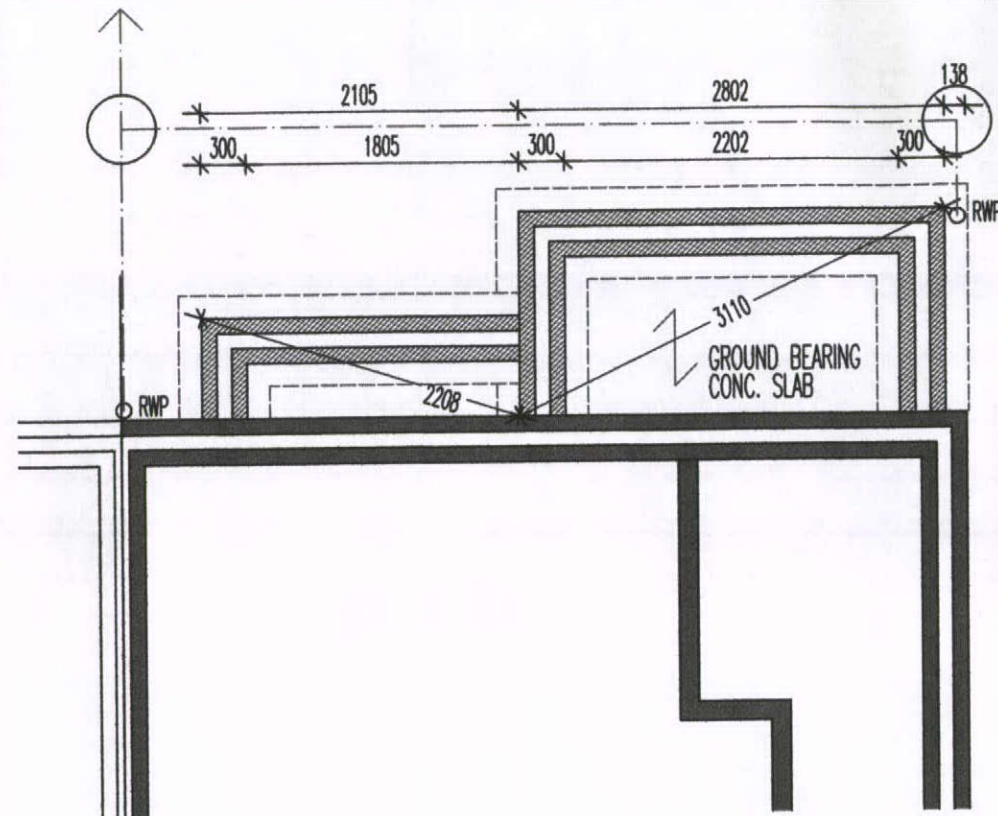


# PROPOSED FOUNDATION AND ROOF PLANS 1:50



FOOTINGS TO NEW EXTERNAL WALL 600x300mm MIN THICK. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS. - MIN 600mm. 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.

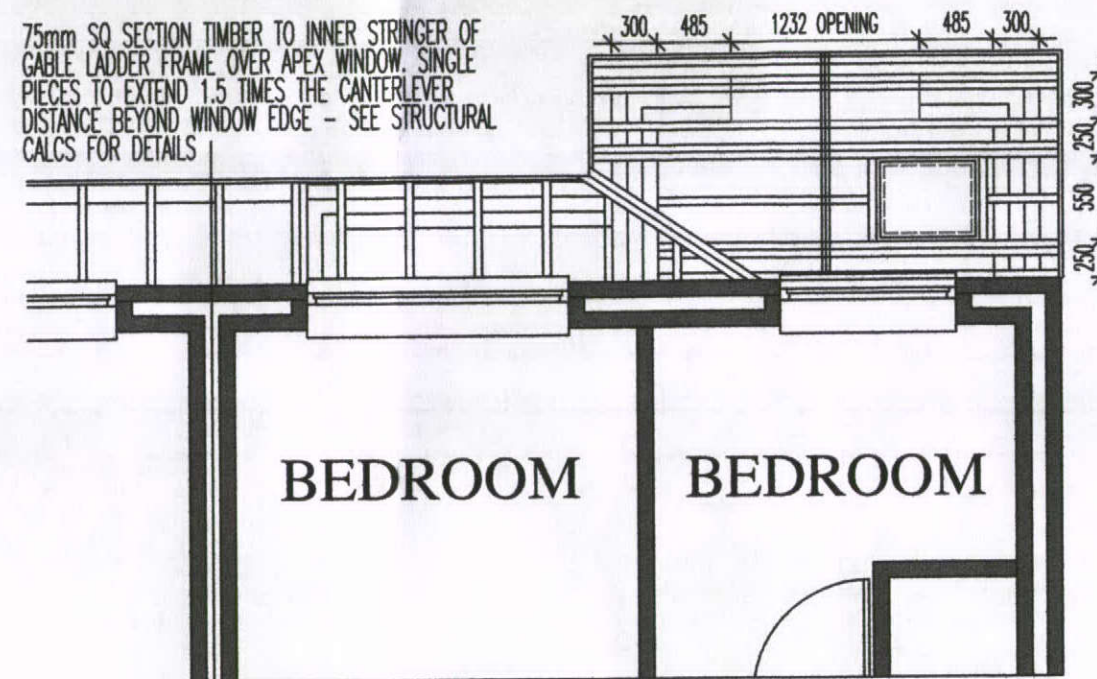
MIN 150mm GROUND BEARING SLAB. VENT BELOW FOR RADON PURPOSES. 25mm INSULATION MUST BE DRESSED UP TO SIDE OF CONC SCREED TO PREVENT COLD BRIDGING

