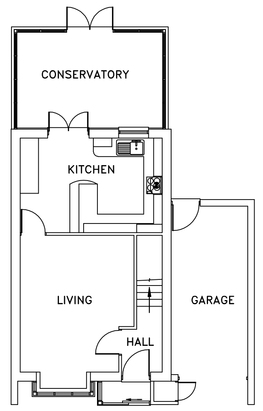
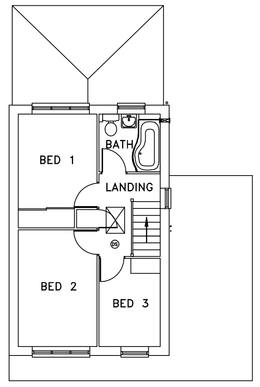
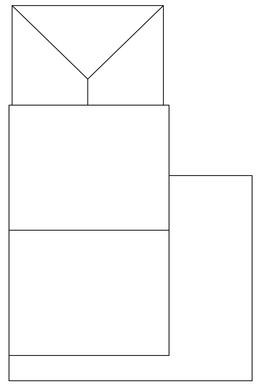
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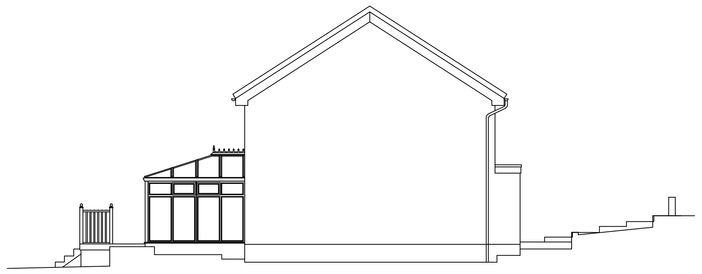


GROUND FLOOR PLAN



FIRST FLOOR PLAN





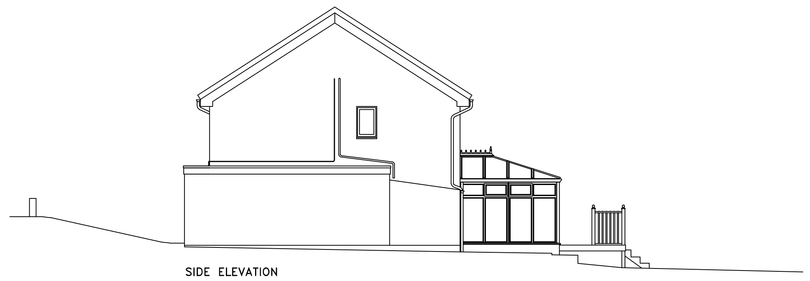
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

