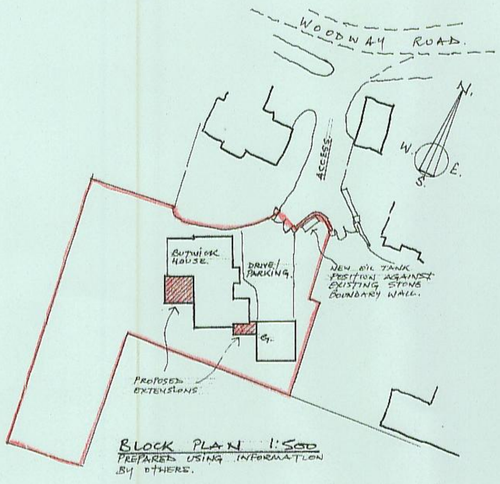


BLOCK PLAN 1:500
PREPARED USING INFORMATION BY OTHERS.

FOUNDATIONS.
TO BE MIN. CONCRETE STRIP FOUNDS MINIMUM 1.0m DEEP TO BARE FROM GROUND LEVEL. ENSURE FOUNDS ARE AT LEAST TO DEPTH OF ANY ADJACENT DRAINS AND EXISTING BUILDING FOUNDATIONS. ALL TO APPROVAL OF BUILDING CONTROL OFFICER ON SITE.

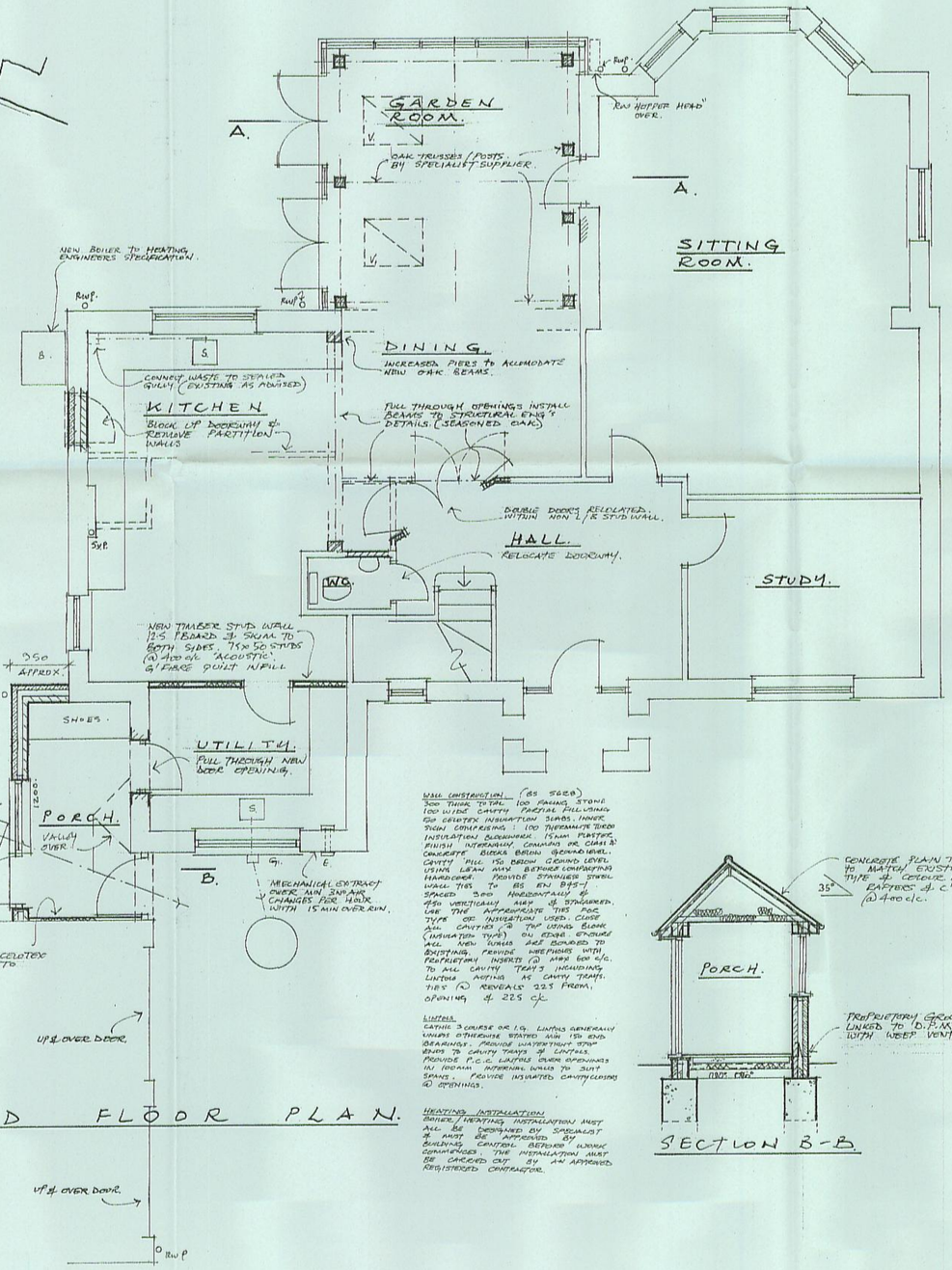
SOIL CONDITIONS:
IF THE SUBSOIL IS SHRINKABLE IT MAY BE NECESSARY TO MAKE A STRUCTURAL FLOOR SLAB. DETAILS TO BE AGREED WITH STRUCTURAL ENGINEER ONCE WORK COMMENCES ON SITE.

