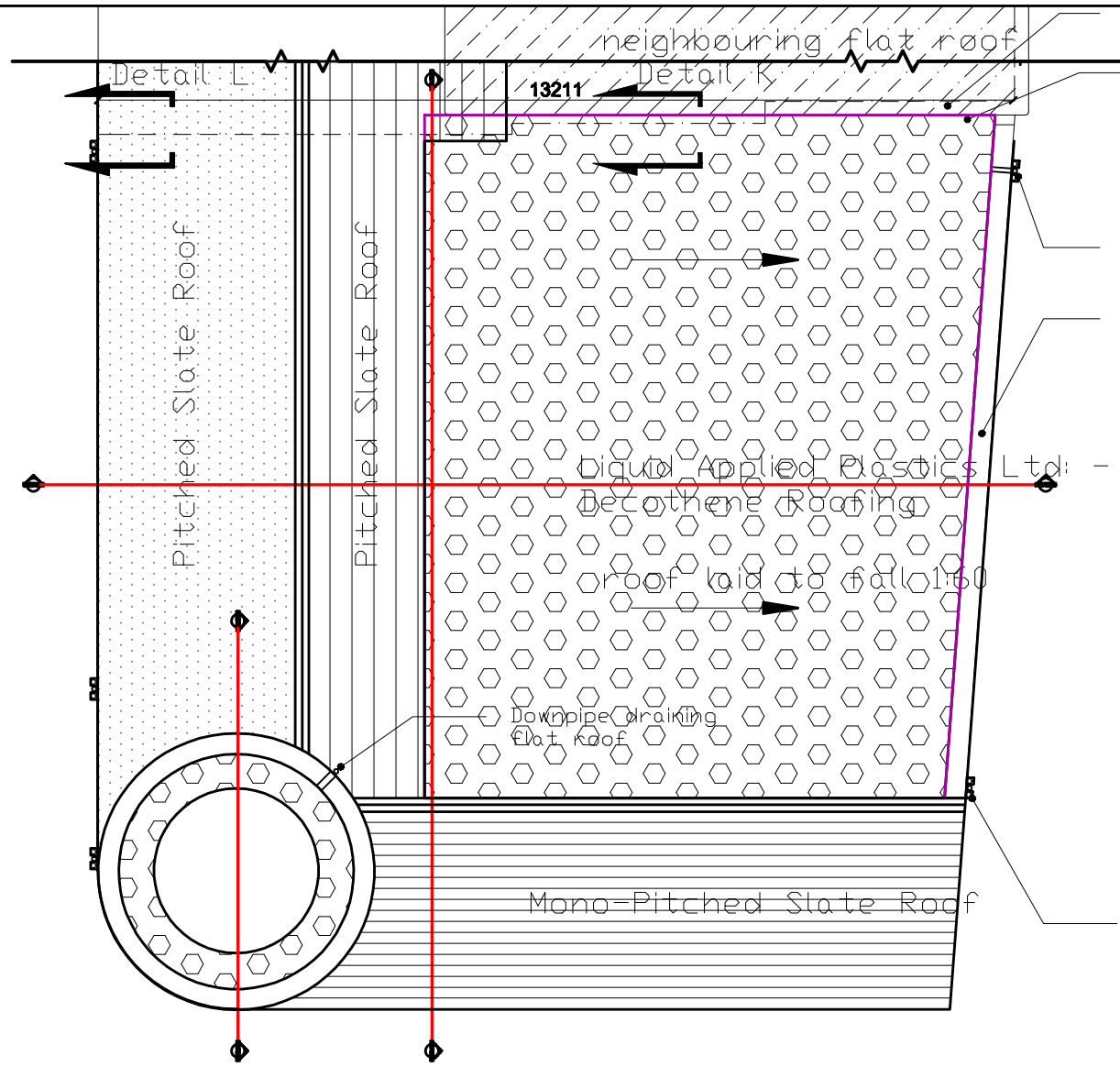
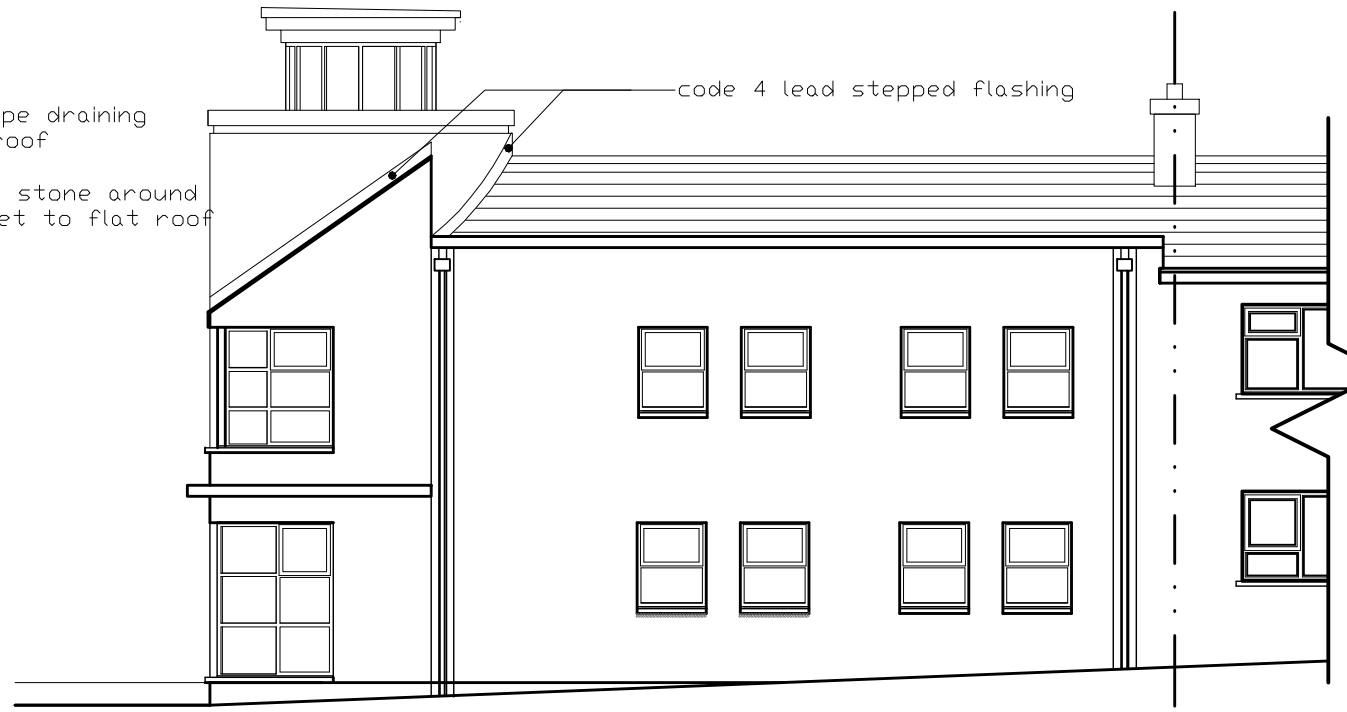


