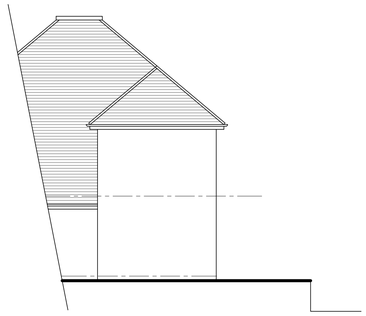
REAR
EXISTING ELEVATIONS 1:100



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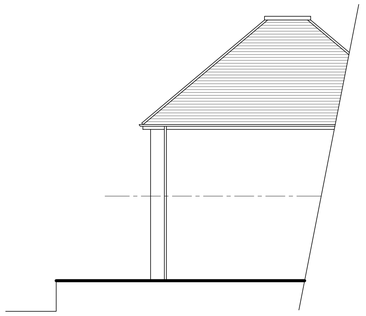
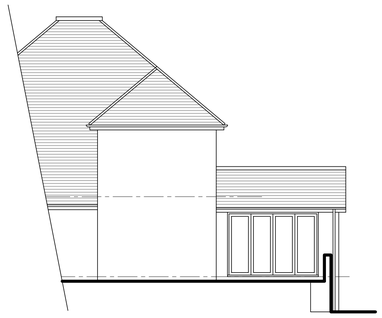


SIDE

REAR
PROPOSED ELEVATIONS 1:100



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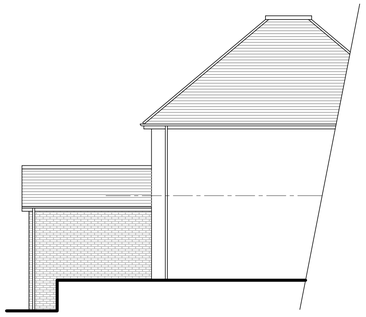

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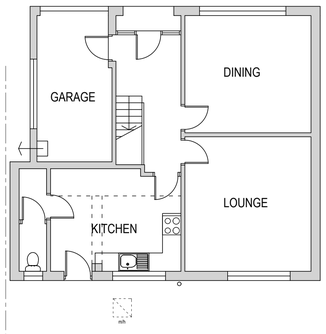
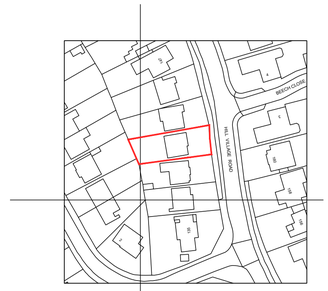


GROUND FLOOR EXISTING PLAN
1:100

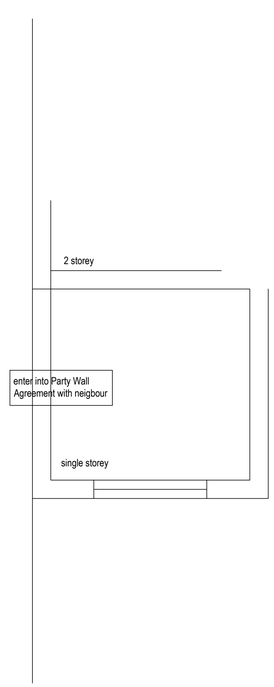
GENERAL
All mechanical and electrical installation to be contractor designed by specialists sub-contractors.
All light fittings to be capable of taking low energy lamps only.
All electrical installations to comply with latest IEE Regulations, and to NHBC requirements.
STRUCTURAL
Contractor is to expose all existing elements of structure to investigate and check adequacy to carry superimposed loads. Carry out any strengthening and underpinning to Building Control approval.
Structural steelwork to be 1/2 hour fire protected using 2 layers Fireline board and skim with lapped joints on timber noggins, 2 coats calcium plumbate primer. Paired beams to be bolted together @ ½ points using M16 bolts and spacer tubes
ELECTRICAL INSTALLATION
Electrical installation to be in accordance with BS7671 2001 and carried out by electrician registered in Competent Person Scheme, and they are to issue a certificate to prove compliance at completion for approval by Building Inspector.
HEATING
All gas boiler central heating systems to be installed by Gas-Safe engineer. All radiators to have thermostatic radiator valves.
All open flued gas appliances are to have flue spillage test carried out by Gas-Safe gas fitter.
All construction work to comply with Building Regulations, relevant British Standards and NHBC requirements.
FIRE PRECAUTIONS
Provide interlinked mains powered smoke detection system to BS5839-6:2004 to at least Grade D category LD3 standard. Positioning of detectors as described in Clause 1.10-1.18 of Approved Document B Volume1.
All fire doors to consist of prefabricated door sets with certified fire test of door/frame/ironmongery assembly. Test certificate to be issued and approved by Building Control prior to assembly.

