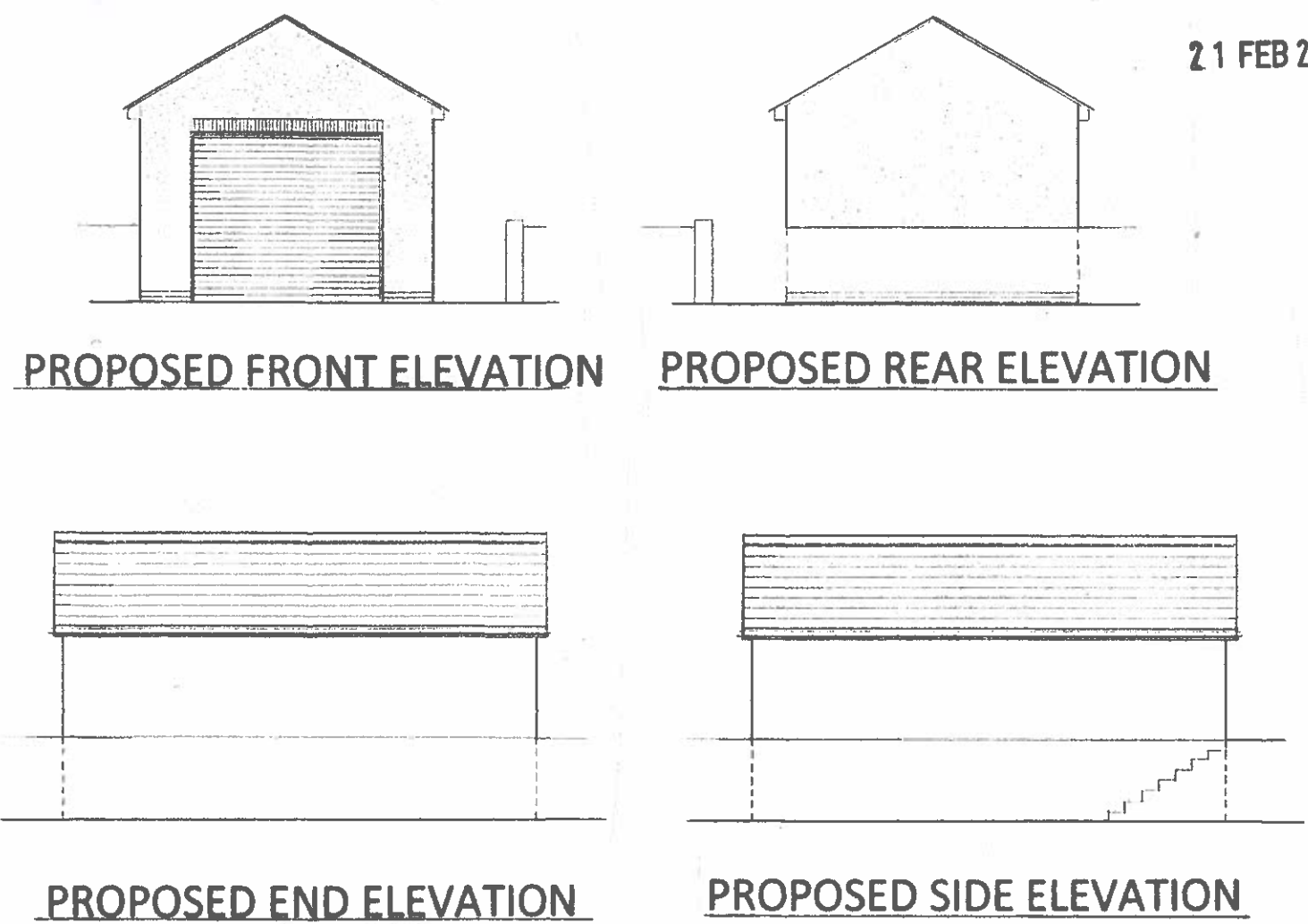


EXISTING SITE PLAN 1:100

PROPOSED SITE PLAN 1:100



**NOTES**

**NOTE**  
This drawing is to be read in conjunction with the Structural Engineers calculations.  
This drawing is for Building Regulation & Planning purposes only & does not constitute a contract between the client & the builder.  
No work is to commence until the structural calculations have been submitted to the Local Authority & approved.  
Do not scale from the drawing all structural members & materials are to be measured on site prior to ordering.  
Written dimensions take precedence to scaled.  
All construction is to be in accordance with "Robust Construction Details for Dwellings & Similar Buildings"  
The client is to ensure that all insurance companies, interested in the property, are kept fully informed, of all building work during & upon completion.

**ROOF: Gang nailed trusses**  
Slates or tiles to match existing on 25 x 50mm. sw. tie battens.  
Tie battens are to conform to BS 5534: 2003  
Tyvek Supro Plus or similar breather underlay to BS 5534: Part 1: 2003.  
Roof trusses and associated bracing to be accordance with BS 5268: Part 3: 1998  
Provide 97 x 22mm longitudinal & diagonal wind bracing to all node points.  
Fix trusses to wallplate with clips.  
100mm mineral wool insulation between & 170mm laid across the top of the trusses, ensuring that the insulation is continuous with the wall insulation to avoid cold bridging.  
12.5 mm plasterboard & skim.  
100 x 50mm sw wall plate.  
19mm sw. or PVC-u fascia, 12.5 mm exterior ply or PVC-u soffit.  
100mm hr gutters, 63 mm dia r/wps.  
Provide Redland & or similar vents at eaves for roof space ventilation.

