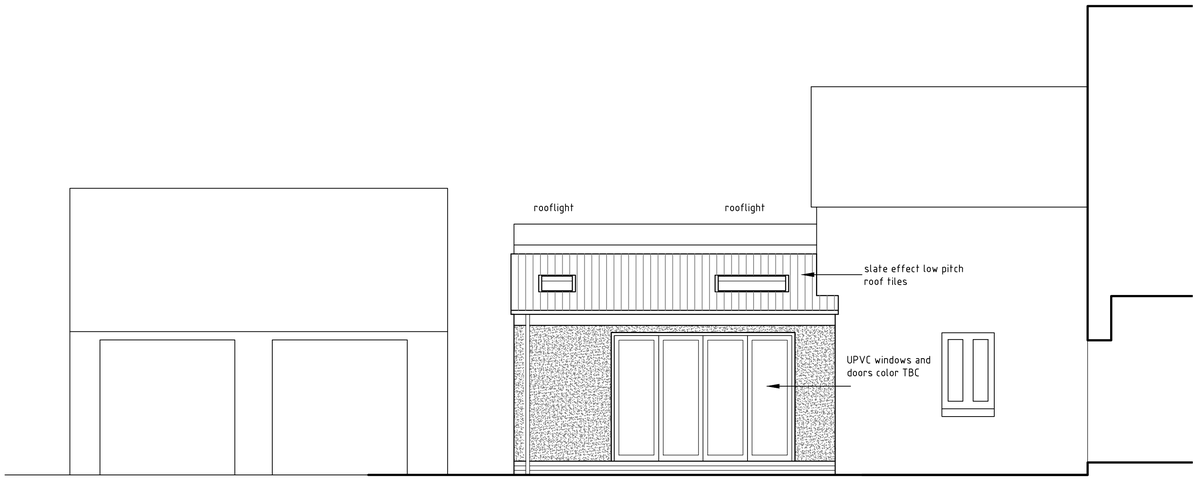
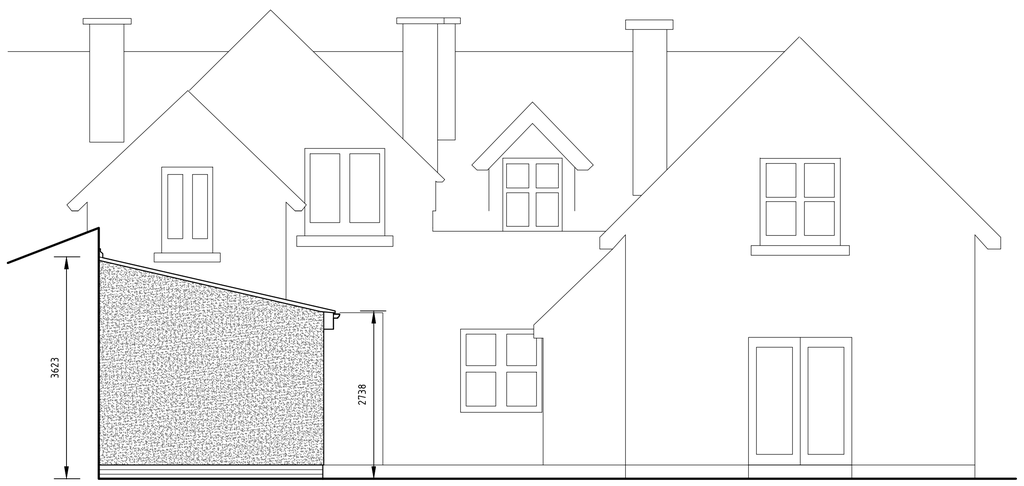


PROPOSED SOUTH ELEVATION

0 1 2 3 4 5 6 7 8 9 10 11 m



PROPOSED WEST ELEVATION

Dimensions stated are for planning puroses only. The contractor must varify all boundary positions and dimensions on the site prior to commencing any works, making workshop drawings or obtaining any materials. No check dimensions of the site have been taken and all the ifornation and details have been provided by the client.
No site supervision is implied or undertaken unless otherwise seperately arranged.

