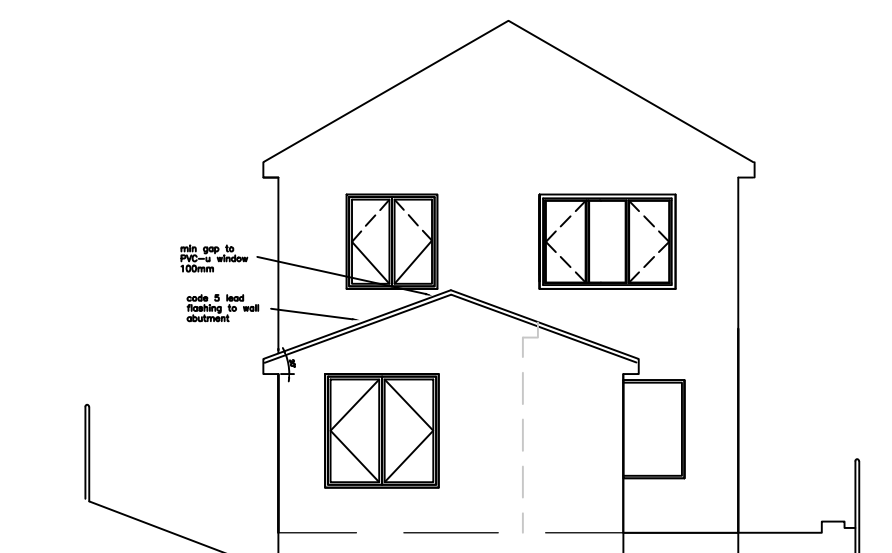
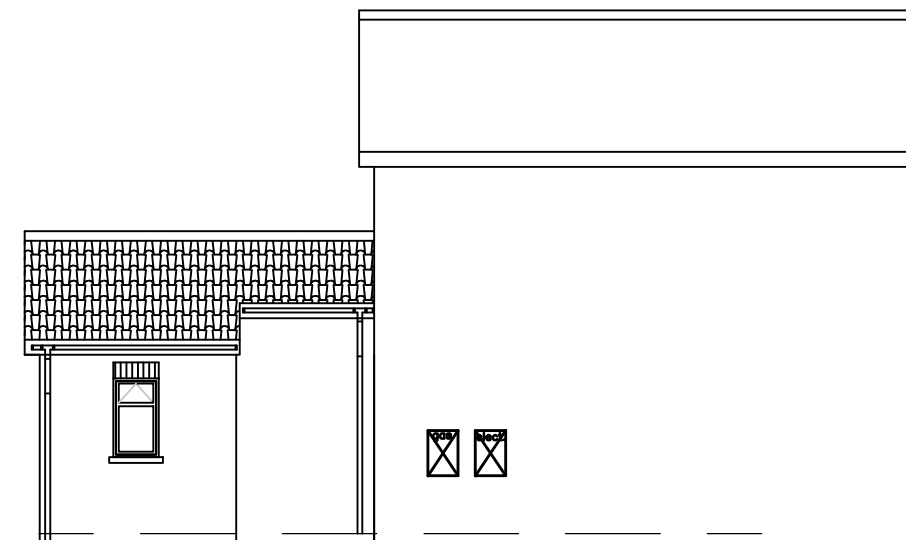
