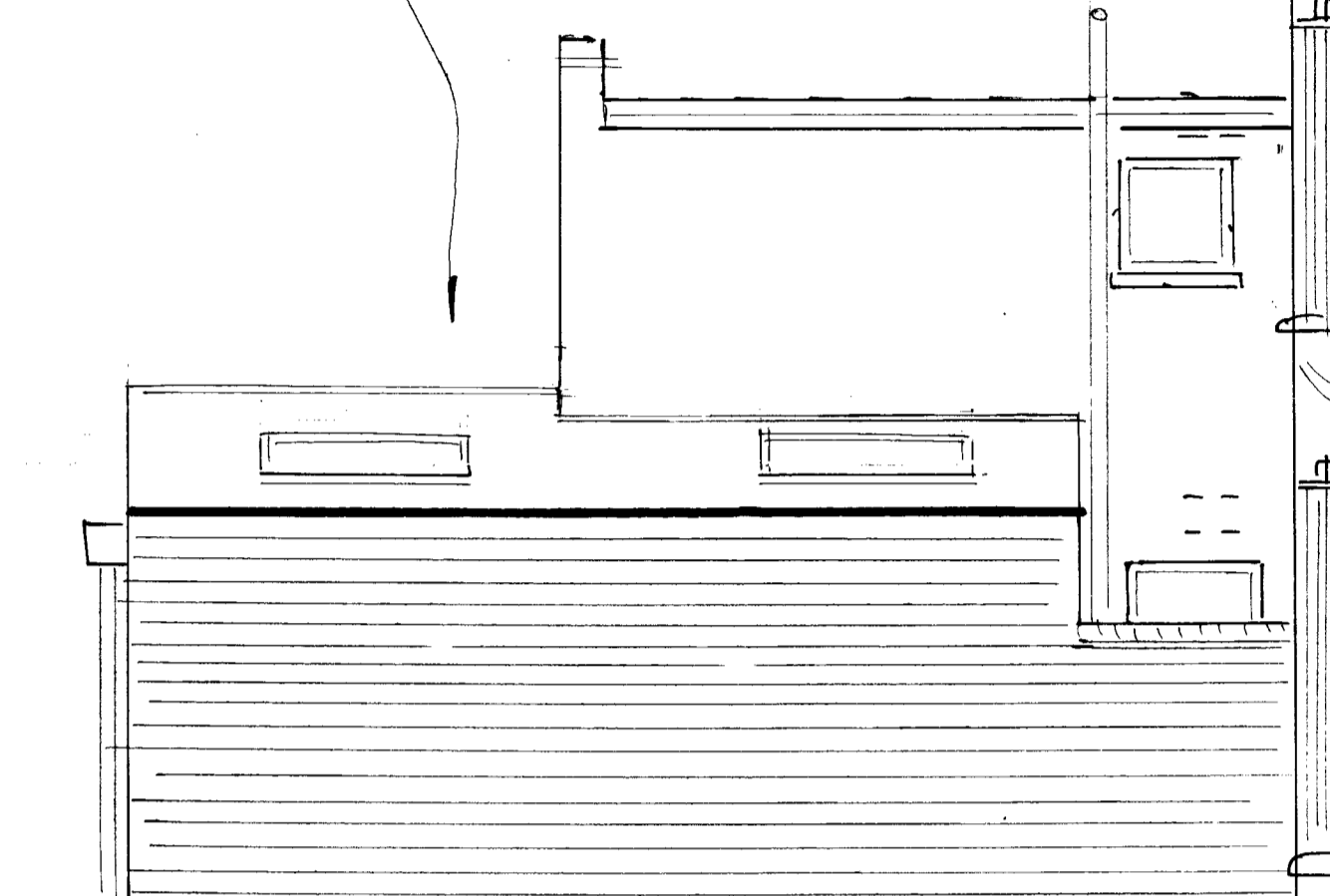
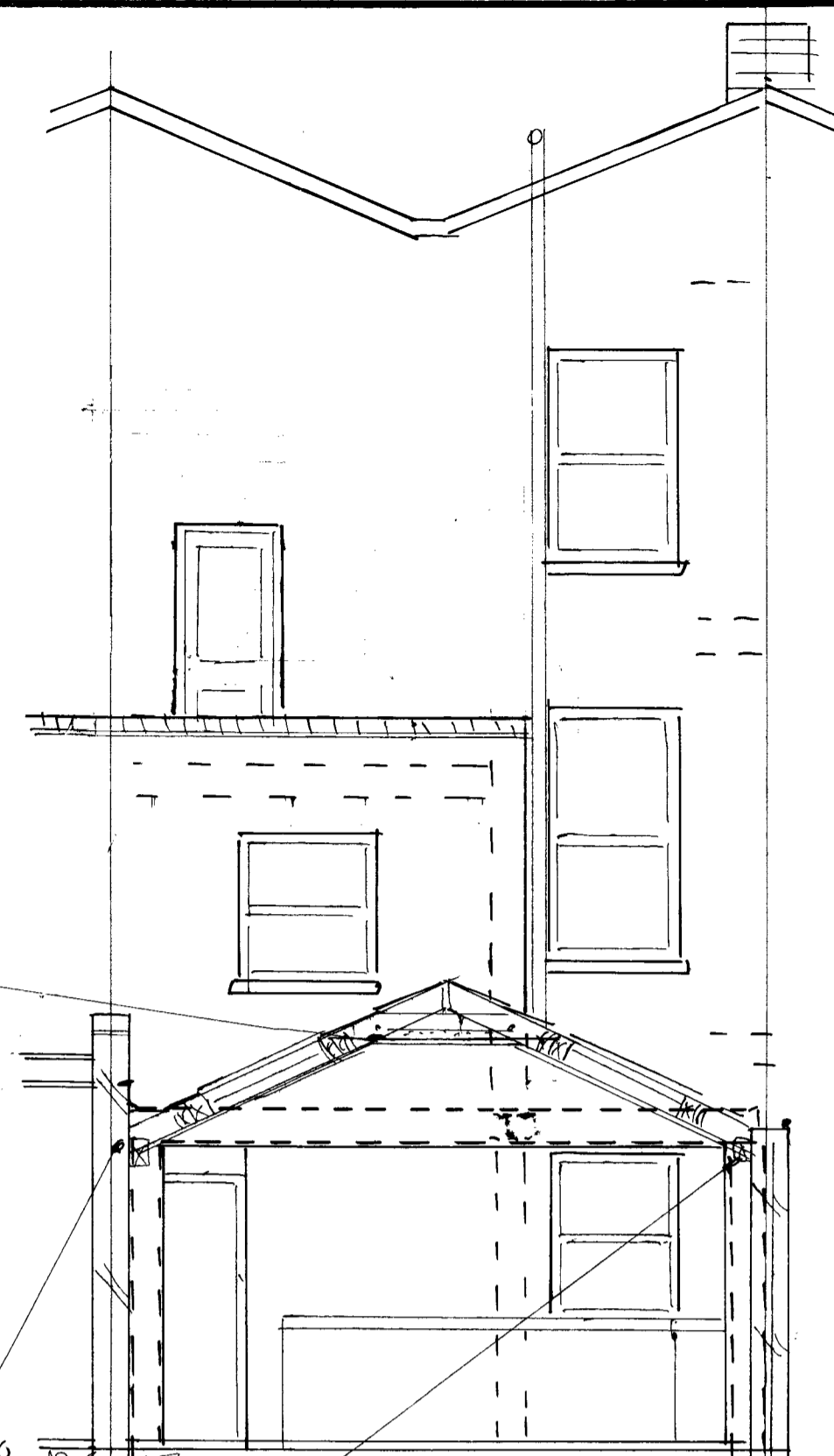


Velux Roof Windows
Slates to match
existing
Yellow London Stock
Brickwork to match



SUGGESTED CONSTRUCTIONAL DETAIL NOTES
ALL WORK to conform to Building Regulations 2010 to Local Authority Approval
FLAT ROOF 3 layer high performance felt system to BS 747 per manufacturers rec. bottom layer to be black underlay middle layer black perforated felt & capping high tensile green mineral torch on felt on 125mm Celotex roofboard with ply topside finish to 0.18w/m²c on firring pieces on 50 x 175mm joists at 400mm ctrs anchored at 2m ctrs with MS straps. Ceiling 12.5mm plasterboard & skimcoat