roof plan



rear (east) elevation

NOTE:-
PLANNING PERMISSION AND CONDITIONS TO BE READ BEFORE ANY WORK SHALL COMMENCE, AND ALL CONDITIONS TO BE COMPLIED WITH, PRIOR TO SAME.

COMPLIANCE WITH BUILDING REGULATIONS
All materials, and workmanship to conform in full with the Building Regulations 1997. Contractor to make himself familiar with the Building Regulations before commencement of work.

NOTE - References noted on this drawing, (e.g. "See Clause 2.2" or "See 16.09, etc) refer to specific instructions in the accompanying specification document, which must be consulted for full details in all cases.

SETTING OUT
Contractor is responsible for checking of all dimensions, etc., before commencement and bringing any discrepancies in same to the Architect's attention.

RADON BARRIER
Radon barrier beneath floor to manufacturers instruction, (See 4.3). Ensure sub floor ventilation gaps are left in foundation walls. 1/4 of a block every four blocks max.

SUBSTRUCTURES
Refer to drawings prepared by Structural Engineer for specification and dimensional information.

SUPERSTRUCTURE
Refer to drawings prepared by Structural Engineer for specification and dimensional information.

CAVITY WALLS
Cavity walls constructed of 100mm. block outer leaf, 44mm cavity, 60mm. Kingspan Thermawall insulation, and 100mm. inner leaf, unless where otherwise indicated. (See 2.3A)

POWER-FLOAT CONC. FLOOR
150mm. power-floated conc. floor, incl. for 30N conc. mesh, etc. (See 4.5). Refer to Engineer's info.

F.F. HOLLOWCORE SLABS
Contractor to liaise with slab manufacturers to ensure that all necessary bearing walls are of adequate thickness (See 6.15)

CAST ALUMINIUM GUTTERING
125mm. aluminium Ogee seamless guttering, fixed through facia onto rafter ends at 800 centres.

Fit 65mm. square upvc downpipe complete with swan necks, shoes etc.

ALU-CLAD TIMBER WINDOWS
All windows in alu clad timber, double glazed, incl. for protection, etc.

