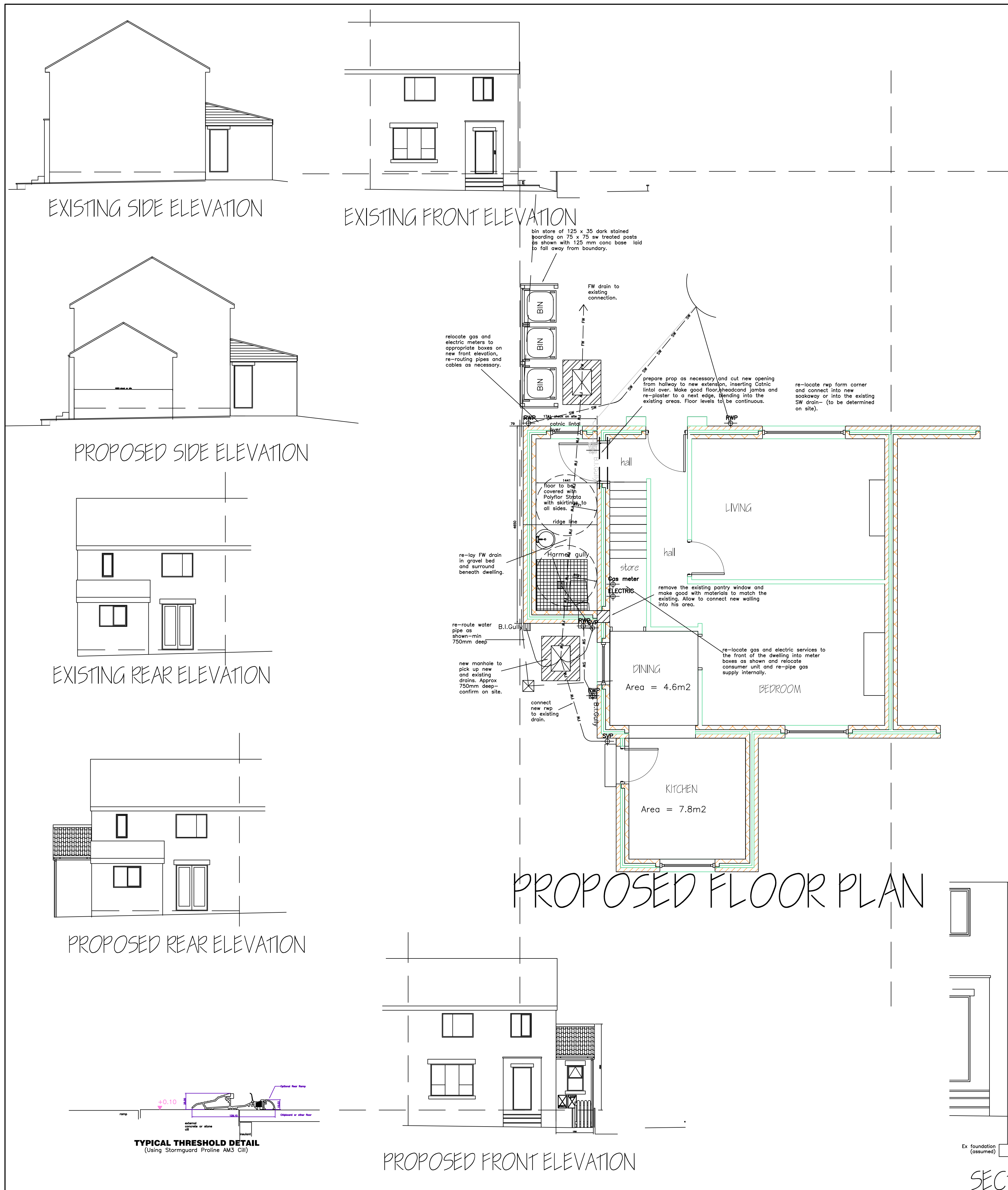




Timber suspended floor 18mm type 2/3 chipboard
on 150x50 SCJ joists on sleeper walls (If SPAN OVER 1800MM) on
300x150 floor joists on 150x50 SCJ joists on sleeper walls
on 100mm hardcore. 150 air gaps between oversite &
bottom of joist, 100 Ginspang TP10 between joists to
achieve 0.25W/m2C. 150x225 air bricks @
1500mm centres from cavity to cavity. Clay liners
with trap dyc over Foundations to be taken down to
firm bearing strata to the satisfaction of the local Building
Control Officer and be 650mm wideX 400mm deep founded
at min 600mm below proposed ground level. Access to be
confirmed by L4 Outer skin 150mm x 200mm depending
on the wall construction above)70mm x 100mm suitable for
below ground use.100mm cavity filled with weak mix conc below
ground and 100mm lead lined below ground. 100mm
concrete floor. Alternative solid blockwork foundation blocks may be acceptable
subject to approval prior to work commencing by Project
management (minimum foundation depth 400mm to 433
mesh in bottom with 50mm cover. Timber joist to span no

Roof tiles to match existing on 25 x 38 s.w. treated battens on unalterable 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 25 mm, at least thickness) are well plate bedded onto blockwork.

225x25 Cellulose Specific range PVC-u/fascia board with 10mm PVC-u soffit fitted with soffit vent. Vent to allow a cold air intake into the roof.

nuous ventilated strip of 25mm width protected with a tyfroof 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.

1500mm long restraint straps are to be fixed to the roof with no ties between members to which they are fixed and fixed @ 1500mm ctrs.

12.5mm plasterboard and skim to ceiling - see note re bathroom plasterwork.

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
Connection of S/W to be within 200 mm of wc connection
100 mm dia superseize drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to be to Hepworth Polypropylene 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 vent fans to be provided to all bathrooms and to extract at rate of 15L/sec.

