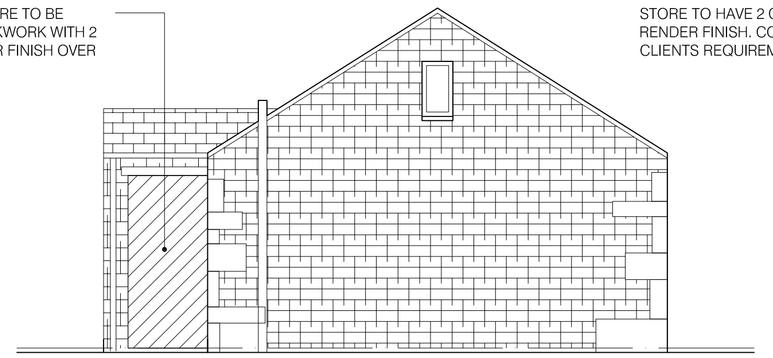
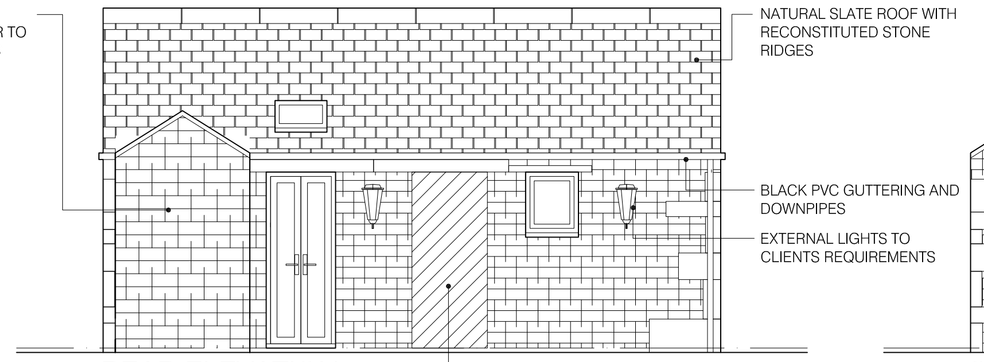
FRONT ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED



REAR ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

Do not scale from this drawing. Architectural Drawings Ltd to be notified of any discrepancies in figures dimensions and between site conditions and drawings.

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Before commencement of the works the contractor must check and verify all buildings and site dimensions and levels, all relavent sewer outfalls, invert levels and connection points.

This drawing must be read in conjunction with and checked against all structural, specialist and detail , layout and engineering drawings.

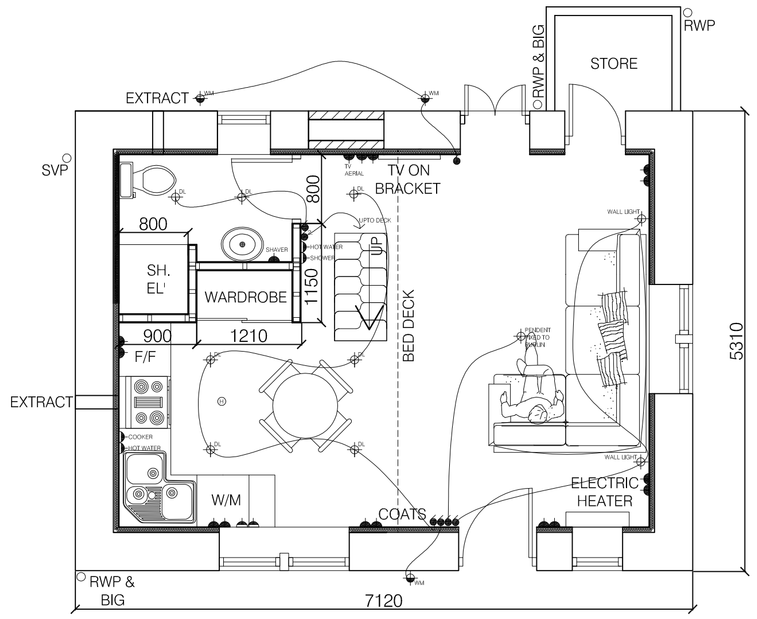
Discrepancies must be reported to Architectural Drawings Ltd.

