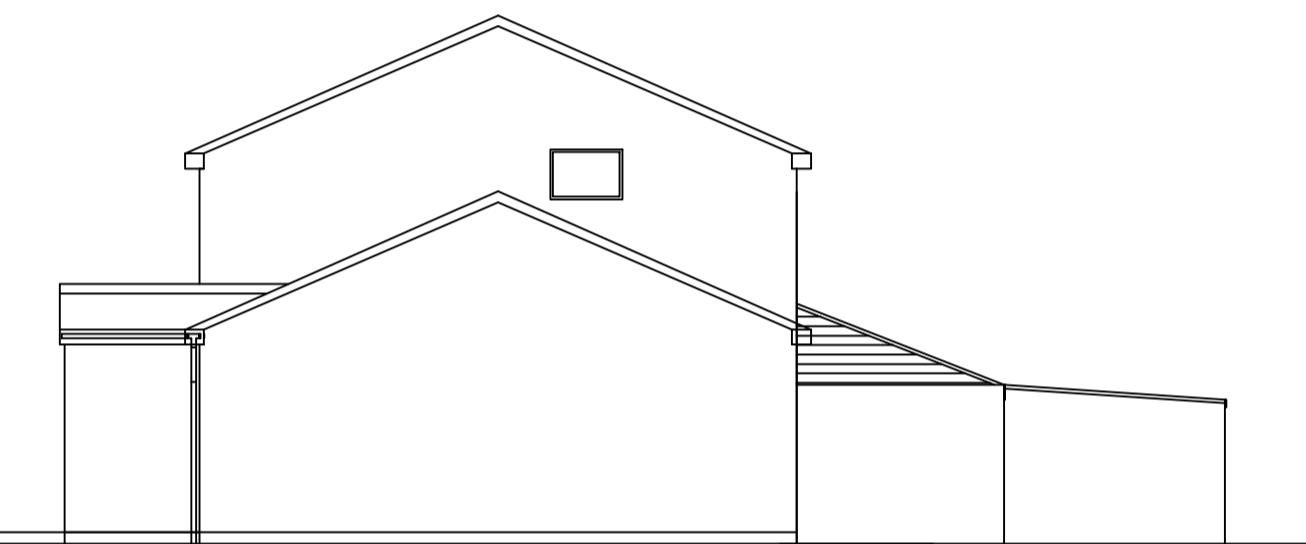




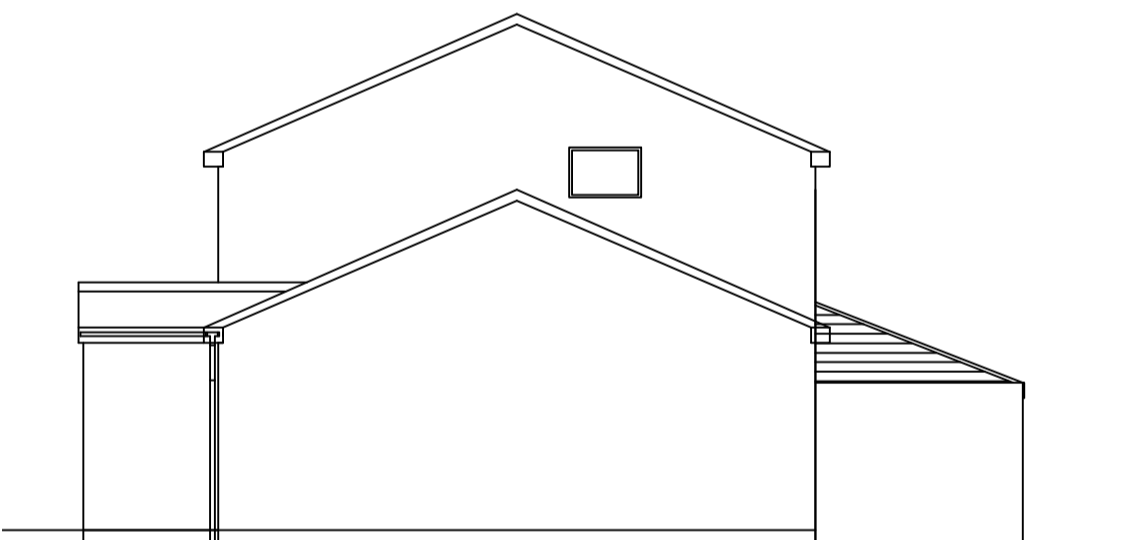
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

