

NOTES

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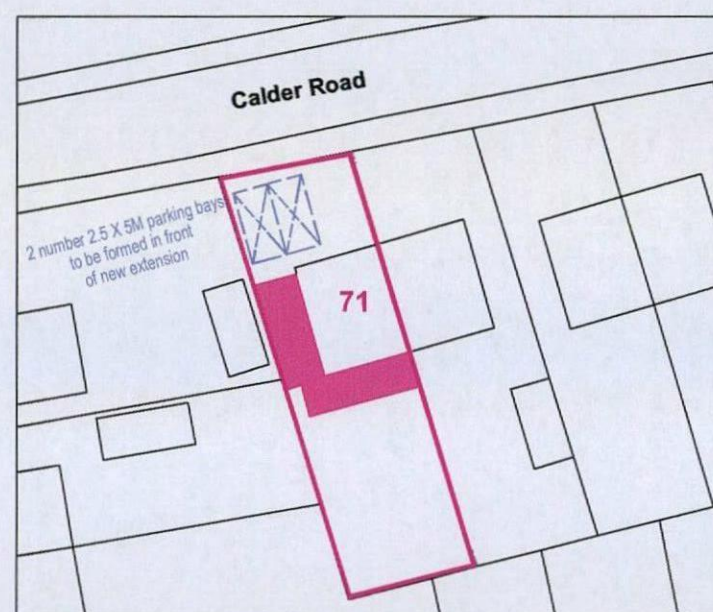
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SITE PLAN 1:500



SITE LOCATION PLAN 1:1250

Rev	Date	Comments	MS by
A	Jan 15	Planning Issue	MS

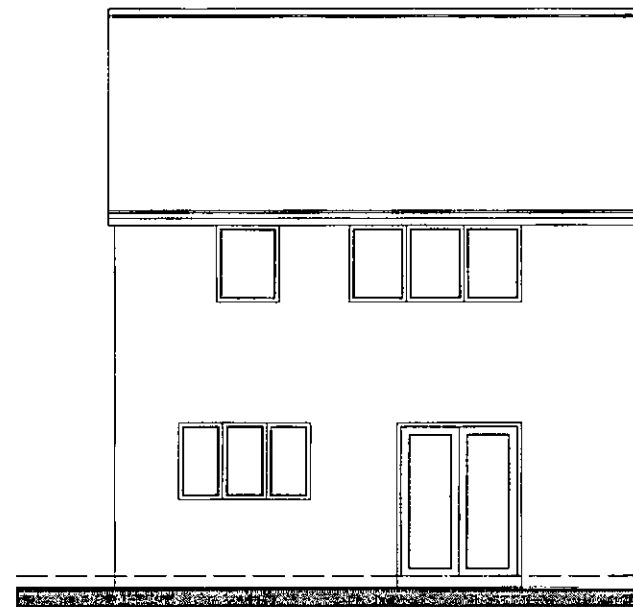
Project
**71 Calder Road
Bolton on dearne
Rotherham
S63 8JH**

Client
Mr D Schofield

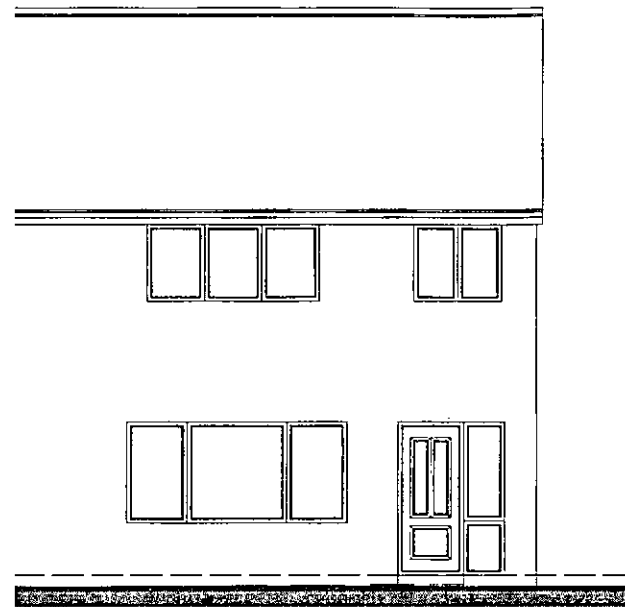
Drawing title
**PROPOSED SITE &
SITE LOCATION PLAN**