STEEL BEAMS on 150mm min. brg. painted with rust preventative zinc phosphate paint & encased with 2 layers of plasterboard & 12mm vermiculite gypsum plaster cover
STUD PARTITIONS 100mm square SW frame with 12.5mm plasterboard & skimcoat both sides infilled with 75mm fibreglass battson stairs use double firelined plasterboard double up on floor joists under
ALL INTERNAL DOORS 1981 x 736mm wide flush FD 30s self closing fire check frames 38 x 25mm glued and screwed stops
SECOND FLOOR 22mm T & G plywood on 175 x 50mm joists at 400mm ctrs. anchored at 2m ctrs with MS straps
DRAINS FOUND or newly located under building to be encased in 150mm pea shingle
NEW WALLS sraight bonded to existing with furfex profiles
NO TREES within influencing distance of footingsSubsoil shrinkable clay
OPENING LIGHTS to windows at least 1/20th of floor area
TOUGHENED GLASS to doors and windows up to 0.9m above floor
EXTERNAL WINDOWS double glazed E glass/argon gas filled 6mm cavity
ALL CONNECTIONS to soil/stub stack 200mm WC branches
INSTALL Class A gas boiler/water heater with balanced flue & stainless steel grill guard.225mm square air brick at low level to vent 86% efficient