The contractor must satisfy himself with the adequacy of the site investigation information aned should ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.

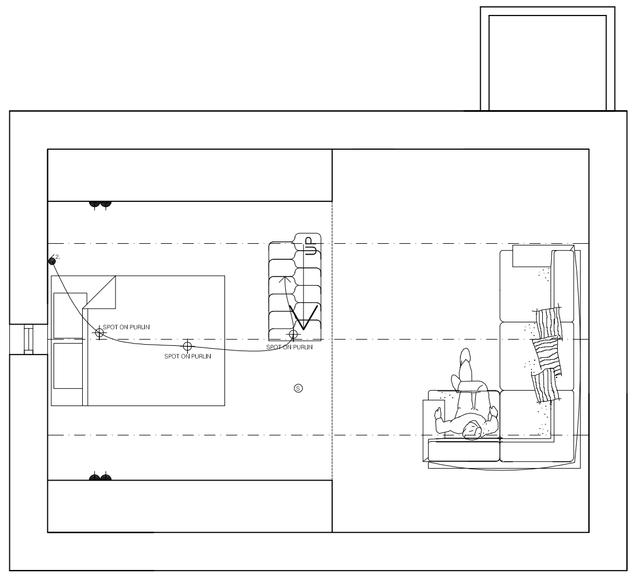
This drawing should not be relied upon to give information on ground conditions and foundations.

The Contractor is to carry out the work in compliance with the Building Regulations, relevant current British Standards

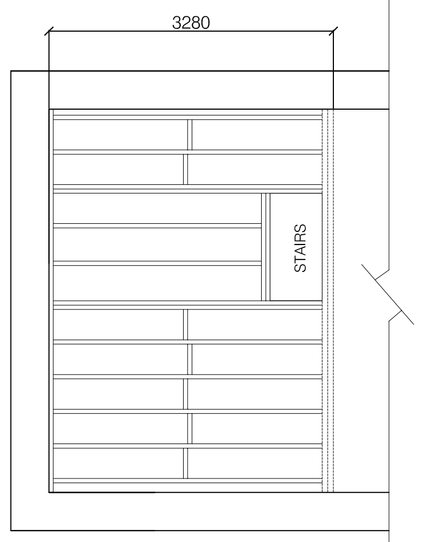
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- PENDANT(SURFACE MOUNTED LIGHT FITTING
- DOWN LIGHTER (INTERNAL)
- EXTERNAL LIGHT (DOWNLIGHTER)
- EXTERNAL LIGHT (WALL MOUNTED)
- 13 AMP SINGLE SWITCHED SOCKET AT 450MM
- 13 AMP SINGLE SWITCHED SOCKET AT 1100MM
- HEAT DETECTOR
- SMOKE DETECTOR



