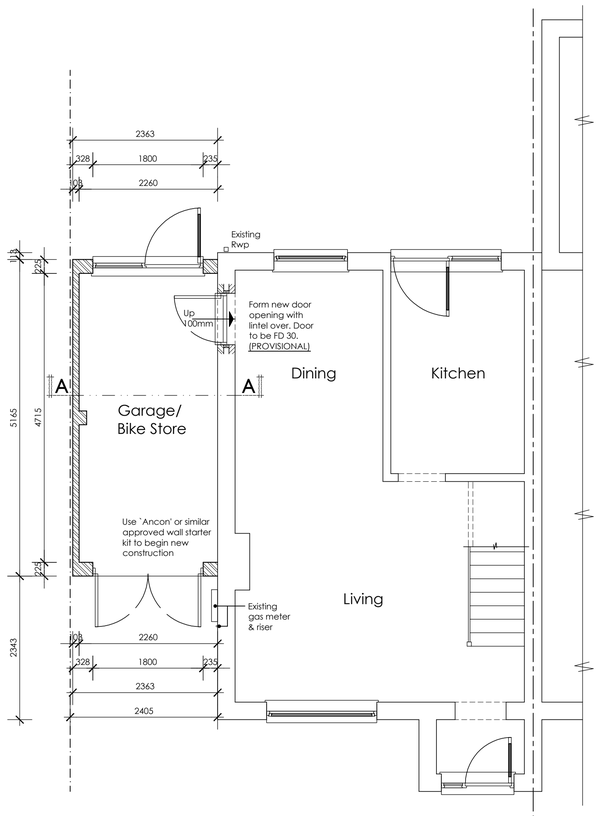
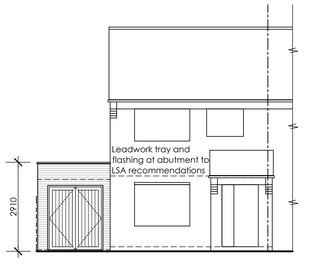
REVISIONS				
REV.	DESCRIPTION	DRAWN	CHKD.	DATE
A	****	**	**	*******



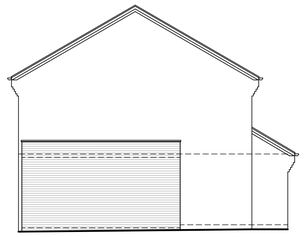
Ground Floor plan

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5

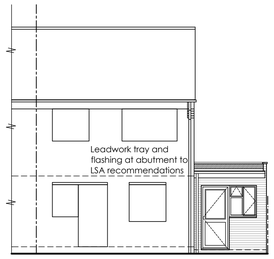


Front (South-East) Elevation

0 1 2 3 4 5 6 7 8 9



Side (South-West) Elevation



Rear (North-West) Elevation

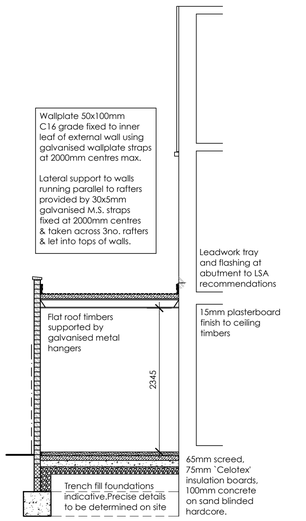
ELEVATIONS
Walls - Face brickwork
Roof - Insulated single ply flat roof membrane
Windows/Doors - White PVC
Rainwater goods - White PVC

NOTE: All products are are specified on an *"or similar approved equivalent"* basis and should be installed in strict accordance with the manufacturers details and recommendations.

NOTE: Builder to locate all existing drainage runs and suevey all levels and check that the proposed new drainage runs are workable. All new drainage is to be agreed on site with the Local Authority Building Inspector.