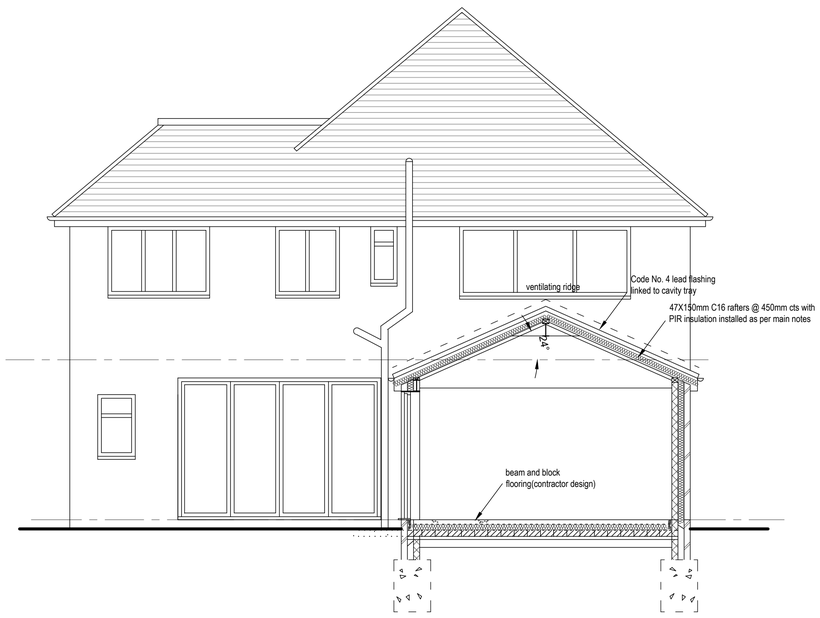


LOCATION PLAN 1:1250

NOTES:
THIS DRAWING IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL WORKING DRAWING AND IS NOT A FULL SCHEDULE OF WORKS
CONSTRUCTION DESIGN & MANAGEMENT REGS 2015 (CDM)
Attention is drawn to the requirements of CDM 2015. In particular HSE guidance L153. Domestic work comes under control of CDM Regulations and requires the client to appoint the contractor in writing as Principal Contractor, or employ a Principal Designer during the construction phase.
ASBESTOS REPORT- for property constructed prior to 2000 the client should obtain a Demolition and Refurbishment Report that will establish the presence of any asbestos containing materials, the findings to be conveyed to the contractors.
This drawing and the building works depicted are the copyright of the Architect and may not be reproduced except by written permission. All dimensions are subject to site checks by contractor. Do not scale this drawing. The contractor is to check and verify all building and setting out, dimensions, levels, lines and sewer invert levels at connection points before work starts. Any discrepancy to be notified to the architect prior to start.
This drawing must be read with and checked against any Planning Permissions, structural or other specialist drawings provided. The contractor is to comply in all respects with manufacturer's recommendations and the current Building Regulations whether or not specifically stated on the drawings.
Contractor is to identify, locate and check condition of all underground drainage prior to start, identify all Public Sewers and liaise as necessary with Severn Trent Water, assist client with any Building Over Sewer Agreements and carrying out of CCTV surveys before the works start and at completion. Public sewers may require a new access chamber or replacement depending on requirements of Severn Trent.
EXCAVATION:
Excavate over surface of site average 300mm deep to remove topsoil and reduce levels as shown on the drawings to solid, level bottom as agreed with the Building Inspector. Any weak or soft spots are to be filled with 1:10 weak mix concrete.
FOUNDATIONS & BRICKWORK BELOW DPC:
Concrete trench fill foundation to be min. 600mm wide using concrete, depth agreed with L.A. Building Inspector, minimum 1000mm, and taken down below invert of any adjacent drainage.
Brickwork below dpc to be Class B engineering grade brickwork. DPC to be Hyload or equivalent lapped with dpm min 150mm above GL in all cases.
BEAM & BLOCK GROUND FLOOR CONSTRUCTION:
65mm mesh reinforced sand/cement screed on 500 gauge poly. isolating membrane, on 120mm Kingspan Kooltherm K3 floor insulation, on 2000 gauge visqueen DPM, on pre-cast conc. beam and block suspended flooring system. Floor void to be vented using air bricks and periscope vents as necessary on opposite sides of walls with min. free area equivalent to 1500 sqmm per metre run of wall. Ensure ground level beneath floor is higher than surrounding ground level to prevent ponding and provide dpm if sub-floor void is less than 150mm clear. Provide design calcs. for Building Control approval.
EXTERNAL WALLS- BRICK/BLOCK
External walls consisting of 102mm facing brick outer leaf, 100mm Tarmac Hemelite 3.5 Newton block blockwork or equivalent inner, with 100mm Dritherm 32 cavity batts and Gyproc drylining board on adhesive dabs with plaster skim internally to give U-Value of 0.27 W/m2K . Walls to be built in 1:1:6 lime cement sand mortar. DPC to be Highload type lapped with DPM in inner leaf and min 150mm above GL. Wall ties to be S/S at 750mm centres horizontally and 450mm vertically, staggered. Ties at 300mm vertical centres at unbonded jambs. Cavities to be closed off at door and window jambs with proprietary insulated cavity closer/dpm. No bricks to be used in inner leaf. Glidevale or similar cavity trays with closed ends to be provided at all roof/wall abutments and over full length of lintels. Provide open perpends in external brickwork at foot of tray at max. 900mm centres.
ROOF CONSTRUCTION