INCLINED CEILINGS Faces 12.5mm plasterboard & skimcoat with 100mm between of Kingspan across face of Tri iso super 10 with 25mm battens under. Vent tiles top and bottom for through vent to 0.16m²c
IT IS ADVISABLE not to start work until necessary approvals have been sought & obtained the conditions of which should be observed

PROVIDE 8000mm² trickle vent to habitable rooms and kitchen
EXTERNAL WALLS 112mm brick/85mm cavity (filled with fine concrete) 112mm brick up to DPC. 112mm facing brick/85mm cavity (filled with 85mm dritherm 32)/10mm turbo load bearing block (650kg/cub.m) Brick ties 300mm vert.900mm horiz.ctrs (with clips) vert & horiz. DPCs at openings.PLASTER inside 10mm lightweight to 0.28w/m²c
PITCHED ROOF Tile on 38 x 19mm SW. battens on untearable roofing felt on 150 x 50mm rafters at 400mm ctrs. anchored at 2m ctrs with MS straps at 30° pitch
NEW MANHOLE approx. 600mm deep from 225mm engineering brick walls on 150mm concrete base & 800 x 500mm stainless steel lid channels bedded in waterproof cement
GROUND FLOOR 75mm screed (1:3 S & C) on building paper on 80mm celotex Kingspan on 3 coats synthaprufe turned to match new & existing DPCs & DPMs on 50mm concrete with A142 mesh on 150mm well consolidated hardcore blinded with sand to 0.22w/m²c
SMOKE DETECTORS where marked thus (SD) mains operated to BS 5446 & 5839 pt.1 & 6 fully integrated seperately wired L3 system with interconnected alarm & main zone control in hallway
