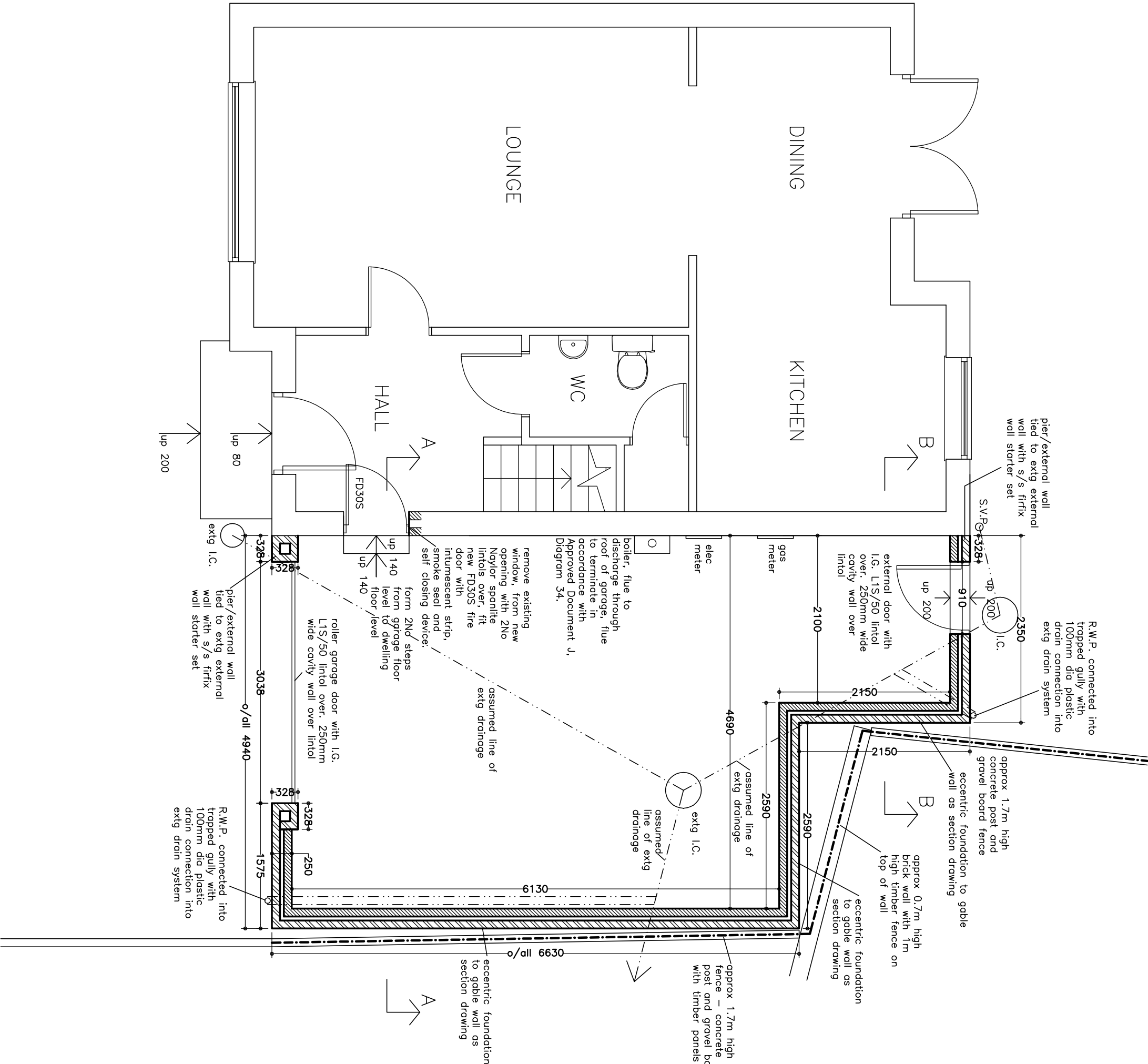




NEW PITCHED ROOF (TRUSSED RAFTERS)
NEW ROOF CONSTRUCTIONS OVER
EXTENSIONS TO BE AT APPROX. 12.5
DEGREE PITCH. PREFABRICATED TIMBER
TRUSSES AT 600 mm CRS. WITH 100 X
25mm SW BRACING, ALL DESIGN AND
CALCULATIONS TO BE BY MANUFACTURER IN
ACCORDANCE WITH BS5268 PART 3.
BEARING ON 100 X 75mm SW WALLPLATES
FIXED TO BLOCK INNER LEAF WITH
1000x30x5mm THICK GALVANISED MS
STRAPS AT 500mm FROM CORNERS AND AT
1.8M CRS. ROOF STRUCTURE AT GABLE
ENDS TO BE STRAPPED AT 2M CENTRES
OVER BOTTOM MEMBERS OF TRUSSES AND
2M CENTRES UNDER RAFTER MEMBERS.
STRAPS TO BE BUILT IN AND SPAN THREE
GABLE WALL AND FIRST TRUSS AND NOGIN
BETWEEN TRUSSES. ROOF TO HAVE
REDLAND REGENT CONCRETE INTERLOCKING
TILE FINISH (THROUGH COLOURED TILE WITH
MIN 100mm HEADLAP) COLOUR TO MATCH
EXISTING ON 50 X 25mm TREATED
SOFTWOOD BATTENS ALL INSTALLED TO
MANUFACTURERS INSTRUCTIONS ON
BREATHABLE UNDERLAY (I.E. TYVEK OR
KINGSPAN NILVENT) TO MANUFACTURERS
INSTRUCTIONS. ALL LEAD WORK TO BE
CODE 5. SOAKERS, FLASHINGS ETC. TO BE
INSTALLED TO GOOD PRACTICE. NO
COMBUSTIBLE MATERIALS TO BE USED
WITHIN 25mm OF FLUE PIPES.

RAINWATER GOODS
NEW GUTTERS TO BE 100mm DIA. HALF
ROUND GUTTERS AND 75mm DIA.
RAINWATER PIPES AND TO DISCHARGE TO
EXISTING DRAINAGE SYSTEM VIA TRAPPED
GULLIES (SUBSOIL MATERIAL IS KNOWN TO
BE CLAY).