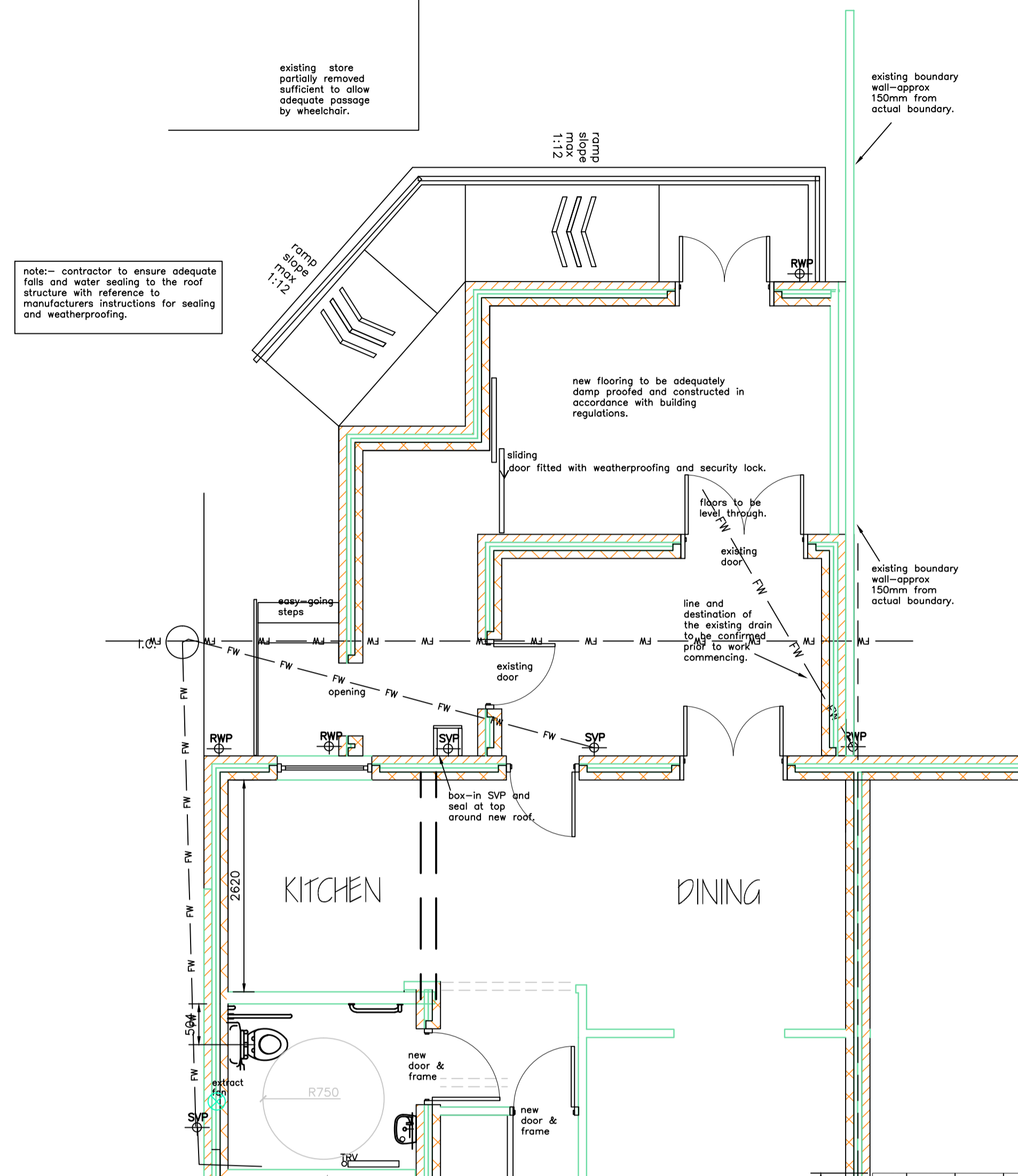
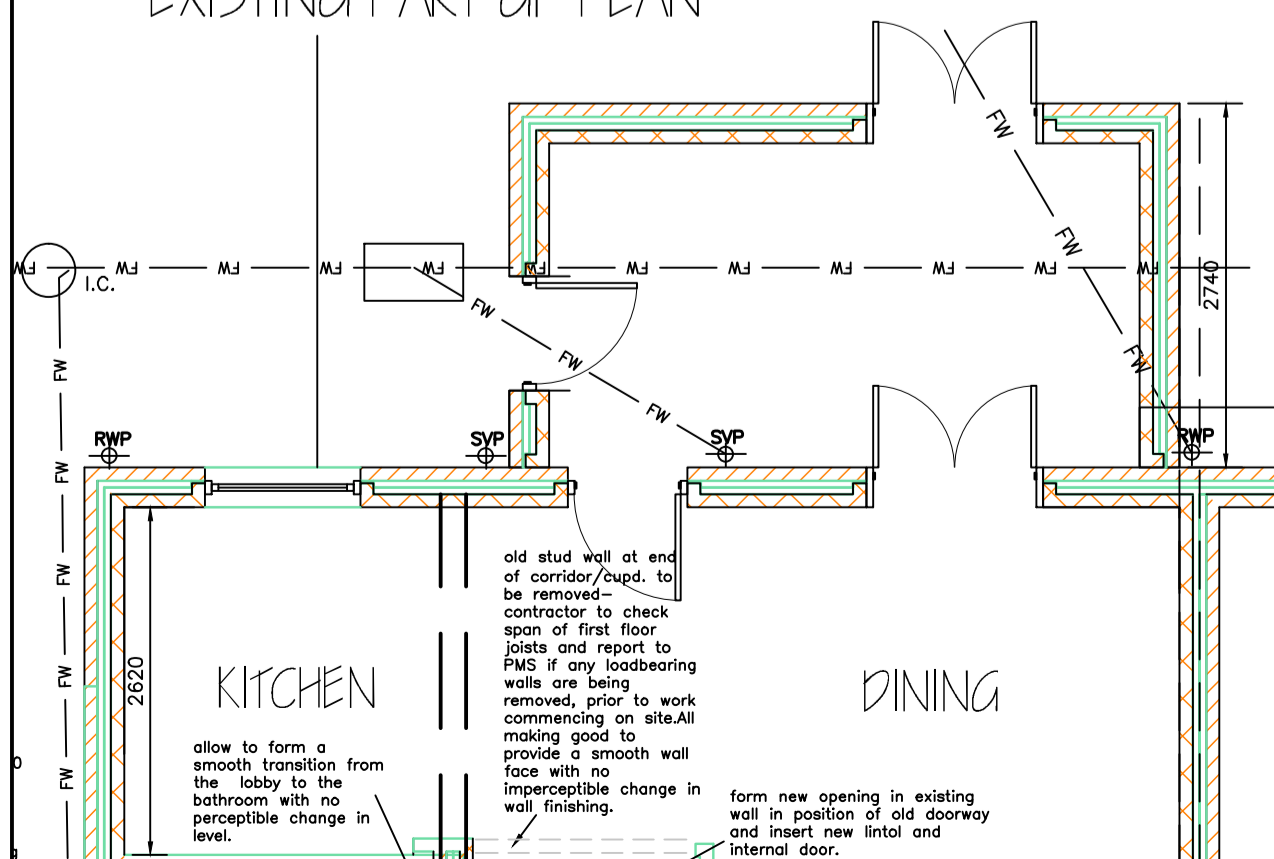