**LATERAL RESTRAINT / HOLDING DOWN STRAPS**  
Provide 30 x 5 x 1.2m long mild steel straps @ 1.2m c/c. to the following members:-  
A) Wall plates.  
B) End three trusses or rafters adjacent to the gable (provide sw noggins between members to support straps.)  
C) Floor joists parallel to walls (straps over three joists.)

**ROOF- GENERAL NOTES**  
If possible small sections of tiles are to be avoided, using double, tile & a half or half tiles where available to reduce the use of small cut tiles. When using interlocking concrete tiles consideration is to be given to the verge detailing, cut tiles at this location should be kept as large as possible & fixed to avoid wind uplift.

**VERGES**  
Plain tile cuts are to be avoided, purpose made plain tile & half should be used.  
Small sections (less than one tile width) of cut single-lapped interlocking tiles should not be used.  
Natural slate verges are to be formed with full slate & either slate & a half or half slates that are a minimum 150mm wide.  
All tiles & slates are to be mechanically fixed at the verge in accordance with Appendix 7.2 -A NFRBC standard chapter  
Natural slates are to conform to BS EN 12326-1  
When laying tiles below 15° pitch Kober Permo or similar sarking felt is to be used.

**WALLS: Rendered outer leaf**  
Outer leaf 100mm concrete block above dpc rendered with 2 coats of sand cement.  
The rendering is to be to BS EN 13914-1: 2005  
First coat type two, 9mm thick 1:4 mix.  
Second type three, 9mm thick 1:4 mix.  
Finished with white Snocam.  
Engineering bricks below Dpc.  
All materials below gl. are to be frost resistant.  
90mm cavity filled with Drithem cavity slab 37 standard insulation  
100mm Thermalite shield block inner leaf.  
13mm lightweight plaster finish.  
Insulation to be taken to the top of the cavity.  
Close cavities at the jambe with insulated cavity closer with a minimum thermal resistance of 0.45m<sup>2</sup>/KW the insulation core of the closer to be no less than 25mm thick.  
Horizontal dpc 150mm above gl.  
Horizontal & vertical dpc. to all openings.  
Bond b/wk. to existing & maintain cavities.  
Stainless steel wall ties to PD697:2010 5no per m<sup>2</sup>.  
Positioned 480mm c/c. vertically & at 750mm c/c. horizontally.  
Within 225mm of unbonded jambe the centres are to be reduced to 300mm c/c vertically.  
Where the ground level is higher than the ground floor level provide Bluthane tanking lapped into the dpc.  
Fill cavities up to 225mm below the lowest dpc.  
U value 0.30 W/m<sup>2</sup> K.

**LINTELS**  
Lintels are to be Blitlay CB 90 HD(ok for 100mm cavity) or similar at ground floor level. Lintels are to have 150mm end bearing & be rendered to give 1/2 hr. fire resistance. All lintels to external walls are to be insulated & have the ends closed with dpc

**FLOOR & RAFT FOUNDATION**  
100mm concrete on  
500g Visqueen separating layer  
90mm Kingspan K3 floorboard similar insulation with a strip of boarding placed vertically around the perimeter of the floor to prevent cold bridging.  
1200g Visqueen.  
150mm thick main concrete slab reinforced at the top with A193 mesh (40mm cover) with a perimeter downland (300mm below ground level) reinforced with A193 bent mesh & C283 reinforcement in the bottom of the toe (40mm cover).  
1200g Visqueen dpm & 150mm (min) compacted hardcore.

**DRAINS**  
The existing drains under the proposed extension are to be renewed.  
Grub up any redundant drains.  
All new drains to be 100mm dia PVC-U to BS EN 1404-1-1998 surrounded in 150 mm pea gravel & laid at a self-cleansing fall of 1:40.  
Any drains under the building to be encased in 150mm concrete.  
New manholes to be constructed in 225mm second class engineering bricks on 150mm concrete base. Manholes deeper than 1m are to have metal step irons or fixed ladders.  
Or  
Preformed plastic manholes conforming to BS EN13598-1 or 2 or equivalent independent approval. Maximum depth 3.0m.  
Manholes inside the building are to have sealed screwed down covers.  
Where the drains pass through walls the foundations are to be stepped under & the brickwork supported over with precast concrete lintels. The void filled in with compressible filler & provided with a vermin screen.  
All gullies are to be back inlet & trapped.  
Where sw water drains branch provide rodding access gullies.  
Provide adequate protection to both the existing & new/altered foul & surface water drains.  
The builder is to ensure that the drains are connected into the correct system.

**All sited on good load bearing strata to the satisfaction of the Area Building Control officer.**  
The excavation is to be compacted to refusal before the placing of the hardcore.  
The raft is to comply with BS. 8004:1996  
All to the Structural Engineers design.  
U value 0.20 W/m<sup>2</sup> K.

**PROPOSED DETACHED GARAGE**  
At land adj. 34 HEDLEY HILL TERRACE  
WATERHOUSES for  
Mr JOHN KNIGHT  
SCALE 1:100