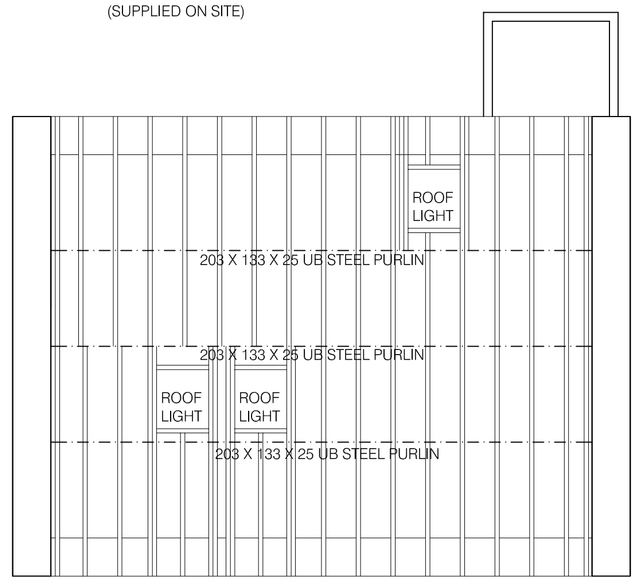
GROUND FLOOR LAYOUT
AS PROPOSED



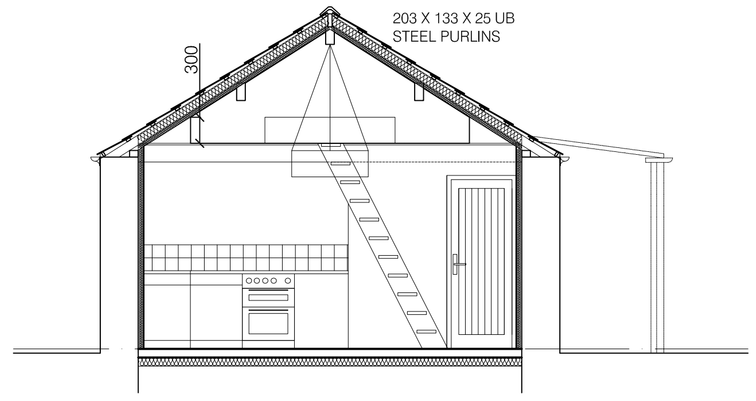
BED DECK
AS PROPOSED



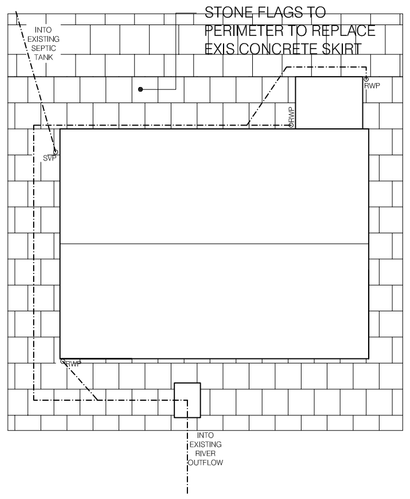
BED DECK JOIST LAYOUT



ROOF LAYOUT
AS PROPOSED



TYPICAL SECTION



EXTERNAL WORKS AROUND
COTTAGE

ELECTRICAL

NOTE ALL SWITCHES.PLUGS TO BE BETWEEN 450MM AND 1200MM FROM FFL

ALL ELECTRICAL INSTALLATIONS SHOWN ARE INDICATIVE ONLY. FINAL POSITIONS TO BE AGREED WITH CLIENT PRIOR TO COMMENCEMENT OF WORKS.

THE EXISTING SYSTEM (INCLUDING ELECTRICAL APPLIANCES) SHOULD BE CHECKED BY AN **NICEIC** REGISTERED CONTRACTOR AND A **NICEIC** PERIODIC INSPECTION CERTIFICATE SUPPLIED CONFIRMING THAT THE ENTIRE INSTALLATION HAS BEEN INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, INSTITUTE OF ELECTRICAL ENGINEERS (IEE) WIRING REGULATIONS 16TH EDITION.

100% OF LIGHT FITTINGS TO INCORPORATE LOW ENERGY LIGHT BULBS.

FLOORS

EXISTING FLOOR TO BE ASSESED FOR SUITABLITITY;

OR

GROUND FLOOR CONCRETE (SUBJECT TO ENGINEERS DETAILS)

150MM CONCRETE SLAB TYPE GEN 1 MIX ON 100MM ROCKWOOL ROCKFLOOR OR SIMILAR TO ACHIEVE U-VALUE. ON 1200 GUAGE GAS AND WATER IMPEARMEABLE DPM LAPPED INTO DPC AT EXTERNAL WALLS. ENSURE MIN LAPS 150MM TAPE ALL JOINTS. 50MM SAND BLINDING ON MIN 250MM WELL COMPACTED HARDCORE.

