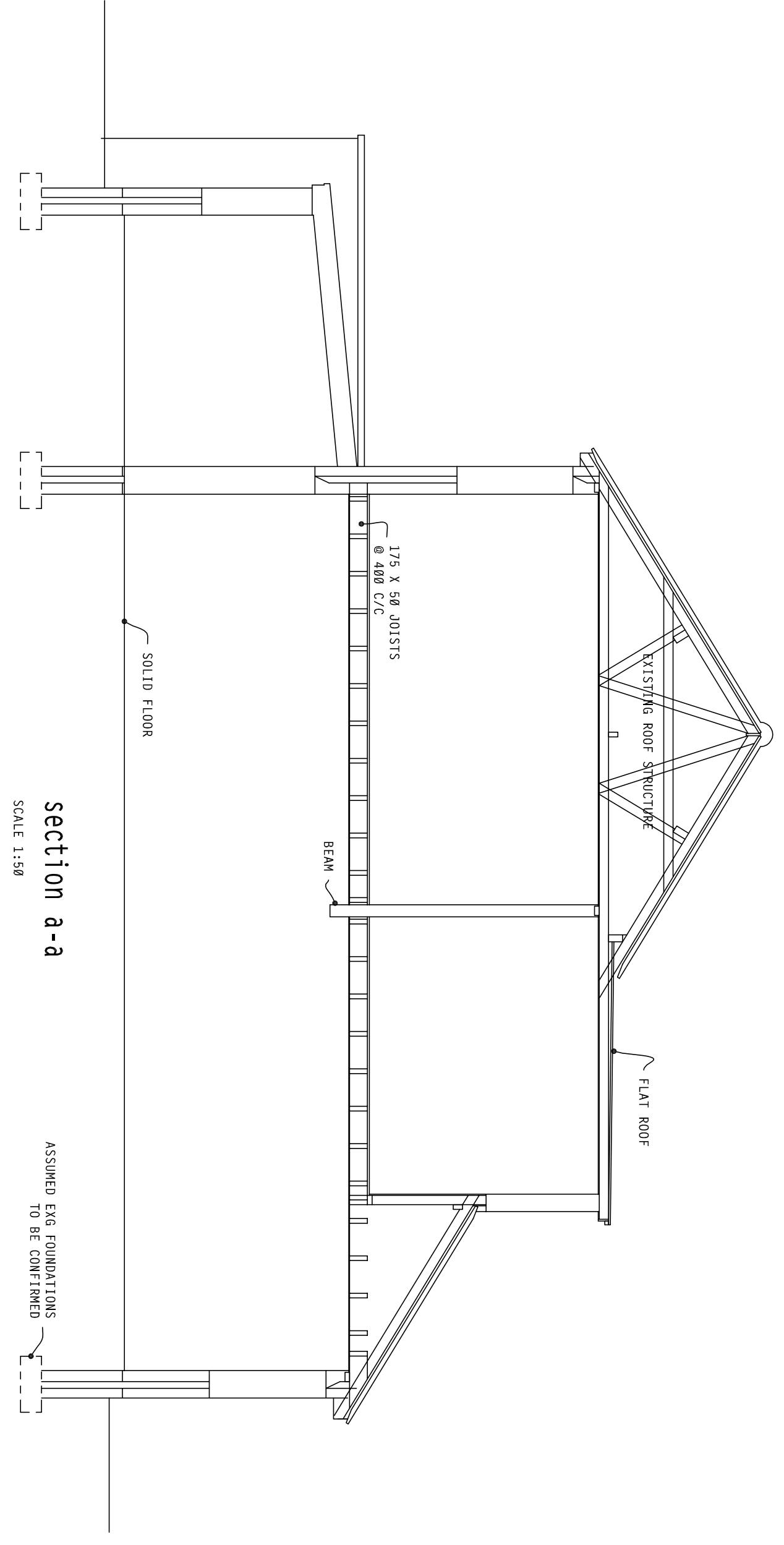


notes:

1. this drawing is the copyright of PH Design and is not to be reproduced without consent.
2. The contractor is to check all dimensions and levels before site works commence and/or preparation of working drawings.