EXT. HARDWOOD DOORS & FRAMES
Hardwood, kiln-dried external doors and frames to all external opes. (See 8.7)

SOLID CORE FIRE RESISTANT
Fit solid core flush doors to fire resistant, fitted with intumescent strip all around where F.R. is required.(See 8.22)

SOLID DUCT
Form soil duct incl. for wrapping pipe in cosywrap, and providing fire stop to same (See 8.25)

ROOM VENTILATION
Ensure adequate background ventilation to all occupied rooms areas (See Section 9.1 for details) See Figure 24 for typical type unit. Ensure windows designed with opening sashes to comply with that as outlined in 9.1

ROOF VENTILATION
Provide adequate roof space cross ventilation by means of soffit vents, etc.(See 9.2)

BACKGROUND VENTILATION
Provide adequate background ventilation to all occupied rooms by means of vents in window transoms. Vents must have a free area of 6500mm2 min. per room. (See 9.5)

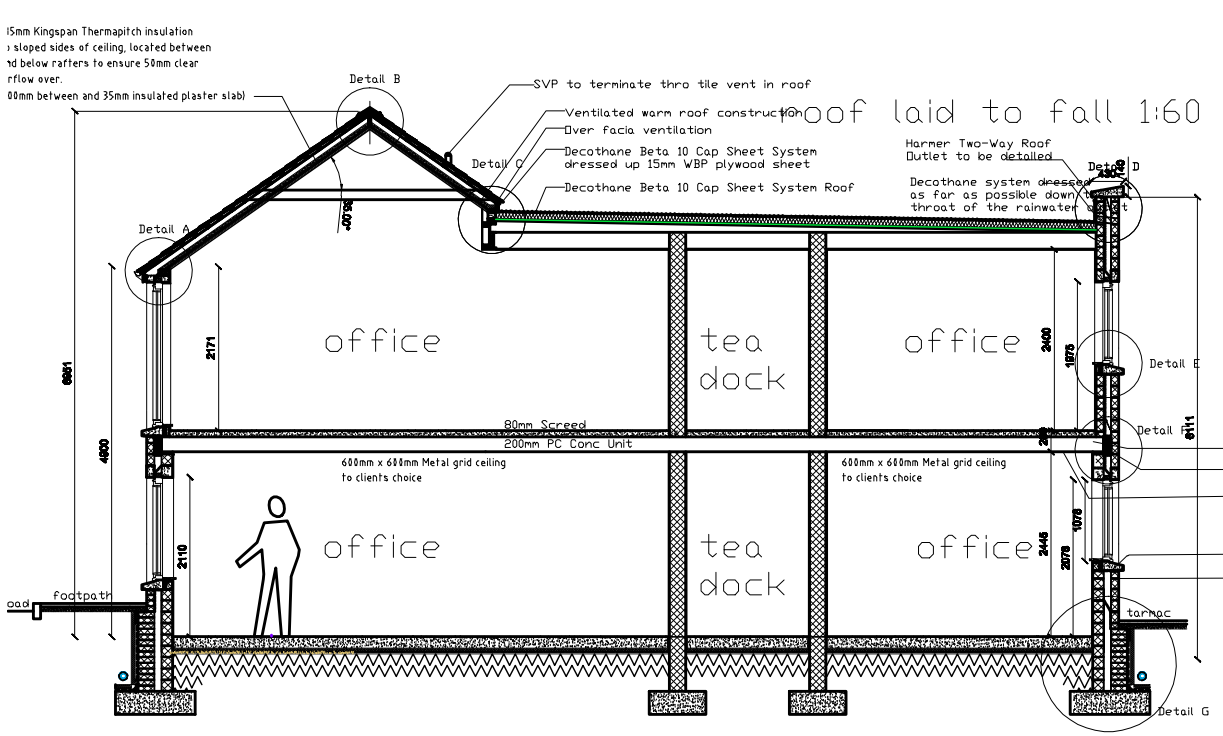
IN-SITU CONCRETE STAIRS/STEPS
Reinforced in-situ conc. stairs to design as shown. Incl. for all formwork, etc., nec. in forming slope, risers etc. See Figure 18 for clarification. (See 10.8)

INTERNAL WALL FINISHES
Sand/cement rendering and skimming in accord. with 11.0

SMOOTH RENDERING AND BANDS
Smooth napped rendering with band as shown to received 2-cts. masonry paint. (See Clause 11.2 for spec.)

ELECTRICAL SYSTEM
Complete and thoroughly check electrical system to ensure in accordance with E.S.B. regulations. (See 12.8)
Note:-
Electrical point layout to clients later choice, where tenants can determine suitable layout.