This drawing does not indicate or imply the structural condition of any part of an existing property, ground conditions or groundwater levels. The drawings have been prepared for assistance in the preparation of details for planning and Building regulations purposes only.
Prior to commencing work the contractor must verify with the client that no underpinning of the property has been carried out and that a structural survey has been undertaken reporting that structural and/or ground problems exist. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. Prior to commencing works the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any 'right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them. prior to commencment of works the contractor to verify all existing drainage shown.

The Contractor shall be responsible for co-ordinating and checking all work by sub-contractors whether or not nominated.

LOADING A1

WALLS BELOW DPC To be blockwork in cement and sand mortar (1:3) with minimum 3 cos semi-engineering brick splash course to outer leaf. Fill cavity to 250mm below DPC with low strength concrete struck to outer face with weep holes at 900ccs.

GROUND FLOOR CONSTRUCTION Hardcore to be clean broken brick stone or similar inert material free from water soluble sulphates. Unreinforced concrete slab should be 100mm thick composed of 50kg cement/max 0.11m^3 fine aggregate/max 0.16m^3 course aggregate to BS 5328. Minimum U value for floor construction to be 0.22 W/m^{2}K.

INTERNAL PARTITIONS (Loadbearing) Lightweight concrete block partitions built off floor slab with DPC at ground level or 450mm wide foundation, to receive 2 coats plaster finish.

INTERNAL PARTITIONS 100 x 50mm SW studding comprising 100 x 50mm SW head and sole plates with 100 x 50mm SW vertical studs at 450mm centres and 100 x 50mm SW horizontal noggins dividing span into thirds (staggered) cloaked both sides with 15mm wall board with 3mm Thistle board finish (1 coat) to receive decoration. Stud partitions between bedrooms and bathrooms to be filled with 10kg/m^3 mineral fibre quilt to give a sound reduction index of not less than 35db.

STRUCTURE Part A1/2

All timber used shall be pressure treated against rot, fungal attack, and insect and beetle infestation.

UPPER FLOORS 22mm T&G chipboard type 11/111 to BS 5669 on 220 x 50 joists at 450mm centres incorporating 100mm sound absorbent quilt between with 15mm plaster board and skim finish or sound block board. Strutting to spans over 2.5m.

INTERNAL PARTITIONS 100 x 50 SW studding comprising 100 x 50mm SW head and sole plates with 100 x 50mm SW vertical studs at 450mm centres and 100 x 50mm SW horizontal noggins dividing span into thirds (staggered) cloaked both sides with 15mm wall board with 3mm Thistle board finish (1 coat) to receive decoration. Stud partitions between bedrooms and bathrooms to be filled with 10kg/m3 mineral fibre quilt to give a sound reduction index of not less than 35db.

LATERAL SUPPORT - CONCRETE FLOORS The concrete floor must have a min wall bearing of 90mm

CUT ROOFS Roofs using rafter and/or purlins are to be braced equivalent to BS 5268 to a structural engineer's detail.

STRUCTURE TIMBER Structural timber should be strength class C16 to BS 5268 Part 2 unless otherwise specified.

EXTERNAL TIMBER External timber should be treated in accordance with BS 5268.

TIMBER SIZES Structural timber dimensions given are sawn sizes and are not to be reduced by planing unless specified.

NOTCHES Structural timber should be free of notches unless approved by the architect.

HOLES Holes should not be drilled in structural timber unless approved by the architect.

EXTERNAL LINTELS External lintels to be galvanised mild steel insulated type to BS 5977 Part 2 with min 150mm end bearing, cavity trays over and weepholes at 450 c/cs 900 c/cs

INTERNAL LINTELS Internal lintels to be precast reinforced concrete to BS 5977 with min 100mm end bearing.

CALCULATIONS Structural calculations are to be provided not less than 28 days prior to commencement on site.

GROUND MOVEMENTS A2

FOUNDATIONS Foundations to load bearing walls are to be situated centrally under the wall and a minimum of 1000mm below finish ground level in accordance with CP2004. Foundation width is to be in accordance with BR:A1/2 Table E1. Excavations for foundations must be taken down to invert level of any adjacent drain. Eccentrically loaded boundary foundations should be min 600mm wide.