PROPOSED SIDE ELEVATION

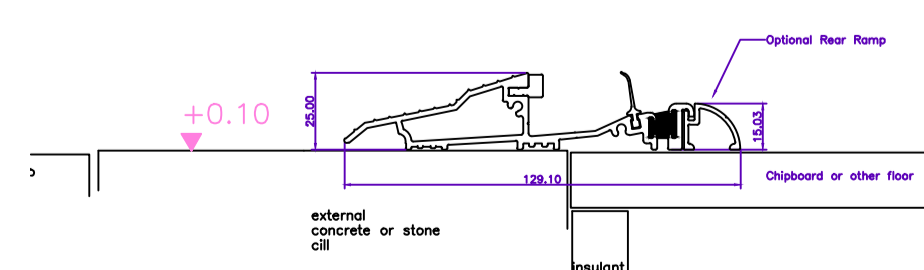


EXISTING SIDE ELEVATION

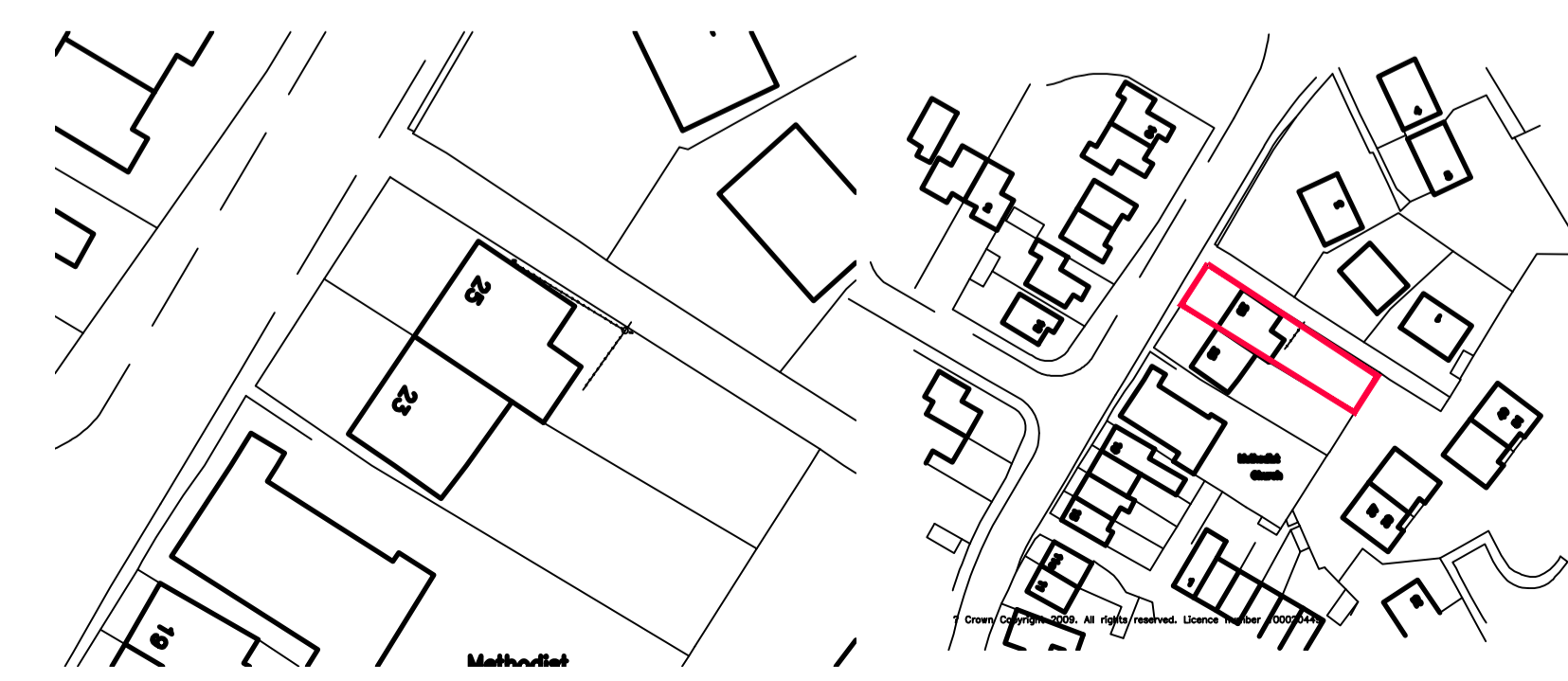
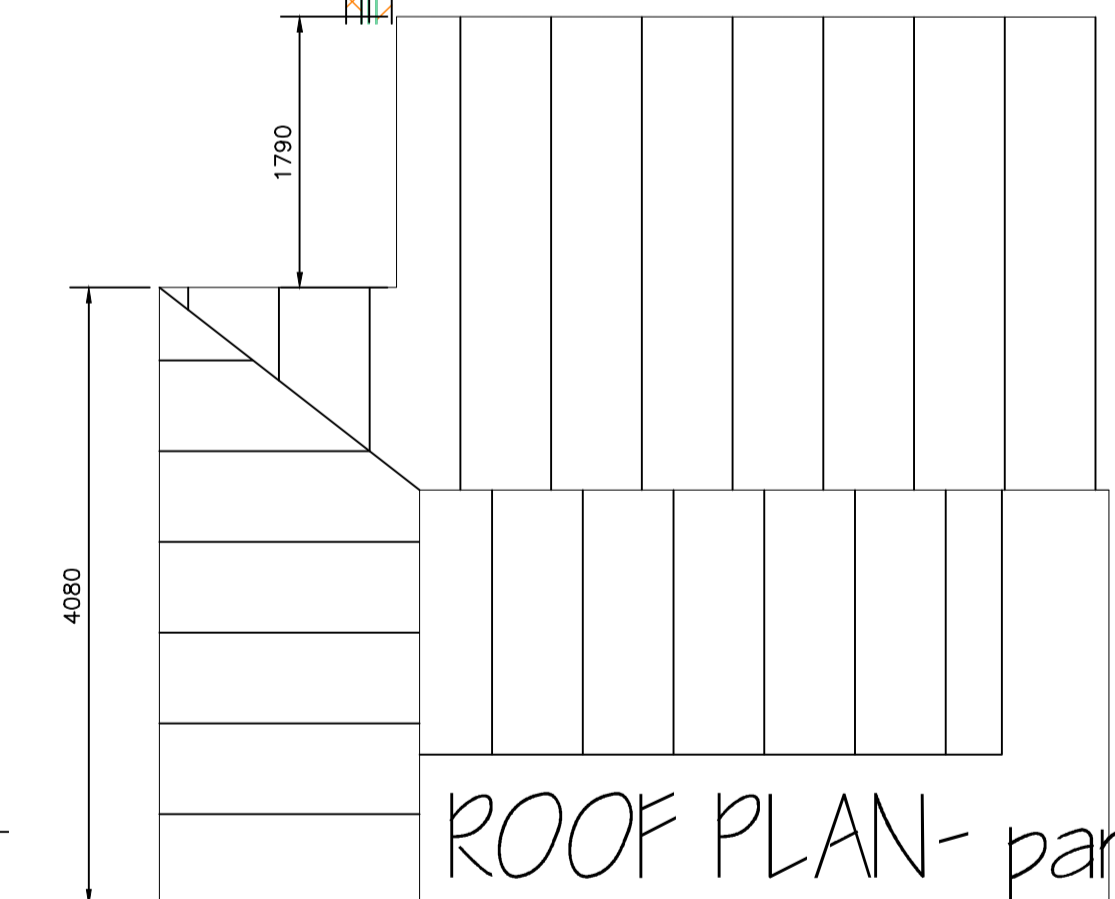
EXISTING PART OF PLAN



