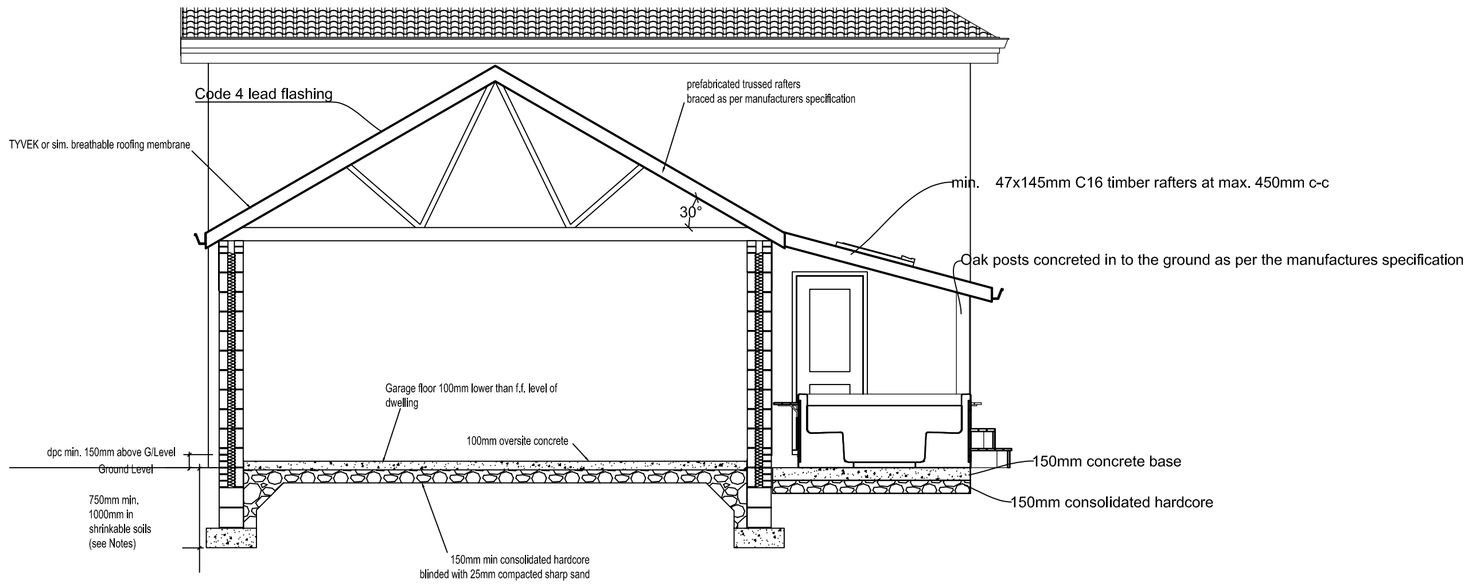