FOUL DRAINAGE (ISOWASTA SYSTEM)
100ø FLEXIBLY JOINTED UPVC DRAINS LAID TO MIN 1:40 FALLS ON 150mm MIN. GRANULAR BED OF SHINGLE/SAND. PROVIDE R.C. LINTELS OVER DRAINS PASSING THROUGH EXTERNAL WALLS 300 WAYS (OC) TO BATH/SHWR WITH 75 D.S.T. 32ø WASTE TO SVP & BASIN TO CONNECT TO 100 ø PVC. SOIL & VENT. FIT BIRD CAGE TO TOP OF SVP 600mm ABOVE ROOF LEVEL. USE PROPRIETORY FLASHINGS (e) ROOF LEVEL. PANTOPHONE PREFORMED MALEMBRANE OR EQUIVALENT USING SEMI-ENGINEERING BRICKWORK AS SHOWN OFF 150 THICK CONCRETE BASE. USE SULPHATE RESISTING MORTAR MIX 1:3 CEMENT SAND MIX.

STORM DRAINAGE:
100 & 150ø ROUND UPVC RAINWATER GUTTERS SUPPORTED BY CE TREATED STAINLESS STEEL BRACKETS AT 1.0m CENTRES. DOWN PIPES TO BE 68mm ø UPVC. CONNECT TO SOAKAWAY AS SHOWN. SOAKAWAY TO BE MIN 5m FROM ANY BUILDING MIN 1m DEEP & INTR. ø 1 METRE FILLED WITH CLEAN HARDCORE. REFER TO BS 8301 & B.R.E. DIGEST No 365 1991 "SOAKAWAYS"

DPC:
TO BE MIN 150mm OR EQUAL APPROVED THAT MIN 150 ABOVE G.L. LINKED TO DPC/DPM RADON D.P.M. MINIMUM VERTICAL D.P.C. TO ALL DOOR & WINDOW REVEALS. CAVITY TRAYS OVER ALL OPENINGS & ADJACENTS WITH WEEP HOLES @ MAX 600 C/C.

GROUND FLOOR CONSTRUCTION:
50 SAND/CEMENT SCREED ON 100mm CONCRETE CONCRETE ON 80 CELOTEX ON 150g/g POLYTHENE D.P.M. LINKED TO D.P.C. ON 150mm WALL BLINDED & CONSOLIDATED HARDCORE ENSURE WALL FLANK ADJACENT WITH EXISTING. INSERTION TO BE TURNED UP @ SIDES & INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.



GROUND FLOOR PLAN.

WALL CONSTRUCTION (BS 5628)
300 THICK TOTAL. 100 FACING STONE 100 WIDE CAVITY PARTIAL FILLING 50 CELOTEX INSULATION SLABS. INNER SKIN COMPRISING: 100 THERMALITE TRIO INSULATION BLOCKWORK. 15mm PLASTER FINISH INTERNALLY. COMMONS OR CLASS B CONCRETE BLOCKS BELOW GROUND LEVEL. CAVITY FILL 150 BELOW GROUND LEVEL USING LEAN MIX MORTAR COMPACTION HAND RAMMED. PROVIDE STAINLESS STEEL WALL TIES TO BS EN 845-1 SPACED 900 HORIZONTALLY & 450 VERTICALLY ANY & STAGGERED. USE THE APPROPRIATE TIES FOR TYPE OF INSULATION USED. CLOSE ALL CAVITIES @ TOP USING BLOCK (INSULATION TYPE) OR EDGE. ENSURE ALL OPENINGS ARE BONDED TO EXISTING. PROVIDE WEEPHOLES WITH PERFORATION INSERTS @ MAX 600 c/c. TO ALL CAVITY TRAYS INCLUDING LINTOLS ABOVE AS CAVITY TRAYS. TIES @ ADJACENTS 225 FROM OPENING & 225 c/c.

