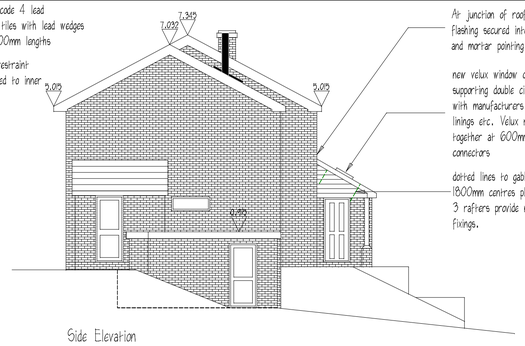


Front Elevation

At junction of roof with wall provide 150mm high code 4 lead flashing secured into raked out mortar joint behind tiles with lead wedges and mortar pointing Lead to be installed in max 1500mm lengths

dotted lines at eaves indicate 5x30x1200mm long restraint straps at max 1800mm centres plugged and screwed to inner skin and fixed to wall plate.



Side Elevation

At junction of roof with wall provide 150mm high code 4 lead flashing secured into raked out mortar joint behind tiles with lead wedges and mortar pointing Lead to be installed in max 1500mm lengths

new velux window openings to be formed with double rafters either side supporting double cill and head trimmers window to be installed in accordance with manufacturers instructions and using proprietary trims flashings and linings etc. Velux ref MK27 780x620mm All double timbers to be bolted together at 600mm centres using M10 Bolts,nuts,washers and dog tooth connectors

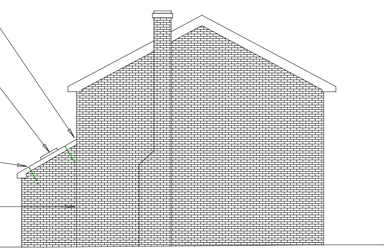
dotted lines to gable wall indicate 5x30mm gable restraint straps at max 1800mm centres plugged and screwed to inner skin and fixed across min 3 rafters provide noggins between rafters at strap locations for extra fixings.

At junction of roof with wall provide 150mm high code 4 lead flashing secured into raked out mortar joint behind tiles with lead wedges and mortar pointing Lead to be installed in max 1500mm lengths

new velux window openings to be formed with double rafters either side supporting double cill and head trimmers window to be installed in accordance with manufacturers instructions and using proprietary trims flashings and linings etc. Velux ref MK27 780x620mm All double timbers to be bolted together at 600mm centres using M10 Bolts,nuts,washers and dog tooth connectors

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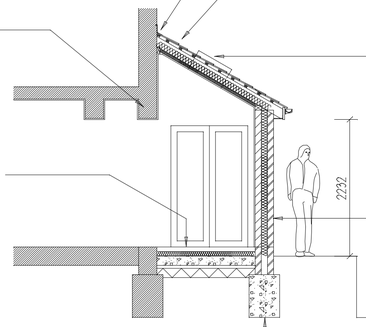
new walls to be tied to the existing using FURFIX or similar adjustable stainless steel profiles plugged and screwed to existing wall through vertical dpc, joint to be pointed with 2 part polysulphide mastic coloured to match existing Brick



Side Elevation

Existing Lintel to be exposed for checking by building inspector to confirm it is satisfactory to carry new roof load

New floor construction to be butted to existing after painting exposed face with 2 coats of synthaprufe. construction to be as follows:- 75mm concrete screed complete with A98 anti crack mesh or fibreglass reinforcement on 500 guage polythene on 75mm Kingspan K3 insulation boards on 150mm thick poured concrete ground bearing slab on 1200 guage dpm turned up air edges and linked with dpc on 50mm rolled sand blinding on 150mm well consolidated clean hardcore