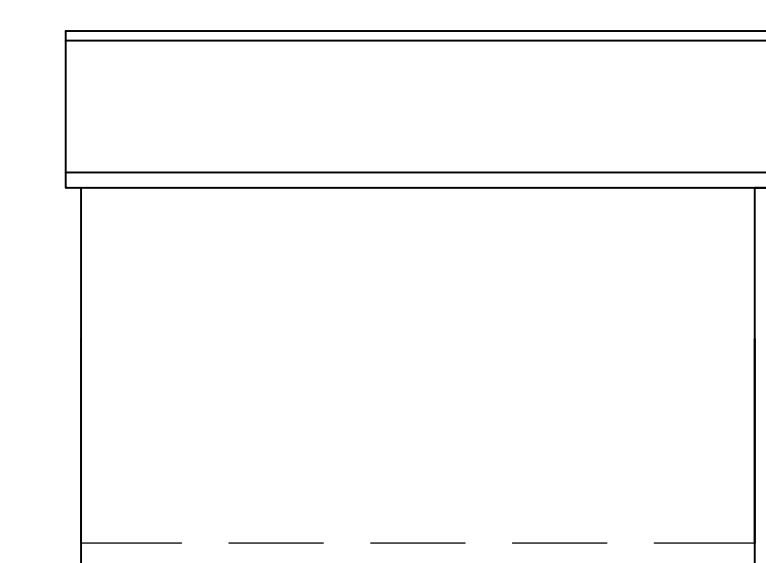
