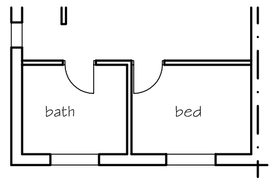
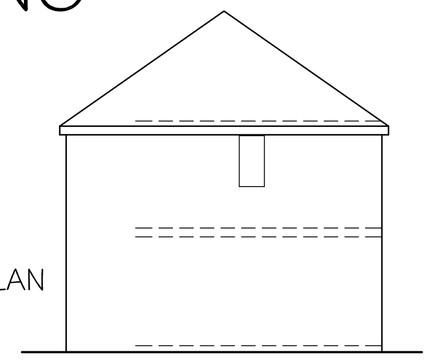
Reference drawings | Legend | Notes

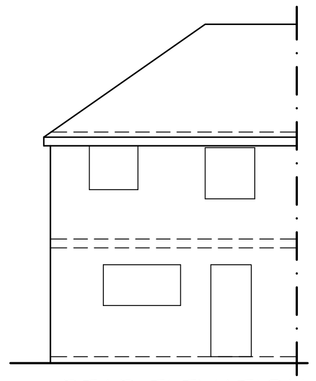
EXISTING



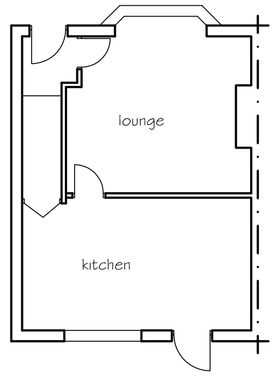
GROUND FLOOR PLAN



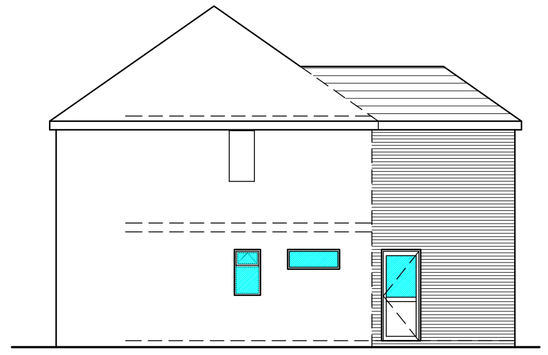
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



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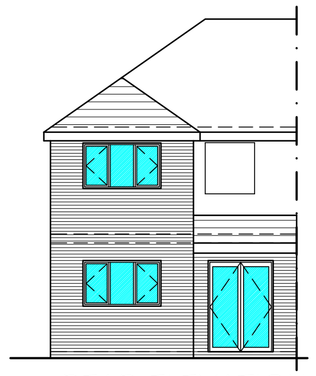

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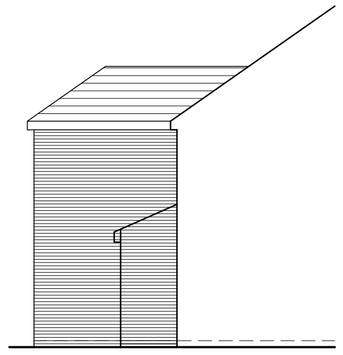

SIDE ELEVATION



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LOCATION PLAN 1:1250

PROPOSED

PITCHED ROOF CONSTRUCTION

Tiling/slates as specified on the drawing/to match existing all to local authority approval fixed strictly in accordance with manufactures instructions and to BS 5534 part 1 1970 On 50x25mm sw tanalized tiling battens laid at gauge to tile manufactures requirements + fixed with copper wire nails.Not more than 1 batten in 4 should be joined on any one rafter all to be laid on untearable tyvek or similar breathable felt If to BS 747 to be laid over rafters + lapped 225mm horizontailly + 150mm vertically carried well into gutters + secured with galvanized mild steel broad head nails.
The underlay at the eaves to be reinforced with a second layer 300mm wide strip of Hyload dpc or similar.

Underlay extending below battens by more than 100mm to be fixed down with an extra batten to prevent wind uplift.

A strip of underlay less than 600mm wide should be laid over hips + lapping over the main roof underlay.
At valleys a similar strip should be lapped under the underlay of main roof all on rafters or trussed rafters as specified on the drawings.

