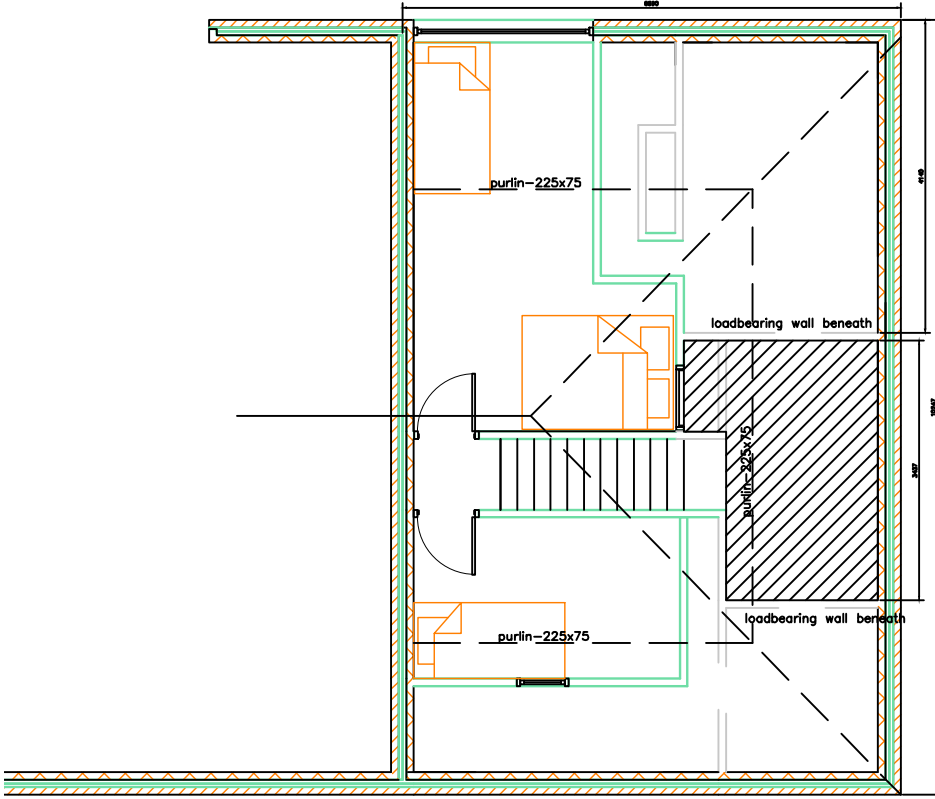
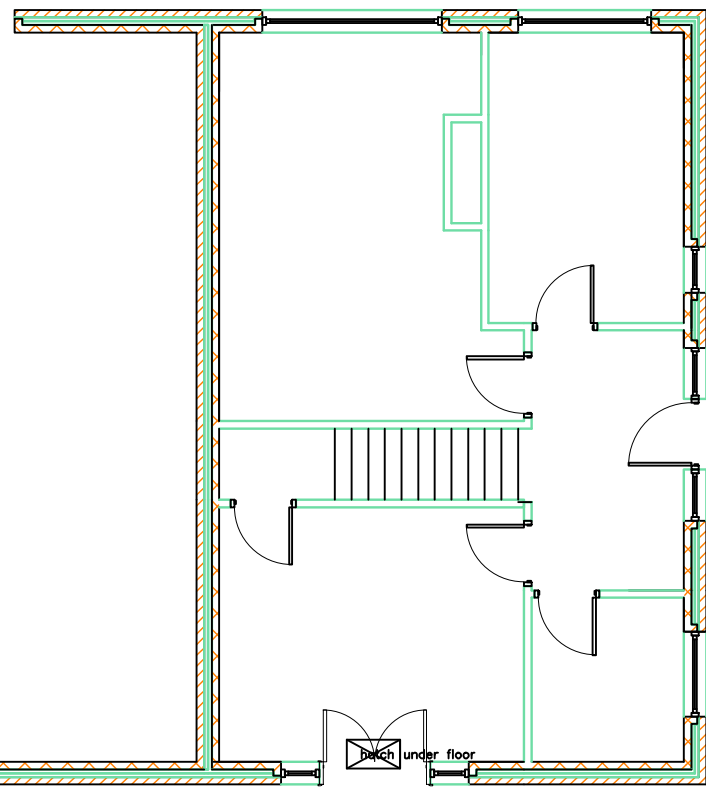
