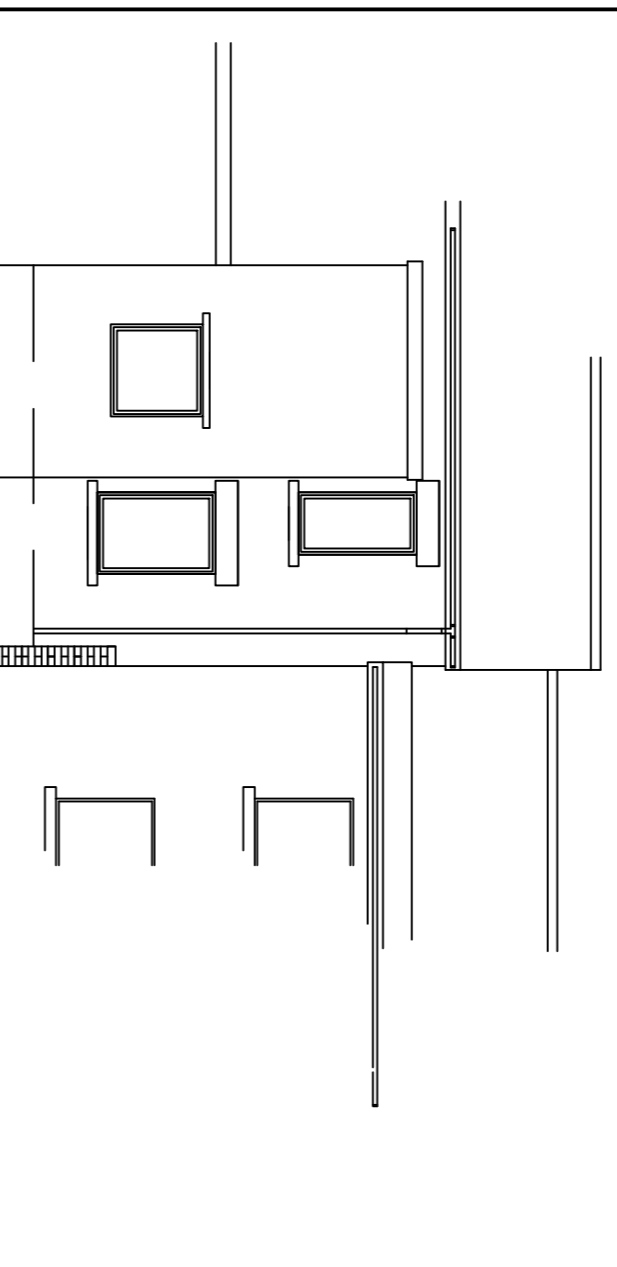
