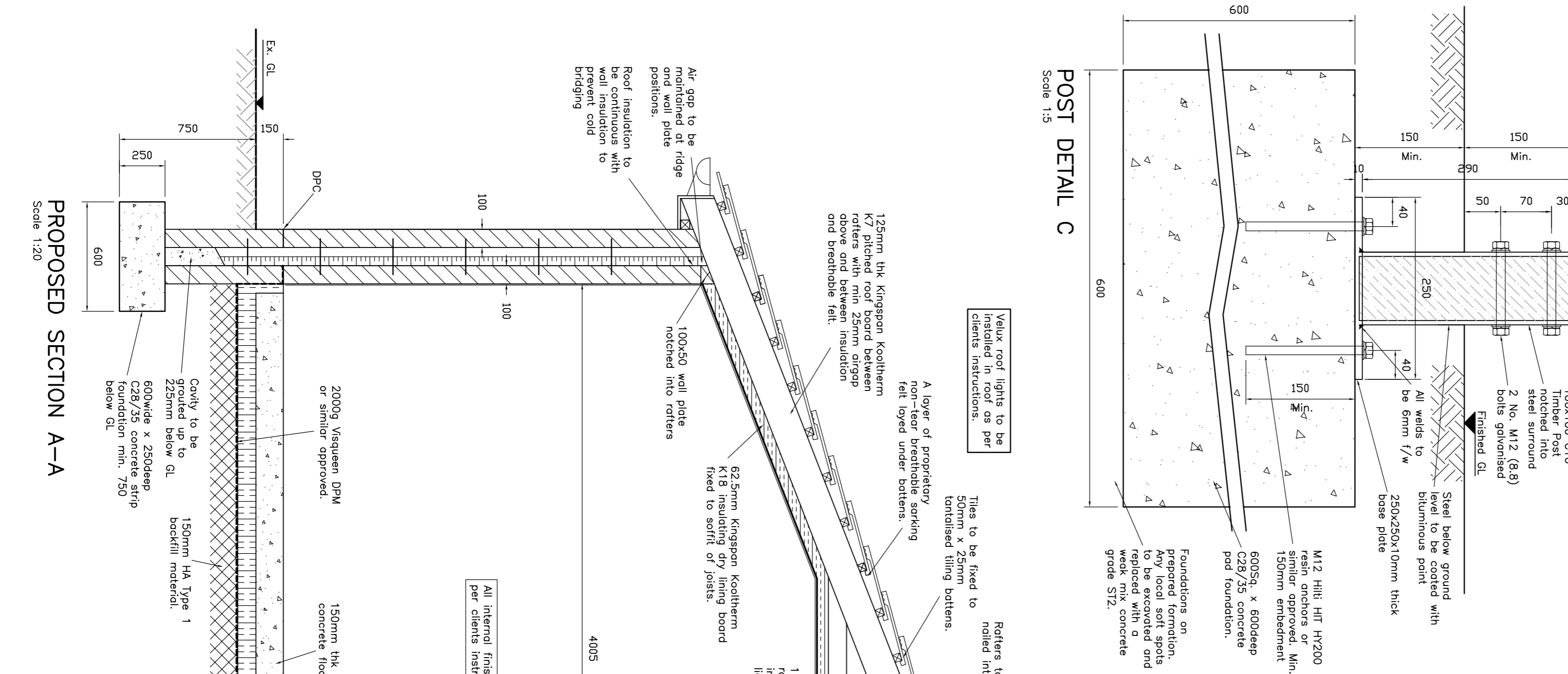
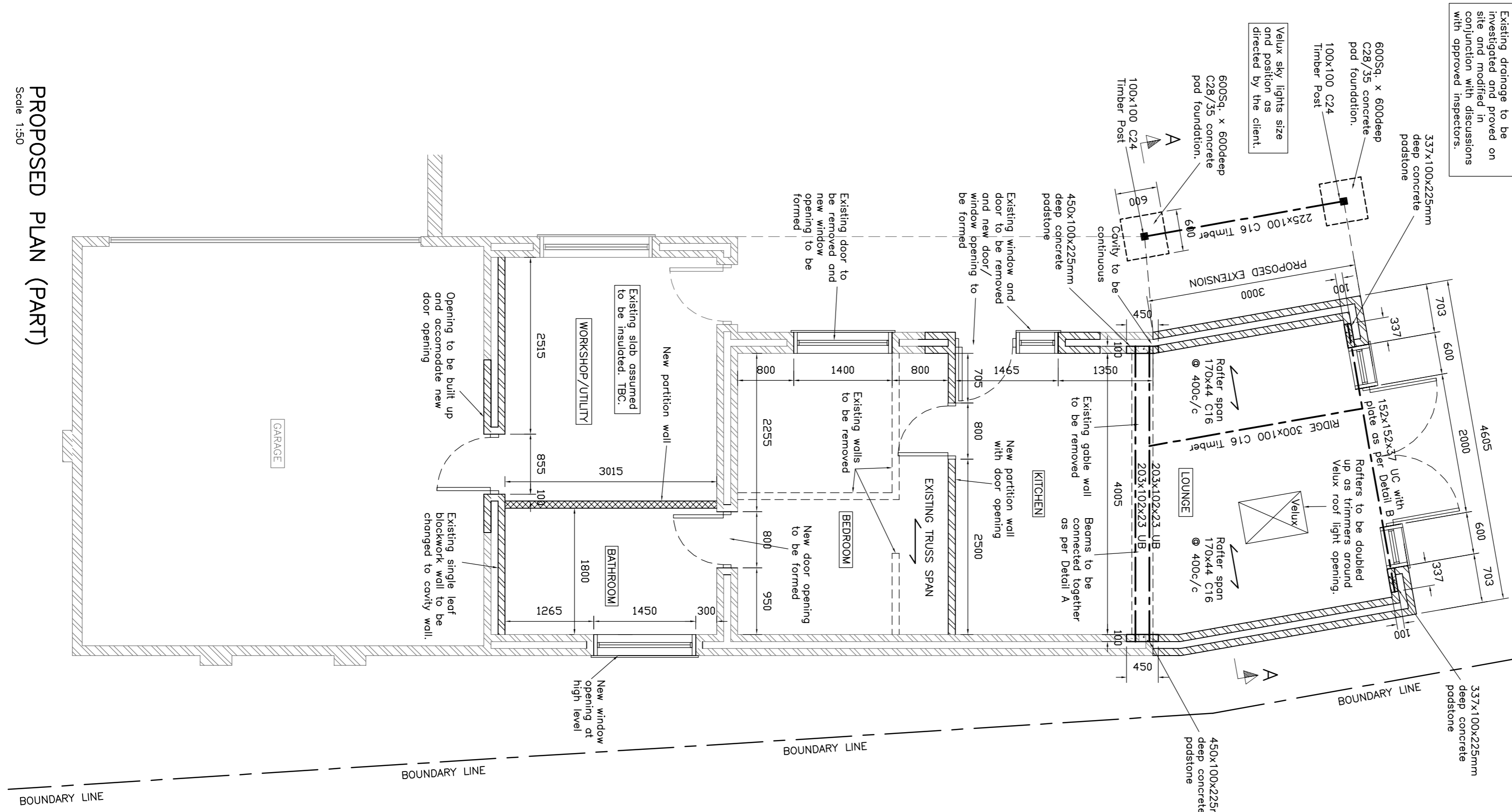
**BEAM ARRANGEMENT DETAIL A**  
Scale 1:10

**BEAM DETAIL B**  
Scale 1:10

**POST DETAIL C**  
Scale 1:5

**ROOF DETAIL**  
Scale 1:5

**FOUNDATION DETAIL**  
Scale 1:5



REV	DESCRIPTION	DATE	BY
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**TS**

PREVIEW ONLY

**T&S Design Services**

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 E-MAIL: info@tsdesignservices.co.uk

CHECKED	DATE	DRAWN	SCALE
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PROJECT NO.	DRAWING NO.	AS SHOWN	REV
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