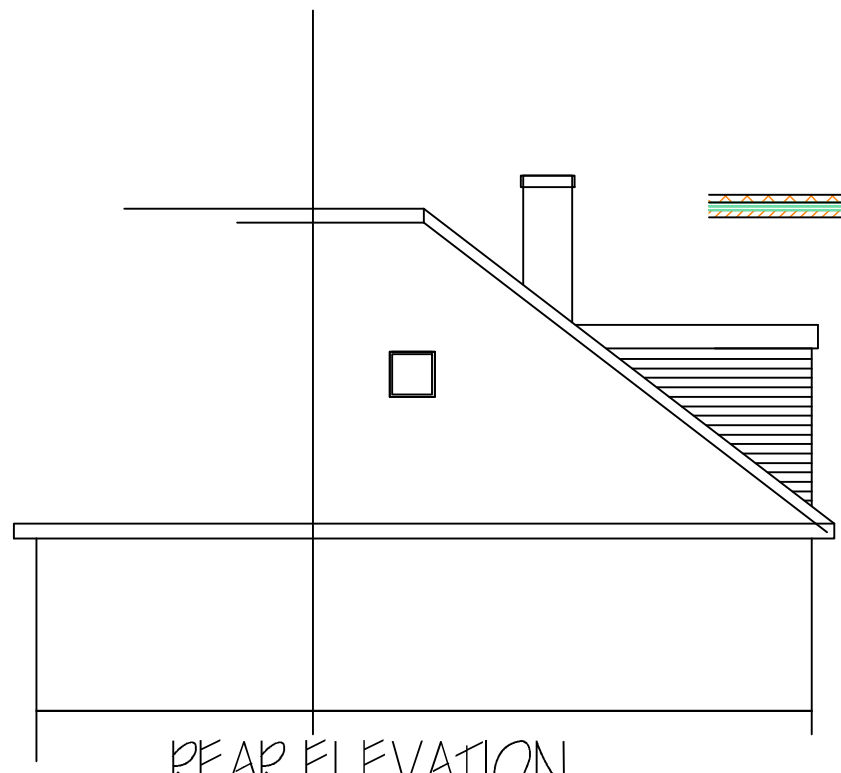
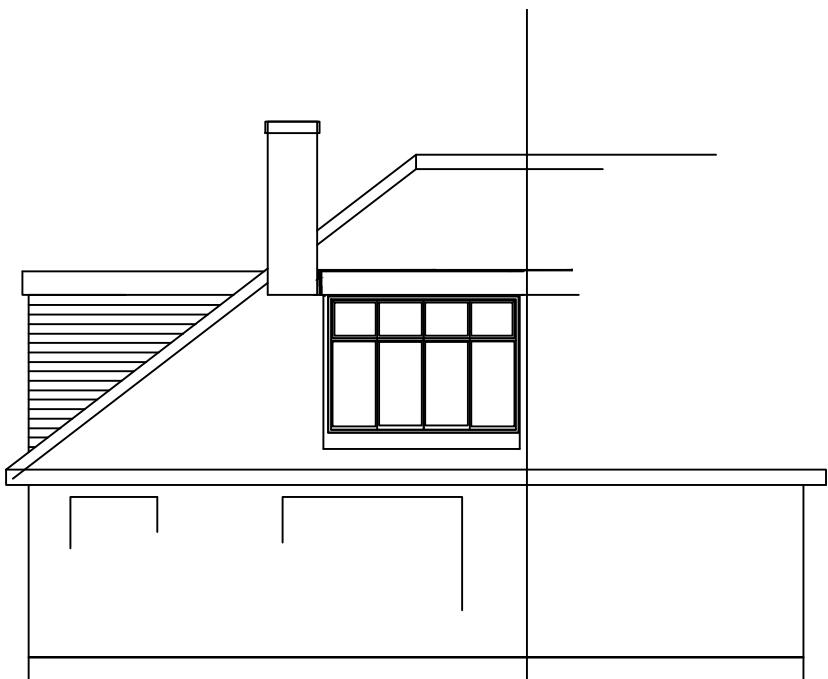




