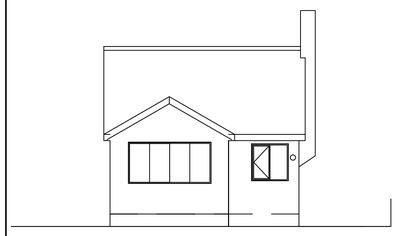
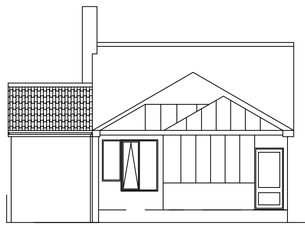
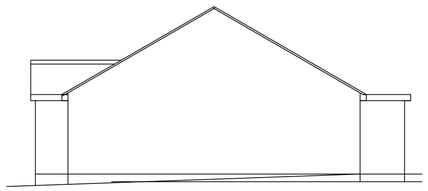


EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



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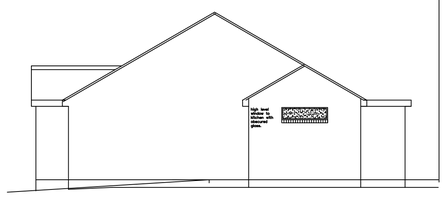
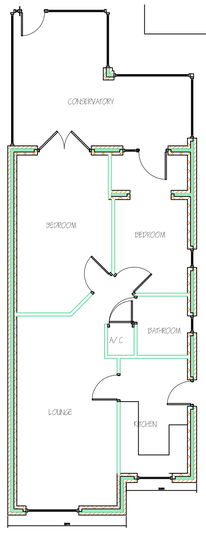
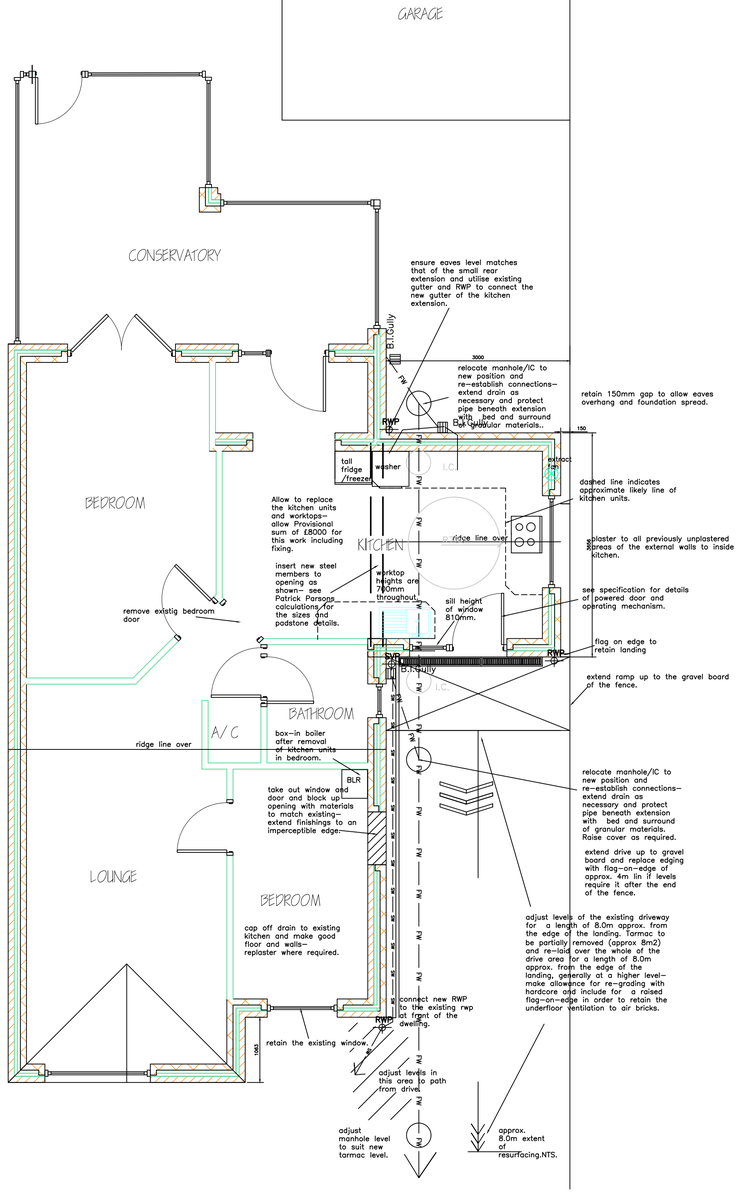
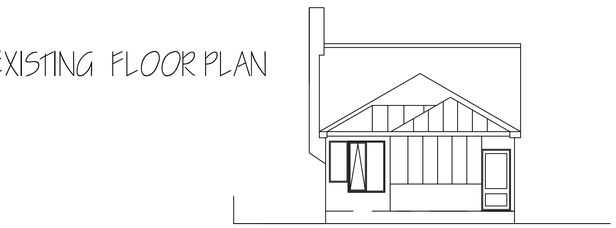