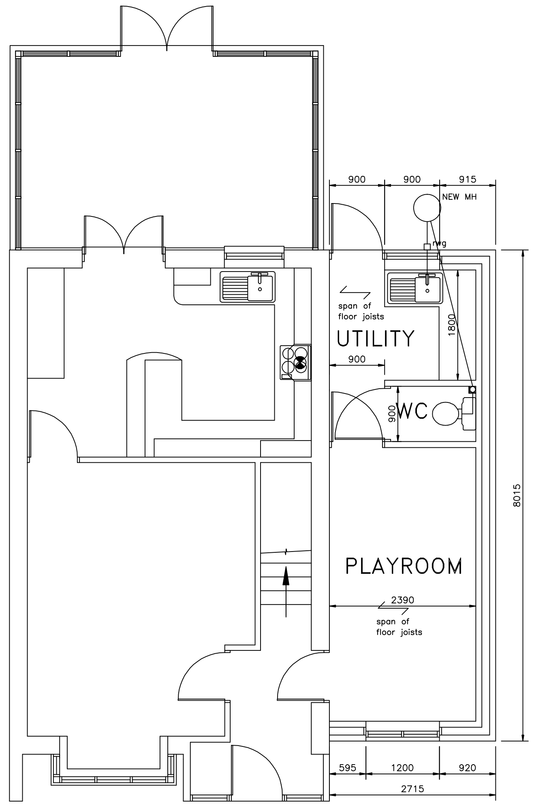


SIDE ELEVATION



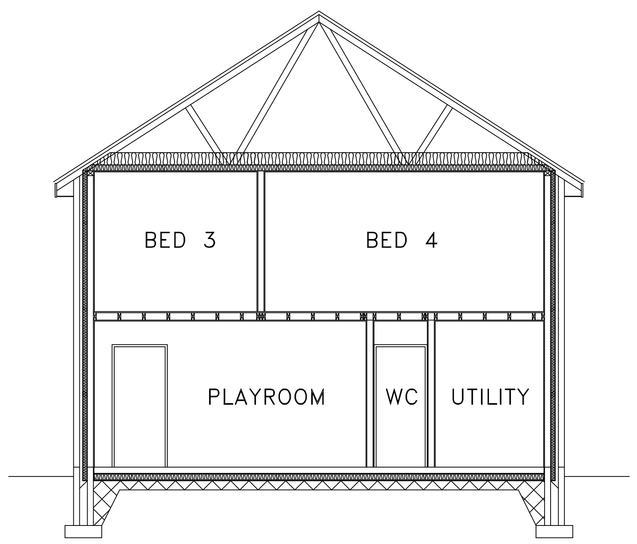
PROPOSED SITE PLAN SCALE 1:100

PROPOSED



GROUND FLOOR PLAN

FIRST FLOOR PLAN



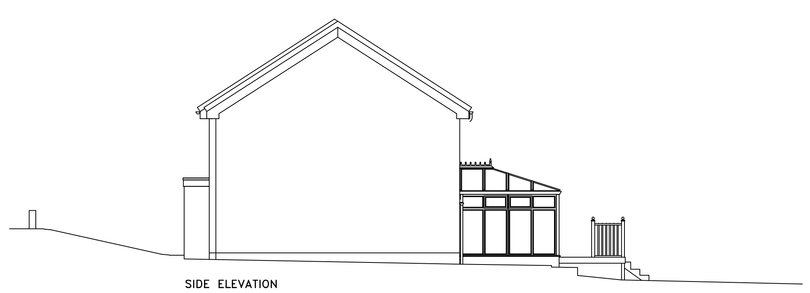
SECTION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Work to figured dimensions only.
Site dimensions are to be checked before work is started.
Any discrepancy whatsoever between any information contained on this drawing and any other document or drawing must be drawn to the attention of the Architect by the Contractor before the work is executed.
IF IN DOUBT ASK IMMEDIATELY.

NOTES:

This drawing is copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the Architect immediately and before proceeding. Do not scale off working drawings, use figured dimensions only.

GENERAL
All materials and workmanship to comply with the recommendations and requirements of all current British Standards specification and codes of practice. Building Regulations and CDM Regulations. All proprietary products to be utilised fully in accordance with the manufacturers instructions. All structural timber to be of C16 grade, preservative treated.

FOUNDATIONS
Assumed ground class IV (firm sandy/firm clay) to be checked and verified on site to give safe ground bearing capacity of 100KN/m². Concrete strip footings min. 200mm thick projecting 150mm each side of loadbearing walls. Depth to Local Authority Building Inspector final approval. Where ground conditions dictate, special foundations to Structural Engineers design.

FLASHINGS AND CAVITY TRAYS
At all obuttments, code 4 lead flashings with min. 150mm upstand bedded below 'Hyload' mortar match cavity trays and dressed down 150mm over roof covering.
Weepholes max. 900mm centres at lowest level of trays and lintol trays. Code 5 Lead to valley gutters on 250x50mm valley boards.

EXTERNAL WALLS
325mm thick cavity walls, 100mm blockwork outer leaf with 50 mm clear cavity with 75 mm Rectical insulation and 100 mm blockwork internal leaf to achieve a 'U' value of 0.21W/m²C. Walls to be plastered internally and rendered externally. There are areas of stone cladding to the external face for decorative purposes only.

Wall ties/straps to be fixed to manufacturers recommendations. Inner and outer leaf below ground to be solid concrete blocks. Cavities filled with weak mix concrete up to 225 mm from DPC. Cavities closed at eaves, verges and all openings with Thermabate closers or similar.