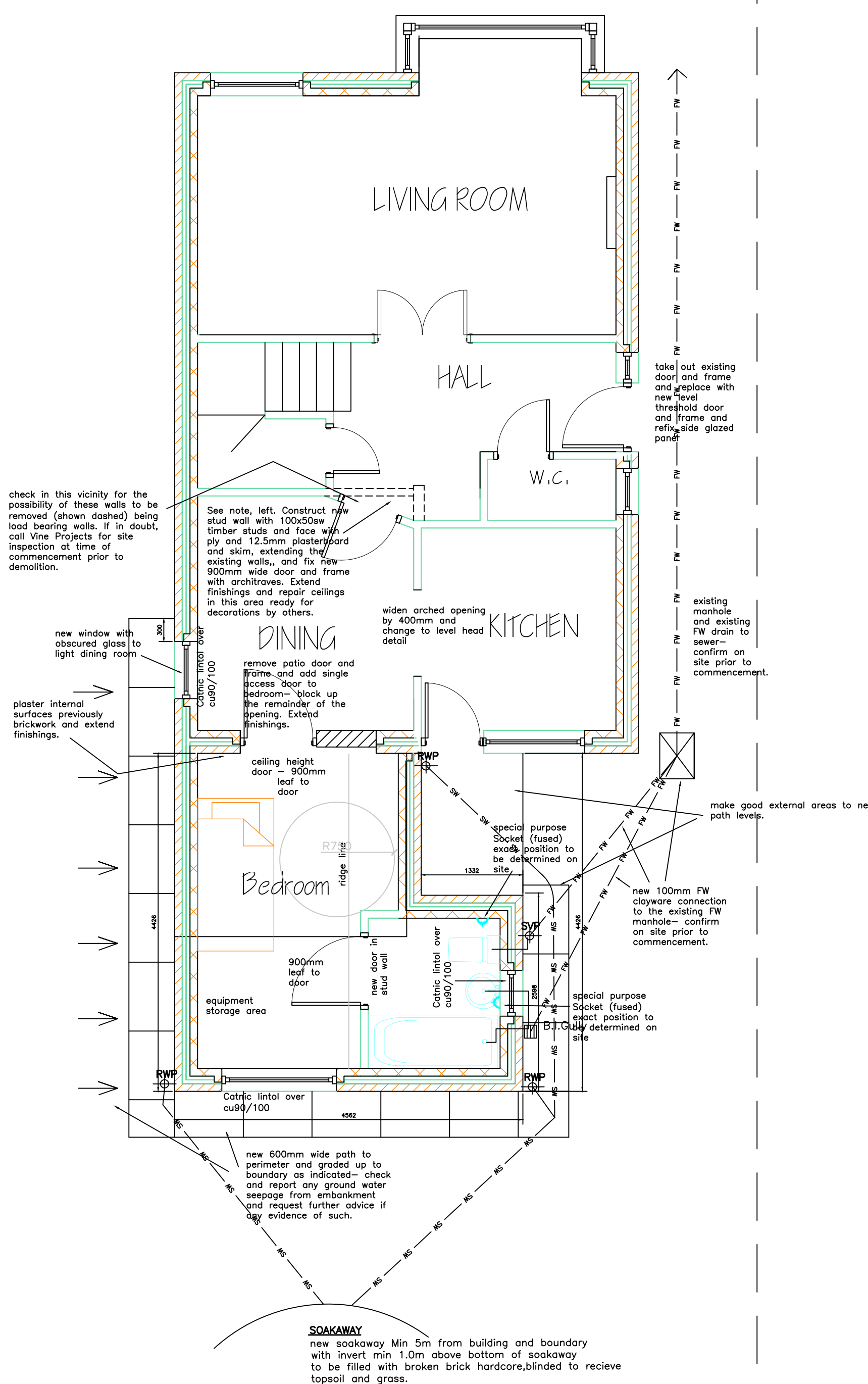
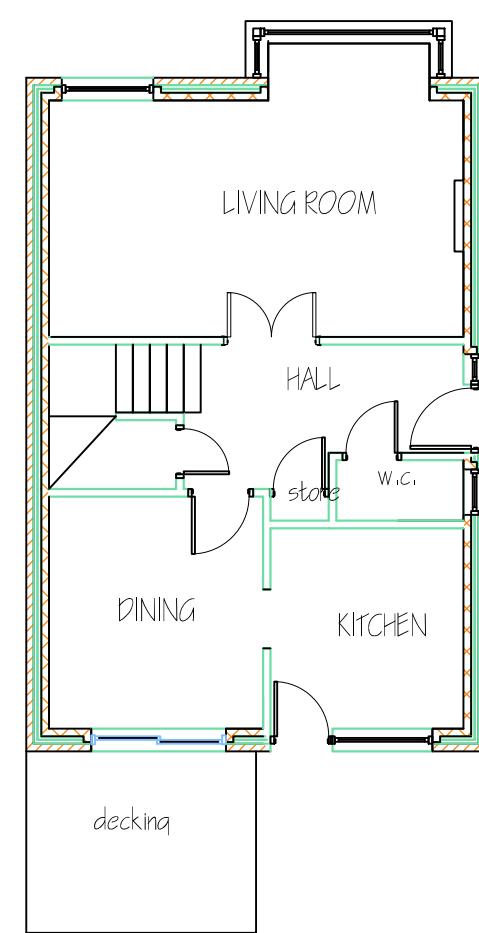