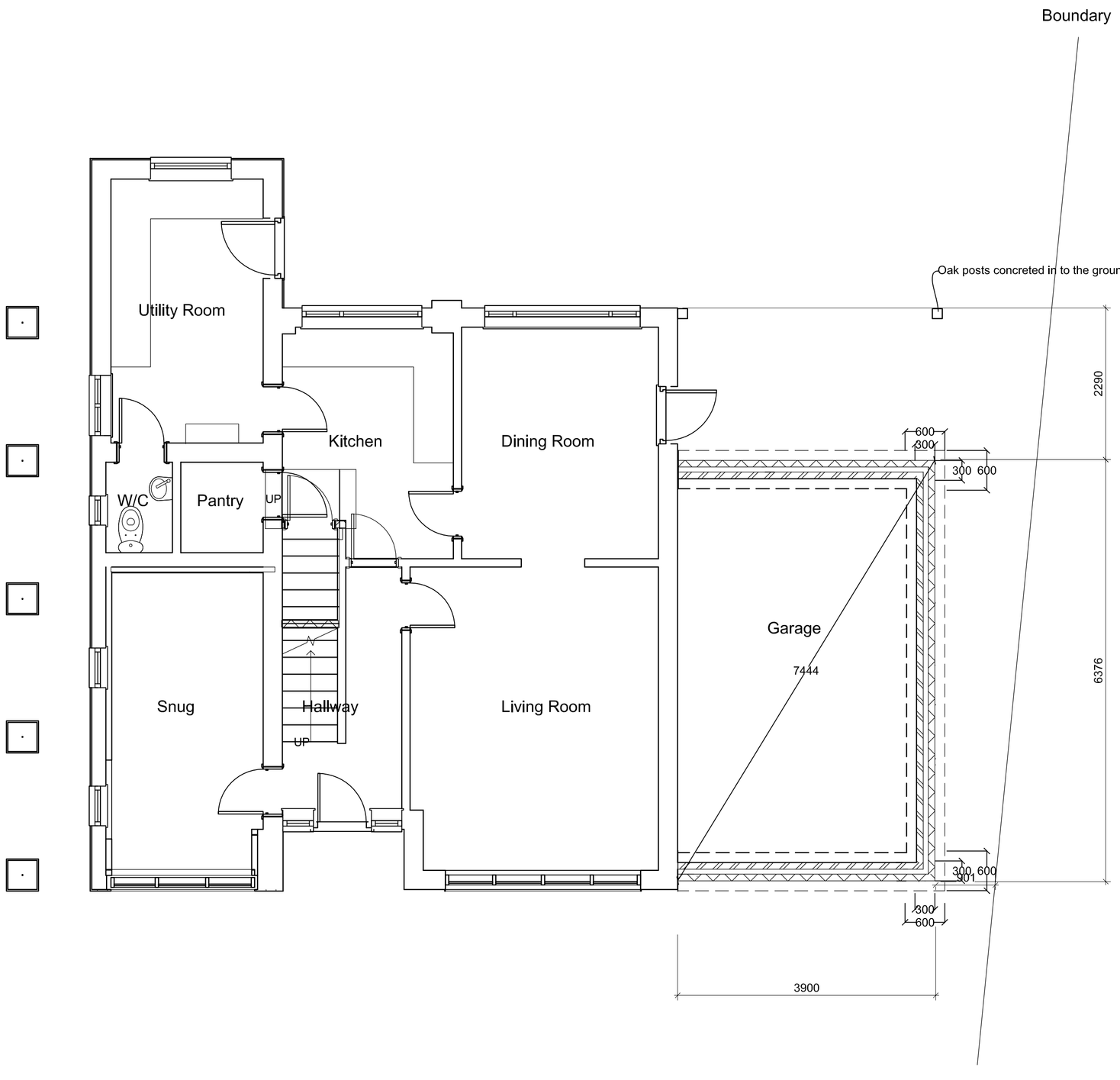