Scale (s)	Drawing No.	Revision
1:1250 / 1:500 @ A3	15003/01	A
Date	Jan 15	
Drawn By	MS	

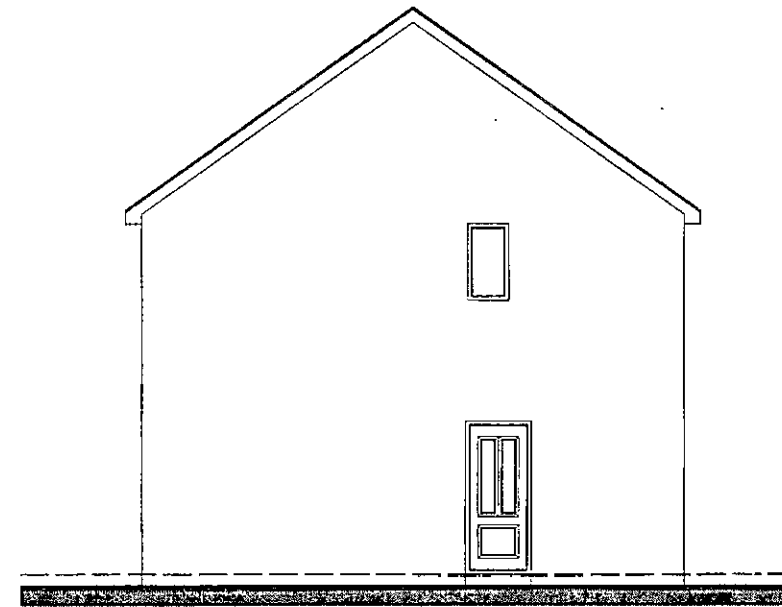
M2 DESIGN
Architectural Technology & Building Design
51 Fitzwilliam Street
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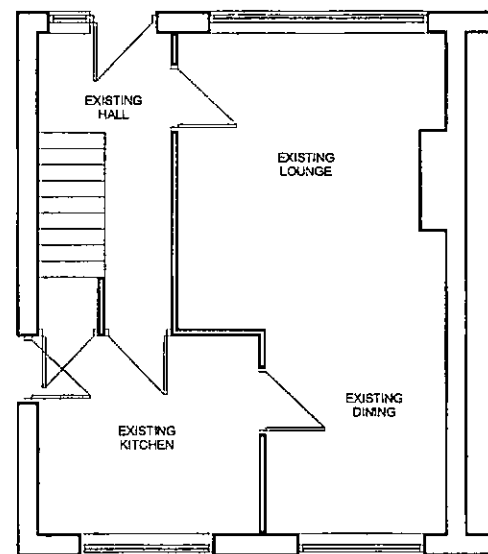
EXISTING FRONT ELEVATION



