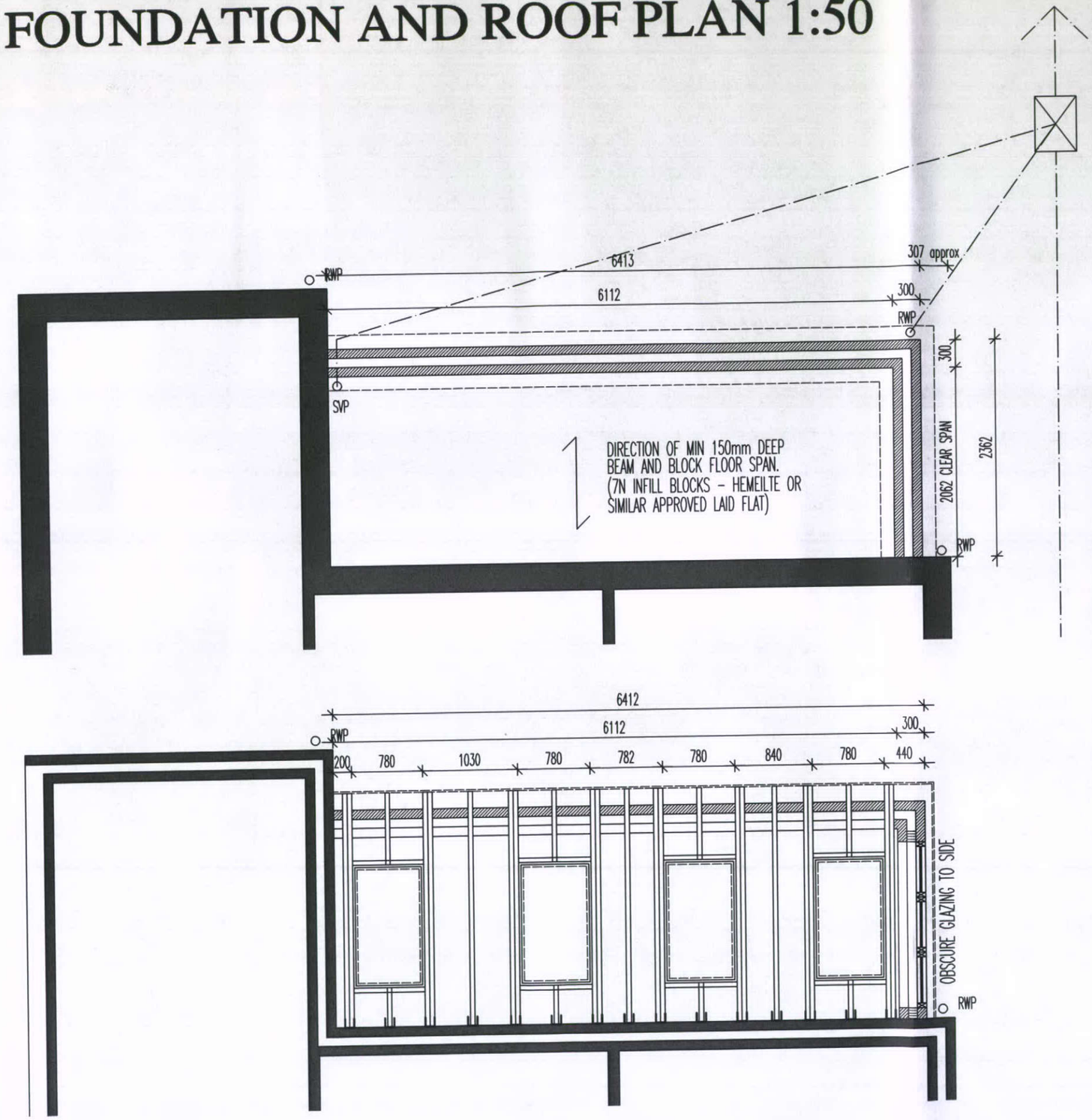
FOUNDATION AND ROOF PLAN 1:50



FOOTINGS TO NEW EXTERNAL WALL 600x300mm MIN THICK. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS. - MIN 1000mm. AGREE ALL DETAILS FOLLOWING FURTHER SITE INVESTIGATION.