PROPOSED SIDE ELEVATION



EXISTING FLOOR PLAN





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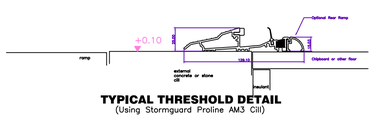
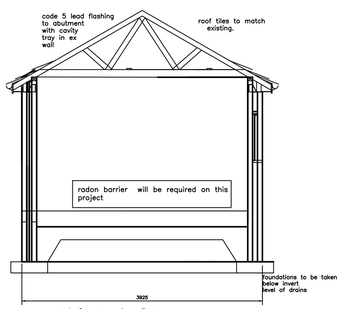


TYPICAL THRESHOLD DETAIL
(Using Stormguard Proline AM3 Cill)



SECTION (typical)

THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT MANAGEMENT SERVICES DOCUMENT No. 2396/01/S.

SUB-STRUCTURE & GROUND FLOOR

Strip foundations 750 mm wide 225 deep 21 n/mm2
OPC concrete taken down to firm bearing strata to satisfaction of the BCO min 600 deep. Blockwork below ground level to be 2 skins of 100 mm 7N/mm2 with 100mm cavity filled with weak mix conc.to G.L.Note:width of blkwk. skin to equal the thickness of the leaves proposed above.150mm consolidated hardcore with 25 sandblinding 1200 gauge polythene dpm lapped onto wall dpm min 150 above gl 100 mm Kingspan TP10/TF70 insulation. 125 mm 21N/mm2 concrete floor with smooth trowelled finish. Excavation to be backfilled to inside with clean consolidated hardcore compacted in max.225mm layers.Backfilling to outside to be with selected as-dug material(up to 300mm below G.L.if in garden areas)or hardcore as before(if hardsurfaced areas).

TRUSSED ROOF

Roof tiles to match existing on 25 x 38 s.w. treated battens on untearable roofing felt.
New roof of trussed construction to manufacturers details and design.To BS 5268 Pt 3 @ 600mm ctrs. @400mm ctrs.truss clips used to fix trusses-two per truss 100 x 25 sw bracing diagonally and at each node point horizontally and sloping. 100 x 50 (or to suit int. leaf thickness) sw wall plate bedded onto blockwork.
225x25 Celluform Specifier range PVC-u.fascia board with 10mm PVC-u soffit fitted with soffit vent.Vent to allow a continuous ventilated strip of 25mm width protected with a flyproof mesh.
1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.
300mm glassfibre insulating quilt laid between trusses (2 layers 150mm opposing)
100mm half round PVC gutter to 65mm PVC downpipe.
1500mm long lateral restraint straps to be fixed as above at ceiling level.
All lateral restraint straps are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs.
12.5mm plasterboard and skim to ceiling-see note re bathroom plasterwork.

WASTES AND DRAINS

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 connection of SVP to be within 200 mm of wc connection 100 mm dia supersleeve drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to to be Hepworth Polypropolene with light duty covers. Manholes in drives to be 225 engineering brickwork on 150 mm concrete bed with heavy duty cover and frame.
Manholes to drain diversion to be brick to LA requirements.

MECHANICAL VENTILATION

Kitchen ventilation to have min 4000mm2 trickle vents AND mechanical extract min 60L/sec(or incorporated in a cooker hood) capable of being operated intermittently.

