

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

Notes:  
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning/building regulations. These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing; and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct.  
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.  
All dimensions to be taken to the nearest brick size.  
His price shall be deemed to include for Any additional calculations as required by building control and as a result any additional building works that may be required.  
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.  
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996. The explanatory booklet can be obtained free of charge from ODPN free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

No.	Date	Revisions
A		Rev'd - REMOVED WINDOWS (REVISED)
B		
C		
D		
E		

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Application Ref: 2016/1178

1 Far Lawns  
Carlton  
S71 3FL  
NOCH

Registered for  
Mr and Mrs Harrison  
15 NOV 2016

**MECHANICAL (KAKAKO) -**  
Whitely Inc to be installed with  
15 min over run  
Wired to outside Air  
Vented to outside Air

**Walls**  
Internal skin  
100mm Thermolite shield or similar  
blockwork  
Cavity  
For 100mm air gap filled with 50 gap +  
50 Kingspan K8  
Wall insulation to extend 150mm below  
the top of the floor insulation.  
Cavity to extend full height up into roof  
space.

**External skin**  
125 natural stone, along with opening  
surrounds / quoins / gutter supports etc  
all to match existing.  
Stainless vertical twist wall ties to be  
provided at 750 horiz c/c and 450 mm  
vert c/c - every block depth to reveals.  
Weep holes to be provided where  
applicable.

**Radon Barrier**  
Where Radon Barrier is required  
Visqueen to be 2000 g with all joints  
overlapped and gas taped and all  
penetrations thro to be sealed. This to  
continue thro the external leaf with tray  
dpc. On suspended timber floor Visqueen  
to be placed under oversite concrete.  
For category 1 land fill sites use gas  
membrane such as Monarflex or similar

**Timber Ground Floor (If preferred to  
concrete)**  
47 x 150 (sec 3) (If span is no greater  
than 2.5 m)  
softwood joists at 400 c/c with  
herringbone strutting at mid span, 19  
mm T & G floor grade particle board  
EN 312-5) screwed to joists or 19mm  
TRG floorboards (BS 1297) 200 mm  
joists insulation to be provided between  
joists to be built into walls or attached to  
joist hangers. Ends of joists where built  
in to be treated.  
Provide oversite concrete on 1200 g  
visqueen. Provide 150mm between concrete  
and u.s. of joists.  
Airticks required to all sides of  
extension at  
900 c/c  
Sleeper walls to be honeycombed to  
allow ventilation

**U Values**  
The builder shall ensure that the  
following values are achieved:  
Pitched roof insulation 0.16w/m2k  
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Flat roof insulation 0.18w/m2k  
Airticker level 0.28w/m2k  
Walls 0.22 (with P a 09)  
Et. 1.6w/m2k  
Windows / doors  
All roof and wall insulation to be  
continuous.

**Foundations**  
All concrete to be grade C35  
Foundations to be 600mm x 225 mm  
deep. Placed 1000 mm below fig. O.R.  
directed by the Building Inspector.  
Where foundations cross drainage  
services the foundations to be taken  
down below the T.L. of the pipe. A  
concrete lintel to be placed over to  
bridge the pipe.  
Provide rocker pipes either side of the  
wall and a 50mm space between  
masonry and pipe with flexible seal.  
Any eccentric foundations to be 750 x  
450 thick reinforced with 2 layers B783  
mesh 50mm cover to all faces.  
It is assumed that the ground conditions  
facilitate the use of traditional strip  
foundations.  
The building Inspector to advise  
otherwise.

**Lintols**  
A structural steel beam is required as  
shown, calculations to be submitted to  
the L.A for approval 28 days prior to  
commencement.

**Doors / windows**  
All other openings to have "Carnite"  
lintels  
Size and type as agreed with the  
Building Inspector.  
End bearing for all lintols to be 150  
mm. Ends to sit on dpc to external store's  
skin.