Use proprietary cavity tray to all roof abutments.

Where rooflights are installed doubled up rafters are to be used eithier side of opening for rooflight

Valleys to be formed out of eithier code 5 lead, valley tiles were suitable ot preformed GRP valleys

Dragon ties to be use to corners of all hipped roofs

CAVITY WALL CONSTRUCTION

102mm facing brickwork to Local Authority approval with 100mm cavity with 50mm Celotex CW4050 slabs installed in accordance with manufacturers specification with min 50mm clear cavity, 100mm 2.9N/mm celcon solar blockwork inner leaf finished internally with 13mm two coat light weight plaster to achive min U value 0.28W/m C.

All brickwork below ground level + upto dpc to be class B semi engineering brickwork to BS 3921 or type A blockwork for use below ground .

The leaves of the cavity wall are to be tied together with double triangle stainless steel wall ties to BS 1243 at 450mm centre vertical + 900mm horizontial ctrs laid staggered + sloping backwards outer face.Wall ties to be at 225mm vertical centres and not more than 300mm from any openings,movement joints and roof verges.

Cavities to be filled with weak mix concrete to within 225mm of dpc with weep holes to be formed at every third perpend.
Astos or Ledkore dpc's to be set at a min.150mm above external ground level.
Flexible Pitch Polymer dpc's to be installed to all jambs and cills.

Catnic cavity pressed steel lintols to all openings in external walls, lintol refs. as indicated on drawings.

Weepholes to be formed at every 3rd perpend along lintol and the cavities to be closed at highest point with dpc,masonry, slate or similar.

Openings in cavity walls to be closed with Thermabate or similar cavity closers.

BONDING TO EXISTING MASONRY

Where new masonry abutts existing brickwork use Catnic Stronghold stainless steel wall connectors or similar approved together with weather sealing strip all to manufacturers spec.

FOUNDATIONS - Trenchfill

All foundations to be C25p mass concrete trenchfill founds witha min width of 600mm and taken down to minimum,unless other wise stated,of 1000mm below external ground level or to suitable safe bearing strata and to the complete satisfaction of the Local Authority Building Inspector.

Foundation in the proximity of any trees to be inaccordance with NHBC pratice note 4.

Trenchfill concrete to terminate 150mm below external ground level.As no site investigation as been carried out it is recommended that the builder should check the level of the safe bearing strata on site before work commences and the Architect/Building Inspector to be notified of any problems encountered.

All necessary ducts should be placed with reasonable accuracy in the trench before concrete is placed.Ducts to be sensibly larger than the drain or services to be installed.Allow for a minimum cover of 150mm of concrete to the ducts etc with a layer of A142 steel mesh to concrete protective layer.

PLUMBING

50mm upvc wastes to all sinks,wash hand basins,to discharge via 75mm deep seal anti-vac traps to BS 3943 into soil vent pipe or air attaining value as indicated.No branch to discharge into stack lower than 450mm above invert of tail of the bend at the base of the stack with 200mm bend at base.

Access plate to be provided at the base of each stack immediately above ffl min 200mm bend at the base.

Encase the soil vent pipes or air attaining valves with 2no layers of 12.5mm plasterboard + 5mm skim on sw framework & vent duct with 100x75 plastic vents at high & low levels.

SMOKE ALARM

Automatic smoke alarms, to BS 5446 part 1, connected to mains supply with battery back up. Smoke alarms to be interconnected and installed to BS5839 part 6 2004 - category LD3
Electrician to supply commission certificate on completion

HD HEAT DETECTION to BS 5839 pt1 1988

BUILDING REGULATION APPROVAL, CDM REGULATIONS, HEALTH & SAFETY, TEMPORARY WORK AND INTERIM STABILITY

1. The Builder shall comply with The Building Regulations. Any work carried out on site prior to full Building Regulation Approval from the Local Authority is entirely at the risk of the Builder.
2. The Builder shall comply with all aspects of the Construction (Design & Management) Regulations.
2.1 The Builder shall carry out his own risk assessments for all aspects of the Works.
2.2 The Builder shall provide Method Statements for the following items of work or items as requested:
a) Excavation below existing foundation levels when in close proximity to existing foundations
b) Underpinning
c) Working with machinery when adjacent to or over existing occupied buildings
d) Erection/installation of steelwork adjacent to or over existing occupied buildings
3. The Builder shall maintain records of all on site changes to the drawings and calculations and provide a full set of "marked-up" drawings to show the "as-built" construction.
4. The Builder is reminded that the structure's stability relies on all structural elements to be completed and cured. The Builder is required to consider his construction methods/ sequence and to assess temporary works and bracing requirements to ensure the interim stability of partially completed construction.