Section A - A

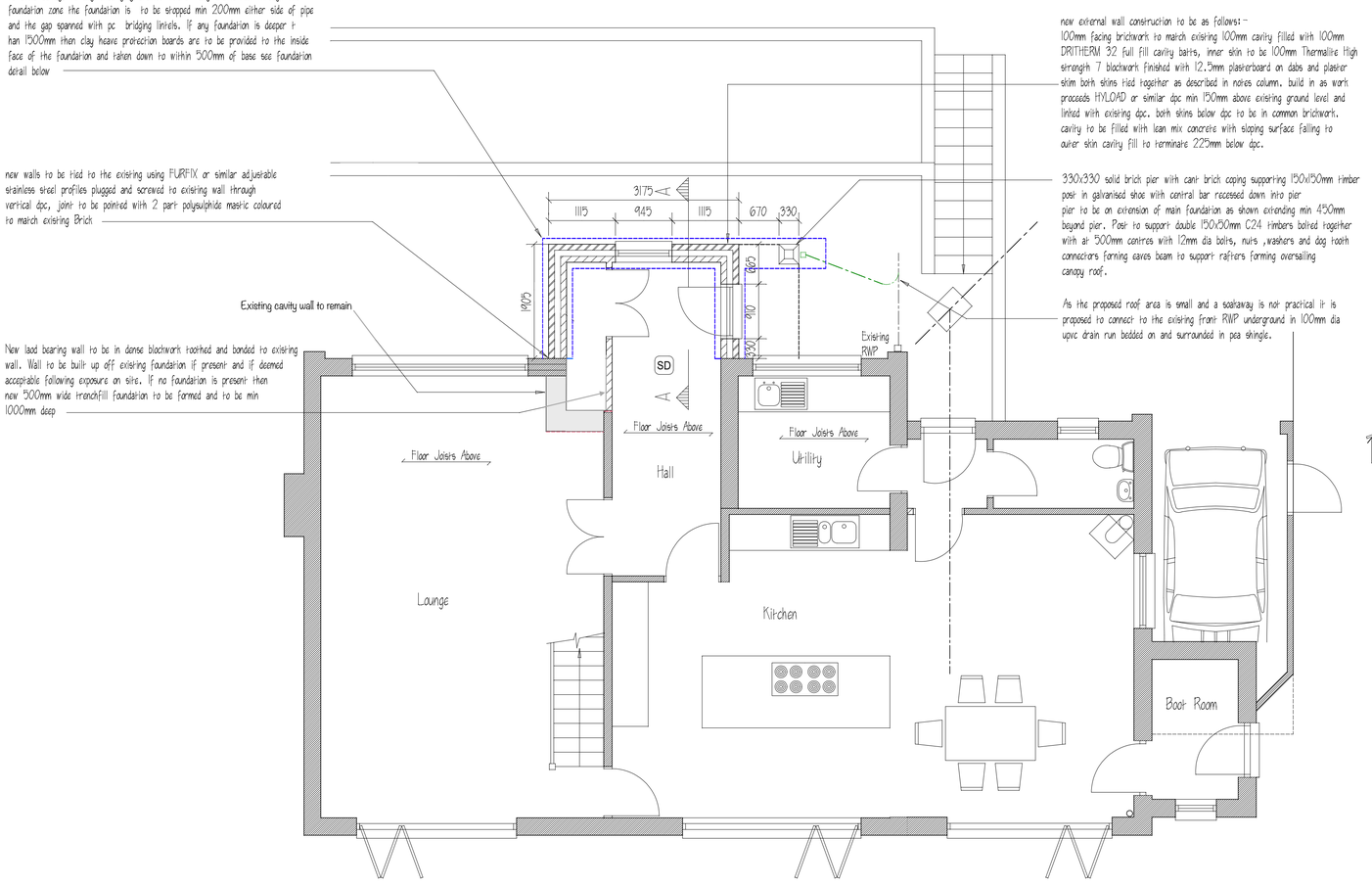
At junction of roof with wall provide 150mm high code 4 lead flashing secured into raked out mortar joint behind tiles with lead wedges and mortar pointing Lead to be installed in max 1500mm lengths

pitched roof construction to be as follows:- interlocking concrete tiles to match existing to suit the 29 degree pitch on 25x38mm tanalised battens set at guage to suit tiles on 1 layer of TYVEC Solid breathable roofing felt. NOTE: IT IS IMPERATIVE THAT TYVEC IS USED AS THIS FORMS THE VENTILATION TO THE ROOF VOID. Rafters to be 150x47mm C24 @ 400mm centres supported at head via birdsmouthing over and nash nailing to 150x75mm bearer bolted to wall at 500mm centres with M10 rawlbolts and at eaves via birdsmouthing over and nash nailing to 100x75mm wall plate. Ceiling Finish to be 12.5mm foil backed plasterboard with skim. Insulation to be all as shown on Vaulted roof Details. at eaves felt to be taken over proprietary eaves carriers with drip to upvc gutter fixed to upvc fascia fixed to rafter feet

new velux window openings to be formed with double rafters either side supporting double cill and head trimmers window to be installed in accordance with manufacturers instructions and using proprietary trims flashings and linings etc. Velux ref MK27 780x620mm All double timbers to be bolted together at 600mm centres using M10 Bolts,nuts,washers and dog tooth connectors

new external wall construction to be as follows:- 100mm facing brickwork to match existing 100mm cavity filled with 100mm DRITHERM 32 full fill cavity batts, inner skin to be 100mm Thermalite High strength 7 blockwork finished with 12.5mm plasterboard on dabs and plaster skim both skins tied together as described in notes column. build in as work proceeds HYLOAD or similar dpc min 150mm above existing ground level and linked with existing dpc. both skins below dpc to be in common brickwork. cavity to be filled with lean mix concrete with sloping surface falling to outer skin cavity fill to terminate 225mm below dpc.