BELOW GROUND DRAINAGE
-ALL NEW UNDERGROUND DRAINAGE TO BE
HEPWORTH "SUPERSLEEVE" VIRRIPIED CLAY
PIPEWORK AND FITTINGS WITH PUSH-FIT
"POLYPROPYLENE" FLEXIBLE COUPLINGS.
-DRAINS TO BE LAID TO MINIMUM FALLS OF
1:40 AND CONNECTED INTO MAINS DRAINAGE
SYSTEM. GENERALLY DRAINS TO BE LAID
ON 150mm PEA SHINGLE BED AND
SURROUND.
-WHERE DRAINS PASS UNDERNEATH
BUILDING AND HAVE LESS THAN 300mm
COVER DRAIN TO BE SURROUNDED WITH
150mm CONCRETE WITH 13mm
COMPRESSIBLE BOARD MOVEMENT JOINTS @
MAX 5.0M CRS. DRAINS UNDERNEATH
BUILDING WITH MORE THAN 300mm TO BE
SURROUNDED WITH 100mm GRANULAR FILL.
-DRAINS PASSING THROUGH CONCRETE
FOUNDATIONS TO BE SLEEVED TO PROVIDE
50mm CLEARANCE ALL ROUND WITH A
FLEXIBLE JOINT IN PIPE BOTH SIDES.
-CONCRETE LINTELS TO BE PROVIDED
WHERE DRAINS PASS THROUGH EXTERNAL
WALLS TO FORM OPENING TO PROVIDE
50mm CLEARANCE ALL ROUND. OPENING TO
BE MASKED BOTH SIDES WITH RIGID SHEET
MATERIAL AND A FLEXIBLE JOINT TO BE
PROVIDED IN PIPE BOTH SIDES OF WALL.

GLAZING
EXTERNAL DOOR TO BE UPVC.
SAFETY GLASS TO BE INCORPORATED TO
DOOR (IF DOOR IS TO BE GLAZED).
DOORS MARKED AS FD30S ON PLAN TO BE
FD30 FIRE DOOR WITH INTUMESCENT STRIPS
WITH INTEGRAL SMOKE SEAL TO SIDES AND
HEAD OF DOOR FRAME AND TO HAVE SELF
CLOSING DEVICE. ENSURE CORRECT
IRONMONGERY IS FITTED TO SUIT FD30 AND
THAT INTUMESCENT STRIPS ARE NOT PAINTED
OVER.