IMPORTANT NOTE

If you intend to carry out work which involves:
work on an existing wall shared with another property building on the boundary with a neighbouring property,excavation work near a neighbouring building
you must find out whether that work falls within the scope of the party wall act 1996.The above are only common examples of work in order to be clear on whether your planned work does comes within the Act you may wish to seek professional advise from a surveyor or competent building contractor. It is important that you serve the necessary Statutory Notice on your neighbour / neighbours as defined by the act. As adjoining owners you will need to give them the appropriate period of notice (which may be two months or in certain circumstances one month) before with their agreement you commence the building work.
The above should be carried out by the bulding contractor before work commences

GENERAL NOTE

BEFORE COMMENCEMENT OF WORK, POSITIONS OF ALL EXISTING SERVICES INCLUDING DRAINAGE ARE TO BE ASCERTAINED & ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY.
SEVERN TRENT APPROVAL MAY BE REQUIRED CONTRACTOR TO CHECK WITH RELEVANT AUTHORITY.
EXISTING DRAINAGE INVERTS TO BE DETERMINED TO ESTABLISH ADEQUATE FALLS FROM NEW DRAINAGE FITTINGS.
ANY NECESSARY PROPPING AND STRUTTING IS TO BE CARRIED OUT TO ENSURE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS.
ALL MATERIALS & WORKMANSHIP ARE TO COMPLY WITH ALL BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE.
ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTIM PREVAC 80 OR SIMILAR APPROVED PRESERVATIVE, WITH ALL SITE CUTS, ENDS & HOLES etc TO BE TREATED WITH PROTIM CUT END PRESERVATIVE LIBERALLY APPLIED BY BRUSH.

CLIENT / BUILDER TO CARRY OUT SITE INVESTIGATION
RESULTS TO BE FORWARDED TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT TO ESTABLISH THE LEVELS OF CONTAMINATION IF ANY & THE SUITIBILITY OF GROUND CONDITIONS BEFORE THE WORKS COMMENCE

THE DRAWINGS ARE PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & ARE TO BE READ INCONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS, CALCULATIONS & DETAILS WHERE APPROPRIATE.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER BEFORE WORK COMMENCES.