revision		date	amendment
A	18.3.22		ADDITIONAL INFORMATION
B	20.4.22		BUILDING REGULATION AMENDMENTS
C	10.5.22		REVISED SOAKAWAY SIZE



- BUILDING REGULATION AMENDMENTS 20.4.22**
1. CAVITY WALL FOUNDATIONS IMPROVED TO 600 HIDE.
 2. FAMILY ROOM STEEL POST SUPPORTING BEAM OVER, CENTRE ON CAVITY WALL. SEE SECTION.
 3. PARAPET WALL SEE SECTION F-F.
 4. ROOF INSULATION.
 5. ROOF FLASHINGS.
 6. ROOF TRIMMER WITH DOUBLE BATTERS.
 7. IF IN DOUBT PLEASE ASK.

ROOF

TILED ROOF
CONCRETE PAV TILES TO MATCH EXG, PITCH TO MATCH EXG APPROX 31 DEG. TREATED TIMBER BATTENS, ROOFSHIELD
UNDERLAY, 18 CLASS 2 PLYWOOD, 47 X 100 STUDS @ 400 C/C, 100 PLY 120 CLASS 2
PAPER, 18 CLASS 2 PLYWOOD, 47 X 100 STUDS @ 400 C/C, 60 CELOTEX & LINED INT 12 CELOTEX WITH TAPED JOINTS & 12
CELOTEX AS ABOVE, 47 X 100 BATTENS @ 400 C/C, 47 X 100 CEILING JOISTS @ 400 C/C, 63 X 200 PURLINS & 47 X 100
STRIPS AS ABOVE, VELUX 550W X 700H RE LIGHT INSTALLED TO MAKERS DETAILS INCLUDING FLASHINGS, OPERATION/BALUNS ETC
TO CLIENTS CHOICE. OPENING TRIMMER WITH DOUBLE BATTERS.

FLAT ROOF
CONCRETE PAV TILES TO MATCH EXG, PITCH TO MATCH EXG APPROX 31 DEG. TREATED TIMBER BATTENS, ROOFSHIELD
UNDERLAY, 18 CLASS 2 PLYWOOD, 47 X 100 STUDS @ 400 C/C, 100 PLY 120 CLASS 2
PAPER, 18 CLASS 2 PLYWOOD, 47 X 100 STUDS @ 400 C/C, 60 CELOTEX & LINED INT 12 CELOTEX WITH TAPED JOINTS & 12
CELOTEX AS ABOVE, 47 X 100 BATTENS @ 400 C/C, 47 X 100 CEILING JOISTS @ 400 C/C, 63 X 200 PURLINS & 47 X 100
STRIPS AS ABOVE, VELUX 550W X 700H RE LIGHT INSTALLED TO MAKERS DETAILS INCLUDING FLASHINGS, OPERATION/BALUNS ETC
TO CLIENTS CHOICE. OPENING TRIMMER WITH DOUBLE BATTERS.

WALLS

CAVITY WALL - EXT LEAF FACE BRICK TO MATCH EXG, 180 CAVITY WITH 50 CELOTEX REDUCING CLEAR CAVITY TO 50, INNER
LEAF 3.64 ABRATED BLOCK, ONE COURSE BELOW DPC, TWO COAT PLASTER/12 PL 80 DRY LINING TO CLIENTS CHOICE. TOP
OF CAVITY TO BE SEALED WITH NON COMBUSTIBLE MATERIAL, ROCKWOOL OR SIMILAR, STAINLESS STEEL WALL TIES 750
MM LONG, 18 CLASS 2 PLYWOOD, 47 X 100 STUDS @ 400 C/C, 60 CELOTEX & LINED INT 12 CELOTEX WITH TAPED JOINTS & 12
CELOTEX AS ABOVE, 47 X 100 BATTENS @ 400 C/C, 47 X 100 CEILING JOISTS @ 400 C/C, 63 X 200 PURLINS & 47 X 100
STRIPS AS ABOVE, VELUX 550W X 700H RE LIGHT INSTALLED TO MAKERS DETAILS INCLUDING FLASHINGS, OPERATION/BALUNS ETC
TO CLIENTS CHOICE. OPENING TRIMMER WITH DOUBLE BATTERS.