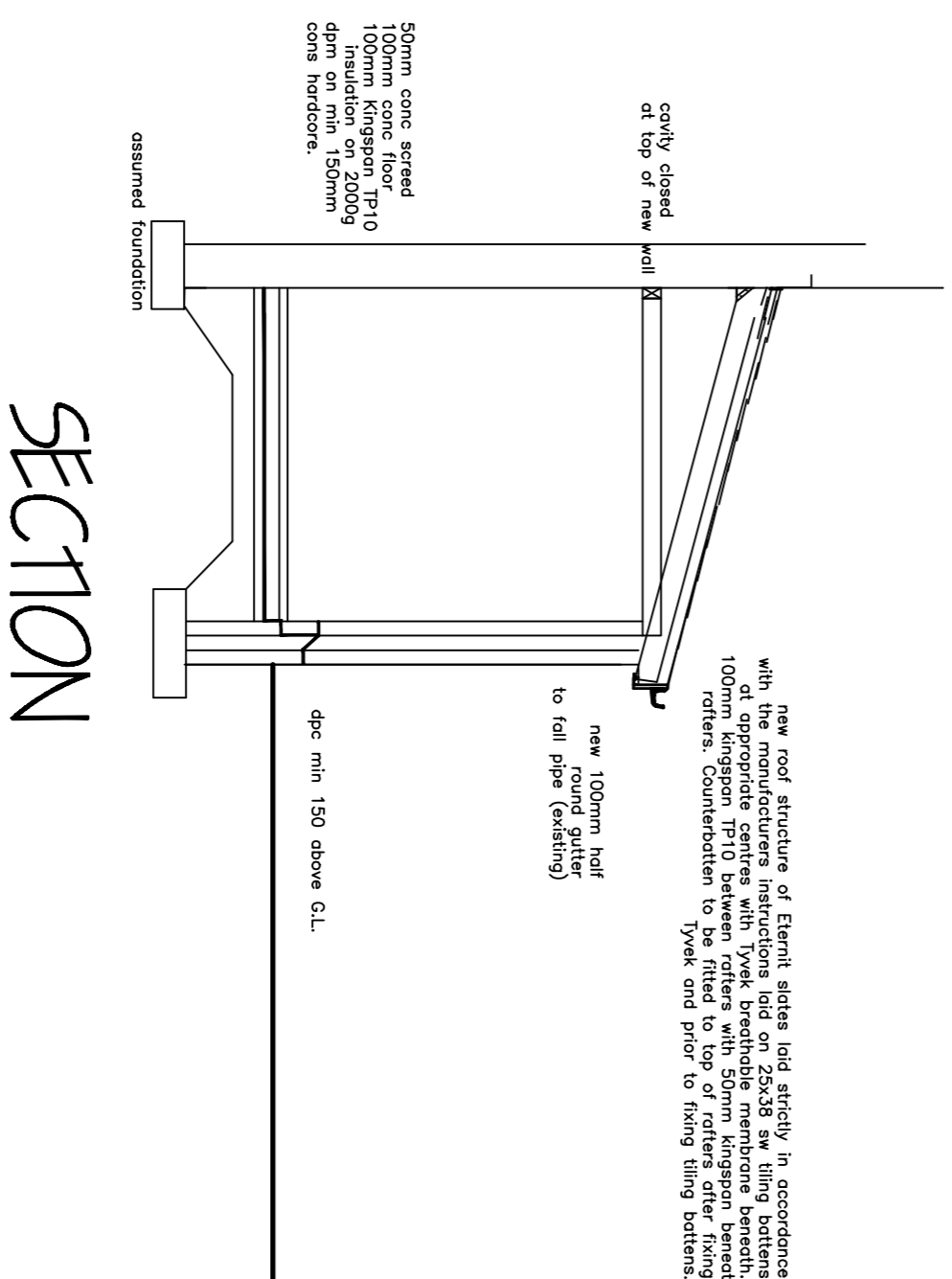
