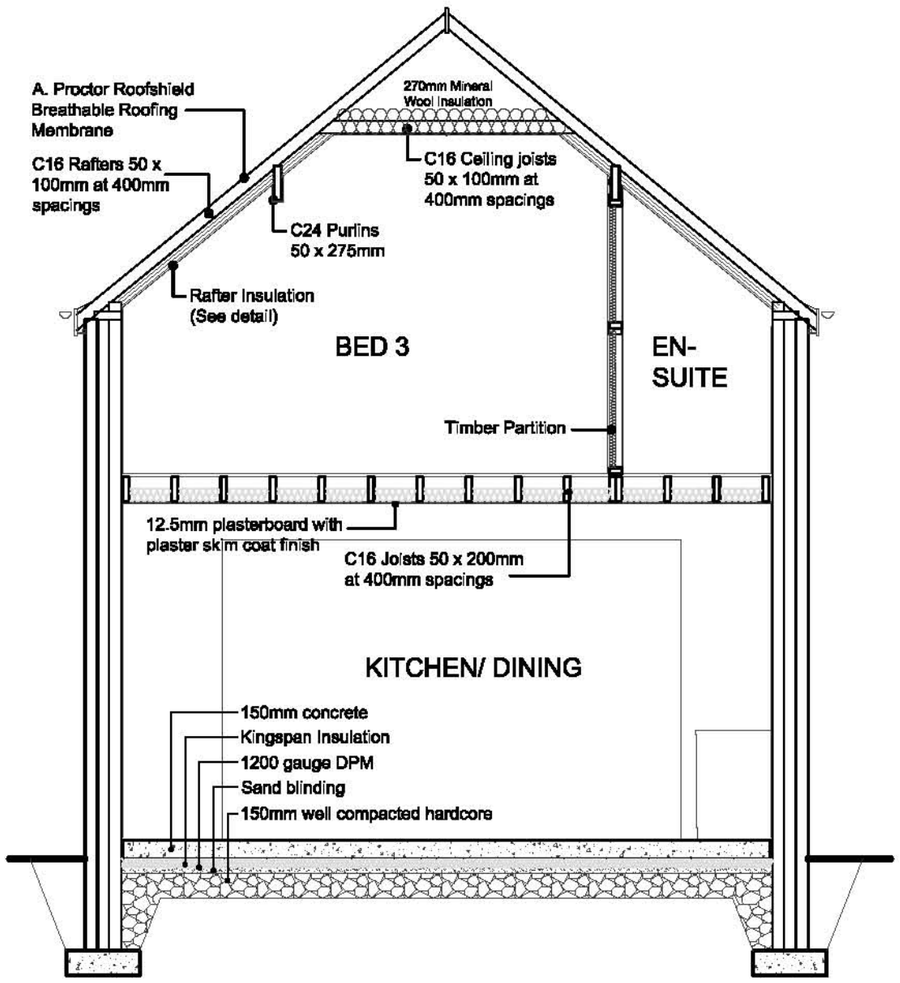
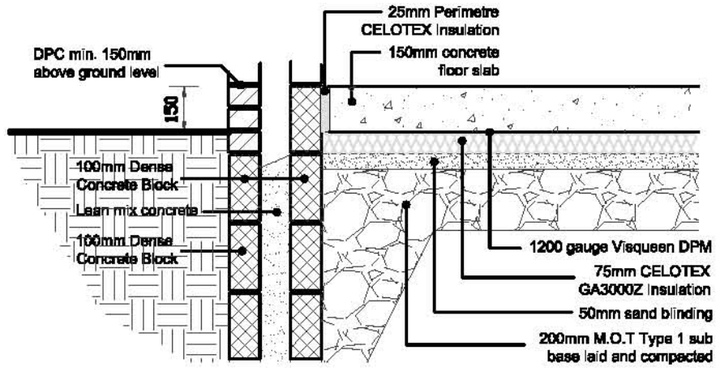
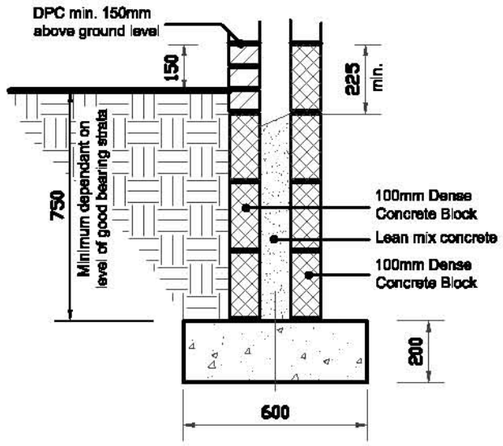




TYPICAL FOUNDATION DETAIL
(Block cavity wall below ground)



TYPICAL STRIP FOUNDATION DETAIL
(Block cavity wall below ground)

GENERAL NOTES - FOUNDATIONS

The depth of foundations should be such as to give a clean, firm and adequate bearing for the design loads. Trench fill foundations greater than 2.5m in depth must be designed by an Engineer. To avoid damage from frost action, the depth of foundation in frost susceptible ground should be at least 450mm below ground level. Walls should be located centrally on the foundation, unless specifically designed otherwise. Strip foundation thickness should be a minimum of 150mm and no more than 500mm

FOUNDATION (See Cross Section)

The concrete foundations shall be 600mm wide x 200mm thick minimum size for cavity walls and 500 x 200mm min. for 100mm thick load bearing partitions. The concrete is to be 1:3:6 mix and 40mm aggregate or ready mixed concrete to mix GEN1. All foundations are to be taken down to good bearing strata to the satisfaction of the Local Authority Building Inspector. Generally foundations are to be taken down a minimum depth of 1000-1250mm from ground level.