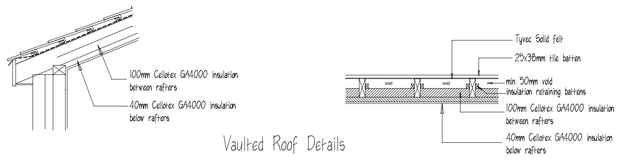
500mm wide concrete trenchfill foundations taken down to min 1000mm or to a greater depth if required by building inspector and to the invert of any drain run within 1000mm of the foundation then stepped up as the foundation moves away from the pipe. great care to be taken during excavation to avoid damage to any underlying drains. where any drains run through the foundation zone the foundation is to be stepped min 200mm either side of pipe and the gap spanned with pc bridging lintels. If any foundation is deeper t han 1500mm then clay heave protection boards are to be provided to the inside face of the foundation and taken down to within 500mm of base see foundation detail below



new external wall construction to be as follows:- 100mm facing brickwork to match existing 100mm cavity filled with 100mm DRITHERM 32 full fill cavity batts, inner skin to be 100mm Thermalite High strength 7 blockwork finished with 12.5mm plasterboard on dabs and plaster skim both skins tied together as described in notes column. build in as work proceeds HYLOAD or similar dpc min 150mm above existing ground level and linked with existing dpc. both skins below dpc to be in common brickwork. cavity to be filled with lean mix concrete with sloping surface falling to outer skin cavity fill to terminate 225mm below dpc.

330x330 solid brick pier with cant brick coping supporting 150x150mm timber post in galvanised shoe with central bar recessed down into pier pier to be an extension of main foundation as shown extending min 450mm beyond pier. Post to support double 150x50mm C24 timbers bolted together with at 500mm centres with 12mm dia bolts, nuts ,washers and dog tooth connectors forming eaves beam to support rafters forming oversailing canopy roof.

As the proposed roof area is small and a soakaway is not practical it is proposed to connect to the existing front RWP underground in 100mm dia upvc drain run bedded on and surrounded in pea shingle.



Vaulted Roof Details

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO REGISTERED WITH AN ELECTRICAL COMPETENT PERSON SCHEME AUTHORISED BY THE ODPM.UPON COMPLETION THE INSTALLER WILL ISSUE A BS 7671 CERTIFICATE TO THE HOUSEHOLDER AND BUILDING CONTROL AND A COPY OF THE COMPETENT PERSON CERTIFICATE TO THE HOUSEHOLDER THE COMPETENT PERSON SCHEME WILL ISSUE A CERTIFICATE BY E-MAIL TO BUILDING CONTROL WITHIN 30 DAYS

MIN 75% OF LIGHT FITTINGS SHOULD ACCEPT ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CURCUIT WATT

SD this symbol indicates mains operated smoke detectors complete with battery backup all linked together all in accordance with BS 5839-6:2004 and BS5446-1 and 2

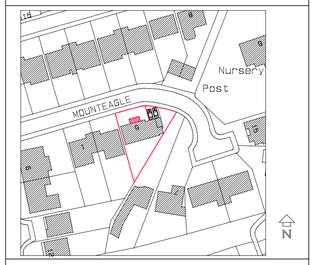
If foundation depth exceeds 1500mm below the adjacent ground level the following floor and foundation must be used
- 100mm concrete screed complete with A98 anti crack mesh or polythene sheeting on 70mm kingspan flooring grade insulation boards on "MARSHALLS JETFLOOR" or similar concrete beam and block flooring system. min 250mm void to be left between underside of floor beams and reduced ground level. ground below floor to be treated with non deteriorating weed killer. void to be vented on all exposed sides with perforpo through cavity ventilators at 1800mm centres.