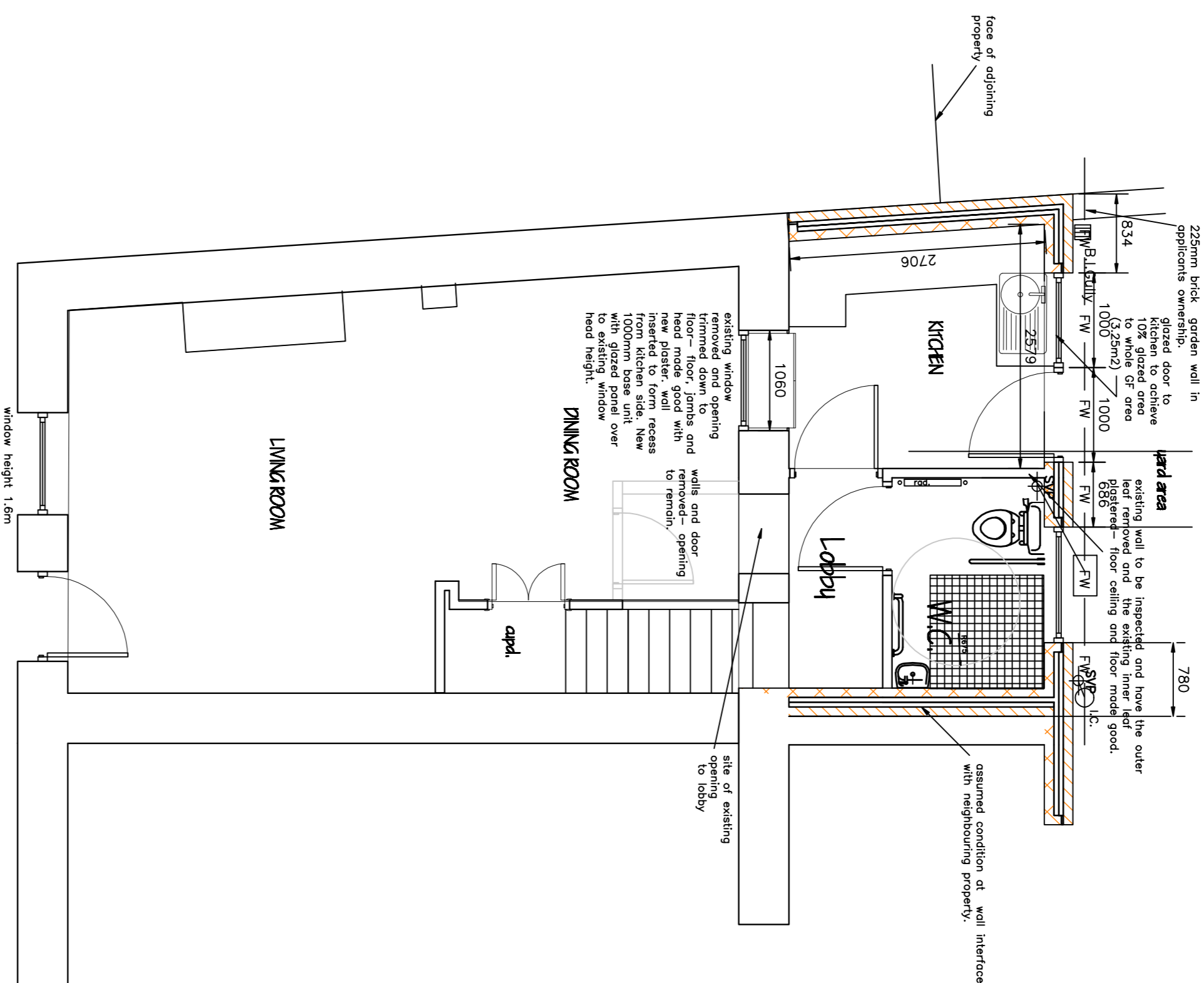