Roof covered with approved slates/tiles fixed in accordance with manufacturer's recommendations on 50x25mm tanalised battens for 600mm rafter spacing and 38x25mm for 450mm spacing. Battens fixed to rafters using 65mm 10 gauge galv. nails on Tyvek vapour permeable sarking felt with min. 100mm horizontal and min. 150mm vertical lap, with proprietary extruded plastic eaves detail dressed into gutter to resist UV light attack, on C16 grade timber rafters or as specified, all to CP112, each rafter to be clipped to 75x100mm wall plate fixed down to internal walls with plugged + screwed 1000mm long batt straps @ 1.2m cts. Battens to be fixed across min. 3 No. rafters and joints staggered.
Gable walls to be restrained using batt straps @ min. 1.2m cts turned down cavity and screwed to tops of 3 No. rafters with solid strutting beneath. Wall plates to be fixed down using 30x5mm galv. steel straps 900mm long using plugs and screws, straps to be spaced at max. 2m centres and 450mm in from ends of walls. Roof insulation to be insulated at ceiling level with two layers mineral wool 150mm thk cross-laid.
Roof ventilation to be proprietary soffit type with effective free area equivalent to 25mm continuous air gap, with fly mesh and eaves ducts to prevent insulation blocking air flow. With gang nail truss roofs the truss manufacturer is to provide designs and calculations for approval by Building Control Provide wind bracing in accordance with BS5268.
SLOPING ROOF INSULATION
Install Kingspan Kooltherm K7 100mm thk rigid insulation fixed between rafters tight to underside of rafters with 50mm continuous ventilated air gap between under side of felt + top of insulation boards, ventilating ridge tiles and venilation over soffit eaves vents, all insulation joints to be sealed with proprietary adhesive tape, with Kooltherm K18 62.5mm thk and plaster skim across inside face of rafters, all to achieve 0.18 U-Value. Ensure that all service penetrations are totally sealed against transfer of water vapour.
LINTOLS
Catnic insulated combination lintels as scheduled having cavity trays with closed ends, and installed in accordance with manufacturer's recommendations.
CEILINGS
Foil backed plasterboard to upper floors.
INTERNAL PARTITIONS
50x100mm timber studwork at 450mm centres and noggins at 900mm centres vertically, staggered joints with dense Rockwool sound insulation filled cavity, and 12.5mm Soundbloc plasterboard both sides.
PLUMBING
To conform to BS5572:1978, rainwater goods to be 110mm half round upvc or to match existing, with 68mm diam. rwp's connected at access gulleys. SVP's to terminate in balloon cages. Internal svp's to be wire wrapped in Rockwool acoustic quilt + boxed using 15mm Gyproc Soundbloc board. 32mm diam. upvc pipes to WHB's and 38mm to sink, bath and WHB's more than 1.7m from discharge point, all with 75mm deep-seal traps.
UNDER GROUND DRAINAGE
To be Hepworth Supersleve with polypropylene couplings installed in accordance with manufacturer's recommendations to a minimum fall of 1 in 40. Drains to be laid in 100mm pea gravel surround. Where inverts are less than 600mm or in areas of planting pipes to be surrounded in 150mm concrete with flexible joints at 2m centres. Where pipe invert is close to foundation and lies within thrust line of loading then trench is to be back-filled with concrete. All gullies including storm to be roddable. Where pipes pass through walls loads to be relieved using stress-line lintels and flexible joint both sides. Where pipes pass under or within 1 metre of building they are to be surrounded with 150mm pea gravel.
WINDOWS
To be proprietary high performance double glazed sealed units, having overall U Value of 1.6. Frames to be upvc, windows and doors to be draft stripped. All glazing installed at a level 800mm or closer to FFL, within doors and in glazing adjacent to doors within 300mm of door frame to be safety glass complying with Class C of BS6206. Windows to bedrooms to be designed for fire escape, having clear openable area min. 500mm wide and 850mm high, and sill between 0.8m and 1.1m above floor level. Windows to have trickle vents equiv. 8000sqmm free area.
FLASHINGS
To be Code 4 lead to comply with BS1178 and in accordance with Lead Handbook. Lead to be treated with pastinising oil.

GROUND FLOOR PLAN PROPOSED
1:50





SECTION A 1:50

revisions

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