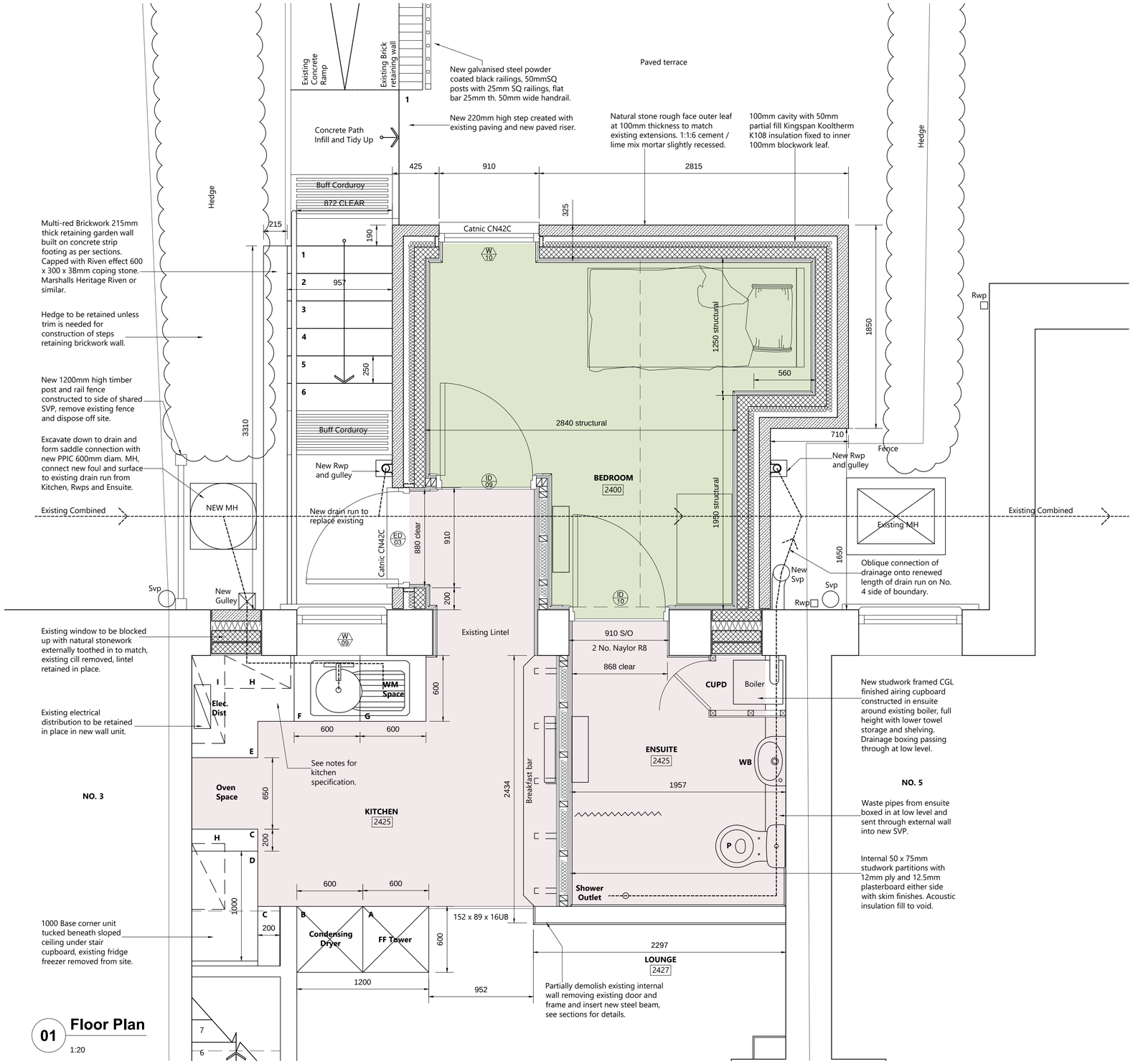
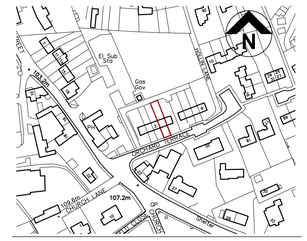


01 Floor Plan

1:20

KEY PLAN



Notes:

Do Not Scale from this drawing. All dimensions shown on the GA plan and sections are to be checked on site and any discrepancies reported to the CA / Architect.