LINTELS
CATNIC 3 COURSE OR I.G. LINTELS GENERALLY UNLESS OTHERWISE STATED MIN 150 END BEARINGS. PROVIDE WATERTIGHT STOP ENDS TO CAVITY TRAYS OF LINTELS. PROVIDE P.C.C. LINTELS OVER OPENINGS IN FOAM INTERNAL WALLS TO SUIT SPANS. PROVIDE INSULATED CAVITY CLOSERS TO OPENINGS.

HEATING INSTALLATION
BOILER/HEATING INSTALLATION MUST ALL BE DESIGNED BY SPECIALIST & MUST BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. THE INSTALLATION MUST BE CARRIED OUT BY AN APPROVED REGISTERED CONTRACTOR.

WINDOWS/GLAZING.
ALL GLAZING TO BE DOUBLE GLAZED INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITH MASTIC SEALANT SURROUND. GLAZING TO WINDOWS WITHIN 800mm OF FLOOR OR GROUND LEVEL & ALL GLAZING TO DOORS 0.0 TO 1500mm INCLUDING SIDE PANELS TO BE OF SAFETY GLASS TO BS 6206. EMERGENCY EGRESS WINDOWS TO HAVE A MINIMUM OPENING OF 0.33m² & 450mm IN ANY DIRECTION BETWEEN 800 - 1100mm FROM FLOOR LEVEL. (MAX 1.8m/m²K).

PITCHED ROOF CONSTRUCTION
EDGE TILES TO MATCH EXISTING IN TYPE & COLOUR. RIDGE TILES TO MATCH FIXED WITH SUITABLE ALLOY NAILS TO MAKE'S INSTRUCTIONS. IMPREGNATED ROOF BATTENS TO BS 1518 TO MATCH EXISTING APPROVED REINFORCED AIR PERMEABLE MEMBRANE LAID OVER RAFTERS & LAPPED 150mm HORIZONTALLY & VERTICALLY FIXED TO MAKE'S INSTRUCTIONS IMPREGNATED RAFTERS @ 400 c/c. ALL STRUCTURAL TIMBERS TO BE SC3 HYGRADE DSR QUALITY FIRST QUALITY LAID BETWEEN/OVER JOISTS. 100 x 50 TREATED 3/4 INSULATE JOISTLY FIXED USING GALVANIZED RESTRAINT STRAPS. CE TREATED FASCIA BOARDS OR OTHER TO CLIENTS REQUIREMENTS. 10mm THICK EXTERNAL QUALITY PLY SOFFIT (12.5 PBD & SKIM CEILING (FIRE GRADED) OR PROVIDE POLYTHENE V.C.L.

RESTRAINT STRAPS
30x5 GALVANIZED RESTRAINT STRAPS IN MILD STEEL ACROSS 3rd FLOOR JOISTS & ACROSS GABLES @ MAX 1800 CENTRES TO BE HOOKED EITHER WALLS & BURIT IN.

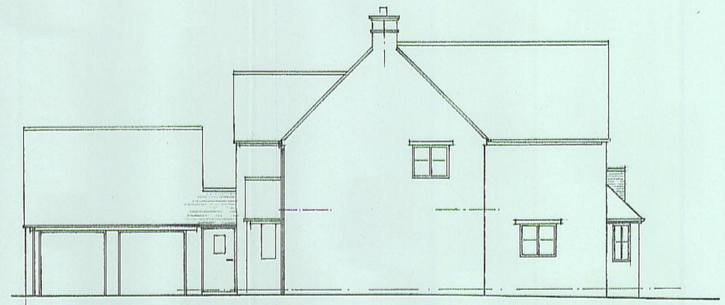
ELECTRICAL WORK
ALL ELECTRICAL WORK MUST BE CARRIED OUT BY A PERSON COMPETENT TO DO SO BEING IN THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) A CERTIFICATE OF INSTALLATION IN ACCORDANCE WITH BS 7671 MAY BE REQUIRED REASONABLE PROVISION SHALL BE MADE FOR THE DESIGN INSTALLATION INSPECTION & TESTING TO PROJECT PERSONS FROM FIRE & INJURY SUFFICIENT INFORMATION MUST BE PROVIDED SO THAT PERSONS WISHING TO OPERATE/MAINTAIN OR ALTER THE INSTALLATION CAN DO SO WITH REASONABLE SAFETY TO BE CARRIED OUT BY A QUALIFIED TRADESMAN TO I.E.E. STANDARDS & ELECTRICAL SUPPLY COMPANY REQUIREMENTS. UPGRADE SYSTEM IF REQUIRED LIASE WITH SUPPLIER TO ENSURE SUPPLY EARTHING ARRANGEMENTS ADEQUATE CABLE ROUTES TO BE STRAIGHT & VERTICAL UNLESS SHOWN OTHERWISE PROTECT CABLES IN PLASTER BY GALVANIZED STEEL CHANNEL.