If no window exists in sanitary accommodation then 3 air changes/Hr (operated intermittently) to be provided by mechanical fan with 15min overrun.

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 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.

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 to a fire alarm throughout the building and linked to fire alarm if fitted.

Detectors are to be sited min 300mm from luminaires, or radiators.

Extract fans are to be well 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 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.
 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.

Neatdek 3 ref NDK3004PP to be fitted to be complete with curtain rail, curtain, half-height doors and level grille with insert and waste outlet.

THIS DRAWING, TOGETHER WITH THE SPECIFICATION REFERRED TO, 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 THE WORKS REQUIRED TO BE CARRIED OUT IS ALLOWED FOR AS NO OMISSIONS OF MATERIALS 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 COMPLEMENTARY 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 WHETHER 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.

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.

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

New drains to be 'Hepworth' 'Supersieve' or other approved generally bedded Class 'N' beneath gardens etc.

Where drains pass through walls they are to be linted 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 surrounding 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.

Inner leaf of Plasmar Agile Ultima 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, sills 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 blockwork. Internal 12.5mm plasterboard on dabs. Internal 12.5mm cavity to be 100 mm total wall value of 18/m² degC. Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

All walls and ceilings within bathrooms and w.c.'s that are plasterboarded are to be boarded with Gyproc Moisture Resistant Board (identified by the green paper outer lining)

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.