Finishes Key

Polyflor XL Pu Range anti-slip vinyl sheet flooring with perimeter coved upstand in colour TBC by the tenant.

Sheet carpet laid in bedroom by the tenant.

Flush transition threshold strips between carpet and vinyl finishes.

Half battered skirting boards in swd to height to match existing, architraves to match at 75mm width. New cill boards to windows to be 25mm th. MDF bullnosed projection. All decorated with 2 coats undercoat 2 coats white gloss.

Kitchen Key

A - 600mm Full Height Fridge Freezer Integrated unit.

B - 600mm Full Height Tower Unit with space for condensing dryer below.

C - 200mm Base shelving unit.

D - 1000mm Corner Base Unit.

E - 931mm 'L Shaped' Corner Base Unit.

F - 600mm Base unit Sink Bowl.

G - 600mm Base unit space for W/M.

H - 600mm x 900mmH wall unit.

I - 800mm x 900mmH Corner unit.

Kitchen specification to be proposed to Tenant for selection by the contractor.

Breakfast bar to be 38mm worktop to match kitchen on wall bracket fixtures.

Ensuite Key

P - Armitage Shanks Sandringham SANHO6W or Magnia MAGHOW, Vitreous China pan with Millennium Mahogany, Pine or White or Emerald Ref. EMSEATW seat and cover white.

WB - Sandringham 560mm, Dorex 450mm or 50mm, or Corex Corner Basin, Alto 500mm White, 2 tap holes. OVA Ref: OVAW pedestal in white. WHB.

Shower - Flush shower wet room outlet to run through floor to waste connection, see plan. Subject to further investigations in existing dwelling floor construction.

If floor not suspended - Provide 1200 x 800mm Vitreous tray with 8.5kW electric shower. Include for shower curtain and rail as per plan.

Airing Cupboard - framed out in swd studs with 15mm Moisture resistant MDF, see long section for elevation through ensuite.

Drainage Notes

All drainage below ground to be carried out in accordance with BS 8301 : CP 2005 and part H of the current Building Regulations. Clayware shall be in accordance with BS 65 and concrete components to BS 5911.

All drains are to be flexibly jointed. Where drains pass under buildings the following criteria will apply:-

i) If the crown of the pipe is within 300mm of the underside of concrete floor or ground beam, etc, then the pipe shall be encased integral with the floor / beam.

ii) Where the distance between crown of pipe and floor / beam soffit is greater than 300mm the pipe should be laid in 'Class S' bed and surround and all trenches back-filled using well grades stone to Structural Engineers specification.

Note: Where pipes pass from condition) to condition ii) above, a short (600mm) rocker pipe and 2No. flexible couplings are to be provided.

Under external areas, the minimum depth of cover to pipework shall be 0.45m for 100mm diameter pipes, and 0.6m for 150mm diameter pipes and above. Note: these cover depths are depths below formation levels, not finished levels.

Any pipework with less than the above specified cover shall be encased in concrete (bedding depth and cover equivalent to pipe diameter) and shall be provided with polystyrene movement joints at maximum 5.0m C/C. The drain trench shall then be back-filled with lean-mix concrete up to formation level.

Drains under external areas not requiring concrete surround shall generally be installed on 'Class F' bed - ie a flat bed of granular material (10mm aggregate for 100, 150 and 225mm diameter pipes) and trench back-filling shall make use of selected as dug material up to formation level.