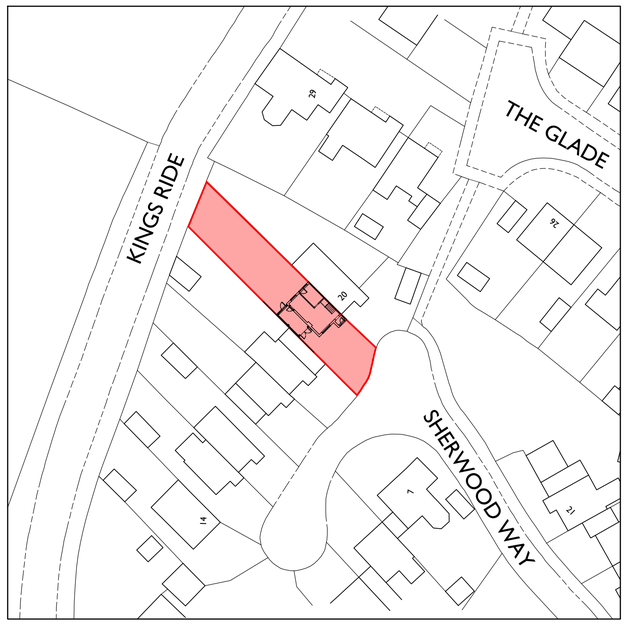
NOTE: All insulation boards to be Polyiscyanurate (PIR) by Celotex, Kingspan or similar approved. OR unless specified, to be 'Vacuum Insulated Panels' (VIP) if there are space restrictions. All insulation to be installed in strict accordance with manufacturers guidelines and recommendations.

NOTE: All foundation depths and sizes to be confirmed on site with Building inspector.



Section A-A

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5



Block Plan

0 5 10 15 20 25 30 35 40 45

CONSTRUCTION NOTES

NOTE: THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, RELEVANT CODES OF PRACTICE and BRITISH STANDARDS.

FOUNDATIONS - TRENCH FILL
(Should building inspector require, allow to expose existing foundations for inspection, prior to commencement of works on site,
a) 450mm wide trench fill as shown on drawings to single skin face brick walls). b) Concrete GEN 1 Ready-mix concrete (designed mix) or ST2 site mixed concrete by weight with 20mm aggregate, 75mm slump (260Kg cement class 42.5 or higher; 740Kg fine aggregate;1120Kg coarse aggregate. c) Min. depth 1m below ground level but to suit subsoil conditions (to be proved on site by Approved Inspector). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) If soils dictate increase depth of foundations adjacent to trees and provide for heave as indicated on the drawings.

WALLS BETWEEN FOUNDATION AND DPC.
Aggregate concrete trench blocks to within 225mm of lowest dpc. d) Mortar mix below ground 1:1:5 for aggregate but generally in accordance with manufacturers recommendations. e) Allow to build in precast concrete lintels over any services pass through the walls ensuring all gaps are sealed.

DPC
DPC to be Polyethylene or Bitumen to BS6398 :1983 set min 150mm above ground level externally - Adjust ground levels to suit.

GROUND FLOOR
a) 65mm sand and cement screed on 75mm Celotex GA4000 insulation board with Celotex T-Break TB4000 boards as upstands around floor perimeters (Include 500g polythene vapour control layer over insulation boards). b) 100mm oversite concrete. c) 50mm sand blinding on 50mm leanmix concrete. Include 1200g polythene sheet DPM with all joints lapped & taped with wall DPC. d) Hardcore base compacted in 150mm layers.

EXTERNAL WALLS
a) 103/225mm face brickwork as shown. b) All mortar 1:1:6 (Portland cement:lime:sand). c) Tooth and bond to existing external face brickwork or use wall starter kit to begin new construction. d) All external walls to be built with foundation blocks from foundation to 150mm below ground level.

LINTELS
Catnic or I.G. lintels over structural openings with min end bearing of 150mm.

STRUCTURAL TIMBERS
a) Grade C16/24 as indicated. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers tanalised or finished with similar approved treatment.

FLAT ROOF STRUCTURE
Structural timber grade C24. 47x120mm joists at 400mm centres: 50 x 100mm timber wall plates bedded to head of walls. Joists supported by galvanised metal hangers/wall plates, and secured by 30 x 5mm galvanised steel anchor straps at max. 2.0m centres. Straps to span 1000mm of inner leaf.