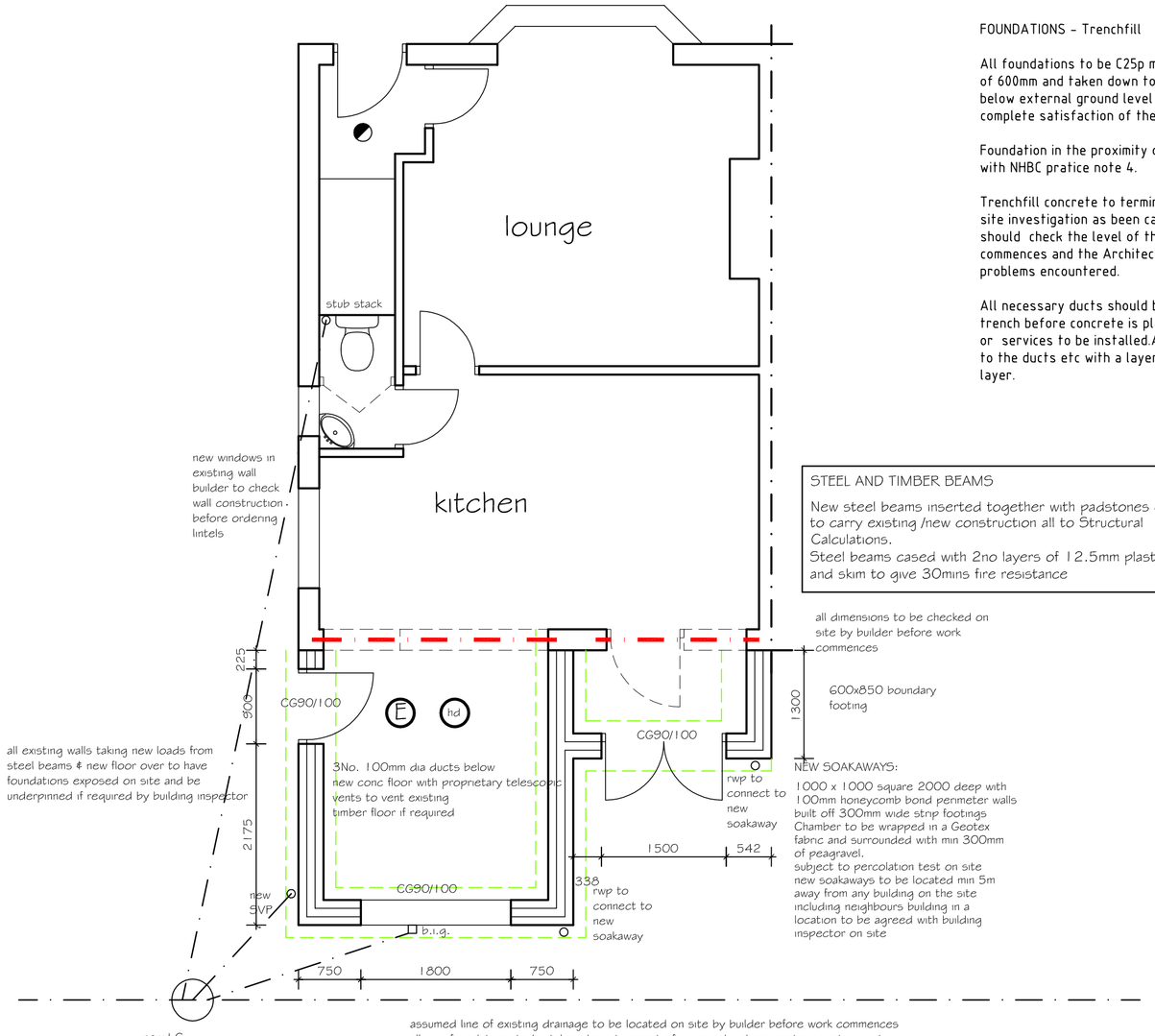
THESE DRAWINGS ARE FOR BUILDING REGULATION APPROVAL ONLY
ANY WORK UNDERTAKEN BEFORE APPROVAL IS OBTAINED IS ALL AT THE RISK OF THE CLIENT AND BUILDER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ANY WORK UNDERTAKEN AT THIS STAGE