HEALTH & SAFETY
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with and complies with Health & Safety for Building Sites and Work Places.
For further information visit www.admhealthandsafety.co.uk

PREPARATION OF SITE
Builder/contractor to strip off all turf, top soil, vegetable matter, ex. buildings/paths/etc. from the new building area and establish there is no made up ground or wide variations in the type of subsoil within the loadings area and no weaker strata exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure.
Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building/ground covered by the building should be drained by an effective means. Any subsoil drain cut/damaged during excavation should be re-routed or run to another outfall, if it has to run through the building, it is to be relaid in pipes with sealed joints and have access points outside the building.
Ensure no contaminants are present where the ground/foundations are covered by the proposed, if any found consult with L.A. Building Control before carrying on with works.

FOUNDATIONS
(300mm cavity walls)
600mm wide x 225mm deep concrete strip foundations, Gen 3 mix (assuming ground bearing capacity is 80kN/M2, no subsoil investigation undertaken at this stage). Any deviation found during excavation to be reported prior to commencement of any other works.
All foundations taken down to suitable load bearing strata,(for extensions usually to same depth as host building). If any non-load bearing, soft spots, made up ground or differing ground conditions are found, L.A. Building Control must be informed before any concrete is laid, ensuring if required the advice from a Structural Engineer can be obtained.
All the above is subject to L.A. Building Control inspection & approval.
If trees are within close proximity to proposed foundations refer to NHBC Standards Chapter 4.2 Building near trees as foundation depth will be subject to localised trees & bushes.

CAVITY WALLS
new cavity walls, comprising of 100mm rendered blockwork, 100mm cavity filled with 100mm Dritherm 32 insulation installed to manufacturers instructions, insulation should commence at same level as floor insulation & butted up to roof insulation without any gaps, ensuring batts have staggered joints. 100mm aircrete or sim. approved 3.5N/mm² aerated PFA or concrete block to achieve 'U' value of 0.28w/M²K.
Blockwork to be rendered & skimmed to B.S.5492: Internal plastering, or, 12.5mm Gyproc plasterboard on adhesive dabs, fitted to manufacturers spec. & skimmed. Type of plastering technique employed as with all paint finishing to be clients choice.
Softwood skirting board/architrave to all internal walls, type i.e. Ogee, chamfered etc. to be to clients choice.
Lean mix cavity to min. 225mm below DPC. All mortar mixes/movement joints as recommended by the brick/block manufacturer & in accordance with B.S.5628:part 3 & relevent codes of practice.
Stainless steel or sim. approved wallties installed to comply with B.S.5268, @ 900 ctrs. horizontally & 450 ctrs. vertically, staggered and @ 300 ctrs. as near to door/window reveals as possible.
Install insulated cavity closures to jambs & cills (DAMCOR or sim. approved).
Class 'A' concrete or sim. approved blocks below ground level, any brickworkk below ground level to be F.L. quality to B.S.3921.
Any drains passing through walls to have a pre-stressed concrete lintel over with min. 50mm gap around the pipework filled with compressible material & masked on both sides of wall with rigid material in order to prevent the infestation of rodents. Any drains under proposed to be of continuous length with no joints under the floor. Ideally route all F.W. pipework around proposed if gradients can be achieved.
DPC's & DPM's to be lapped & continuous, if Expamet or sim. approved wall starters are to be installed they must be fitted to manufacturers instructions.

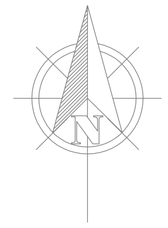
EXTERNAL LINTELS TO DOORS & WINDOWS
All lintels to brick/blockwork openings to be Catnic,Birtley or I.G. messrs. or sim. approved to BSEN 10142 1991 for galv. steel.
all installed to manufacturers instructions with min. bearing 150mm.
Lintels to cavity walls to be insulated & installed with a flexible dpc in accordance with B.S.5628 & NHBC requirements, extended to the front edge, 50mm - 150mm beyond the end of the lintel forming end stops into perpendicular joints of masonry. Weepholes to be provided @ 450 ctrs, min. 2N°.
Masonry should not over hang any lintel flange by 25mm max. Toe of lintel must project beyond the window/door frame & a flexible seal must be provided between underside of lintel flange & frame to avoid moisture penetration.
A cavity tray is not required where a lintel is protected by an eaves overhang.
All lintels exposed internally to have 12.5mm fireline board & skim or 13mm min. lightweight plaster & skim offering 30 mins. fire resistance.
All lintel lengths to be checked on site prior to ordering