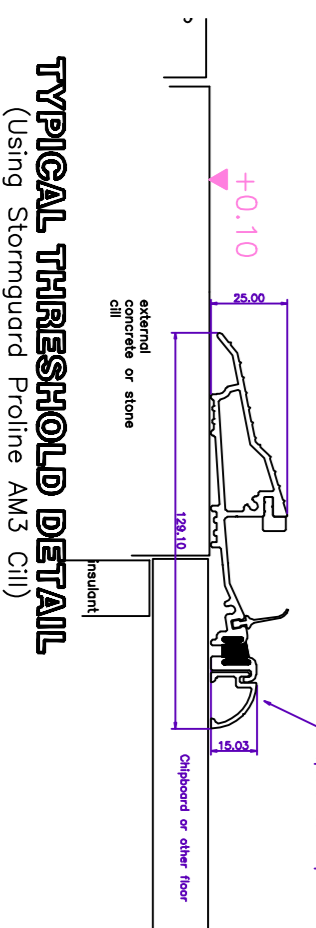
PROPOSED REAR ELEVATION



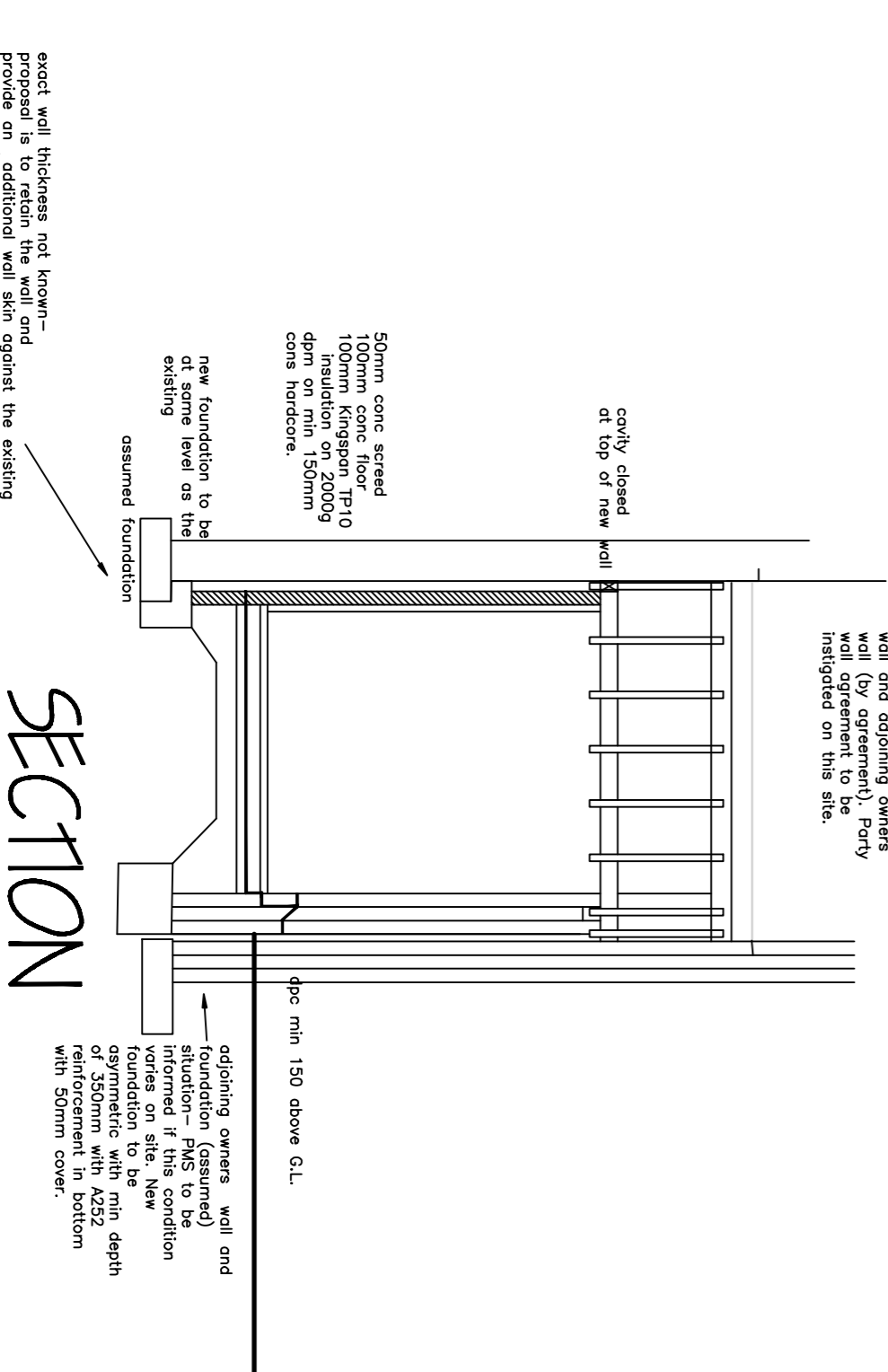
EXISTING REAR ELEVATION



SECTION



TYPICAL THRESHOLD DETAIL
(Using Stormguard Profile AND Chip)



SECTION

SUB-STRUCTURE & GROUND FLOOR

Slab foundations 750 mm wide 225 deep 21 m²/m² OPC concrete taken down to firm bearing strata to subsoil of 100mm. Blockwork below ground level to be 2 skins of 100 mm 1/4m² with 100 mm concrete between skins. External walls to be 200 mm concrete to equal the thickness of the leaves proposed above. 150mm consolidated hardcore with 25 sandblinding 1200 gauge 100 mm Kingspan TP/O/IT70 insulation, 125 mm 21V/m² concrete floor with smooth trowelled finish. Excavation to be backfilled to make 20mm clean consolidated hardcore. Hardcore to be compacted to 95% MDD. Hardcore to be with selected 40-45mm material up to 300mm below G.L. in garden areas/hardcore as before if hard surfaced.