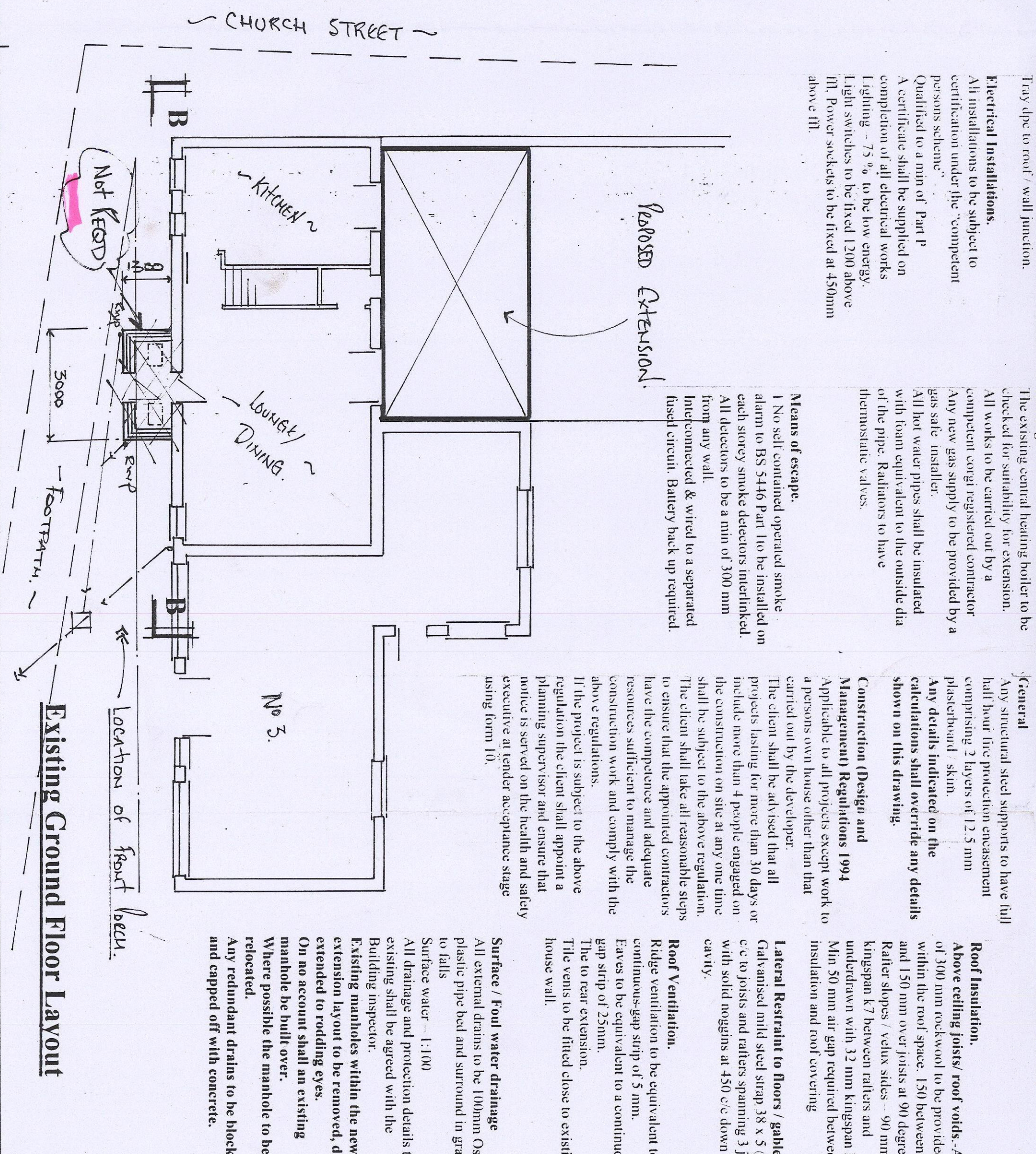
**Roof design (Trusses) porch**  
The roof shall be of timber construction  
all as per supplier's calculations.  
Calculations to be supplied to building  
control for approval a min of 28 days  
prior to commencement on site.  
Trusses to be at 600 mm c/c  
Fixing of roof timbers to vertical walls  
to  
6 x 2 timber wall plate fixed to wall by  
m12 at 600 c/c  
Wall plate to be localised to truss  
locations and parapet wall plate  
or to horizontal wall plate  
Valleys or connection of roof to walls to  
have  
5 lb lead flashing.  
Roof shall ensure a continued air flow.  
Soffits shall be fitted with vents of a 25  
mm gap with bird mesh.  
Ridge vents shall be fitted where  
necessary and as directed by the  
Building Inspector.  
On 12 mm plywood  
Rafters at 50 x 230 at 600 c/c secured to  
vertical wall plate at ridge and  
100 x 65 wall plates secured to  
brickwork with galv steel straps @ 1800  
c/c