ROOF CONSTRUCTION
Concrete interlocking tiles i.e Sandtoft, Lafarge or sim. approved to suit roof pitches shown on drawing, min headlap 75mm installed to manufacturers instructions, All roofing tiles & accessories to be installed to B.S.5534: part1:1997, code of practise for slating & tiling, All valleys to be pre-formed GRP or sim. approved installed to manufacturers instructions, with all tiles to valleys cut straight to valley and bedded at verges. Provide undercloaking nailed to rafter, & weather pointed tile over.
All lead work to be code 4 lead stepped flashings/soakers pointed into mortar joints of walls, mortar joints to be min. 150mm up wall with cavity protected by cavity trays over flashing/soakers.
Softwood treated tiling battens to annex E of B.S.5534 part1 1997 (check with tile manufacturers spec for battern size prior to ordering)

ROOF VENTILATION
to be provided by Tyvek or sim. approved breathable underslating/tiling felt laid strictly in accordance with manufaturers instructions, OR,
continuous 10mm slotted soffit vent strip with mesh infill & rolled formed eaves vents between rafters to provide 50mm clear airgap, OR,
over fascia ventilation system, high density black polypropylene 10mm strip ventilators, universal spacer tray, underlay support tray & bird comb filler to suit tile.
All above to comply with Approved Document C & B.S.5250:2002.

ROOF STRUCTURE
to be open plan trussed rafters (as shown on Section Details) to take above mentioned tiles to B.S.5268 part 3 1985, manufacturers (Walker Nene Truss Company (01945 582215) or sim. approved) truss calc's to be submitted to L.A. Building Control min. 28 days prior to installation.
Trusses to be @ min. 400mm ctrs. fixed to wallplate with truss clips & any other fixing's instructed by manufacturer, see manufacturers details regarding internal water tank & additional support members.
Stability bracing (wind bracing) to be min. 22mm x 100mm free of defects fixed with galvernised 65mm x 3.5mm nails (2No per fixing)
50mm x 100mm Wall plate to be bedded (min. 10mm mortar bed joint) on internal skin of cavity wall, strapped @ max.2m ctrs. galv. 30mm x 5mm x 1m metal anchor straps screwed to blockwork & nailed/screwed to wall plate.
At gable end install 30mm x 5mm x 1m galv. straps @ max 2m ctrs. over min. 3 No trusses with solid noggins between, built into inner skin of cavity wall
All roof work to be in accordance with Approved Document A, B.S.5534, B.S.5290 .

SURFACE WATER DRAINAGE TO CONNECT TO EXISTING IF THIS IS NOT POSSIBLE FOLLOWING DETAILS APPLY:
Installed to Approved Document H gutters & RWP. to be Marley or sim. approved to match existing, to be min. 68mm dia. or sq. as required. Rain water pipes to connect into reducer connected to 100mm dia. UPVC underground pipework with flexible joints to min. 1:80 gradient. Trench to be as narrow as practicable, bedded onmin. 100mm layer of peagravel (10mm down), which has a compaction factor less than 0.3. Backfill with same material to min. crown of pipe, all compaction should be done by hand until a coverage of min. 300mm has been achieved, therafter compaction can be done with a mechanical compactor.
All surface water to be taken to soakaway min. 5m from nearest habitable part of building, construction of soakaway to be min. 1M3 loose brick filled to 300mm of ground level, with polythene cover & topsoil over.
Soakaway is subject to appropriate percolation test being undertaken in order to ensure permability of soil. Percolation test should be done stictly in accordance with Approved Document H2, para.1.34 to 1.38
Surface water outlets shall be designed ro BRE Digest 365 Soakaway Design or CIRIA report 156





VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

Rev	Description	Date

RICHARDS
DESIGN AND BUILD LIMITED
RUALEN, MILL GREEN ROAD,
PINCHBECK. SPALDING PE11 3PU
01775 722083

PROJECT
Proposed Garage

CLIENT
Mr and Mrs Perks
Dunsmere, Daniels Gate,
Long Sutton, Spalding
PE12 9DT

DRAWING
Proposed Foundation Plan
Proposed Section

DRAWING NUMBER:	DATE:
RDB/19/1131/03 PG	Jan 2020
DRAWN BY:	SCALE (@ A1):
RW	As indicated

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