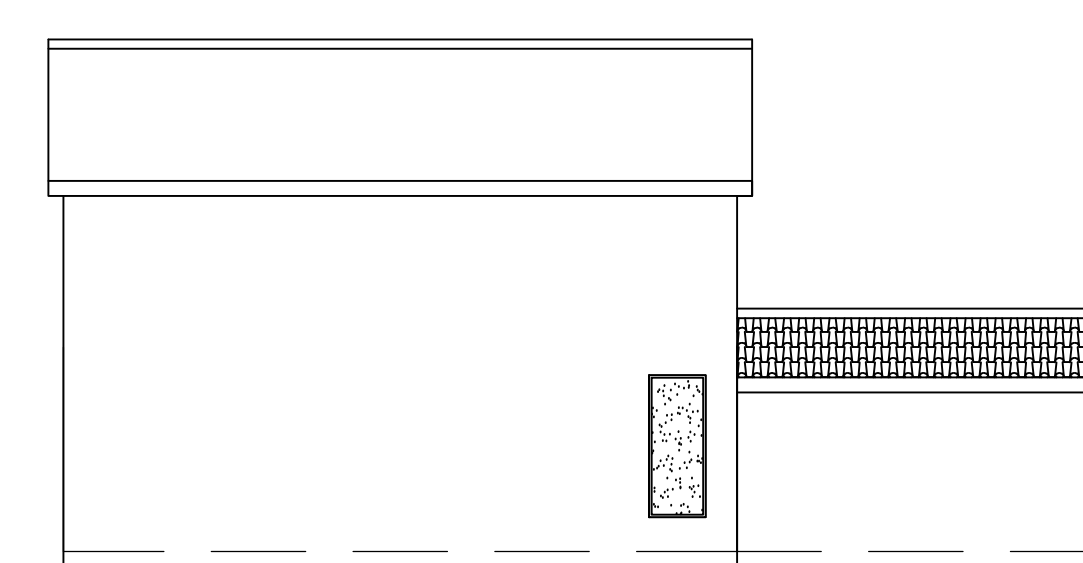
PROPOSED REAR ELEVATION



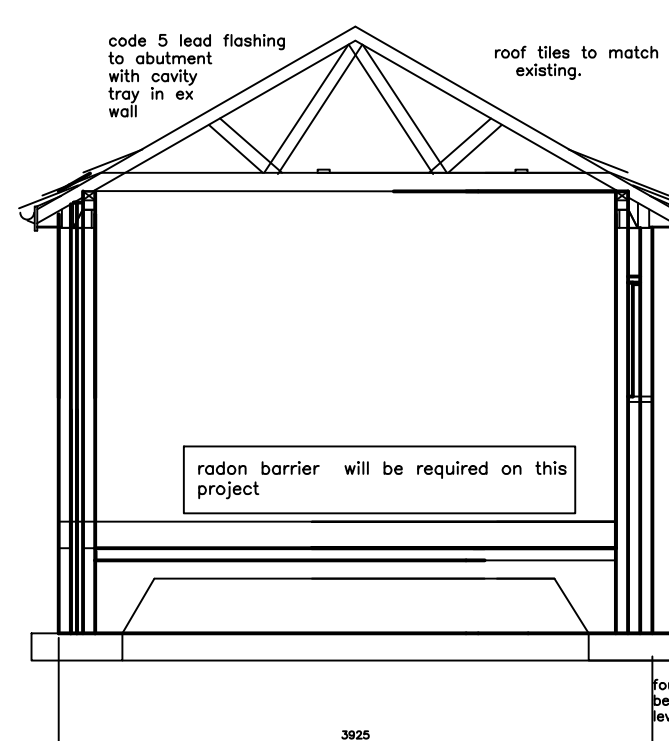
PROPOSED SIDE ELEVATION



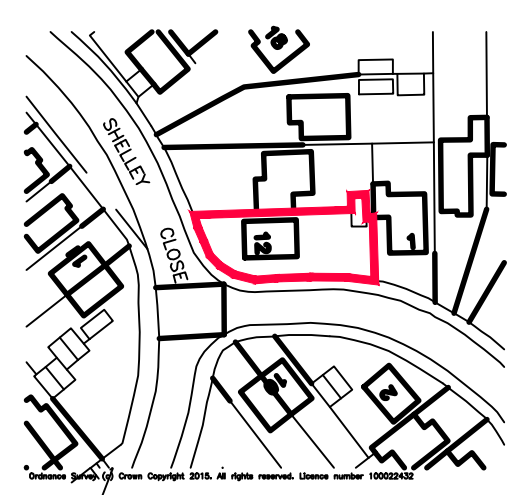
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



SECTION (typical)



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 diagonallyand 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 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 NAVLOR 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 and 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. Detector fans 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.

TELEVISION AERIAL

A television outlet socket is to be provided to one position only and linked to the existing television aerial. The exact position is to be discussed with and approved by the Client.

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.

code 3 ref NDK3004P
to be fitted to be complete with
lugin rail, curtain, half-height
doors and level grille with inset
and waste outlet.

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

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.

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 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 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, 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.

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 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 Monorflex 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.

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).

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.					
VINE PROJECTS & DESIGN					
3 WILLOW BANK, BARNESLEY SOUTH YORKSHIRE S75 1BN					
M:- 07973 265850	E-mail: vineprojects@aol.com				
CLIENT	Miss Molly Williams 12 Shelley Close, Penistone.				
PROJECT	Proposed Bedroom and accessible shower provision				
FILE NAME	DWG NO	SCALE	DATE	DRAWN	REV.
williams_molly_01.dwg	5585/01	1:100 1:50	11/2015	jib	