TYPICAL THRESHOLD DETAIL (Using Stormguard Proline AM3 CH)



ROOF PLAN - part



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 B03 min 800 deep. Blockwork below ground level to be 2 skins of 100 mm 7N/mm² with 100 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 TPI0/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 0-8 dug material up to 300mm below G.L. if in garden areas or hardcore as before (if hardsurface areas).

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 oil sinks baths and showers. 100 mm dia waste to w.c. No connection of SVP to be within 200 mm of wc connection 100 mm dia superseve drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to be 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 VENTILATION

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

Lintels to internal walls to be CATNIC. External stone walls to have NATLOR poc with ZED strip front lintel. Brick walls to have Catnic or IG linteels fixed in accordance with manufacturers instructions. All linteels 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 audible throughout the building and linked 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 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.

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.

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).

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 linteled over with PPC linteels. 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 than 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.

WALLS

Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks. 100mm filled cavity (Rockwool RW6) formed between leaves. Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, chills and jamb and above lintels. DPC min 150 above outside ground level as indicated on the plan. Linteels 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 will require a methane and Radon barrier to comply with current legislation. This is mandatory.

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

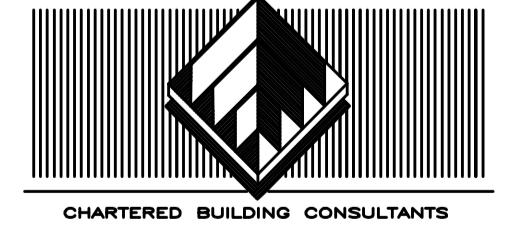
The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas fire or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety 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.

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 450mm 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).

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



CHARTERED BUILDING CONSULTANTS
4 HUDDERSFIELD ROAD, BARNESLEY, SOUTH YORKSHIRE S70 2LT
TELEPHONE (01226) 286278
FAX (01226) 731265 E-mail: info@pmsdesign.co.uk

CLIENT
Mr R Wolstenholme
25 Chapel Lane, Carlton
PROJECT
New Conservatory

FILE NAME	DWG No	SCALE	DATE	DRAWN	REV.
wolstenholme_01.dwg	2254/02	1:50 1:100	10/2010	jjb	