FLOOR

18/22 160 FLOORSING GRADE CHIPBOARD, 47 X 195 C24 JOISTS @ 400 C/C, 100 ROCKWOOL FLEXI, 12 PL 80 & SET.
FIN FL LEVEL TO MATCH EXG, MIN 65 REINFORCED SLOPED, POLYTHENE SEP LAYER, 80 CELOTEX INSULATION, 1200G
POLYTHENE DPM LAP TO DPC'S, MIN 100 CONC O/S & MIN 150 COMPACTED hardcore.

FOUNDATIONS

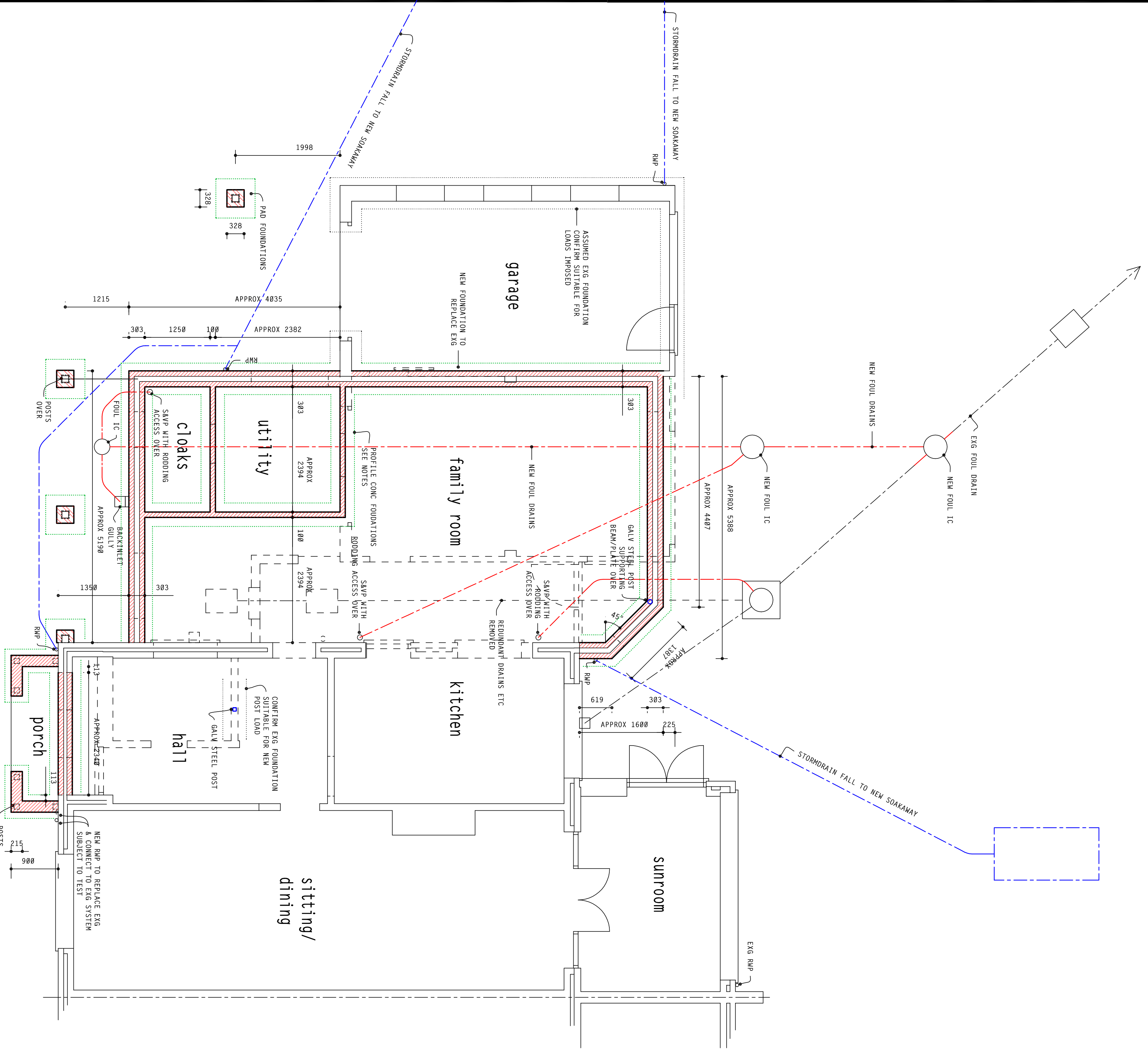
CONCRETE FOUNDATIONS MIN 450 WIDE & MIN 110 BLOW GROUND LEVEL, & TO SUIT SITE CONDITIONS. PAD FOUNDATIONS MIN
750 SQ. SUBJECT TO WHEN BUILDING NEAR TREES GUARANTEE NOTE & WATER TABLE ETC. SEE SOAKAGE TEST. EXPOSE EXG
FOUNDATIONS TO CONFIRM SUITABLE WHERE ADDITIONAL LOADS IMPOSED.