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

GABLE WINDOW TO THE PORCH IS TO BE TAKEN UP TO FOLLOW THE RAKE OF THE ROOFLINE. HEAD OVER WINDOW IS TO BE FORMED AS AN INSULATED TIMBER FRAMED AREA AS PART OF THE ROOFLINE AND GABLE LADDER OVER. ALL TIMBER TO BE 150x50 C24 GRADE STRUCTURAL TO SIT ONTO THE WALLPLATE EITHER SIDE OF WINDOW. EXTERNAL TIMBER IS TO INCLUDE A BREATHABLE MEMBRANE, DPM, OSB BOARD AND PLYRACK. FRAME TO BE INSULATED WITH 150mm CELOTEX FR4000.

ALL GLAZING (WINDOW TO BE WHITE UPVC) IS TO BE DOUBLE GLAZED ARGON SOFTCOAT WITH A 'U' VALUE IN RANGE OF 1.2 - 1.6. ALLOW FOR INSULATED CLOSERS TO CAVITY

75mm SQ SECTION TIMBER TO INNER STRINGER OF GABLE LADDER FRAME OVER APEX WINDOW. SINGLE PIECES TO EXTEND 1.5 TIMES THE CANTERLEVER DISTANCE BEYOND WINDOW EDGE - SEE STRUCTURAL CALCS FOR DETAILS



BEDROOM

BEDROOM

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 3.35x75mm 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 30° PITCH AT MAX 450 ctrs WITH 40mm SUPERQUILT BETWEEN RAFTERS & 40mm SUPERQUILT BELOW TO SLOPING SOFFIT AREA. ROOF COVERING TO BE CONC PLAIN TILES TO MATCH EXISTING WITH BACKGROUND VENTILATION TO BE MIN OF 8000mm<sup>2</sup>.

RAFTERS TO FINISH WITH 150mm BOX SOFFIT AND UPVC FASCIA BOARD - FULL VENTILATION TRAY OVER. ALLOW FOR FULL VENTED RIDGE TO GIVE CROSS FLOW THROUGHOUT ROOF AREA, CODE 4 LEAD FLASHING DRESSED UP 150mm AT ABUTMENT

1No. GGL C02 VELUX ROOFLIGHT TO ROOF OVER (778x550) WITH TRIMMERS TOP AND BOTTOM AND DOUBLE RAFTERS TO SIDE. FLASHING KIT FITTED IN ACCORDANCE WITH MANUFACTURERS FITTING INSTRUCTIONS.

NB: ALL DOWNLIGHTS IN THE ROOF SLOPE MUST BE L.E.D AND HIGH PERFORMANCE FOIL INSULATION WILL LIKELY NEED TO TO BE USED WITHIN THE ROOF SLOPE TO REDUCE THE EFFECT OF THE DOWNLIGHT UNIT ON THE PERFORMANCE OF THE INSULATION AND THE RISK OF FIRE FROM HEAT BUILD UP IN THE UNIT.

HPK/2012/0147

12 MAR 2012

DWG: PROPOSED  
12a SILVERLANDS PARK  
BUXTON

1:50

CHECKED:

DATE: MARCH'12

DRAWN:

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PROPOSED 02

12a SILVERLANDS

# 12a SILVERLANDS PARK, BUX'