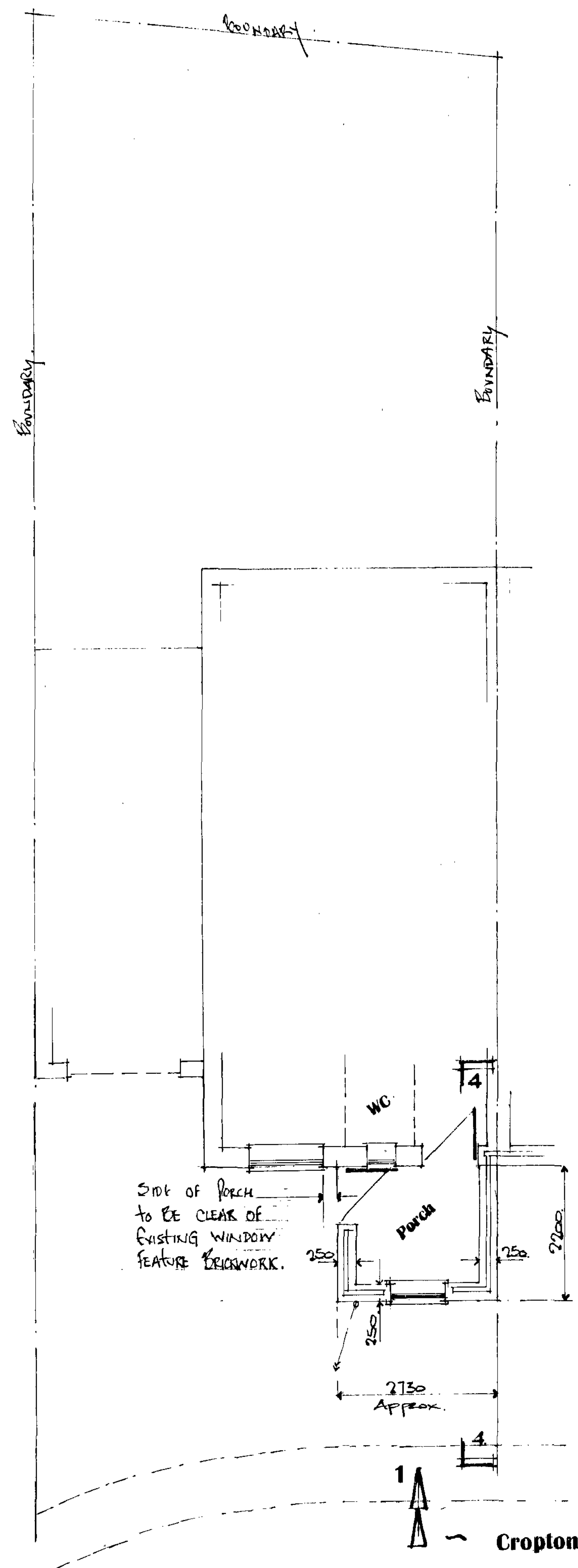




Scope of Works

General.
Construction of a single storey front Porch.

Notes.
General.
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required.
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below figl. Or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols
All door / openings / window lintols to be "Captive". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Vent to be ducted from exist we to outside air

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 50 mm cavities - full fill with dry therm insulation.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer.
All cavity wall returns to be 550 mm minimum.

External skin
Brickwork 100 mm to match existing
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.
Ceilings to be finished with 12 mm plasterboard / skim

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

Concrete Ground Floor slabs.
To be 100 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore Provide 75 mm kingspan kooltherm k3 insulation under kitchen extension, returning vertically around perimeter of slab.

