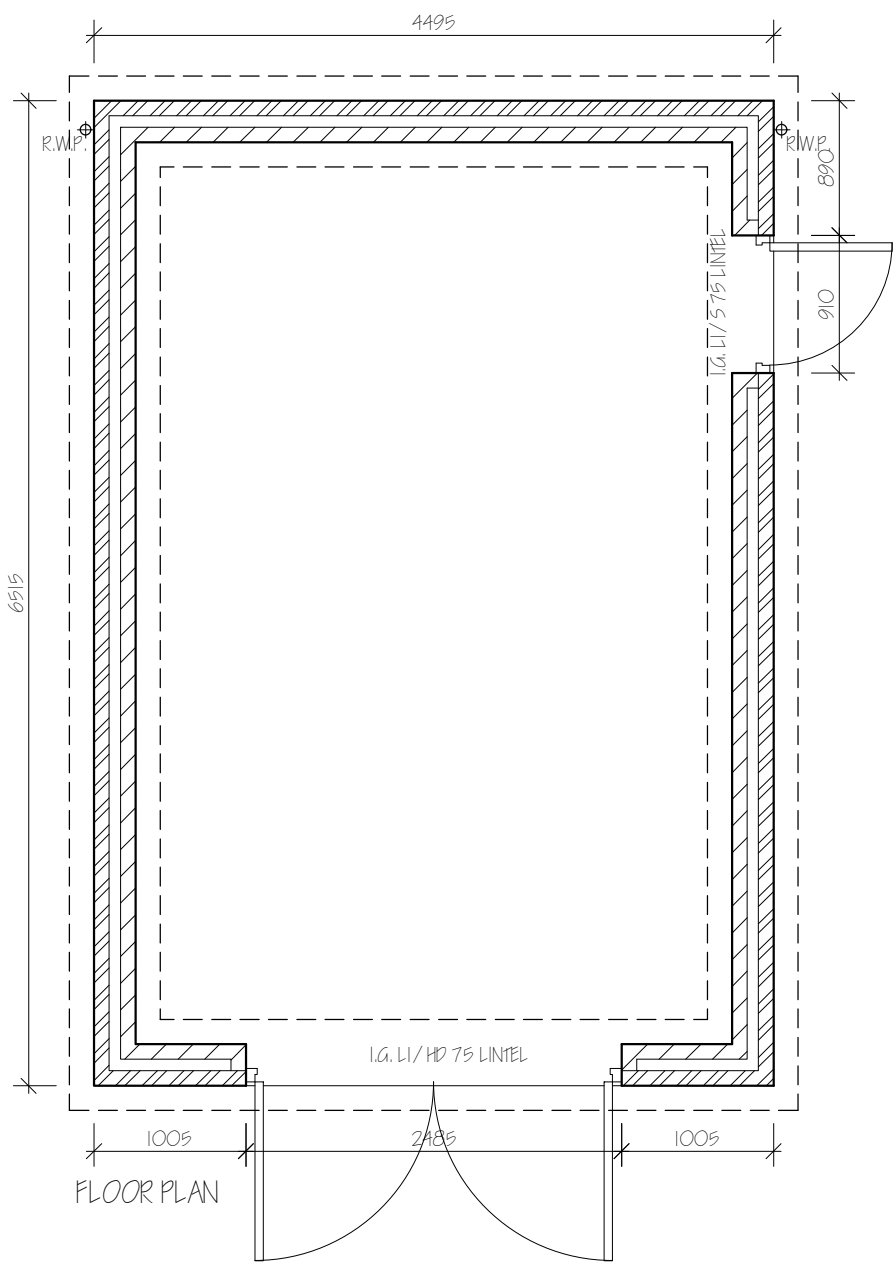
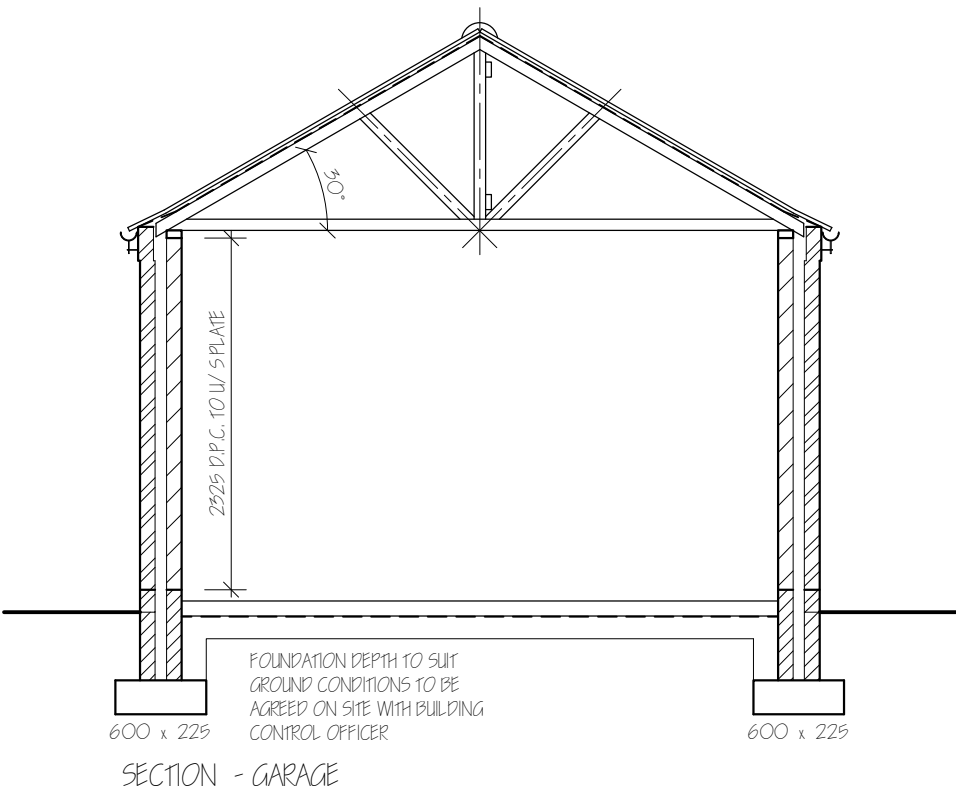