GLAZING
All glazing to screens, doors and side panels below 1500mm high and in panels greater than 250mm wide to be glazed with safety glass to BS6206 Class C and to resist forces of 0.36 kn/m2.
Windows with glazing below 800mm high are also subject to the above condition. All first floor rooms to have one opening window to give clear 450x750mm escape with simple fastenings to handle.

LINTOLS AND STEEL WORK
All lintols to be proprietary galvanised pressed steel with integrated insulation and half hour fire resistance.

SWITCHES AND SOCKETS
All switches and sockets to ground floor to be located between 450mm and 1200mm from finished floor level. The proposed electrical installation must comply with BS7671, and a design installation, inspection and testing certificate must be provided on completion. The works should be carried out by an approved Electrician qualified to City and Guilds 2391 (16th edition) and be a member of a 'Competent Persons' self certifying scheme.

DRAINAGE
New manholes to verhicular areas to be constructed from 215mm thick class 'B' engineering brickwork in 1:3 cement/sand/mortar. English bond built on 150mm thick concrete bases with 150mm projections. Smooth concrete benching 1:12 slope into a 150mm diameter half round channel. Medium duty recessed cover and frame haunched in cement mortar, bedded on engineering brickwork on 150mm thick reinforced concrete biscuit cover. In non-vehicular areas where the invert is less than 900mm proprietary 475mm diameter polypropylene inspection chambers to be used laid on 100mm granular bed. 100mmø plastic pipes laid to 1:40 fall or as specified. Drain runs under vehicular accesses to be encased in 150mm concrete with movement joints at max. of 5000mm centres. Other drain runs laid in class 'F' bedding all to BS8301. Drains to be capable of passing suitable water tightness test. Hepworth supersleve system or similar to be used. Any drains passing under building to be encased with 150mm concrete and bridged through walls with 100x100mm concrete lintols over and have rodding access.

GROUND FLOOR
100 mm concrete slab on 1200 gauge visqueen on 100mm high density insulation, Celotex double R or Kingspan TF70 thermafloor on 1200 gauge visqueen on 150 mm well compacted hardcore. Tape all joints on insulation using duct tape and allow for perimeter edge strip insulation to all walls to allow for expansion and to minimise cold bridging. 'U' value 0.18 W/m²c.

FIRST FLOOR
22mm chipboard (moisture resistant) on 47 x 120 mm C24 grade timber floor joists at 400mm centres throughout. Double joists under partitions or provide noggins where partitions run at 90 degrees to joists. 38mm thick minimum solid strutting at mid span for joists spanning 2500mm – 4500mm. 2 No. rows equally spaced for spans over 4500mm. 30x5mm galvanised M/S straps at max. 2m centres with 100x38mm galvanised M/S straps at max. 2m centres with 100x50mm S/W blocking noggins fixed to 3 No. joists when parallel to external walls to avoid cold bridging. Line ceilings with 12.5mm plasterboard and skim finish. Provide insulation between floor joists minimum 100mm thick to give minimum density of 10kg/m³.

ROOF
Slate roof to be Fixed in accordance with manufacturers instructions and to BS5534:Part 1, centre fixed on 50x38mm preservative treated S/W battens fixed with galvanised nails on 'Tyvek' Supro ref:2506B plus breather membrane on gangnail trussed rafters to BS5268:Part 3:1985 at 600mm centres. Appointed truss manufacturer to provide full structural details for loadings, strength, bracing and fixing design to Building Control Officer prior to starting work. 100x25mm S/W diagonal, longitudinal, ceiling and chevron bracing to BS5268:Part 3, 30x5mm galvanised M/S straps at 2000mm centres max. with 75x50mm S/W blocking noggins fixed to 3 no. trusses/external gable walls at ceiling and roof level. 400mm fibreglass quilt insulation laid with 200mm between ceiling members and 200mm over at right angles to achieve a 'U' value of 0.16W/m²C. The sloping ceiling to have Celotex XR4120 insulation between rafters, 40 mm Celotex PL4000 to the underside of the rafters and 12.5 mm plasterboard to achieve a 'U' value of 0.15W/m²C.