DPM TO BE LAPPED INTO DPC AT PERIMETER TO FORM RADON BARRIER
NOTE ENSURE THAT DPM IS FITTED WITH APPROPRIATE VENTILATION AT EDGES.

IF REQUIRED ALLOW FOR WATERPROOF PAINT FINISH OR COLD APPLIED WATERPROOF MEMBRANE UPTO 1200MM.

BED DECK

2 NO 63 X 220 C16 TIMBERS BOLTED TOGETHER TO PRIVIDE MAIN BEAM ACROSS COTTAGE.
50 X 150 TIMBERS ELSEWHERE TO BED DECK AREA AS SHOWN ON PLAN.

PERIMETER JOISTS TO BE ON HANGERS FROM WALL PLATE OR BOLTED AT 1M STAGGERED CENTRES TO WALL.

STRAPS TO BE USED TO TIE JOISTS TO INNER SKIN OF BLOCKWORK WALL. MAX CENTRES 2M MIN SIZE 30 X 5MM GALVANISED STEEL. ENSURE STRAP COVERS MIN 3NO JOISTS

100MM 10KG/M3 QUILT INSULATION BETWEEN JOISTS AS ACOUSTIC INSULATION.

CEILINGS TO BE UNDERDRAWN WITH 12.5MM PLASTERBOARD AND SKIM FINISH. SCRIM TAPE ALL JOINTS

BED DECK TO HAVE 125MM FLOOR BOARDS FITTED SO AS TO ALLOW FOR PAINT FINISH. SUBJECT TO CONFIRMATION FROM CLIENT.

300MM UPSTANDS TO EAVES SECTIONS.

WALLS

ALL NEW LINTELS TO BE TO SATISFACTION OF LABC. CONTRACTOR TO CONFIRM PRIOR TO PLACEMENT.

LINTELS TO BE CATNIC CU RANGE OF INSULATED ALUMINIUM LINTELS. MIN END BEARING TO BE TYPICALLY 150MM.

INFILL PANELS TO BE; 100MM LOCAL STONE (GREEN MOOR) OUTER LEAF WITH 1000MM CAVITY WITH FULL FILL INSULATION TO PROVIDE MIN U-VALUE 0.3W/MK. 100MM 7N/MM2 MIN COMPRESSIVE STRENGTH BLOCKWORK TO INNER LEAF.

TRAY DPC'S ABOVE ALL OPENINGS MIN 2NO WEEPHOLES ABOVE EVERY OPENING WITH SPACING AT 450MM GENERALLY.

WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM VERTICAL.

100 X 75 MM WALL PLATE SUBJECT TO ROOF TRUSS MANUFACTURERS CONFIRMATION.

MOISTURE RESISTANT MDF WINDOW CILL BOARDS

CAVITIES TO BE CLOSED USING THERMABATE INSULATED DPC OR SIMILAR APPROVED SYSTEM.

ALL EXTERNAL WALLS TO BE LINED WITH 50MM INSULATED PLASTERBAORD ON DOT AND DAB FINISH.

STAIRS

STAIRS TO BE ALTERNATING TREAD STAIRS BY SPECIALIST MANUFACTURER.

TO BE MAX 13 NO RISERS (PER FLIGHT) OF MIN 220 GOINGS MAX 220 RISERS. ALL LANDINGS TO BE OF EQUAL OR GREATER THAN CLEAR STAIR WIDTH. MIN HEAD ROOM TO BE PROVIDED 2M ABOVE PITCH LINE OF STAIRS/LANDINGS. PROVIDE HANDRAILS AT 900MM ABOVE PITCH LINE AND 1100MM ABOVE LANDINGS. BALLUSTRADING TO INCORPORATE SPINDLES AT MAX 100MM SPACINGS. MAX PITCH OF STAIRS TO BE 42 DEGREES.