PITCHED ROOF CONSTRUCTION.
"Sandtoft Calderdale Slate" Concrete interlocking tiles to BS EN 490-2011. Laid in accordance with BS 5534:2014 on 25 x 38 softwood treated battens on tupek® supro BBA certificate: 08/4548 or similar over rafter unsupported breather membrane fitted in full accordance with manufacturers instructions in all cases to be lapped by 150mm vertically and 300mm horizontally. Slates to be laid with min. head lap of 110mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in BS 56399, Pt 2. Twinplate specialist made prefabricated roof trusses to comply with BS 5268 part 3:1988.
TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 44 deg. 38 x 100 ridge node binder. 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 2.5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement continuous air gap and fly proof screen: All structural timber to be min. SC3 grade, stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS 4978.

SURFACE WATER DRAINAGE.
112mm dia. half round rainwater gutters to 68mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

WALLING.
275 cavity walling to consist of face brickwork to BS 3921:1974 for clay bricks and BS 187:1978 for calcium silicate bricks: 75mm cavity: Build into cavity 75mm isover Hi Cav 32 (Thermal Conductivity 0.33W/mK) or similar cavity wall batt insulation in accord. with makers instructions and agreement cert' No.90/2465. 100mm Tarmac Toplite G11. 2.9 N/mm2 (Thermal Conductivity 0.11W/mK) or similar solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to BS EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt 1, 1973. Movement joints to be installed in blockwork in accordance with BS 5628 pt. 3:1985.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows:
100mm concrete over site: Concrete mix GEN1 in non aggressive soils and FND2 mix in sulphate bearing soils to BS 5328: pt1 1991 on 1200g polythene D.P.M. lapped continuous with D.P.C. by min.100mm All on 150mm blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete all GEN3 mix to BS 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with N.H.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to BS 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/575 and L1/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: All to be underlined with 12.5mm fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

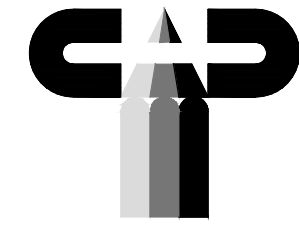
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations on independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

revision	date	init.	revision details.



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Client.

MR & MRS D SHORTLAND

Project.

PROPOSED EXTENSION AND ALTERATION
65 LITTLE LONDON
LONG SUTTON
LINGS
PE12 9LE

Drawing.

PROPOSED GARAGE

Scale	1:100 1:50 @ A2	Drawing No.	1723-03
Date.	JAN. '18	Drawn.	J.C.