Existing ground is to be layered with an average thickness of 150mm well compacted hardcore and surfaced with an adequate layer of sand blinding to protect the damp proof membrane. DPM to be Visqueen 1200 gauge laid with edges lapped not less than 300mm and turned up the perimeter walls and tucked under the DPC to provide a complete water proof membrane. 75mm of KINGSPAN insulation (or similar) is to be laid directly onto the DPM, off cuts of the insulation are to be placed around the perimeter of the external walls. 150mm C35 concrete floor slab is to be laid over the insulation and finished with a 50mm of cement and sand screed (1:3). The Screed is to be floated smooth and finished flush with the existing floor level, unless otherwise stated.

SOLID CONCRETE GROUND FLOOR (See Cross Section)

Existing ground is to be layered with an average thickness of 150mm well compacted hardcore and surfaced with an adequate layer of sand blinding to protect the damp proof membrane. DPM to be Visqueen 1200 gauge laid with edges lapped not less than 300mm and turned up the perimeter walls and tucked under the DPC to provide a complete water proof membrane. 75mm of KINGSPAN insulation (or similar) is to be laid directly onto the DPM, off cuts of the insulation are to be placed around the perimeter of the external walls. 150mm C35 concrete floor slab is to be laid over the insulation and finished with a 50mm of cement and sand screed (1:3). The Screed is to be floated smooth and finished flush with the existing floor level, unless otherwise stated.

EXTERNAL CAVITY WALLS (See Cross Section)

The external walls are to have a minimum 'U' value of 0.30 W/m3 and comprise: brickwork to match existing (or thermal blocks and render if applicable), with 90mm DRITHERM full fill cavity wall insulation. Walls tied with austenitic stainless steel ties complying with BS 1243:1972 spaced at 900mm centers horizontally (max) and 450mm vertically and additional ties at openings and at inner leaf of 100mm Thermalite 'Turbo' blocks. The internal finish is to be 13mm plaster or 12.5mm plasterboard on dabs, either with a plaster skim finish (to be confirmed by Client). The heads of all cavity walls are to be closed. Where cutting and toothing is not possible, 'Furfix' stainless steel connections shall be used. Returns around door and window openings shall be closed with an insulated cavity closer or blockwork. All window and external door openings are to be supported with insulated CATNIC lintels, to suit cavity, load and opening size. Provide open perpends at 300mm centres, min. 2 No. per opening. Cavities are to be kept free from debris and necessary preventative methods are to be employed. The cavity is to be filled with a lean mix of concrete up to a level of 225mm below the DPC. The Damp proof course (DPC) is to be a minimum of 150mm above adjoining ground level.

ROOF

All roof pitches shown on the drawing are assessed pitches based upon photographic records taken from ground level and are therefore only indicative of likely pitch (angle of slope). The correct pitch must be calculated from dimensions taken on site.

The roof is to be traditional rafters sat over 100 x 75mm softwood timber wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm mild steel straps at 1.2m centres (1.0m long). Straps are to be bent at right angle to give a min. 75mm fixing to the top of the wall plate. The roof is to be covered with slates or roof tiles with matching ridge tiles (all to match existing style and colour). The roof tile are to be fixed to 38 x 25mm preservative treated softwood battens. The roofing felt (A.Proctor Roofshield breathable membrane) shall be fixed to the softwood rafters with 2 No. galvanised nails size 20mm into each rafter. The felt is to have 150mm headlaps, and is to lap 50mm into the gutter. Mortar used on the ridge and verge shall match the colour of the tile, if applicable.

The ceilings are to be fitted with 12.5mm foil backed plasterboard, taped and plaster skimmed. Provide 50 x 38mm noggins to provide support at joints, edges and light fittings. Lay 270mm glasswool insulation over plasterboard and skim ceiling inside loft spaces (100mm between the joists and 170mm over).

Fascias and soffits are to be 25mm thick softwood or Swish uPVC boards fitted in accordance with manufacturers instruction and recommendations. At all roof abutments e.g. porches, conservatories etc. stepped cavity trays with stop ends are to be provided and linked to Code 4 lead flashings and soakers (rise of 150mm above roof). All necessary soakers, flashings, aprons, and the like at all abutments sufficient to prevent water entering the building are to be installed. Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at max. 2m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking, to a minimum of 3 rafters.

DRAINAGE

New manholes will comprise 150mm concrete bed with benching to channels, 255mm class B engineering bricks in cement mortar 1:3 150mm reinforced concrete cover slab and mild steel cover. Alternatively, a 450mm diameter plastic inspection chamber on a 100mm thick concrete base and surrounded with 150mm of pea shingles for invert levels of 1000mm or less can be used. Drains shall be hepseal or hepsleeve flexible jointed 100mm clay pipes with 150 beds and surround laid in accordance with hepworth recommendations and to falls to comply with the Building Regulations (1:40). **Encase all drains under extension with 150mm concrete.** RC lintol to support opening for drains passing through walls, 50mm space to be provided all around pipe. Opening on both sides are to be masked with rigid sheet material to prevent entry of soil of vermin. Building Control Department to be notified of all works.

SCHEME DESIGNS

DRAWING ISSUE:
- [ ] DRAFT PROPOSALS
- [ ] PLANNING APPROVAL
- [x] BUILDING REGULATIONS
- [ ] TENDERING
- [ ] CONSTRUCTION

Drawing No. 0163/003	Client: Mr. IRFAN PATEL, 9 GREENHEAD AVENUE , BLACKBURN	Scale: See DWG
Drawn By: E.K.	Project: PROPOSED TWO STOREY REAR EXTENSION & DORMERS	Revision:
Checked By: E.K.	Drawing Title: PROPOSED SECTION & TYPICAL DETAILS	Date: 05/03/2008

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