ELECTRICAL HEATING SYSTEM
Electrical heating system thru'out to comply with the E.S.B. Guidelines.



section A - A

135mm Kingspan Thermapitch insulation to sloped sides of ceiling, located between and below rafters to ensure 50mm clear airflow over. (100mm between and 35mm insulated plaster slab)

125x 47mm (Grade C16) rafters at 400mm crs.

100 x 75mm Wallplate fixed at 1800mm crs.

See fig. 21 for ventilation details.

175 x 22mm fascia finished as per spec.

10mm thick soffit to fit into glidvale continuous vent along length of soffit (See Figure 21)

200mm concrete floor slab to Engineers details

Fire stop

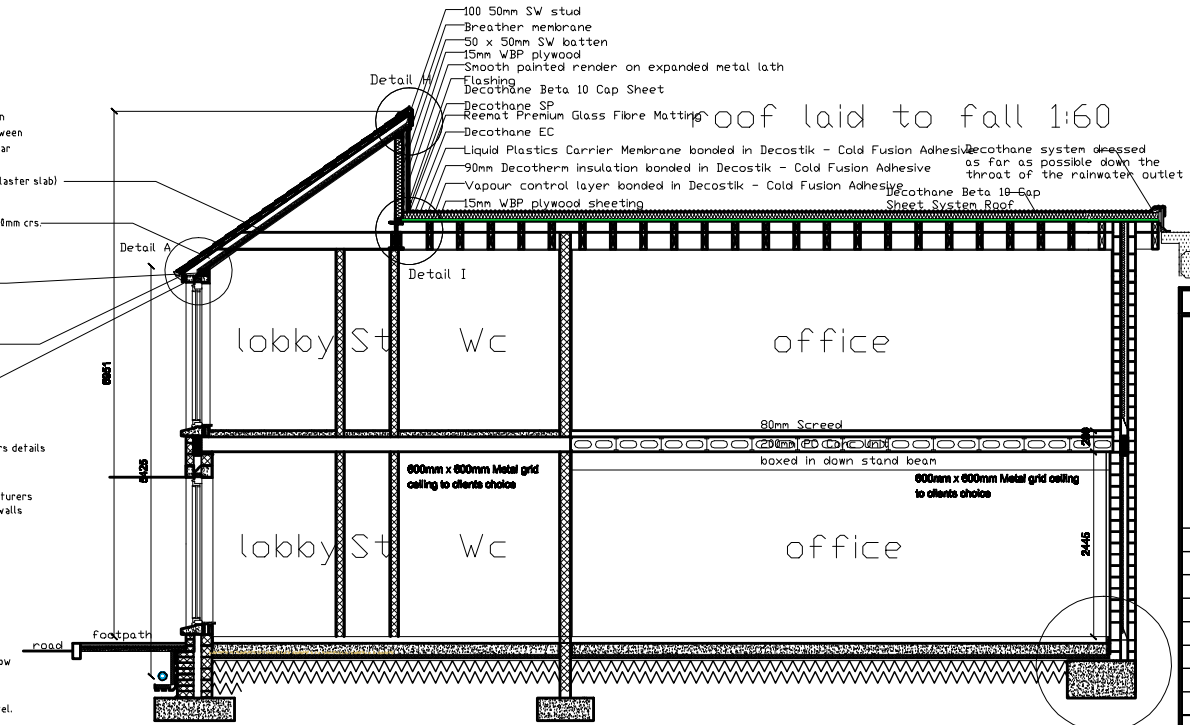
Contractor to liaise with slab manufacturers to ensure that all necessary bearing walls are of adequate thickness (See 6.15)

Deep profile concrete cills

Cavity walls constructed of 100mm. block outer leaf, 40mm cavity, 60mm. Kingspan Thermawall insulation, and 100mm. inner leaf, unless where otherwise indicated.

Weak mic conc. in cavity to 400mm below D.P.C. level to be filled before con. & sub-floor are laid. Alternatively 300mm solid blockwork to a similar level.

Foundations as per specification. Depth of founds to be determined on site after excavation.
(TO ENGINEERS DETAILS)



section B - B

NOTE:-
FIRE STOP TO BE PROVIDED TO ALL SERVICES MECHANICAL, ELECTRICAL, SVP, etc.

CONTRACT

DO NOT SCALE OFF THIS DRAWING

H M G
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PROJECT:	PROJECT No:
DRAWING:	
CLIENT:	
DRAWING No:	PREPARED BY: / CHECKED BY:
DATE:	AREAS: SQ.M SQ.FT.
SCALE:	