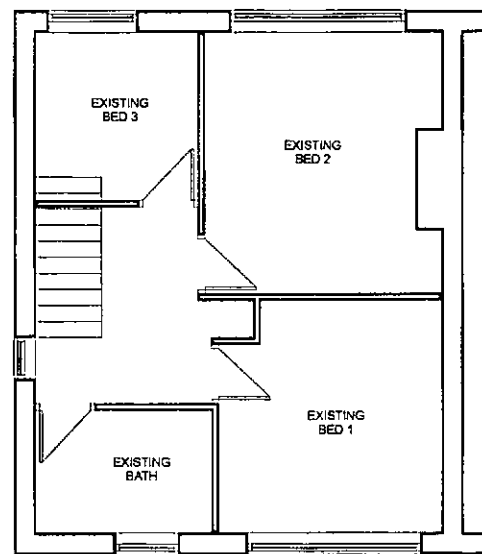
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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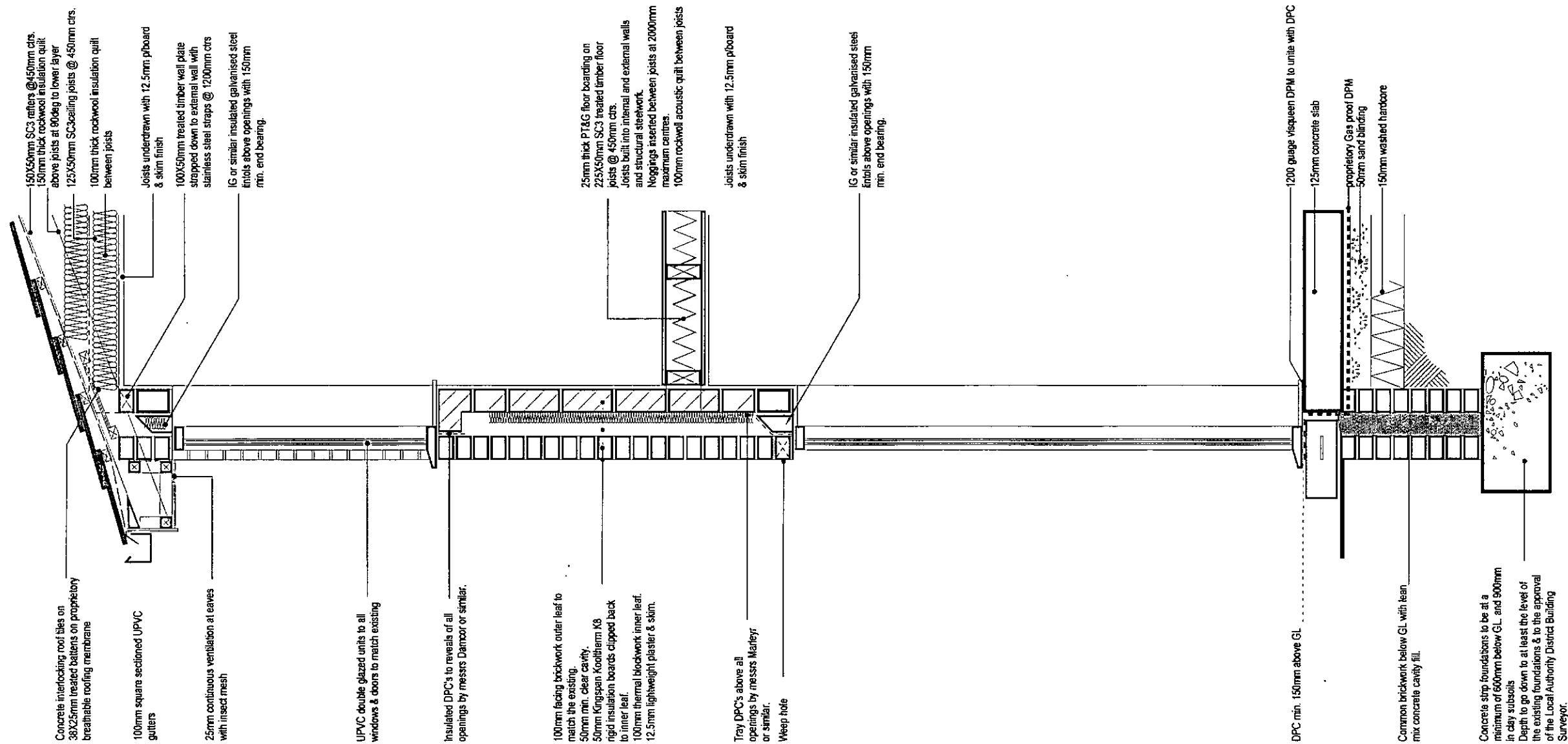
Project
**71 Calder Road
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 Rotherham
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Client
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**EXISTING PLANS &
 ELEVATIONS**

Scale (s)	Drawing No.	Revision
1:100 @ A3	15003/02	A
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PROPOSED SECTION A-A