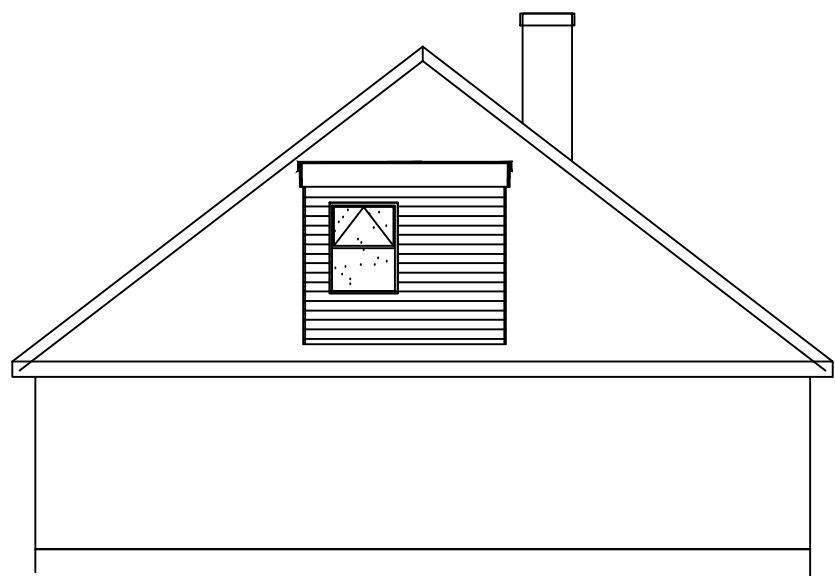
PROPOSED FIRST FLOOR PLAN
structural



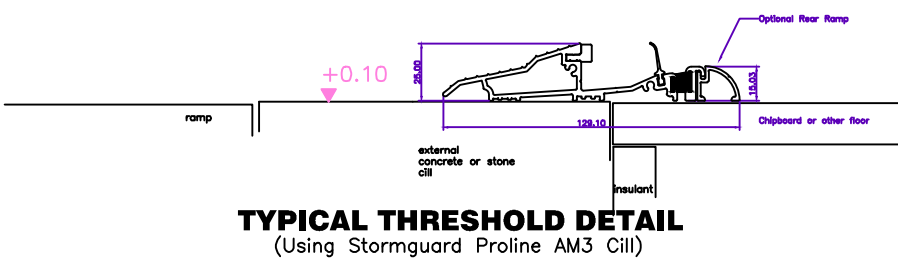
REAR ELEVATION



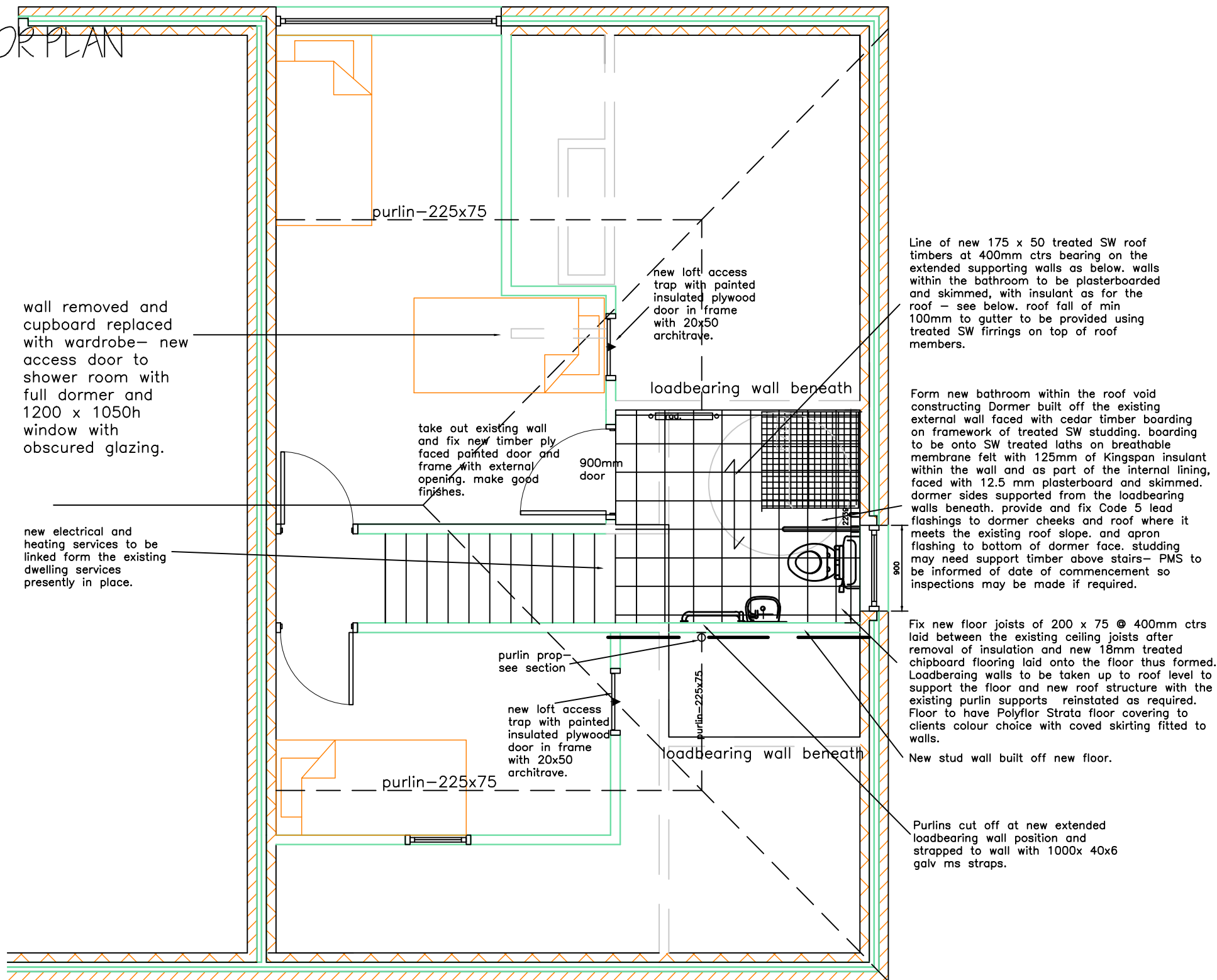
FRONT ELEVATION



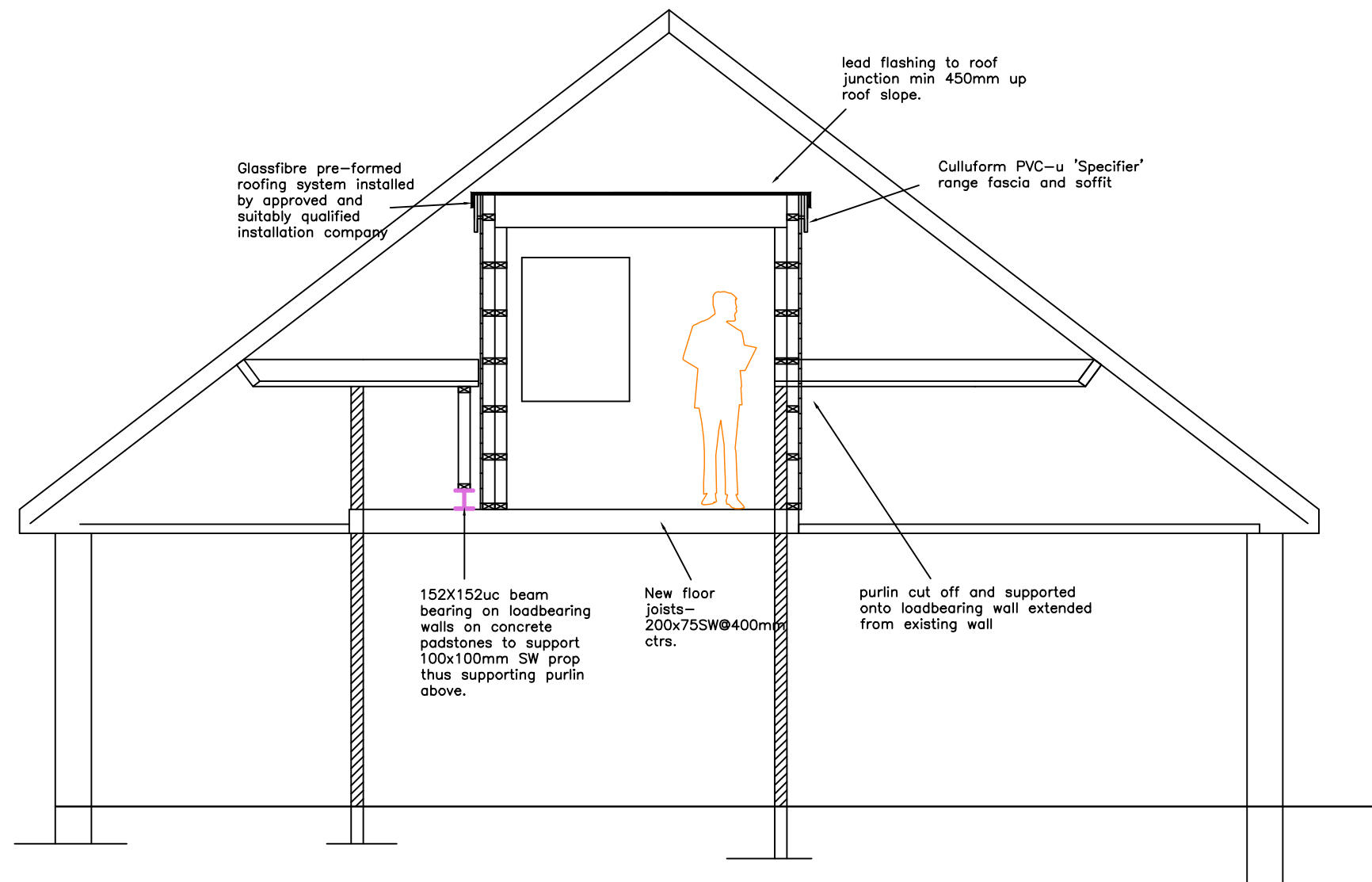
SIDE ELEVATION



TYPICAL THRESHOLD DETAIL
(Using Stormguard Profile AMS Gili)



PROPOSED FIRST FLOOR PLAN



SECTION

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.

FLAT ROOF

Glassfibre specialist roof covering by approved installer onto new 130mm Kingspan insulant on 18mm Ext Plywood New 200x75 treated SW joists@400mm ctrs strapped to new stud walls 100 x 50 (or to suit int. leaf thickness) sw wall plate at top of stud wall 225x25 Cellulform Specifier range PVC-u.fascia board with 10mm PVC-u soffit 1000x40x6mm galvanised restraint straps @ 1200mm ctrs. 100mm half round PVC gutter to 65mm PVC downpipe. 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

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 be 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 NAYLOR pcc with ZED strip front lintel. 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 audible 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 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.