NOTE: SPECIALIST TO PROVIDE DETAILS TO BUILDING CONTROL AS REQUIRED PRIOR TO COMMENCEMENT

STAIRS SHOULD HAVE HANDRAIL TO ONE SIDE IF LESS THAN 1M WIDE. IF MORE THAN 1M WIDE THEN HANDRAILS TO BOTH SIDE SHOULD BE PROVIDED.

PROVIDE LANDING OF WIDTH EQUAL TO THAT OF STAIR WIDTH.

MAX PITCH OF STAIRS TO BE 42 DEGREES

INTERNAL STUDWORK

ALUMINIUM/TIMBER STUDWORK AT 600 AND 400 CENTRES HORIZONTALLY AND VERTICALLY. INFILL WITH QUILT INSULATION TO PROVIDE SOUND INSULATION. 9.5MM PLASTERBOARD AND SKIM FINISH TO BOTH SIDES SCRIM TAPE ALL JOINTS.

GLAZING

SAFETY GLAZING TO INCLUDE: ALL GLAZING WITHIN 800MM OF FINISHED FLOOR LEVEL IN WALLS AND WITHIN 1500MM OF FINISHED FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 300MM.

ALL SAFETY GLAZING SHOULD BE PERMANENTLY MARKED TO INDICATE COMPLIANCE WITH BS 6206.

ALL NEW WINDOWS TO HAVE U-VALUE OF 1.8 W/M2K.

WINDOWS TO BE FITTED WITH TRICKLE VENTS ABOVE 1750MM

EMERGENCY ESCAPE WINDOWS TO HABITABLE ROOMS TO BE MIN 800 X 500MM UNOBSTRUCTED OPENINGS. CILL HEIGHT TO BE BETWEEN 800 AND 1100MM.

ROOF

STRUCTURAL ENGINEER TO PROVIDE DETAILS OF STEEL PURLINS TO ROOF PRIOR TO WORKS COMMENCING ON SITE

NEW TILES TO BE NATURAL SLATE WITH RECONSITUTED STONE RIDGE TILES FROM BRADSTONE OR SIMILAR

BATTENS AND FIXINGS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

LATERAL SUPPORT AT ROOF LEVEL TO BE 30X 5 MM GALVANISED STRAPS AT NOT MORE THAN 2M CENTRES.

WALL PLATE TO RECEIVE LATERAL SUPPORT STRAPS AS ABOVE.

RAFTERS TO BE 100 X 50 TIMBERS AT 400 CENTRES.

ROOFING FELT TO BE TYVEK BREATHABLE FELT OR SIMILAR BREATHABLE MEMBRANE.

EAVES TO HAVE PROPRIETARY FELT/FLASHING IN ACCORDANCE WITH MANUFACTURERS DETAILS.

INSULATION TO SLOPING SECTIONS OF ROOF TO BE 100MM CELOTES GA4000 BETWEEN RAFTERAS WITH 35MM UNDER RAFTERS

ALL VELUX STYLE WINDOWS TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS. DOUBLE RAFTERS TO EACH SIDE OF WINDOWS.

VENTILATION

NOTE: BACKGROUND VENTILATION (TRICKLE VENTS) AND MINIMUM OPENING SIZES TO BE TO WINDOW MANUFACTURERS DETAILS

HABITABLE ROOMS - OPENING WINDOW TO BE MIN 1/20TH FLOOR AREA OF ROOM WITH BACKGROUND VENTILATION OF 8000MM2

KITCHEN - 4000MM2 BACKGROUND VENTILATION WITH MECHANICAL VENTILATION OF MIN 30LITRES/SECOND ADJACENT TO A HOB OR 60 LITRES/SECOND ELSEWHERE

BATHROOMS/WC - 4000MM2 BACKGROUND VENTILATION, MECHANICAL VENTILATION OF 15 LITRES/SECOND WITH A 15 MINUTE OVERRUN SWITCH CONNECTED TO LIGHT.