STEPPED FOUNDATIONS should overlap twice the height of the step (min 300mm). Steps should not be greater than the foundation thickness unless specified by the structural Engineer.

REINFORCED CONCRETE FOUNDATIONS To comply with CP2004 and BS 8110 Part 1.

B Stainless steel wall ties to BS 1243 spaced at 750mm horizontally & 450mm vertically. Vertical wall ties around openings require min of 225mm from vertical edge & spaced not more than 225mm apart vertically.

FIRE & MEANS OF ESCAPE Part B1/2/3/4

DRAINAGE AND WATER SUPPLY PIPES These to be encased with two layers of 12.5mm plasterboard to give half hour fire resistance. All openings for pipes are to be fire stopped.

ALL PIPES ETC: penetrating structure to be fire stopped with mineral wool.

STEELWORK - HALF HOUR FIRE RESISTANCE Steelwork is to be encased in one layer 12.5mm plasterboard on 44 x 44mm timber cradles at 600mm centres.

DOWN LIGHTERS to be provided with appropriate fire hoods and sound insulation to ensure the integrity of the floor will not be reduced.

STEELWORK - HALF HOUR FIRE RESISTANCE Steelwork is to be encased in one layer 12.5mm plasterboard on 44 x 44mm timber cradles at 600mm centres.

WALL TIES: used to connect the separating wall leaves should be Type A butterfly pattern.

MEANS OF ESCAPE: All first floor habitable rooms to benefit from windows with 750 x 450mm (clear) openings with a maximum 1100 cill height.

SMOKE DETECTION Mains powered smoke alarms on a separate fused circuit with battery backup to be located in circulation areas max 7m from rooms with potential fire hazards (kitchen and lounge) and max 3m from bedroom doors.

COMPARTMENT AND PARTY WALLS These to be fire stopped at the underside of the roof finish with 25mm mineral fibre quilt. Tiles should be fully bedded in mortar over the wall. All pipes etc. penetrating structure to be fire stopped with mineral wool.

DAMP PROOFING Part C1/2

SITE PREPARATION AND RESISTANCE TO CONTAMINENTS C1

ORGANIC MATERIAL Turf and vegetable matter should be removed from the ground to be covered by a building.

CONTAMINATED GROUND If upon excavation contamination of the ground is suspected this must be drawn to the attention of the architect.

RESISTANCE TO MOISTURE C2

DAMP PROOF COURSE D.P.C. to be 'Hyload 2' polymeric or equivalent to brick or block walls a minimum of 150mm above ground level externally and project 5mm beyond the external face and be bedded in mortar on both sides. D.P.C. to external openings to be 'Hyload 2' polymeric or equivalent fixed vertically at jambs and cloaked by frame. D.P.C. to extend 50mm beyond cavity closer. Incorporate insulated cavity closer providing R min of at least 0.45m2K/W.

CAVITY TRAYS Cavity trays to be used at all cavity bridges and roof/wall abutments, stepped where necessary, in conjunction with Code 4 lead flashing and or soakers, to be 'Hyload 2' polymeric or equivalent preformed unit and project 5mm beyond the external face and be bedded in mortar both sides. All cavity trays above openings are to slope towards external wall with open perpends at 450 c/cs or min 2 per opening.

DAMP PROOF MEMBRANES To be 'Monarflex Ultra' with taped and sealed joints dressed under adjacent DPC laid on material with no projections to damage sheet.

SOUND INSULATION Part E1

STUD PARTITIONS Stud partitions between bedrooms and bathrooms to be filled with 10kg/m3 mineral fibre quilt to give a sound reduction index of not less than 35db.

VENTILATION Part F1

Rapid Ventilation One or more opening with total opening area at least 1/20th of the floor area of the room plus, where applicable, the floor area of an adjoining unventilated room plus Background Ventilation Such as trickle vents with a total area of at least 8,000 sq.mm2 which are controllable and located to avoid discomfort.

Kitchen

a Mechanical Ventilation Within cooker hood (capacity - 30 litres per second) or elsewhere (capacity - 60 litres per second).

b Background Ventilation 4000mm2.

c Common Spaces One or more opening with free area at least 1/50 the floor area.

d Bathrooms Mechanical extract (rate 15 litres per second - intermittent use). Provide opening window, with background ventilation of 4000mm2. Internal bathrooms to have mechanical extract to achieve min of 3 air changes/hour with 15 min run on connected integrally to light switch. Provide air inlet, eg. 10mm gap under door.