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Project

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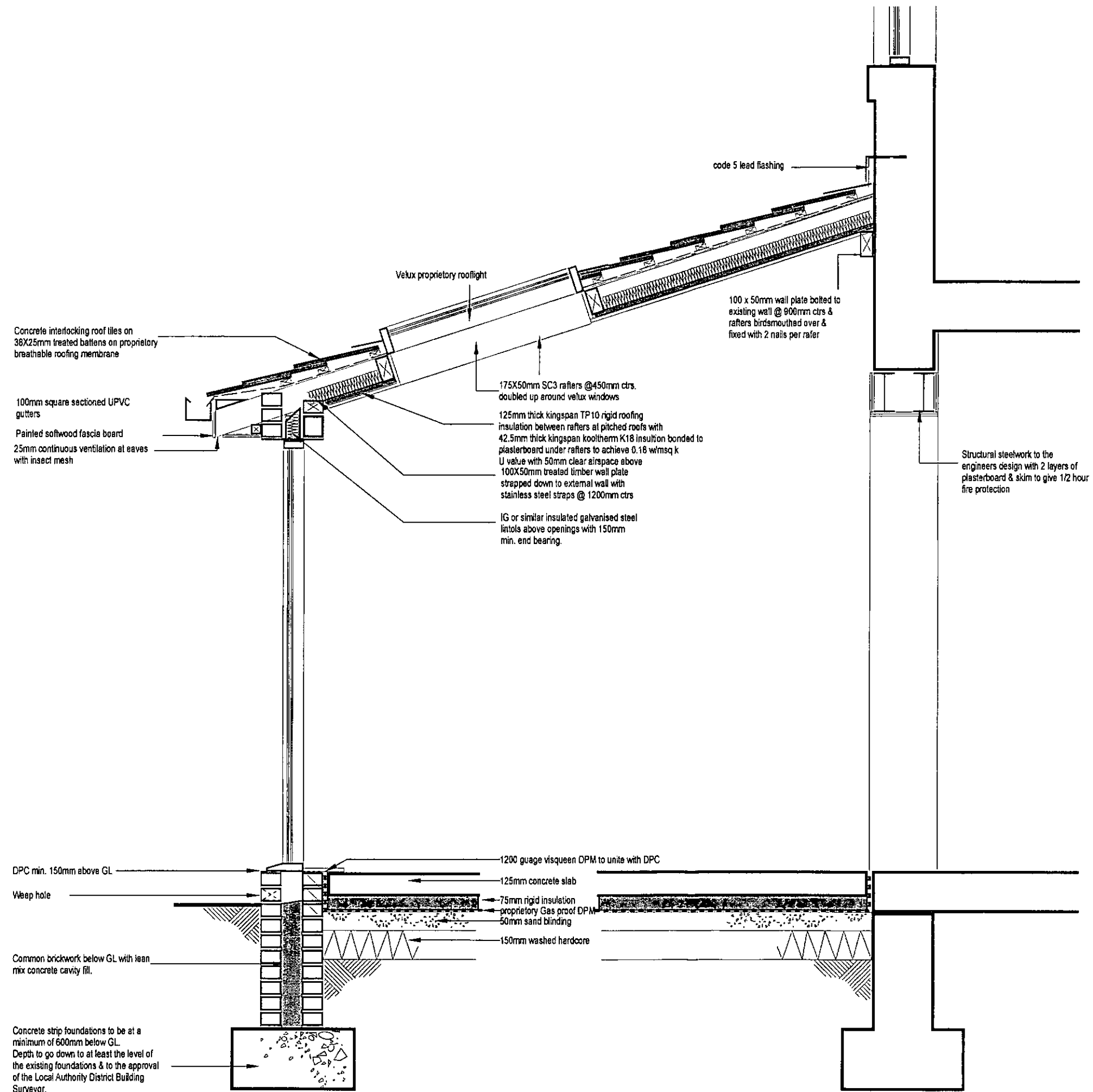
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PROPOSED SECTION A-A

Scale (s)	Drawing No.	Revision
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B
B

PROPOSED SECTION B-B

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Project

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Client

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Drawing title

PROPOSED SECTION B-B

Scale (s)	Drawing No.	Revision
1:20 @ A3	15003/07	A
Date	Jan 15	
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FOUNDATIONS

Concrete strip foundations to be at a minimum of 600mm below GL. and 900mm in clay subsoils below invert level of adjacent drains within 1000mm radius.

Depth to go down to a level to the approval of the Local Authority District Building Surveyor.

Common brickwork below GL with lean mix concrete cavity fill.

DPC min. 150mm above GL

DRAINAGE

RWP's to soakaway min. 5m away from building. and 4M away from boundary Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site. 100mm square sectioned UPVC gutters & downpipes.

All drainage above ground to comply with part H1 of the current Regs.

WC wastes to be 100mm diam.

Sink wastes to be 40mm diam.

All wastes fitted with anti-vac deep seal traps min. 75mm.

Below ground drainage in 100mm Hepsleeve clayware min. fall 1in60 connected to existing manhole & mains drainage.

SVP's to terminate min. 1000mm above adjacent openings.

MECHANICAL & ELECTRICAL

Mechanical ventilation to be introduced as :-
15 litres/sec at Bathrooms / WC's / en-suites,
30 litres/sec at Utility rooms,
60 litres/sec at kitchens,

All fans with 15min. overrun.

All heating & hot water pipes to be adequately insulated.

Gas boilers to have minimum efficiency rating of 86%.

Combustion appliances and appliances to be identified with robust notice plate.