LINTELS

Lintels to internal walls to be CATNIC.External stone walls to have NAYLOR pcc with ZED strip front lintol.Brick walls to have Catnic or IG lintels fixed in accordance with manufacturers instructions.All lintels to have min 150 end bearing.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audble throughout the building and liked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

SMOKE DETECTORS

Smoke Detectors are to be provided to the following:-
-In every bedroom that is either formed or altered bt the works
In every hallway or lobby or connecting corridor that is formed by the works.
Rate of Rise Heat Detectors are to be provided to every kitchen that is either altered or formed by the works.
-NOTE In the case of smoke and heat detectors, these are to be of a mains wired-in type and if more than one, they are to be linked so as to sound if any detector is activated.

BMBC environmental services to ensure adequacy of design and positioning of the new development in relation to boundaries and ownership.

GUARDING TO RAMPS

Handrail height 900 balustrade 1000.
(No gap greater than 100 mm to baluster or handrail if fall can be more than 600mm).

WINDOWS IN DWELLINGS

All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.8W/m2K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 8000mm2 (kitchens, utility and bathrooms 4000mm2).

FIRE PROTECTION TO STEELWORK

steel beams to be encased in 2 layers of 12.5mm plasterboard & skim with 1.6mm wire binding at 100mm cts.

DRAINS BENEATH FOUNDATIONS

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

DRAINS

New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc.
Where drains pass through walls they are to be lintoled over with PCC lintols.Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep.If drains are deeper then they are to be protected by bedding and surronding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions-depending on size of pipe.

WALLS

Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks.100mm filled cavity (Rockwool 'Cavity') formed between leaves.Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off foundations.
Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

New walls bonded into existing-min 3 courses in every 6.Cavities to be maintained where applicable.
New S.& V.P. to be connected to new drains & taken 900mm above opening window with anti 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 to comply with current legislation.
This is recommended,but may not be obligatory.Client or his builder to check local conditions with the Local Authority at the time of construtuion.
A suitable type would be Monarflex RAC.
It is to be bonded across cavity to all outside faces of walls and sealed around services and penetrations.
All timbers are to be softwood unless directly instructed by the Client-Any Hardwoods used are to be sourced only from sustainable forest plantings.

SAFETY GLASS

All door glass below 1500mm and window glass below 800mm from floor level is to be laminated or toughened in accordance with BS 6202:1981

GAS APPLIANCES - PRECAUTIONS

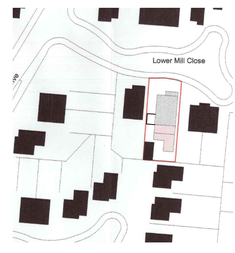
The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety of any gas appliance.
If in doubt, a CORGI registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

The electrical contractor must be registered under the 'Competent Person Scheme' and will be required to provide a full certification for design inspection and testing of all electrical works carried out.

THIS DRAWING, TOGETHER WITH THE SPECIFICATION REFERREDTO, SEEKS TO ILLUSTRATE AND DESCRIBE THE PROJECT WITH SUFFICIENT INFORMATION TO ALLOW THE PRODUCTION OF A COMPREHENSIVE TENDER QUOTATION. CONTRACTORS SHOULD CAREFULLY EXAMINE THE WORKS AND SATISFY THEMSELVES THAT ALL WORK REQUIRED TO BE CARRIED OUT IS ALLOWED FOR AS NO OMISSIONS OF MONIES OR AMOUNTS SO OMITTED WILL BE CLAIMABLE AT A LATER DATE. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION REFERRED TO AND EACH ARE COMPLIMENTARY TO ONE ANOTHER. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THAT HE HAS ALLOWED IN HIS TENDER FOR ALL ITEMS INCLUDED ON THIS DRAWING AND IN THE TEXT SECTION OF THE DOCUMENT WETHER OR NOT SUCH ITEMS APPEAR INDIVIDUALLY IN THE SCOPE OF THE WORKS SECTION. THE TENDERER IS DEEMED TO HAVE ALLOWED FOR SUCH ITEMS IN THE TENDERED QUOTATION.

C - Changes requested by Client 16/09/2014
B - Changes by P Simpson 10/09/2014
A - Client request changes 10/09/2014

Actual depth of foundations to be determined on site.
All work to be to the satisfaction of the local authority.
All dimensions to be checked on site and any discrepancies must be notified immediately
All dimensions are in millimetres unless otherwise stated.
Information given on this drawing is subject to local authority approval.
Do not scale this drawing.



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CLIENT
Mr J O'Hara
4 Lower Mill Close, Goldthorpe.

PROJECT
Proposed Bedroom & Kitchen alterations & extension.

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FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
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