FOUNDATIONS
-ALL NEW FOUNDATIONS TO EXTERNAL WALLS TO
BE CONCRETE STRIPS MIN. 600mm WIDE x
225mm THICK WITH 2No LAYERS A252 MESH TOP
AND BOTTOM SUBJECT TO MIN. 50mm COVER TO
STEEL (IF REQUIRED), SUBJECT TO BUILDING
SURVEYORS APPROVAL. ECCENTRIC FOUNDATION
TO GABLE WALL AS DRAWINGS.
-ALL FOUNDATIONS TAKEN DOWN TO AN
APPROVED DEPTH REQUIRED BY THE BUILDING
SURVEYOR. SUBJECT TO A MIN. OF 450mm
FROST COVER AND MIN. 1m DEEP IN CLAY
SUB-STRATA
-DEPTH OF EXCAVATION TO BE LOWER THAN
INVERT LEVEL OF ANY ADJACENT DRAINAGE
-WHERE FOUNDATIONS ARE TO BE STEPPED, THE
OVERLAP SHOULD BE TWICE THE HEIGHT OF THE
STEP OR THE THICKNESS OF THE FOUNDATION OR
300mm, WHICHEVER IS THE GREATER.

GARAGE FLOOR CONSTRUCTION
125mm POWER FLOATED CONCRETE WITH 1
LAYER A252 MESH WITH MIN 40mm COVER, ON
100mm KINGSPAN INSULATION BOARD, ON
VISQUEEN 2000 DPM ON 150mm SAND BLUNDED
CLEAN, DRY HARDCORE.

CAVITY WALL CONSTRUCTION
-BRICKWORK MORTAR TO BE AS RECOMMENDED
BY BRE DIGEST 127, 176 AND BSI DOCUMENT
DD93.
-BLOCKWORK MORTAR TO BE IN ACCORDANCE
WITH BS 5628.
-ALL RETURNS ON NEW CAVITY WALLS TO BE
MIN. 665mm MEASURED EXTERNALLY
-ALL NEW LINTELS OVER OPENINGS IN NEW
CAVITY WALL TO BE INSULATED I.G. L1 S/50 WITH
MIN 150mm END BEARING(UNLESS INDICATED
OTHERWISE) WITH CAVITY TRAY OVER AS DPC
NOTES

BRICKWORK CAVITY WALL CONSTRUCTION
-102.5mm FACING BRICKWORK OUTER SKIN TO
MATCH EXISTING AND TO BE TOOTHED AND
BONDED TO EXISTING EXCEPT WHERE INDICATED
OTHERWISE
-50mm WIDE CAVITY WITH:
-100mm PLASMOR FIBOLITE 850kg/m³,
0.25W/m²K, 3.6N/mm² BLOCK INNER SKIN LAID
IN CEMENT:SAND MORTAR MIX 1:5.

BRICKWORK EXTERNAL WALLS BELOW D.P.C.
-EXTERNAL SKIN 102.5mm CLASS B SEMI
ENGINEERING BRICKWORK TO BS3921:1985 AND
BS4729:1971 FROM D.P.C. LEVEL TO MINIMUM 2
NO. COURSES BELOW EXTERNAL GROUND LEVEL.
-REMAINING WALL TO BE 100mm THICK
THERMALITE CONCRETE BLOCKWORK FOR USE
BELOW GROUND LEVEL ALL BEDDED IN GAUGED
MORTAR.
-WEAK MIX CONCRETE FILL TO CAVITY TO 225mm
LOWER THAN DPC

WALL TIES - 50mm WIDE CAVITY
-CANING STAINLESS STEEL WALL TIES SUITABLE
FOR 50mm NOMINAL CAVITY WIDTH
-TIES SPACED AT 900mm CRS HORIZONTALLY
AND 450mm CRS VERTICALLY SPACED
CHEQUERWISE.
-DOUBLE NUMBER OF WALL TIES AROUND
OPENINGS TO 225mm CRS VERTICALLY.
DAMP PROOF COURSES
DAMP PROOF COURSES TO BE RUBEROID
BUILDING PRODUCTS LIMITED. "HYLOAD" PITCH
POLYMER CONTINUOUS DAMP PROOF COURSE TO
BS 743 AT A MINIMUM HEIGHT OF 150MM
ABOVE GROUND LEVEL TO ALL EXTERNAL AND
LOAD BEARING WALLS.
-CAVITY TRAY D.P.C.'S OVER LINTELS/ UNDER
PARAPET WALLS TO PROTECT INNER LEAF FROM
MOISTURE PENETRATION ETC. TO EXTEND 150MM
PAST END OF LINTELS AT EACH END BE
PROVIDED WITH STOP END CLOAK. NOTE: WEEP
HOLES IN EXTERNAL BRICKWORK LEAF TO BE
PROVIDED AT 450MM CENTRES OVER CAVITY
TRAY COMPRISING RYTON SLIM VENT INSERTED
INTO OPEN PERPENDS.
PROVIDE RADON GAS BARRIER MEMBRANE AT
GROUND FLOOR/EXTERNAL WALL JUNCTION