PROVIDE 76mm P. traps & 38mm dia. wastes to bath/shower/sink to 100mm dia. S&VP/Stub stack via 100mm dia.branch at 1:40 min.fall
PROVIDE mechanical ventilation via fan to WC capable of 15 litres of air per second activated by light switch with 15 minute over run & to kitchen capable of 60 litres of air per second
Ducted to external air via high level duct terminating in 225mm air brick or suitable roof vent terminal

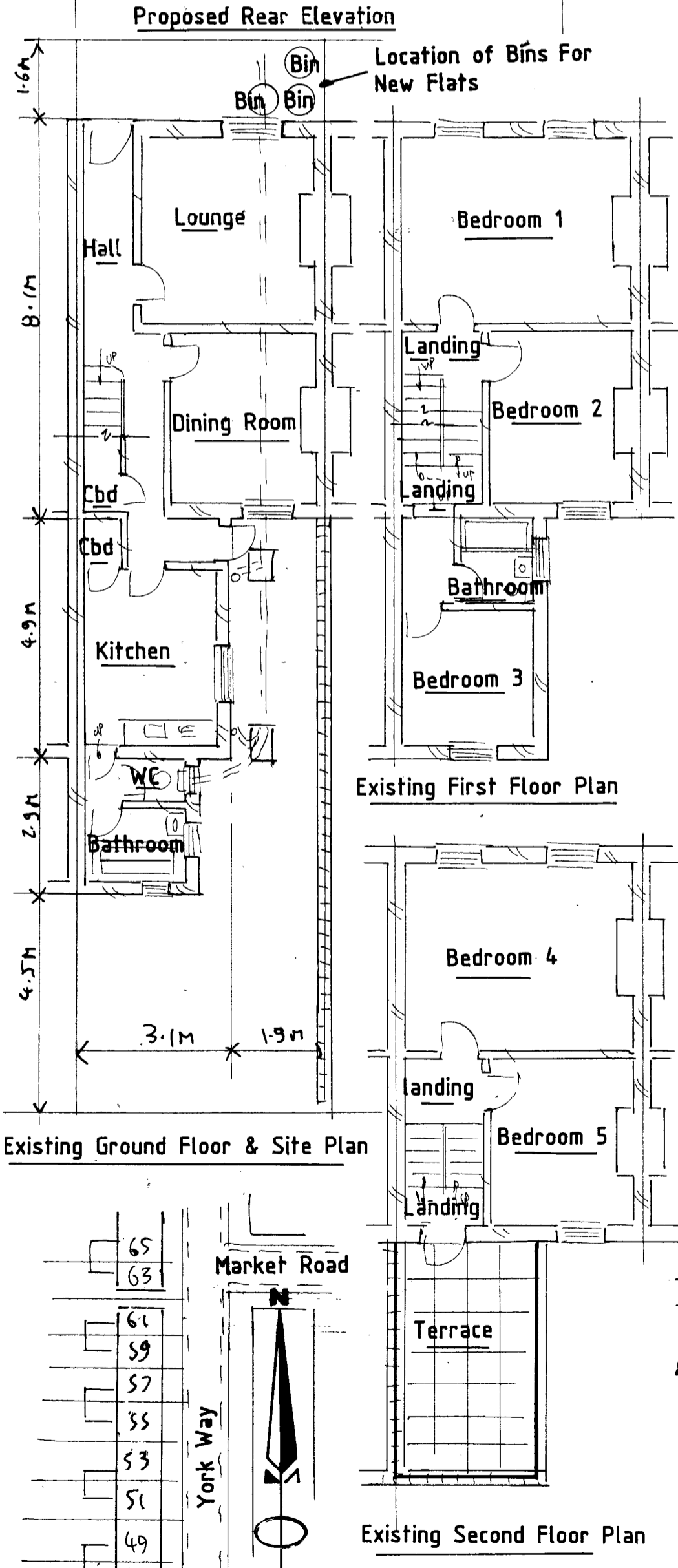


PROVIDE 200x50 COLLARS AT EVERY RAFTER TO PREVENT SPREAD