TRV's fitted to all new radiators

All electrical work required to meet the requirements of Part P (Electrical safety) to be designed, installed, inspected and tested by a person competent to do so. And on completion issue a design, installation & test certificate in accordance with BS7671

EXTERNAL WALLS

100mm Facing brickwork outer leaf
50mm Kingspan Kooltherm K8 rigid insulation boards clipped back to inner leaf.

100mm thermal blockwork inner leaf.

12.5mm lightweight plaster & skim.

to achieve 0.28 w/msq k U value

Stainless steel safety wall ties @

750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings.

Insulated DPC's to reveals of all

openings by messrs Damcor or similar.

DPC min. 150mm above ground level.

IG or similar insulated galvanised steel lintols above openings with 150mm min. end bearing.

Tray DPC's above all openings with weepholes to external leaf.

New walls to be toothed and bonded into existing.

WINDOWS & DOORS

UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors. to achieve min. U value of 1.6

Opening lights to give 1/20th floor

area ventilation & 8000mmsq.

background trickle ventilation.

Glazing within 800mm of ffl at windows

& within 1500mm of ffl at doors and

within 300mm to sides of doors to be

glazed with toughened safety glass

to BS6206.

INTERNAL WALLS

All new internal walls in 100X50mm

SC3 studs @600mm ctrs horizontally

& vertically with 12.5mm plasterboard

& skim to each side.

100mm rockwool quilt infil.

Double joists to be inserted at position of new walls to accept fixings.

ROOFS

Roof trusses to the manufacturers design

& specification TO bs 5268 at 450mm ctrs

Trusses underdrawn with 12.5mm p/board & skim finish.

100X50mm treated timber wall plate

strapped down to external wall with

stainless steel straps @ 1200mm ctrs.

Proprietary concrete interlocking roof tiles on

38X25mm treated battens on proprietary breathable roofing membrane

150mm code 5 lead flashing at abutments with tray DPC at cavity walls.

Roof trusses strapped to walls at gables

with stainless steel straps at 1200 ctrs

to span over 3 trusses minimum.

75x50mm dragon ties to be inseted over corners of hips.

ROOF INSULATION

100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve 0.16 U value

75mm thick kingspan Kooltherm K7 rigid roofing

insulation between rafters at pitched roofs with

62.5mm thick kingspan kooltherm K18 insultion

bonded to plasterboard under rafters to achieve 0.16 w/msq k U value with 50mm clear airspace

above rafters

ROOF VENTILATION

25mm continuous ventilation at eaves

soffit with insect mesh.

Proprietary vent flashings to be provided

continously at wall abutments with integral

code 5 lead flashing.

Proprietary vented ridge tiles to give min.

5mm continuous ventilation.

ELECTRICAL WORK

electrical work to be carried out by

an electrical installer who is registered

with a competent person's scheme and

on completion issue a design, installation

& test certificate under BS7671

fixed energy efficient lighting will be

installed as one per 25msq of the dwelling

Light fittings to only take lamps to have luminous

efficacy greater than 40 lumens per circuit watt

FLOORS (CONCRETE)

75mm MIN sand:cement screed on

150mm thick concrete slab with

layer of reinforcement mesh

to top & bottom.

75mm thick kingspan rigid flooring

insulation

1200 guage visqueen dpm on 50mm

thick sand blinding.

150mm thick washed & compacted hardcore.

FLOORS UPPER

25mm thick PT&G floor boarding on

225X50mm SC3 treated timber floor

joists @ 450mm ctrs.

joists underdrawn with 12.5mm plasterboard & skim finish.

Joists built into internal and external walls and structural steelwork.

Noggings inserted between joists at 2000mm maximum centres.

Joist strops to provide lateral restraint at

every 2m to span over 3 joists and return into cavity

100mm rockwool acoustic insulation quilt

between joist

250mm rockwool insulation quilt to achieve a U value of 0.25 w/msq/k

between joists above garage with 2 layers of plasterboard to underside of joists

FIRE PROTECTION / ESCAPE

Smoke alarms will be linked together and

will be mains wired with battery back-up

provided at each storey within 7.5m of

each room.

All new first floor windows to have an escape

window 0.33msq clear area at least 750mm

high and 450mm wide. and at 900mm above relevent floor level

Exposed steelwork to be protected to

half hour min. with 2 layers of p'board.

Garage door to be FD30S with 150mm step down.

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PROPOSED SPECIFICATIONS

Scale (s)	Drawing No.	Revision
NTS @ A3	15003/08	A
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