Drains under external areas not requiring concrete surround due to shallow depth, but where heavy/frequent vehicle loads are expected shall be installed on 'Class S' granular bed and surround and trench shall be carried out using well grades stone (max 75mm down).

All manholes less than 1200mm deep shall be constructed in Engineering brickwork, comprising 215mm walls laid 'English Bond' on 230mm concrete base. Step irons shall be provided to manholes in excess of 610mm deep at 300mm centres vertically, staggered 250mm apart. Brick on edge arches to be provided over all pipe entry/exits.

Manholes in excess of 1200mm deep may be constructed in either brickwork as above, or pre-cast concrete sections, on 230mm base minimum 150mm concrete surround to pre-cast sections.

2No. flexible joints are to be positioned on each pipe connecting into a manhole, at 150mm and 600mm respectively measured from the outside face of the manhole to avoid shear fracture should movement occur.

All back-drops to be formed outside manholes.

All road gullies to be of pre-cast concrete type with integral rodding eye and stopper; Gullies to be installed on concrete bed and with concrete surround.

Structural Notes

Setting Out

Generally all strip footings are centered on walls as indicated. The contractor shall make a survey of the site and shall be responsible for obtaining all dimensions and levels necessary for proper construction of the works as indicated.

All works to be carried out in accordance with local and statutory authorities requirements and regulations

Founding Strata

Minimum safe ground bearing pressure 75kN/m2 subject to seeking approvals from Building Control.

Ground Floor Construction

It is envisaged the ground floor will be 150mm precast concrete beam and block, 75mm insulation and 75mm screed to architects details and sections. Designed and detailed in accordance with manufacturers standard details.

Concrete Grades

All foundation concrete to be FND2 (Class DS1/AC-1) C28 / 35 with a min cement content of 340kg/m3 and a max w/c ratio of 0.50.

All soft spots and low spots to be excavated, proof rolled and backfilled with well compacted Type 2 granular fill.

Masonry

All load bearing blockwork to have a min strength of 3.6N/mm2 and min thickness of 100mm laid in 1:1:6 mortar above dpcand 7.3N/mm2 strength with 1:3 mortar below dpc and have a density of at least 1350kg/m3.

Ancon SDB Wall Cramp ties to be used fixed back to concrete blockwork and bedded to the outer stone leaf including insulation retention clips. Centers vertically and horizontally to manufacturers recommendations.

Ancon Wall Starter system to abutment with existing outer leaf of dwelling, prior to fixing of starter system, carefully tool away rubble edge of stonework where new extension fabric abuts to reduce sealant joint width and create plumb abutment.

Concrete padstones to be min grade C25 / 30 concrete using 20mm aggregate - nom size to be 440 x 215mmdp x width of the wall unless noted on the drawings. All padstones supporting steel / floor or roof beams to be strapped to wall with 2 No. 30 x 2.5 x 1200mm long galvanised steel straps plugged / screwed to padstone and wall with min 6 No. 12 x 50mm long screws (2No. fixings for padstones).

Restraint straps to floor / wall to be 30 x 5 x 1200mm long at 1600 centres. Built into wall and plugged and screwed to floor construction 3 times wit 12 x 50mm long screws.

Steelwork

High build Zinc Phosphate Primer 85 Micron to all steelwork prior to boxing in.

All steelwork is to be in accordance with BS 5950 and to comply with the latest edition of the national structural steelwork specification (NSSS). Steelwork to be Grade S275JR or S355JOH for hollow sections. Min plate th. to be used is 10mm, min weld 6mm, min of 2 No. M16 bolts per connection. Fabrication drawings to be approved prior to fabrication.

Tender Issue - GMP							
P2	SBL	18.04.2017					
FIRST ISSUE							
P1	SBL	29.03.17					
COMMENT							
REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE	

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ORIGINAL SHEET SIZE A1

CLIENT: Berneslai Homes

PROJECT: 4 Orchard Terrace, Cawthorne
Proposed Rear Extension

TITLE: Proposed Detailed Plan

nps group

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