REQUIRED U-VALUES

THERMAL TOLERANCE'S (U-VALUES W/MK). ACCORDING TO PART L1B APPROVED DOCUMENT - MATERIAL CHANGE OF USE.

WALLS 0.30
GROUND FLOOR 0.25
ROOF (SLOPING SECTIONS) 0.18
WINDOWS 1.8

HEATING

ELECTRIC SPACE HEATERS SIZED TO SUIT COTTAGE OR;

HEATING ENGINEER TO BE RESPONSIBLE FOR ENSURING HEATING SYSTEM MEETS REQUIREMENTS OF BRITISH STANDARDS AND BUILDING CONTROL

BOILER TO HAVE SEDBUK RATING OF:

NATURAL GAS	86
LPG	86
OIL	85

UNDER COUNTER ELECTRIC WATER HEATERS TO KITCHEN AND BATHROOM AREAS.

SMOKE ALARMS

FIRE ALARMS TO BE MAINS OPERATED AND CONFORM TO BS 5446, BATTERY BACKUPS AND HARD WIRING (INTERLINKED) TO BE INCLUDED.
TO BE LOCATED: MIN 1 NO PER FLOOR WITHIN 7.5M OF EVERY HABITABLE ROOM I.E CIRCULATION SPACES.
1 NO COMPATIBLE HEAT DETECTOR TO BE LOCATED IN THE KITCHEN AREA. CEILING MOUNTED DETECTORS TO BE MIN 300MM FROM WALLS AND LIGHT FITTINGS. DO NOT FIX DETECTORS DIRECTLY ABOVE HEATING ELEMENTS OR HEAT SOURCES OF ANY KIND. ENSURE ALL DETECTORS ARE ACCESSIBLE FOR MAINTAINANCE

DRAINAGE

ABOVE GROUND

TO BE WASTES/TRAPS AS FOLLOWS:
W.C.-100MM, SINKS-40MM, BASINS-32MM.
ALL WASTES TO HAVE MINIMUM 1:40 FALLS WITH ACCESS TO ALL CHANGES IN DIRECTION AND CONNECTION TO BELOW GROUND DRAINAGE OR 100MM SVP.
SVPS/STUB STACKS TO BE FINISHED WITH SUITABLE CAGES OR AIR INLET VALVES AS REQUIRED

BELOW GROUND

PROVIDE FLEXIBLY JOINTED DRAINAGE PIPE LAID TO MIN 1:40 FALLS IN PEA SHINGLE BED AND SURROUND. MIN COVER 100MM. WHERE PIPES PASS THROUGH LOADBEARING WALLS PROVIDE AN OPENING WITH MIN 50MM CLEARANCE AND MASKED EACH SIDE WITH RIGID SHEET MATERIAL PROVIDE PROPRIETARY AND COMPLIMENTARY FITTINGS, GULLIES, ACCESS POINTS, BENDS. ALL FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS

DISABLED ACCESS

ACCESS SHOULD HAVE GRADIENT OF NO MORE THAN 1/20 FALLS FRONT TO REAR WITH MAX 1/40 CROSS FALLS. UNOBSTRUCTED WIDTH OF 900MM WITH A FIRM AND EVEN SURFACE.

RAMPED APPROACH: TO BE USED WHERE THE PLOT GRADIENT EXCEEDS 1/20 BUT NOT 1/15. RAMPS SHOULD NOT EXCEED 1/12 GRADIENT AND SHOULD BE SPLIT INTO LENGTHS OF MAX 10M. A LANDING OF 1250MM SHOUL DBE PROVIDED TOP AND BOTTOM AND BE CLEAR OF ANY DOOR OPENINGS. MIN WIDTH OF RAMP 900MM.

STEPPED APPROACH: MIN 900MM WIDE, MAX RISE IN ANY SECTION 1800MM BETWEEN LANDINGS. RISERS BETWEEN 75 & 150MM WITH MIN TREAD 270MM. WHERE FLIGHTS EXCEED 3 RISERS A HANDRAIL MUST BE PROVIDED TO AT LEAST ONE SIDE.