WARM DECK FLAT ROOF SINGLE PLY
a) Single ply membrane. b) 75mm Celotex insulation boards adhered or fixed to roof deck with thermally broken fixings. All joints taped to act as vapour control layer c) 18mm WBP ply decking to 1:80 falls on 47x120mm C24 joists at 400mm centres. e) 12.5mm plasterboard finish to underside.

RAINWATER GOODS.
110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. 64mm PVCu down pipes. Soakaway pit to be 1.5m x 1.5m x 1.5m deep constructed with honey combed brickwork. Inlet pipe to be no more than 500mm below ground level to invert. Soakawy pit to be located 5.0m from buildings. Location subject to on site confirmation with Building Inspector.

GLAZING.
Ensure that all glazing within 800mm of floor level: within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. All safety glazing shall be marked. All new doors and windows to be provided with sealed unit double glazing.

GUARDING AT WINDOWS.
a) Opening windows within 800mm of the surface of a floor or staircase to have guarding 800mm high. b) Guarding members not to permit the passage of a 100mm dia. sphere and to be constructed to prevent children being able to readily climb. d) Guarding to be designed to resist the forces laid down in BS6399:1996.

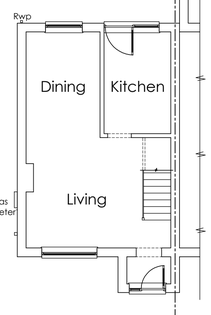
SECURITY
All doors and windows are to be designed to meet the requirements of British Standards Publication PAS24 : 2012. Provide P.I.R. operated lighting externally at door access points and to areas that would unobserved entry into the building.

WINDOWS & DOORS
Double glazed PVC-u or Aluminium (thermally broken) with 16mm air gap between glass panels & soft E-coating to glass. Windows to have opening lights equal to 1/20 of floor area & some part of opening 1.75m above floor level. Window to incorporate total area not less than 8000 sq.mm trickle ventilator openings per room.

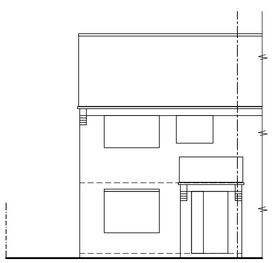
ELECTRICAL WORKS
All new electrical work is to be designed, installed, inspected & tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

LIGHTING
All new lighting to have energy efficient light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

EXISTING

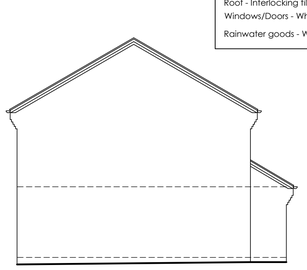


Ground Floor plan

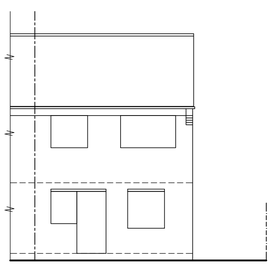


Front (South-East) Elevation

0 1 2 3 4 5 6 7 8 9

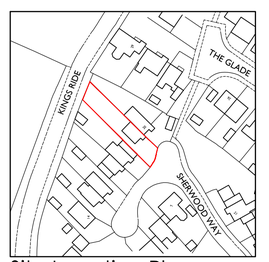


Side (South-West) Elevation



Rear (North-West) Elevation

Elevations
Walls - Face brickwork.
Roof - Interlocking tiles.
Windows/Doors - White PVC.
Rainwater goods - White PVC.



Site Location Plan

0 12.5 25 37.5 50 62.5 75 87.5 100 112.5

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DRAWING TITLE
Proposed Alterations

SCALE	SHEET SIZE	SHEET No.	DRAWN	CHKD	DATE	CAD FILE
1:50	A1	1 of 1	GMK		May 2022	

Preliminary

A22-421-P-100