Sanitary Accomodation EITHER one or more opening with a free area of at least 1/20th the floor area OR mechanical ventilation (rate 6 litres per second per W.C. or 3 air changes per hour). Intermittent use with 15 minute overrun. Provide air inlet e.g. 10mm gap under door.

VENTILATION TO UTILITY ROOMS Provide an opening window, background ventilation of 4000mm2 and extract ventilation (rate, 30 litres per second).

DRAINAGE/WASTE DISPOSAL Part H1/2

PIPEWORK H1

PIPEWORK should be in accordance with BS 8301 and be 100mm virified clay or UPVC with flexible joints laid to manufacturer's recommendations on bed and surround of granular material.

TRAPS All traps are to be 75mm deep seal type and should be removable or fitted with a cleaning eye. If a tray forms part of an appliance the appliance should be removable.

GROUND LEVEL W.C. If the drop is less than 1.5m at ground level W.C. can discharge directly into a drain. Door to open outwards to comply with section 10 para 10:3 to confirm that a 750mm clear space will be achieved between the Wc, wash hand basin and wall.

RODDING POINTS shall be provided to give access to length of pipe which cannot be reached by removing traps. Access plugs to be provided at all 90 degree changes in direction.

DISCHARGE STACKS should connect directly to a drain with a min 200mm C/L radius at the foot.

OFFSET IN DISCHARGE STACKS can be used if in accordance but there will be no branch connections within 750mm of the offset.

VENTILATION OF DISCHARGE STACKS Should be min. 75mm above the highest connection and terminate to open air at least 900mm above any window within 3m and connected to a proprietary ridge vent at the head of the drain run. Stacks elsewhere on the run to terminate within the building and be fitted with an air admittance valve above the level of appliances.

DRAINAGE PROTECTION Drains under buildings are to be adequately protected in accordance with BS 8301 on a bed and surround of granular material. If passing through footings they are to be through an arched opening giving 50mm clearance around the drain. If running within 1m of a building and/or below footing level are to be surrounded in concrete. If Drain has less than 600mm cover then concrete slabs to be placed over the trench.

Drains under roads and drives with less than 900mm cover are to have 100mm reinforced concrete binding over trench.

ACCESS FITTINGS can be used to a depth of 600mm.

INSPECTION CHAMBERS (460mm diameter) can be used for depths of up to 1m.

MANHOLES shall be of precast concrete to BS 5911 Part 1 or 215mm Class B engineering bricks to BS 3921 on a 150mm in situ concrete slab to CP110 with metal step irons for depth over 900mm.

COVERS to vehicle areas to be Grade B medium duty cast iron to BS 497. Internal covers are to be double seal screw down type.

RAINWATER DRAINAGE H2

SOAKAWAYS are to be of precast concrete to BS 5911 and positioned a min of 5m from any building or boundary.

RAINWATER GOODS are to be in UPVC to BS 4576 designed in accordance with BS 6367.

BRANCH CONNECTIONS

Pipe Sizes	Max Distance from stack
40mm Sink/W.Machine	3m
50mm	4m
32mm Basin	1.7m
40mm	3m
40mm Bath/Shower	3m
50mm	4m
100mm W.C.	6m

ENERGY CONSERVATION Part L1/2

ROOF CONSTRUCTION (Pitched roof insulation following rafters) Rosemary clay plain tiles to match existing on 25 x 38 treated softwood battens on breathable sarking nailed to rafter with 100 x 3.5mm slab nails to BS 5534. Insulation thickness to achieve required 'U' value of 0. w/m2 K

Charnwood Building Plans

Tel 01509621470
7 Warwick Avenue Quorn LE7 8HD
info@charnwoodbuildingplans.co.uk

Client Mr Ross Tomlyn

Project 6 Watling Street Mountsorrel

Drawing Title	Status
PROPOSED ELEVATIONS	planning
	Scale - unless otherwise stated: 1 : 50 @ A1
	Drawing Number: CBP-21-RS-04
	Rev