MIN OVERALL OPENING OF FRONT DOOR TO BE AT LEAST 775MM CLEAR

EXTERNAL WORKS

NO DIG CAR PARKING

CAR PARKING SIZE AND LOCATION TO BE AGREED WITH CLIENT PRIOR TO INSTALATIONS.

SPEC IS FOR STANDARD NO DIG CAR PARKING. STANDARDS MAY VARY FOR DIFFERENT MANUFACTURERS.

USE PROPRETIARY PLASTIC GRID ON GEOTEXTILE MEMBRANE INFILLED WITH GRANULAR MATERIIAL. TIO FORM PARKING SURFACE.

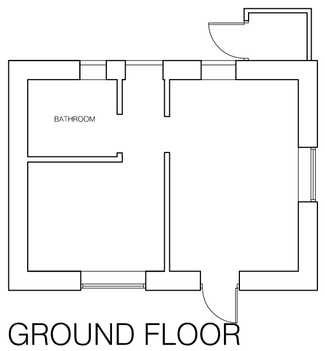
REMOVE TOPSOIL TO DEPTH OF 100MM AND PROVIDE COMPRESSED LIMESTONE BASE. N.B THIS MAY BE DEEPER DEENDING ON SOILD CONDITIONS.

TANALISED TIMBER EDGINGS FIED WITH DRIVEN TANALISED STAKES AT 900 CENTRES

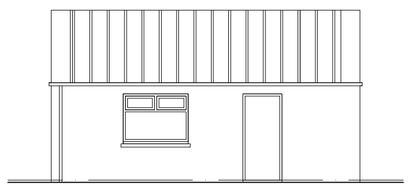
NOTE: ALL DIMENSIONS AND SITE DIMS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. THIS DRAWING IS FOR THE PURPOSES OF BUILDING REGULATIONS ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO SATISFY HIMSELF OF ALL CONSTRUCTION DETAILS PRIOR TO COMENCEMENT.

INDIAN STONE PAVIORS TO PERIOMETER OF COTTAGE AS SHOWN ON DRAWING. CLIENT TO CHOSE PRIOR TO INSTALATION. N.B CONCRETE PATHWAY MAY NEED REMOVING FORM SITE PRIOR TO INSTALATION.

LAYOUT AS PROPOSED



GROUND FLOOR
AS EXISTING



FRONT ELEVATION
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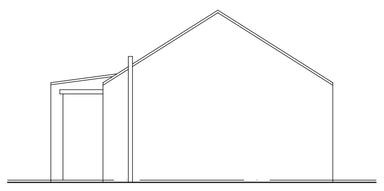
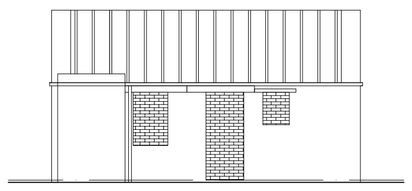
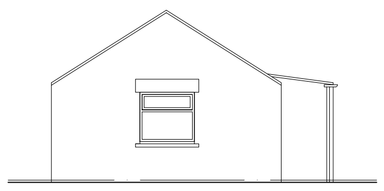


SIDE ELEVATION
AS EXISTING



REAR ELEVATION
AS EXISTING



SIDE ELEVATION
AS EXISTING

LAYOUT AS EXISTING

REV B: AMENDED TO AS-BUILT DRAWING
WINDOW ON SIDE ELEVATION ADDED
PATIO EXTENDED APPROX 1.2M TO REAR
CANOPY OVER FRONT DOOR ADDED

REV A: ROOF LIGHT ADDED TO REAR ELEVATION

revisions

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TITLE

FORMER WORKS OFFICE CONVERSION WORKING DRAWING

DRAWING STATUS

INFORMATION

SCALE **1:100/1:50 @ A1**

DATE **APRIL 2015**

JOB NO.	DRAWING NUMBER	REV
683	01	B