Foundation to be thickened out to 550mm thick and 700mm high. inside face of foundation to be lined with 50mm clay heave protection boards

Alternative Foundation Detail

ALL DIMENSIONS & INFORMATION FOUND ON THESE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE
ANY DISCREPANCIES FOUND ARE TO BE DISCUSSED WITH 'ARIA DESIGN'.
IF IN DOUBT - "ASK"
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

REVISIONS:-



NOTES:-Location Plan 1:1250 Ordnance Survey License No 1811350

GENERAL NOTES:-
1. ALL WORK TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

2. DPC TO BE BUILT IN AS WORK PROCEEDS MIN 150mm ABOVE ADJACENT GROUND LEVEL AND LINKED WITH DPM AND EXISTING DPC'S.

3. ALL CUT ENDS OF TIMBER TO BE TREATED ON SITE

4. CAVITY WALL TO RECEIVE STAINLESS STEEL WALL TIES AT MAX 450mm VERTICAL CENTRES, 900mm HORIZONTAL CENTRES AND AT 300mm VERTICAL CENTRES WITHIN 225mm OF OPENINGS. Ref CATNIC BW4/225 SUITABLE FOR 85MM CAVITY

5. CAVITY TO BE CLOSED AROUND OPENINGS USING THERMABATE OR SIMILAR INSULATED CAVITY CLOSERS INCORPORATING VERTICAL DPC'S.

6. NEW GLAZING TO BE DOUBLE GLAZED AND BE TO BS.6206:1981, TOUGHENED OR LAMINATED AS FOLLOWS
CLASS A - PATIO DOORS
CLASS B - DOORS AND GLASS WITHIN 300mm OF DOORS
CLASS C - WINDOWS WITH A CILL HEIGHT OF LESS THAN 800mm ABOVE FINISHED FLOOR LEVEL
GLAZED UNITS TO BE PROVIDED WITH 'K' GLASS AND COMPLETE UNIT TO HAVE A 'U' VALUE OF 1.6 IN ACCORDANCE WITH PART 'L' ON THE REGULATIONS.

7. WINDOWS/DOORS TO PROVIDE 5% OF FLOOR AREA OF OPENABLE VENTILATION AND 10% OF FLOOR AREA OF DAYLIGHT.

8. ALL NEW ROOMS TO BE PROVIDED WITH MIN 8000sqmm OF BACKGROUND VENTILATION USE TRICKLE/SLOT VENTS TO HEAD OF FRAMES.

9. NEW FLAT ROOF TO BE CONSTRUCTED IN STRICT COMPLIANCE WITH BS 747 MATERIALS AND WORKMANSHIP

10. ALL JOINTS IN DPM TO BE LAPPED MIN 300mm AND SEALED WITH DENSO TAPE.

11. WINDOWS/DOORS TO LAP BLOCK INNER SKIN BY 55mm AND BE SEALED TO OUTER SKIN WITH MASTIC BEADS.

12. ALL NEW STEELWORK TO BE FIRE PROTECTED TO MIN 1/2 HOUR USING EITHER INTUMESCENT PAINT OR ENCASING IN 2 LAYERS OF 12.5mm PLASTERBOARD WITH STAGGERED JOINTS AND MIN 5mm PLASTER SKIM.

13. NEW OPENINGS TO BE PROVIDED WITH IG L1/6 STEEL LINTELS OVER COMPLETE WITH MIN 150MM END BEARINGS STOP ENDS AND CAVITY TRAYS.

ALL FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH "NHBC" PRACTICE NOTE 4.2,2011 AND ARE TO BE A MINIMUM OF 600mm BELOW ANY TREE ROOTS FOUND AND AS PER DRAWING AND TO LOCAL AUTHORITY BUILDING INSPECTORS APPROVAL "WHICHEVER IS THE GREATER DEPTH"
ALL CONCRETE USED IS TO BE SULPHATE RESISTING
NO SITE INSPECTION ARRANGEMENTS HAVE BEEN MADE BETWEEN A.D. AND CLIENT - THEREFORE A.D. WILL NOT ACCEPT RESPONSIBILITY FOR ANY DEVIATION FROM THESE DRAWINGS FOR WHATEVER REASON!!!
NOTE:- IF THE SUB SOIL IS FOUND TO BE OF A LOW SHRINKAGE CATEGORY IE SAND BALLAST HOGGIN CHALK ETC THEN EXCAVATIONS ARE TO BE STOPPED AT 1000mm AND A.D./BUILDING INSPECTOR TO BE CONTACTED FOR SITE INSPECTION AS FULL DEPTH EXCAVATION MAY NOT BE REQUIRED.

PROJECT:-
5 Mounteagle
Royston
Herts.

TITLE:-
Plans and Elevations as Proposed

1:50, 1:100 | **JOB/DRG. No:-** 1372:02C

DATE:- June 2020

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