S. H. ARCHITECTURAL SERVICES LTD ACCEPT NO RESPONSIBILITY FOR ANY ALTERATIONS FROM THE APPROVED DRAWINGS.

STEELWORK NOTES:
1. ALL STRUCTURAL STEELWORK INCLUDING BOLTS, CLEATS ETC, TO BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR ALL IN ACCORDANCE WITH OUR STRUCTURAL STEELWORK SPECIFICATION.
2. ALL STRUCTURAL STEELWORK TO BE MILD STEEL GRADE S275 UNLESS NOTED OTHERWISE.
3. ALL BOLTS TO BE M20 DIA. BOLTS GRADE 8.8 UNLESS NOTED OTHERWISE.
4. ALL WELDS TO BE 6nn CONTINUOUS FILLET WELD UNLESS NOTED OTHERWISE
5. ALL PLATES TO BE 15mm THICK MINIMUM UNLESS NOTED OTHERWISE.
6. ALL MEMBERS TO HAVE A MINIMUM OF TWO BOLT CONNECTIONS. ALL BEAMS TO HAVE A MINIMUM OF FOUR BOLT CONNECTIONS.
7. END CONNECTIONS TO BE DESIGNED BY THE STEELWORK SUB-CONTRACTOR SUBJECT TO THE MINIMUM COVERED IN NOTES 2 - 6 ABOVE AND TO MEET THE REQUIREMENT OF BS-5950
8. FINISHING COATS TO BE APPLIED ON SITE DETAILS AND COLOUR TO BE AGREED. ALL STEELWORK IN CAVITIES TO BE PAINTED WITH TWO COATS OF RIW
9. HOLDING DOWN BOLTS SHALL BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR AND FIXED BY THE BUILDER
10. THE HOLDING DOWN BOLTS SHALL BE SET OUT IN ACCORDANCE WITH THE DETAILS OF THE STEELWORK SUB CONTRACTOR
GROUTING IN OF STANCHION BASES SHALL BE CARRIED OUT BY THE BUILDER, USING CONBEXTRA GP NON-SHRINK CEMENTITUOUS GROUT SUPPLIED BY FOSROC LTD OR SIMILAR APPROVED.
11. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE MEASUREMENTS OF THE EXISTING BUILDINGS WHEN REQUIRED, PRIOR TO FABRICATION TO ENSURE THE CORRECT FIT OF THE NEW WORKS ON SITE.
12. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ANY TEMPORARY BRACINGS AS NECESSARY.
13. THE INTERSECTION OF ALL FRAMING MEMBERS TO LATTICE GIRDERS WIND GIRDERS AND BRACINGS SHALL BE ARRANGED TO COINCIDE AT COMMON NODE POINTS THROUGHOUT.
14. ALL COLD ROLLED RAILS/PURLINS SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS INCLUDING ALL ANTI-SAG BARS AND BRACINGS AS NECESSARY
15. ALL STEEL WORK BEAMS TO BE POSITIONED CENTRALLY UNDER SUPPORTED WALLS AND INDIVIDUAL LEAVES OF CAVITY WALL (U.N.O)
16. CONNECTION DETAILS SHOWN ON THE CALCULATION REPRERSENT INDICTIVE MIMINIUM REQUIREMENTS ONLY. THE BUILDER IS REQUIRED TO REVIEW THE DETAILS PROVIDED WITH PARTICULAR REGARD TO HEAD-HEIGHT AND RELATIONSHIP TO THE EXISTING STRUCTURE PRIOR TO ANY FABRICATION BEING CARRIED OUT.



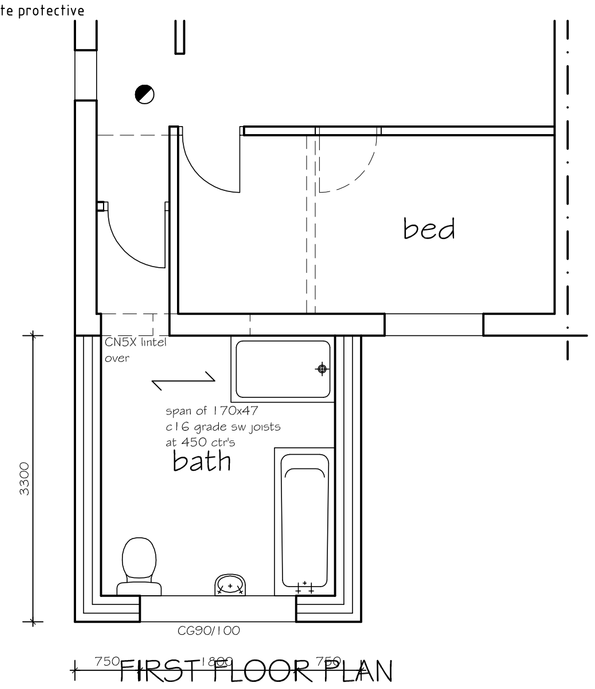
SITE PLAN 1:500



GROUND FLOOR PLAN

STEEL AND TIMBER BEAMS

New steel beams inserted together with padstones etc to to carry existing /new construction all to Structural Calculations.
Steel beams cased with 2no layers of 12.5mm plasterboard and skim to give 30mins fire resistance



FIRST FLOOR PLAN

NOTES:

ROOF TILES TO MATCH EXISTING

FACING BRICKWORK & TYPE TO MATCH EXISTING

Revision	Description	Drawn	Date	Checked
	Revisions			

Project: PROPOSED REAR EXTENSION

Client: MR UPTON
23 WELWYN ROAD
HINCKLEY

Drawn: SWH | Date: 06/2011

Scale (when plotted at A1 format): 1:50 1:100

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Drawing number: 24/5/11-01 | Rev