PROCESSED ROOF

Roofing to match existing on 25 x 38 s.w. treated timber rafters. New roof of trussed construction to manufacturers details and design to BS 5268 Pt 3 @ 600mm ctrs. 600mm ctrs. truss clips used to fix trusses—two per truss 100 x 50 (or to suit. Min. leaf thickness) saw well plate bedded onto blockwork. 225x25 Cellulose Specificator range PFC-ultrafast board with 10mm PFC-u soft-ripped with soft-vent to allow a continuous ventilated strip of 25mm width protected with a 100mmx40mm galvanneal cleated strips to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level. 150mm hollow glass insulation quilt laid between trusses (2 layers 150mm opposing). 150mm hollow glass insulation quilt laid between trusses. 150mm hollow glass insulation quilt laid between trusses. All lateral restraint strips are to be provided with moggins between members to which they are fixed and fixed to 150mm plasterboard and skim to ceiling—see note re bathroom plasterwork.

WASTES AND DRAINAGE

32 mm dia waste with deep seal trap to all wash hand basins 38 mm dia waste with deep seal trap to all sinks, baths and showers. 100 mm dia waste to WC. No 100 mm dia superstore drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to be 1000mm dia with 225 engineering blockwork on 150 mm concrete bed with heavy duty cover and frame. Manholes to drain diversion to be brick to LA requirements.

MECHANICAL VENTILATION

Mechanical vent fans to be provided to all bathrooms and to extract at rate of 1L/sec. 5 no extract extract fans (mechanically) to be provided by mechanical fan with 15min overrun. Kitchen ventilation to have min 4000mm² trickle vents AND mechanical extract fan 60L/sector incorporated in ceiling (see 1000mm² extract fan) to conserve energy.

LINKS

Links to adjacent walls to be galvanneal alone walls to have 225mm² concrete. All external walls to have concrete of 10 inches fixed in accordance with wall manufacturers instructions. All links to have min 150 end fixings.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level. Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to audible throughout the room. Extract fans are to be sited min 300mm from luminaires. Extract fans are to be well mounted unless otherwise impractical. One have an extract rate of 15 litres per second and have a 15minute television aerial. A television aerial socket is to be provided to one position only and linked to the existing television control. The exact position is to be agreed with the Client.

SMOKE DETECTORS

Smoke Detectors are to be provided to the following—
—In every bedroom that is either formed or altered by the works
—In every hallway or lobby or connecting corridor that is formed by the works.
—In every kitchen that is either altered or formed by the works.
—NOTE: In the case of smoke and heat detectors, these are to be linked so as to sound if any detector is activated.

BMC Strategy

BMC Strategy: Working to ensure continuity of design and positioning of the new structure and generally to the existing structure.

THE DRAWING, TOGETHER WITH THE SPECIFICATION REFERRED TO, SEEMS TO ILLUSTRATE AND DESCRIBE THE PROJECT WITH SUFFICIENT INFORMATION TO ALLOW THE PRODUCTION OF A COMPLETE ENGINEERING QUOTATION. CONTRACTORS SHOULD CAREFULLY EXAMINE THE WORKS AND SAFETY DETAILS. REMAINS TO BE CARRIED OUT IS ALLOWED FOR AS NO DIMENSIONS OR NOTES OR AMOUNTS SO COMPLETED WILL BE AVAILABLE AT A LATER DATE. THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND EACH ELEMENT TO ONE ANOTHER. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THAT THE WORKS ALLOWED IN THE SCOPE OF THE WORKS SECTION ON THE DRAWING AND IN THE TEXT SECTION OF THE DOCUMENT REFERRED TO, MATCHES THE WORKS ALLOWED FOR IN THE DRAWING AND IN THE TEXT SECTION.