STAIRS

RISE APPROX 220, GOING 230, MAX PITCH 42 DEG, MIN HEADROOM OVER STAIRS/LANDINGS 2M, HANDRAIL MIN 900 ABOVE
PITCH LINE, LANDING GUARD MIN 900 ABOVE FLOOR, BALUSTRAING NOT TO ALLOW 100 BALL TO PASS THRU & NOT RANCH
TYPE, OPENING TRIMMED WITH DOUBLE JOISTS.

Proposed groundworks plan

SCALE 1:150



STORMWATER
180MM GUTTERS TO FALLS TO 63 DIA ROPS, 100 DSM OR SIMILAR DRAIN PIPES MIN FALL 1:60 WITH 100 PEA GRAVEL BED
UNDERNEATH. 100 PEA GRAVEL SURROUND MIN 50 FROM BUILDINGS.
GUTTERFALL & 100 PEA GRAVEL SURROUND MIN 50 FROM BUILDINGS.

FLOOR DRAINAGE

FITTINGS 75 DEEP SEAL TRAPS, WASTE PLUMBING TO BSEN 12065, SINK/BATH/SHOWER 40 WASTES, BASINS 32 WASTES -
100 STUD STACKS WITH AIR AD VALVE ABOVE SPILL OVER LEVEL, & PEW AIR SUPPLY, SAW TAKEN UP TO EXT, LEAD
& SURROUND, MIN INITIAL FALL 1:40 THEN 1:60 FALLS OVER DRAINS SUPPORTED BY PRESTRESSED CONCRETE LINTELS &
OPENING MASKED, 225/325 DIA INSP CH MAX 600 DEEP, 450 DIA INSP CH MAX 1.2M DEEP & CONNECT TO EXG SYSTEM.

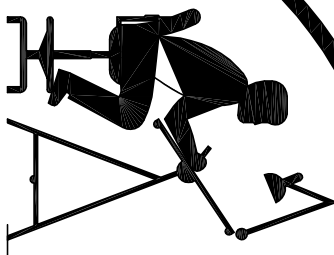
VENTILATION

HABITABLE ROOMS - OPENING WINDOW AREA MIN 1/20 FLOOR AREA (WINDOWS OPEN MIN 30 DEGS) & MIN 500MM2 BACKGROUN
KITCHEN - OPENING WINDOW, MIN 250MM2 BACKGROUN VENT & 30 LITRE/SECOND EXTRACTOR ADJACENT TO HOB OR 60 L/S
ELSEWHERE.
UTILITY - OPENING WINDOW, MIN 250MM2 BACKGROUN VENT & 30 L/S EXTRACTOR.
BATH/SHOWER/CLOAKS - OPENING WINDOW, MIN 250MM2 BACKGROUN VENT & 15 L/S EXTRACTORS.
10 GPH UNDER FLOORS UTILITY, BATH, SHOWER & CLOAKS.

STRUCTURAL ENGINEER

WORKS SUBJECT TO STRUCTURAL CALCULATIONS & DETAILS.
NOTE BIFOLD DOORS SUPPORTED AT STILL LEVEL NOT HUNG FROM TOP
OF DOOR FRAME. DOORS & POSTS BOXED WITH 2 LAYERS 10 PL 80 & SET/1 LAYER 12.5 FIRELINE
PL 80 & SET TO ACHIEVE 1/2 HOUR FIRE RESISTANCE.

project: 21/C04
drawing no: 5c
date: Jan 2022



ARCHITECTURAL CONSULTANTS