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

THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT MANAGEMENT SERVICES DOCUMENT No. 2320/01/S.

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 PCC lintels. 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.

WALLS

Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of 100x50 treated SW studding with 100mm Kingspan insulant, breathable felt and cedar boarding to external face.

Purlins tied to stud and blockwork walls with galv MS ties DPC's to all heads, cills and jambs and above lintels. DPC min 150 above roof level

Indicated on the plan. Any structural lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and part-tiled finish and built off existing loadbearing walls. Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

WALL PLASTER TO BATHROOMS

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 S. & V.P. to be connected to new drains & taken 900mm above opening window with anti bird nest cage on top.

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 lintels 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.

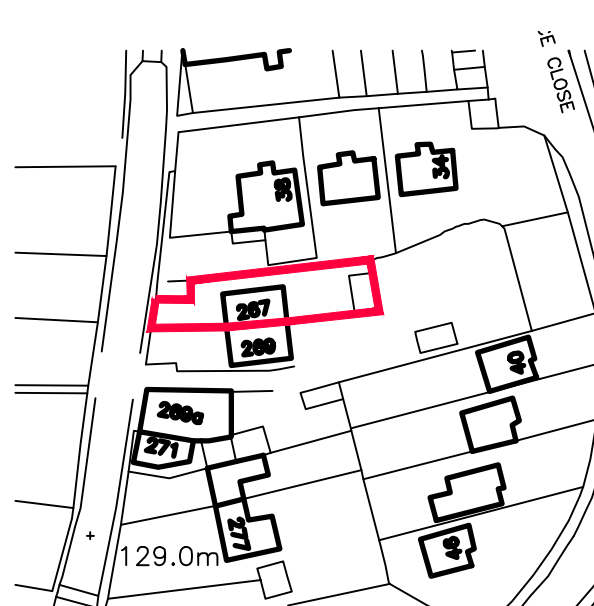
If in doubt, a CORGI registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

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.

WINDOWS IN DWELLINGS

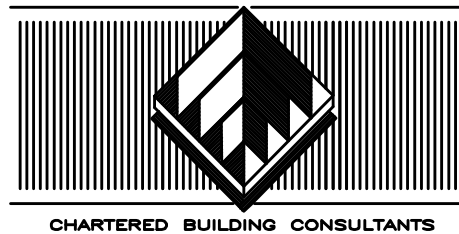
All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.8W/m2K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area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

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 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 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.



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



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CLIENT
Mr & Mrs Jackson
267 Higham Common Road Higham

PROJECT
Proposed Bathroom (accessible)

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
jackson_higham_01.dwg	2320/01	1:50 1:100	10/2011	jib	