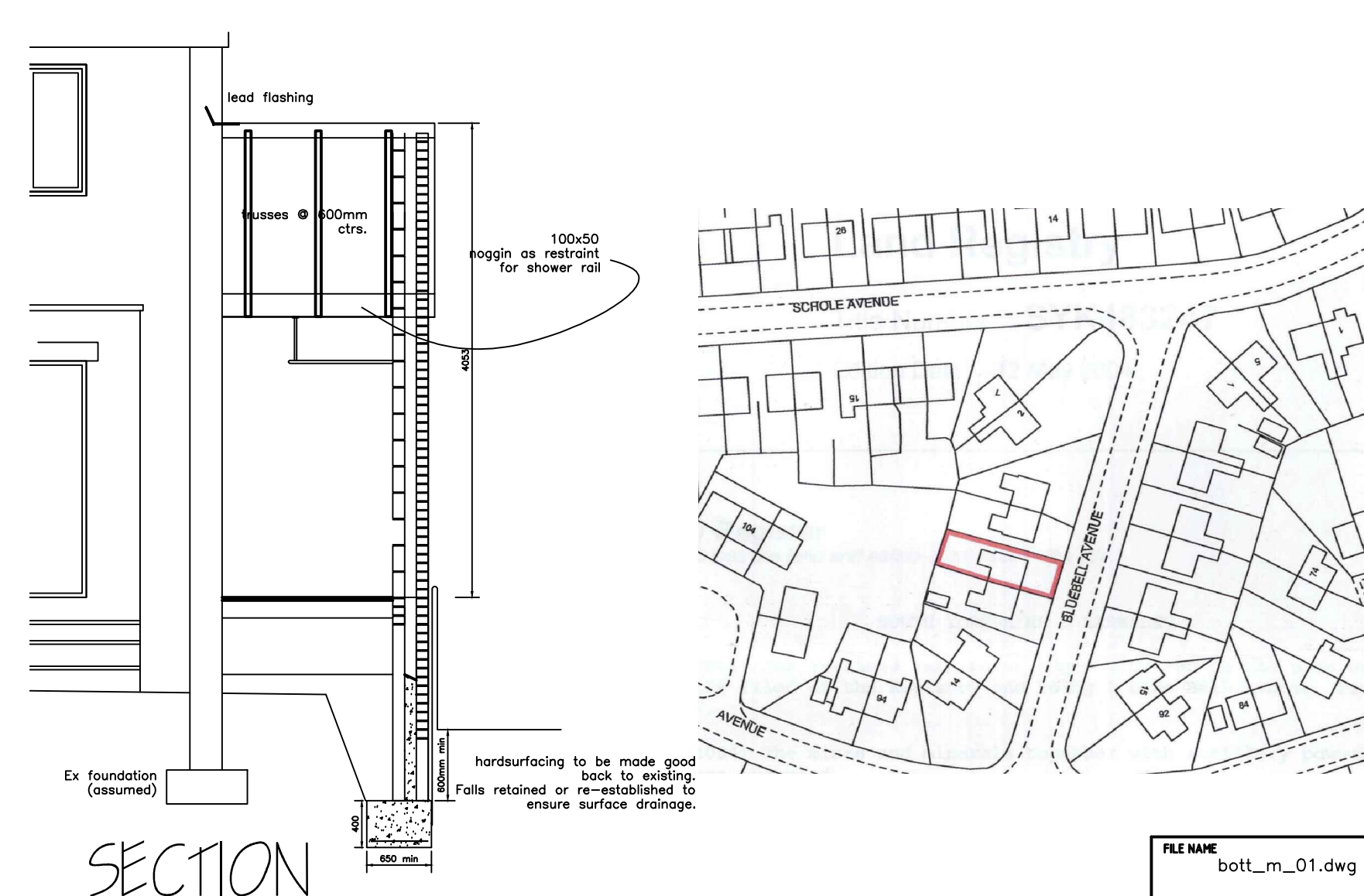
This project may require a methane barrier to comply with current legislation. This is recommended but may not be obligatory. Client or his builder to check local conditions with the Local Authority at the time of construction. A suitable type would be Monarflex RAC. It is to be bonded across cavity 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.

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

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.

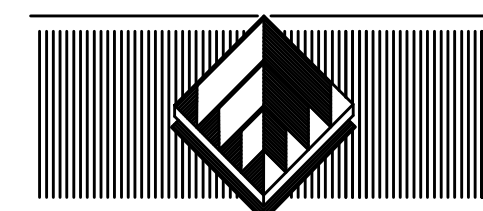
All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.4W/m²K. An opening min 450mm wide and 750mm high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 8000mm² (kitchens, utility and bathrooms 4000mm²).

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.



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.

PROJECT
MANAGEMENT
services



4 HUDDERSFIELD ROAD, BARNSELY, SOUTH YORKSHIRE S70 2LT
TELEPHONE (01226) 286276
FAX (01226) 731265 E-mail: info@pmsdesign.co.uk

CLIENT
Martyn Bott
8 Bluebell Avenue, Penistone

Project Name	PROJECT
	Proposed Shower Room

FILE NAME bott_m_01.dwg	DWG.No 2399/01	SCALE 1:50 1:100	DATE 11/2014	DRAWN jjb	REV.
----------------------------	-------------------	------------------------	-----------------	--------------	------