 WALL CAPED WITH SEMI-ENGINEERING BRICK ON DOUBLE TILE CRESSING
 WALLS BUILT UP IN 225 BRICKWORK RENDORED 2 COATS 12 WATER PROOF CEMENT R PLASTERED INTERNALLY ON DABS
 VOID BACK FILLED WITH MINERAL CHIPPING

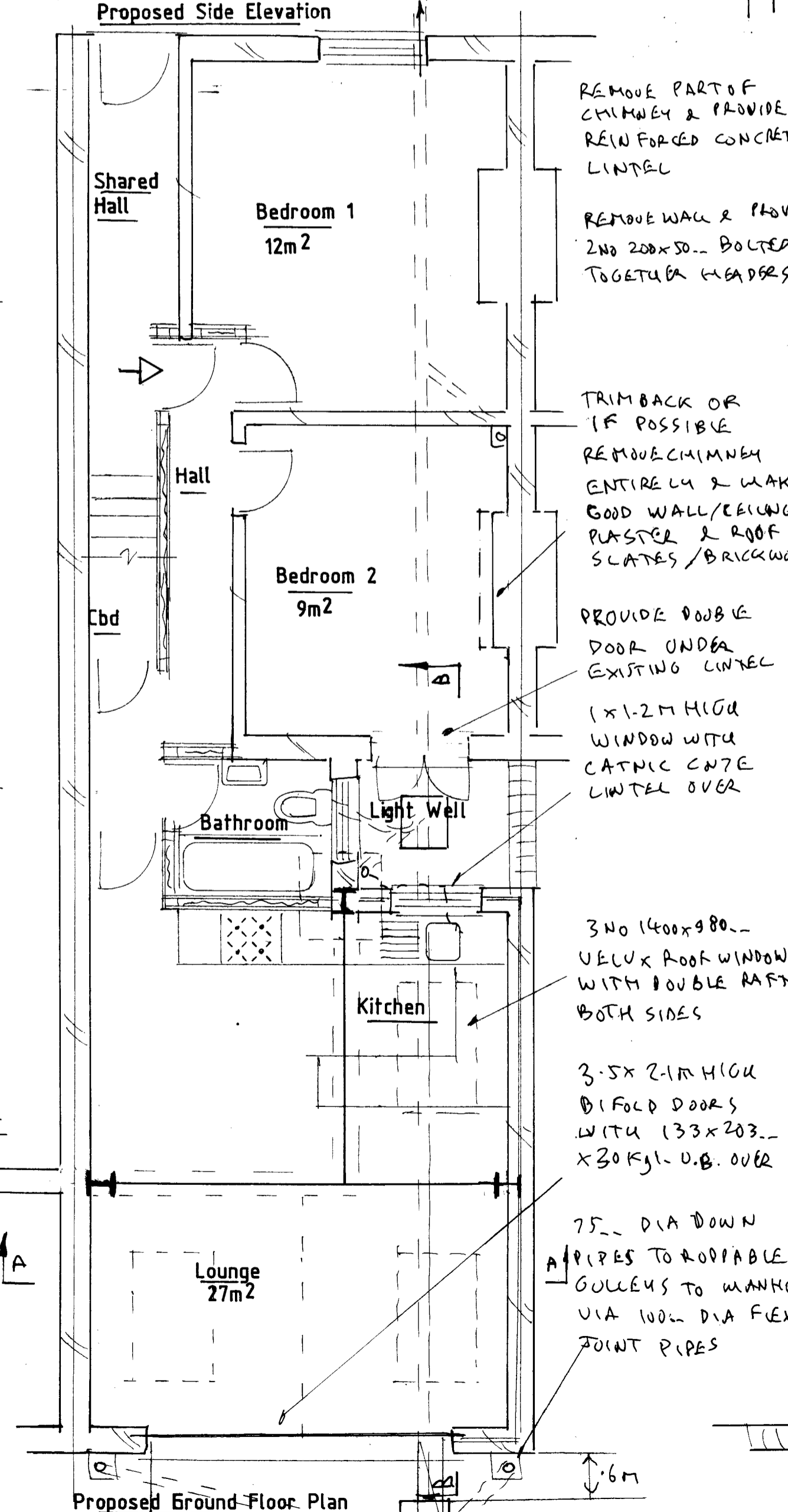
150mm HIGH 40mm LEAD FLASHING TUCKED INTO BRICK WORK TO WATER PROOF
 PROVIDE 1:40 MIN FALL ROOF GUTTER FROM CODES LEAD TO HOPPER. FOOT OF RAFTERS BIRDS MOUTHED TO 100x50mm WALL PLATES CHEMICAL BOLTED TO WALL
 100mm DIA SERV. TO 'Y' JUNCTION VIA 100mm DIA FLEXI-JOINT PIPE

FOUNDATION TO BE EXPOSED TO CHECK SUITABILITY TO CARRY EXTRA LOADING TO APPROVED SURVEYOR. SITE APPROVAL BEFORE WORK COMMENCED

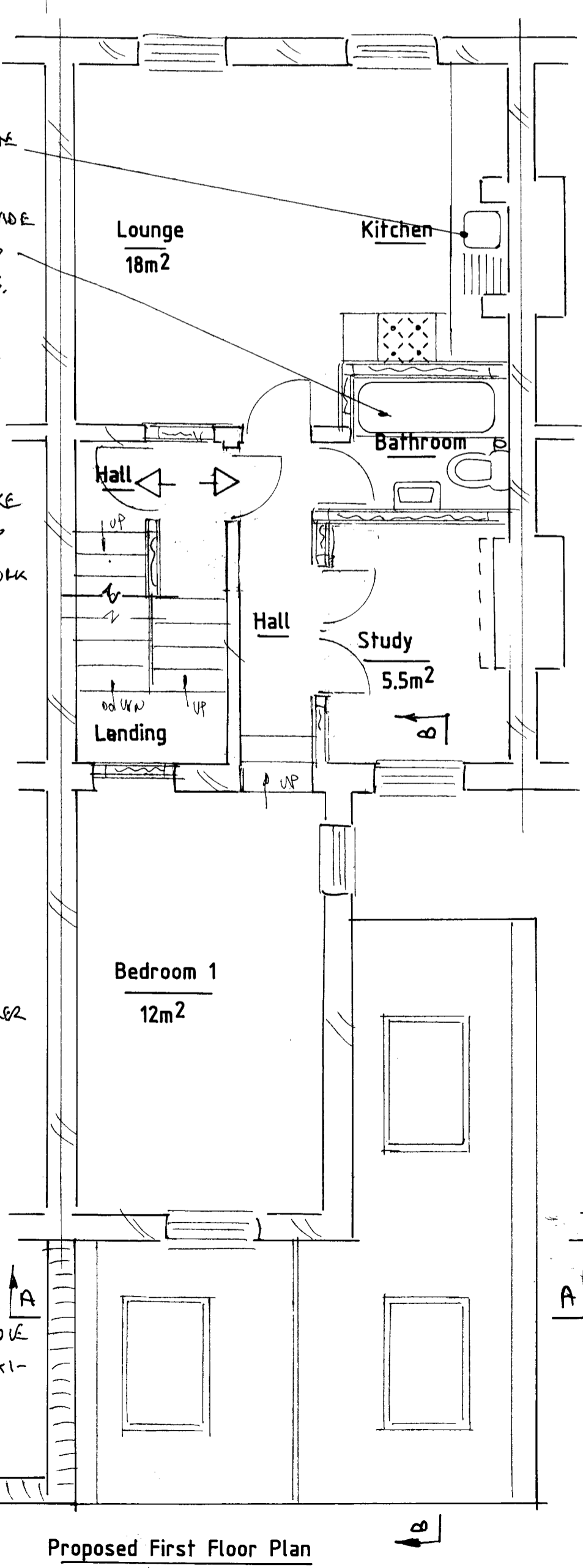