PLUMBING
100mm ogee black plastic gutters and 63mmØ black plastic down pipes connected to rodable and trapped back inlet gullies with sealed connections at top and base. Provide grid to gutter outlets. 100mmØ UPVC single stack soil vent pipe, terminal min 900mm above window heads. 50mmØ basin, 38mmØ shower or sink, 32mmØ basin waste, all with deep seal or anti syphon traps as necessary. All waste pipes connected to internal SVP via Marley collarboss, or to 'T' branched back inlet gulley. Internal AVP's to be cased in 12.5mm plasterboard and skim on 38x38mm S/W framing with 6mm ply access panels. 25mm glass fibre insulation to ducts passing through habitable rooms.

VENTILATION
All windows to be double glazed with low E glass using units giving a 'U' value of 1.6W/m²C. All habitable rooms and rooms containing a WC to have vent opening equal to 1/20th of floor area. All habitable rooms to have background trickle ventilation of min 8000mm² with a minimum of 4000mm² to kitchens and bathrooms. Kitchen and bathrooms to have mechanical ventilators capable of extracting 60L/sec (30L/sec adjacent to hob) and 15L/sec respectively. Utility rooms to be capable of extracting at a rate of 30L/sec. WC to have an extractor fan capable of extracting at a rate of 6L/sec with a 15 minute overrun and 10mm gap under the door. All external doors to be fitted with a unit giving a 'U' value of 1.8W/m.sq.°C.

CEILINGS
12.5mm Gyproc Duraline board with skim finish. Gyproc moisture resistant fireline board to be used in kitchen/bathroom/en-suite.

EXTERNAL SOFTWOOD FINISH
All exposed softwood to have two coats of preservative satin finish or primer, undercoat and gloss finish to be compatible with pre treatment of timber using Sikkens system.

INTERNAL PARTITIONS
All first floor partitions to be 75x50mm S/W studs at 400mm vertical centres with 12.7mm plasterboard and skim finish to both sides. To bathroom or WC's adjoining bedrooms or living rooms to be filled with sound insulation quilt. To ground floor 100mm blockwork to loadbearing walls built off strip foundations as shown on the floor plan and fully bonded to adjoining loadbearing walls.

HEATING
Provide operation and maintenance instructions for heating system in accordance with paragraph 1.51 of approved document L1. Gas fired heating system with thermostatic valves fitted to all radiators. All pipes which do not contribute to the useful heat requirement of a room or space should be insulated with a material that has a thermal conductivity of 0.045w.mk and in thickness equal to the outside diameter of the pipe up to a maximum of 40mm. Hot water tank using heatray megaflow to have thermostat to keep water at required temperature and a time switch which will shut off the supply of heat when there is no hot water demand, for a vessel of 150 litres which is not heated by off peak electricity. Provide copy of commissioning certificate for installation and commissioning of new boilers for hot water system and space heating system to Building Inspector. Boiler to be Worcester Bosch Greenstar 30 CDi condensing boiler vented and flued horizontally, gas fired. Provide two space heating zones with each having separate time and temperature controls.

LIGHTING
Only light fittings that can take lamps having a luminous efficiency greater than 40 lumens per circuit watt to be specified using low energy light bulbs throughout to include all external light fittings. All downlighters to have ceramic metal halide bulbs fitted throughout.

FIRE PRECAUTIONS
Provide smoke detectors to ground and first floor landing areas linked back to mains and battery to BS5839. Provide half hour fire door with self closer to studio door and house door between house/studio. Provide wiring certificate from Electrician on completion to confirm that wiring to smoke alarms conforms with IEE regulations to Building Inspector. Smoke detectors and heat detectors to studio flat to be linked into the house fire alarm system.

SOAKAWAYS
Soakaway to be located a minimum 5 m from the building.

RADON PROTECTION
Provide basic protection against Radon gas in accordance with BRE advice 211.

EXISTING SIDE ELEVATION ADDED	08.01.21	A

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CLIENT
MR AND MRS JONES

JOB TITLE
14 MAYFLOWER DRIVE, MARFORD

DRAWING TITLE
EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS, SECTION

DATE: DEC 20 | DRAWN BY: JP

SCALE: 1:50, 1:100

JOB NO. F1687 | DRAWING NUMBER 01 | A