**Roof design (Traditional) Single  
storey**  
Fitted covering laid in accordance with  
the suppliers instructions.  
Suitable for pitch to match existing on 50  
x 25 battens - 4 bays of 1 way fully  
breachable felt.  
On 12 mm plywood  
Rafters at 50 x 230 at 600 c/c secured to  
vertical wall plate at ridge and  
100 x 65 wall plates secured to  
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c/c

**Plumbing and Drainage**  
Hepworth or similar 112mm UPVC  
gutters, brackets and fittings down pipe  
to be 75 mm dia.

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**Roof insulation**  
Above ceiling joists / roof voids - A min  
of 300 mm rockwool to be provided  
within the roof space. 150 between joists  
and 150mm over joists at 90 degree.  
Rafters slopes / Velux sides - 90 mm  
Kingspan K7 between rafters and  
underside with 32 mm Kingspan K 18  
Min 50 mm air gap required between  
insulation and roof covering

**Roof Restraint to floors / gable roof**  
Advanced mild steel strap 38 x 5 @ 2m  
c/c to joists and rafters spanning 3 joists  
with solid noggins at 500 c/c @ 60mm  
cavity.

**Roof Ventilation**  
Ridge ventilation to be equivalent to a  
continuous gap strip of 5 mm.  
Faces to be equivalent to a continuous  
gap strip of 25mm.  
The to rear extension.  
If the project is subject to the above  
regulation the client shall provide a  
planning approval and ensure that  
notice is served on the health and safety  
executive at tender acceptance stage  
using form 10.

**Surface / Foot water drainage**  
All external drains to be 100mm Omega  
plastic pipe bed and surround in gravel  
to falls  
Surface water - (1:100)  
All drainage and protection details to  
existing shall be agreed with the  
Building Inspector.  
Existing manholes within the new  
extension layout to be removed, drains  
extended to existing eyes.  
On no account shall an existing  
manhole be built over.  
Where possible the manhole to be  
relocated.  
Any redundant drains to be blocked  
and capped off with concrete.

**Means of escape**  
1 No self contained operated smoke  
alarm to BS 5446 Part 1 to be installed on  
each storey, smoke detectors interlinked.  
All detectors to be a min of 300 mm  
from any wall.  
Interconnected & wired to a separated  
final circuit. Battery back up required.

**General**  
Any structural steel supports to have full  
half hour fire protection encasement  
comprising 2 layers of 12.5 mm  
phosphorated skin.  
Any details indicated on the  
calculations shall override any details  
shown on this drawing.

**Construction (Design and  
Management) Regulations 1994**  
Applicable to all projects except work to  
a persons own house other than that  
carried out by the occupier.  
The client shall be advised that all  
projects lasting for more than 30 days or  
include more than 4 people engaged on  
the construction on site at any one time  
shall be subject to the above regulation.  
The client shall take all reasonable steps  
to ensure that the appointed contractors  
have the competence and adequate  
resources sufficient to manage the  
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Scale

Date

Dwg. No. JRH / 01

Drawn By

Checked By

Approved By

General Arrangement

Construction of Single Storey  
Rear Extension + Front Porch

Job Title

Client

Mr and Mrs Harrison

15 NOV 2016