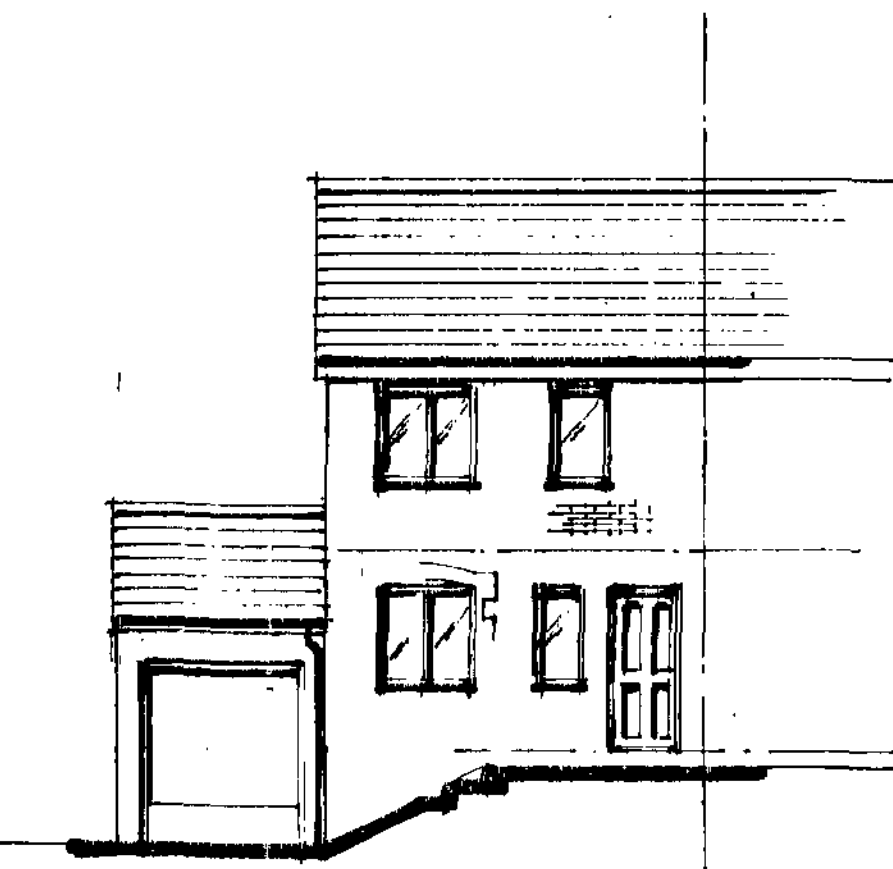
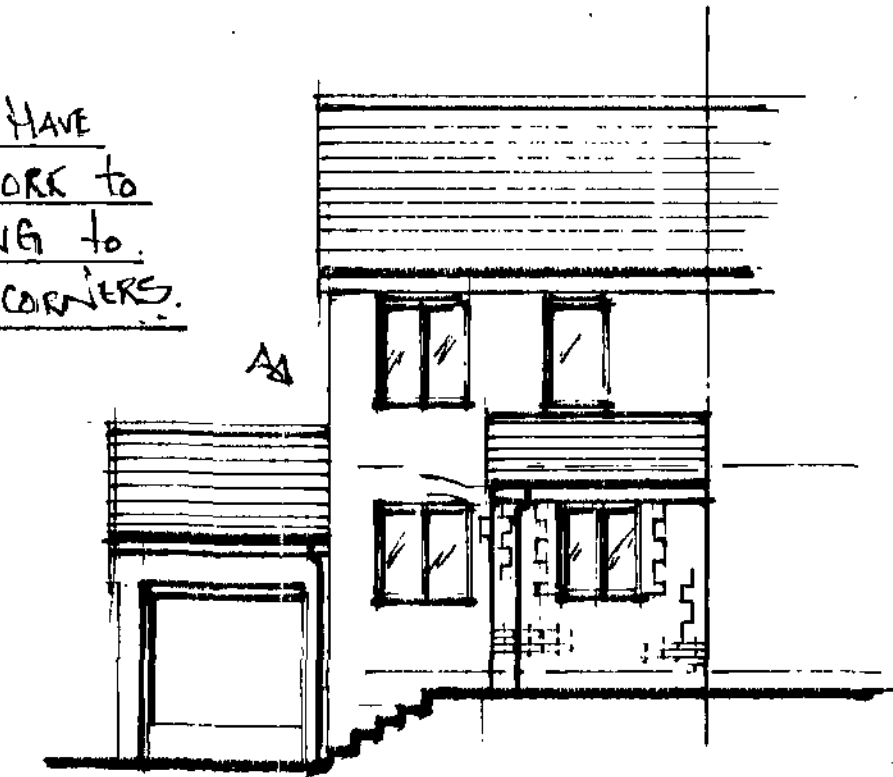
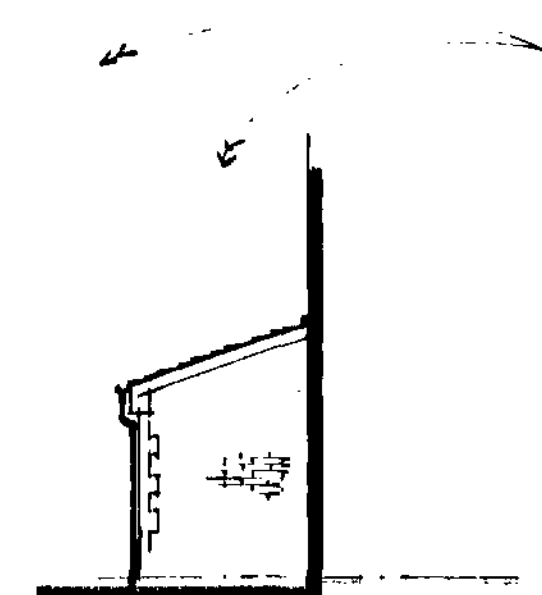
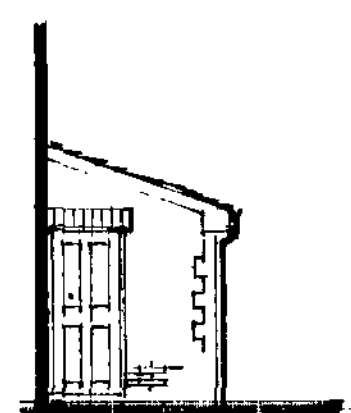
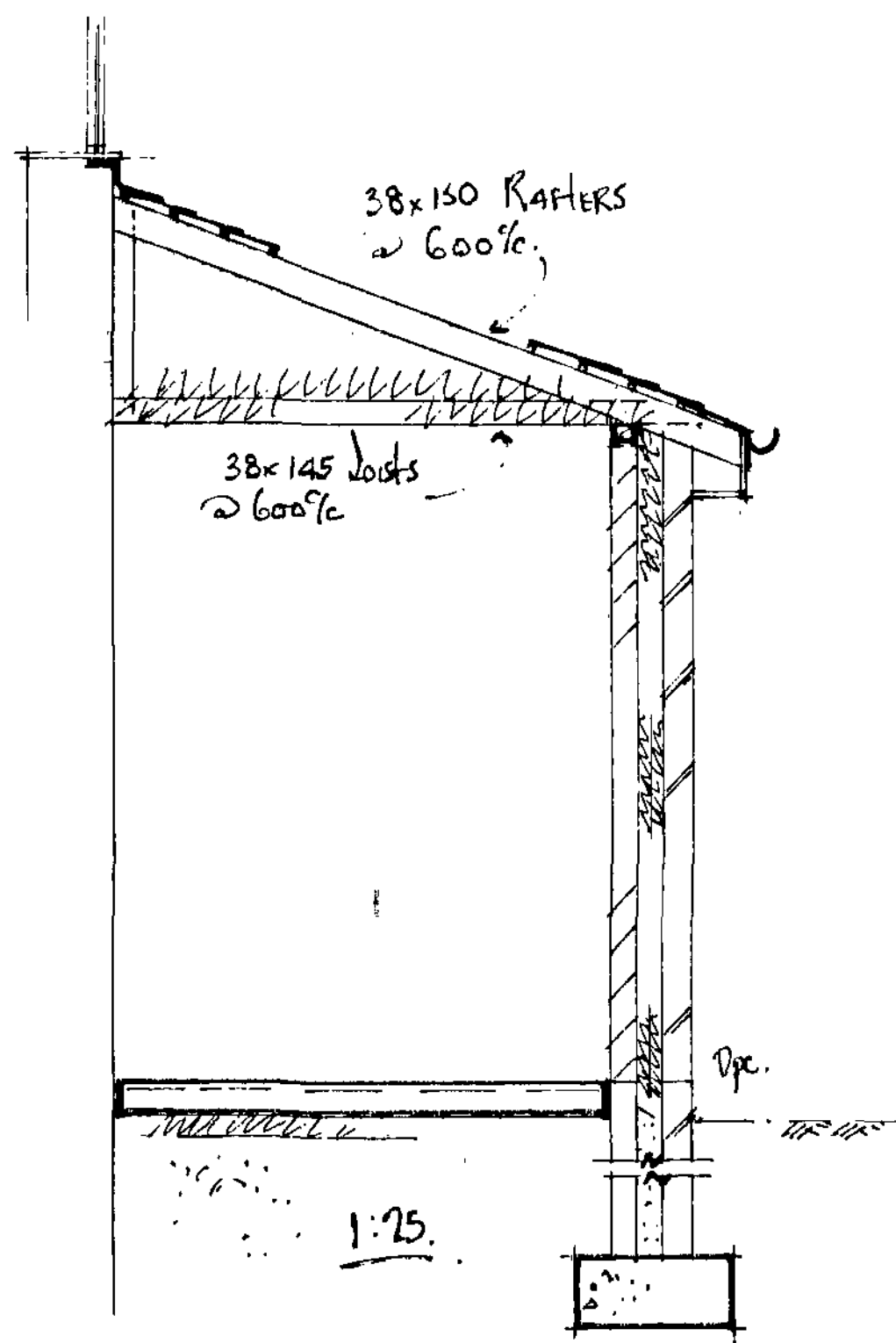
Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf.

Roof design (Trusses.)
The roof shall be of timber construction all as shown
Rafters to be at 600 mm c/c
Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Roof Insulation.
Above ceiling joists / roof voids - A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.



Surface Water
Connect to soakaway a min of 5 m from any building or existing surface water drainage system.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas - Door and panels 1.5 m from ft. Or windows within 800 mm from ft.
Trickle vents to be provided to all new windows 8000 mm2 min.

DPC's
To be provided to External walls 150 mm above figl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.
Under lintols.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Lighting - 1 in 4 to be low energy.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

E		
D		
C		
B		
A		
	Date	Revisions

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43 Cropton Road
Royston
S71 4JJ

Barnsley Metropolitan Borough Council
19 DEC 2008
Corporate Mail Room.

Client
Mrs L Wright

Job Title
Proposed Front Porch

Drawing Title
General Arrangement / Elevations

Scale	1:50	1:25	1:100
Date	Dec 08	Drawn by	
Drg. No.	LW/01	Rev.	