ASTOS DPC OR EQUAL TO MIN 150mm ABOVE F.G.L. WITH DPM UNDER GROUND FLOOR. CAVITIES FILLED WITH WEAK MIX CONC. FILL TO 225mm OF F.G.L.
THE DPM IS TO CROSS THE CAVITY AND LINKED WITH DPC. ALL JOINTS TAPED AND SEALED TO COMPLY WITH FULL RADON PROTECTION

GROUND FLOOR TO BE 100mm POWERFLOAT CONCRETE ON 100mm XTRATHERM XT INSULATION ON 300um 1200g DPM, 500g ISOLATING LAYER BETWEEN SCREED AND INSULATION SO AS TO PREVENT REACTION BETWEEN. MIN 150mm DEEP BEAM AND BLOCK FLOOR WITH 7N INFILL HEMELITE BLOCKS LAID FLAT, ALL BEAM DETAILS TO BE SUPPLIED PRIOR TO INSTALLATION. VOID TO BE VENTED BELOW WITH PERISCOPIC VENTS AT 1200mm ctrs. 25mm INSULATION MUST BE DRESSED UP TO SIDE OF CONC SCREED TO PREVENT COLD BRIDGING

NEW STRUCTURE TO BE TIED INTO EXISTING PROPERTY AT ALL JUNCTIONS AND ALL CAVITIES CONNECTED WHERE APPLICABLE. PROPRIETORY CLOSERS TO BE INCORPORATED WHERE NOT.
VERTICAL MOVEMENT JOINTS TO BE INCORPORATED IF DEEMED SO BY THE RELEVANT BUILDING INSPECTOR.

C24 GRADE 150x50 RAFTERS AT 450ctrs SAT ON 100x75 TIMBER WALLPLATE, BEDDED IN MORTAR. ALL TIES, RUNNERS AND DIAGONAL BRACING TO BE 100x25mm TWICE NAILED TO EACH RAFTER WITH 3.35x75nn LONG GALV WIRE.

LONGITUDINAL TIES OCCURING THROUGHOUT THE ROOF LENGTH OVER 3 No. MIN RAFTERS.

1450x150x30x5mm GALV MS RESTRAINT STRAPS AT MAX 2000mm CTRS. FIXED TO 3NO. TRUSSES AT RAFTER LEVEL.

ROOF TO BE RAFTERS AT 17.5° PITCH AT MAX 450 ctrs WITH 100mm CELOTEX BETWEEN RAFTERS & 40mm CELOTEX BELOW TO SLOPING SOFFIT AREA. ROOF COVERING TO BE PLAIN TILES TO MATCH EXISTING WITH BACKGROUND VENTILATION TO BE MIN OF 8000mm2. ONDUTILE TO BE USED AS MEMBRANE BELOW TILE AS PITCH IS SO LOW.

RAFTERS TO FINISH IN LINE WITH OUTSIDE WALL AND FINISHED WITH 175x20 UPVC FASCIA BOARD - FULL VENTILATION TRAY OVER. ABUTMENT VENT TRAY AT JUNCTION WITH WALL, CODE 4 LEAD FLASHING DRESSED UP 150mm

4No. GGL M08 VELUX ROOFLIGHTS TO ROOF OVER (780x1398) WITH TRIMMERS TOP AND BOTTOM AND DOUBLE RAFTERS TO SIDE. FLASHING KIT FITTED IN ACCORDANCE WITH MANUFACTURERS FITTING INSTRUCTIONS.

76 QUEENS ROAD, BUXTON

HPK/2011/0700

CENTRAL DERBYSHIRE COUNCIL
PLANNING OFFICE
RECEIVED
14 DEC 2011
APPROVED

DWG: PROPOSED
76 QUEENS ROAD
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: DEC'11	DRAWN:

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