REIN FOR (60 CONCRETE LINTEL OVER WHERE PIPE PASSES THROUGH FOUNDATION CONCRETE



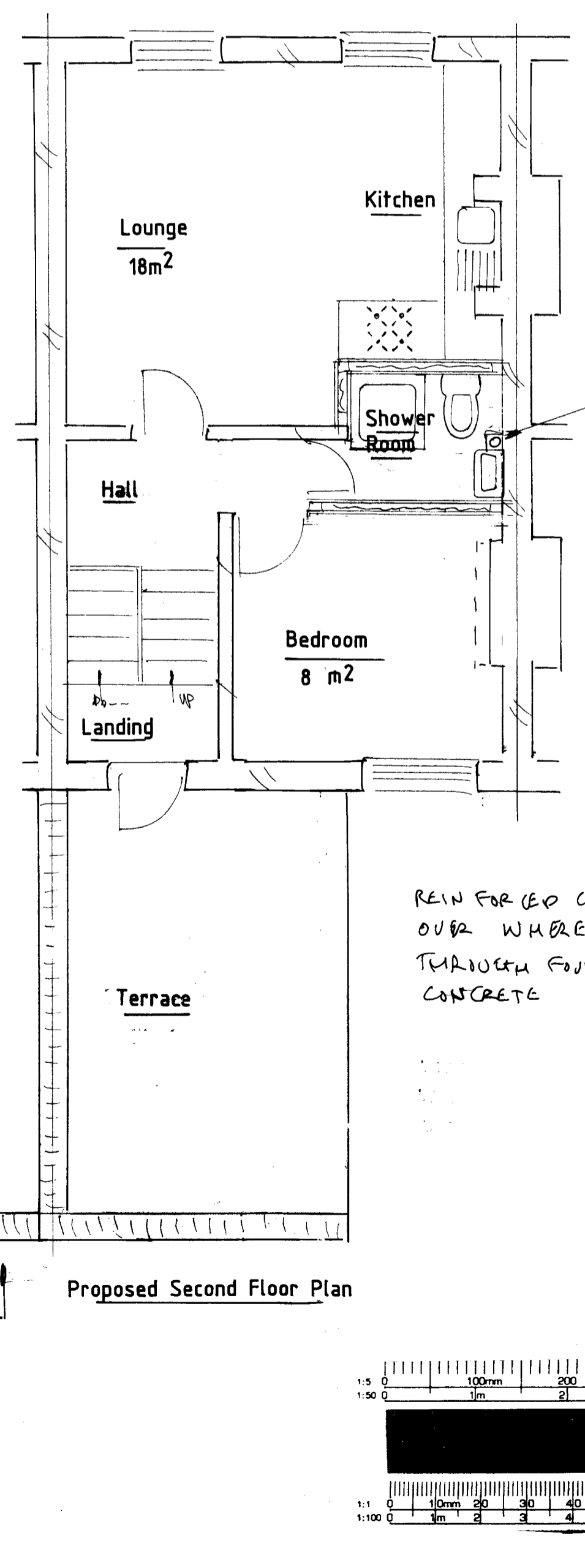
Location Plan Scale 1:250



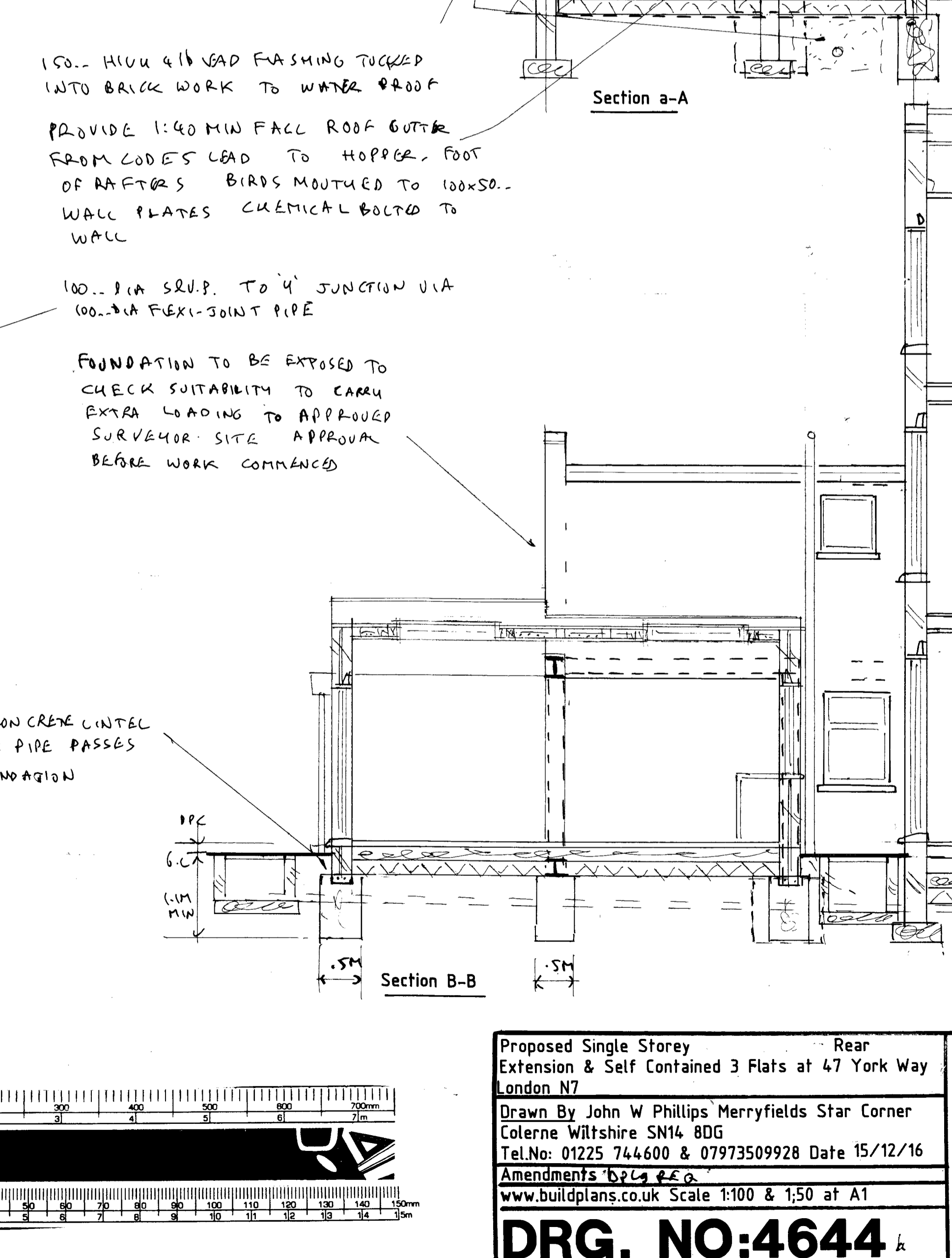
Proposed Ground Floor Plan



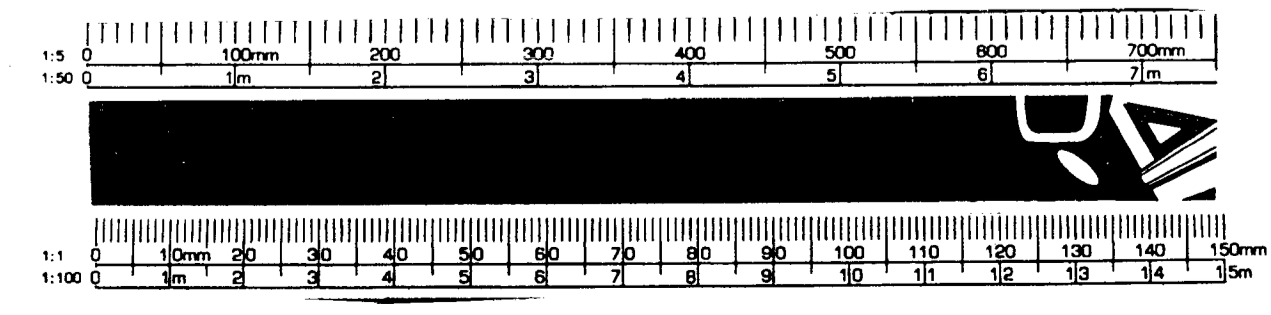
Proposed First Floor Plan



Proposed Second Floor Plan



Section B-B



Proposed Single Storey Extension & Self Contained 3 Flats at 47 York Way London N7
 Drawn By John W Phillips Merryfields Star Corner Colerne Wiltshire SN14 8DG
 Tel.No: 01225 744600 & 07973509928 Date 15/12/16
 Amendments: N/A
 www.buildplans.co.uk Scale 1:100 & 1:50 at A1
DRG. NO:4644