FIRE PROTECTION TO STEELWORK

Steelwork to be protected with 12.5mm plasterboard & skim with 1.5mm wire binding at 100mm cts.

DRAINS BENEATH FOUNDATIONS

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete inlets.

DRAINS

Drains to be Hargreth 'Superseal' or other approved generally bedded Class 'N' beneath gardens etc. Where drains pass through walls they are to be included in the foundation and run parallel to it; then they are to be a max of 1.0m depth/drain are deeper than they are to be of the foundation and surrounding in concrete up to the underside of the foundation. Drains generally are to be laid at a fall of 1:40 or strictly as shown on drawings. Drains to be taken to underdrains or to the street.

MALS

Inner leaf of thermally lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks. 100mm filled cavity. (Reckwood RW6) formed between rebar/Stainless steel wall rebar. 50 PFC to all horizontally and every block above finished ground level as indicated on the block. Links to have mm end bearing aggregate concrete blockwork with plastered and tiled finish and built on foundations. W of roof covering & fire stopped of roof covering & fire stopped.

WALL PLASTER TO BATHROOMS

All walls and ceilings within bathrooms are to be plasterboarded to be bonded with Gypoc Moisture Resistant Board (Identified by the green paper outer lining).

New walls bonded into existing—min 3 courses in every 6 courses to be maintained where applicable.

New S&P to be connected to new drains bird nest cage on top. No part of foundation or gutter to overhang boundary line unless written permission is deposited with building control prior to work commencing.

This project may require a methane barrier. This is recommended but may not be obligatory. Client or his builder to check local conditions with the Local Authority. A suitable type would be Monoflex PFC. It is to be bonded across cavity to all outside faces of walls and sealed around all timbers are to be set out unless directly instructed by the contractor. Any formwork used are to be removed prior to concrete being cast.

SAFETY GLASS

Any glass below 1500mm and within 1000mm of floor level is to be laminated or tempered in accordance with BS 6202:1981.

GAS APPLIANCES — PRECAUTIONS

The builder is to ensure that the new construction and/or alteration does not create a gas tight enclosure. A similar check is to be made on the terminals of neighbouring gas appliances or removed which may affect the operation or safety of any gas appliances. If in doubt, a CORGI registered installer is to be employed. Failure to comply with these recommendations could result in death.

WINDOWS IN DWELLINGS

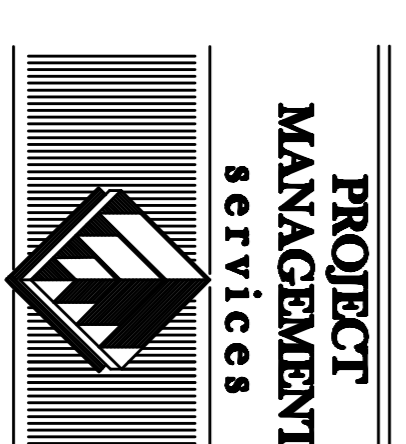
All windows are to be glazed with Low Emissivity glass to achieve a U-value of 2.0W/m²K. An opening window must be provided with a minimum height of 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room area (kitchens, utility and bathrooms 4000mm²).

The electrical contractor must be registered under the Competent Person Scheme and testing of all electrical works carried out.

PROJECT MANAGEMENT SERVICES

CHARTERED BUILDING CONSULTANTS

4 HIDDENFIELD ROAD, BARNETLEY, SOUTH YORKSHIRE S19 2LT
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 E-mail: info@pmcsd.co.uk



CLIENT: Mrs Susan Cornell
 59 Church Street, Lump.

PROJECT: New bathroom facilities

DATE	21/06/01	SCALE	1:100	DATE	06/2008	DRAWN	jpb	REV.	
REVISION	cornell_02.dwg								

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