FLASHINGS/LEADWORK:
CODE 5 LEADING FLASHINGS MIN 150mm CODE 5 SOAKERS & VALLEY FLASHINGS ALL FIXED IN ACCORDANCE WITH THE L.D.A. RECOMMENDATIONS.

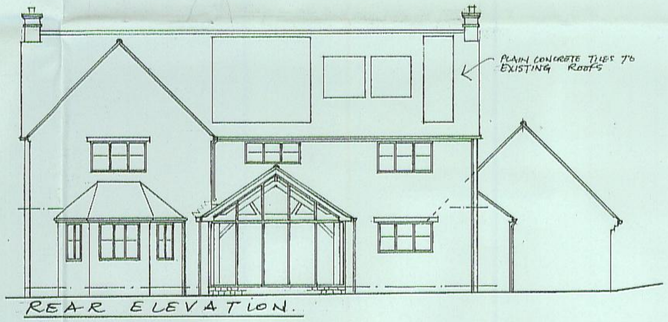
GENERAL NOTES.
ALL BUILDING WORKS TO BE DESIGNED FULLY IN ACCORDANCE WITH THE BUILDING REGULATIONS ALL DIMENSIONS & LEVELS TO BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS ALL MATERIALS TO BE NEWLY FIT FOR INCORPORATION IN THE WORKS BY CONTRACTOR WITH THE RELEVANT PROVISIONS OF AN APPROPRIATE BRITISH STANDARD AND/OR CONFORMITY WITH THE RELEVANT STANDARDS SET OUT IN AN AGREEMENT CERTIFICATE ISSUED BY THE B.B.A. WORKMANSHIP SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS OF AN APPROPRIATE AGREEMENT CERTIFICATE THE CONTRACTOR IS TO ENSURE MATERIALS ARE APPROPRIATE FOR THE PARTICULAR PROJECT & OBTAIN APPROVAL BY THE LOCAL AUTHORITY BUILDING INSPECTOR.

ROOM VENTILATION
ALL ROOMS TO HAVE RAPID VENTILATION IE OPENABLE LIGHTS EQUAL TO 1/20th OF THE FLOOR AREA. BACKGROUND VENTILATION TO BE PROVIDED BY USING WINDOW TRICKLE VENTS EQUAL TO 8000mm².

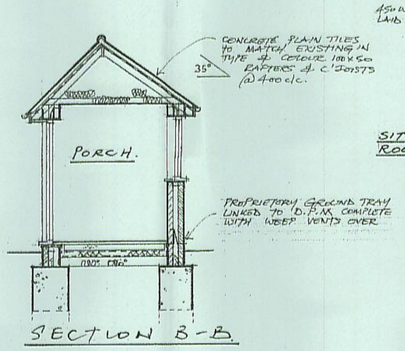
STEEL BEAMS/PIERS.
TO STRUCTURAL ENGINEERS SPECIFICATION ENGAGE BEAMS USING 2 LEWTROS 125 PBD & SKIM, ENSURE 2200 MIN CLEAR HEADROOM BELOW ALL BEAMS.


SIDE ELEVATION.

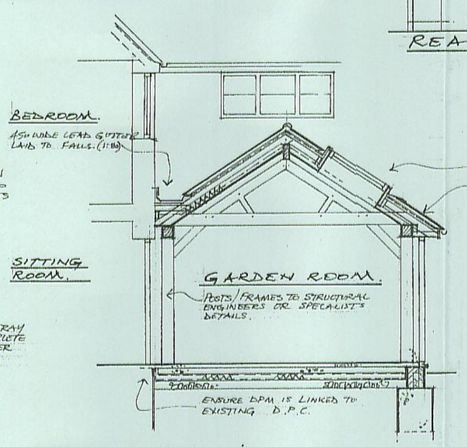
SIDE ELEVATION.



REAR ELEVATION.



SECTION B-B.



SECTION A-A

GARY.D.MANNING. ARCHITECTURAL DESIGN
Lark House, Burford Road
Chipping Norton OX7 5LY
T. 01608 238429

DRAWING No 02.
PROPOSED PLANS & ELEVATIONS.

PROPOSED EXTENSIONS & ALTERATIONS @ BUTWICK HSE, SIBFORD FERRIS, FOR MR & MRS S. MARSDEN

SCALE 1:50 1:100
NOVEMBER 2018.

DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE. CONTRACTOR RESPONSIBLE FOR CHECKING THE LOCATION OF ALL SERVICES & UNDERGROUND PIPEWORK PRIOR TO COMMENCING ANY WORK.
PREPARED USING INFORMATION BY OTHERS.