

PROPOSED EXTERNAL FINISHES

Roof: Plain concrete tiles in slate grey.

Windows / Doors: uPVC frames - anthracite grey.

Extension Eaves Details: uPVC - colour to be The Client's choice.

Walls: White or off-white smooth render, part batch cladding.

PROPOSED STRUCTURAL BEAM / LINTEL, et cetera, SCHEDULE

- 1 203 x 102 x 23kg UB in 2b0, sections bearing on SHS post.
- 2 203 x 133 x 30kg UB in 2b0, sections bearing on lintel wall.
- 3 203 x 133 x 30kg UB with form structural grade plate welded to bottom flange.
- 4 152 x 89 x 18kg UB as lintel over single door opening.
- 5 Galn CH80/100 I-beam, S.M.L. -55kN, actual load 42kN. See data sheet provided.
- 6 Galn CH80/100 I-beam, S.M.L. -22kN, actual load (max case) 12kN. See data sheet.
- 7 Galn CH80/100 I-beam, S.M.L. -55kN, actual load 42kN. See data sheet provided.

Ground floor beams, columns, posts, etc. in support of floors, walls, etc. to be provided with cast-in-place concrete and to be cast and cured in accordance with the relevant specifications (see Section 10 of the specification document provided).

All uPVC frames considered to be as per the proposed details in Schedule 1 or as recommended by the steel fabricator. All windows and doors to be installed in accordance with the relevant specifications (see Section 10 of the specification document provided).

Exposed structural steelwork to be executed in not less than 12mm thick Fire-Resistant Boards with taped joints, screwed to SW 50 x 50mm channels extending steel section and firmly secured to the structural steelwork. All exposed structural steelwork to be painted with a suitable protective paint.

The Contractor is to be aware of the location of proposed beams, posts or the steelwork on the site and to ensure that all relevant parties are consulted and consent is obtained for any proposed works.

The Contractor is to allow for all necessary protection of existing works, structures and services to the property and any neighbouring properties (if indicated by the walls, windows, doors and any other structural steelwork) and to ensure that any such works are completed in accordance with the relevant specifications (see Section 10 of the specification document provided).

The Contractor is advised to carry out all site investigations to determine the nature of any existing structures, boundaries, walls, foundations, etc., and to ensure that any such works are completed in accordance with the relevant specifications (see Section 10 of the specification document provided).

Proposed structural beams supports may deflect up to 120% of the clear span of the opening, and therefore minor settlement of the support structure should be allowed for. The contractor shall not conduct remedial works until all relevant parties have been consulted and consent is obtained for any proposed works.

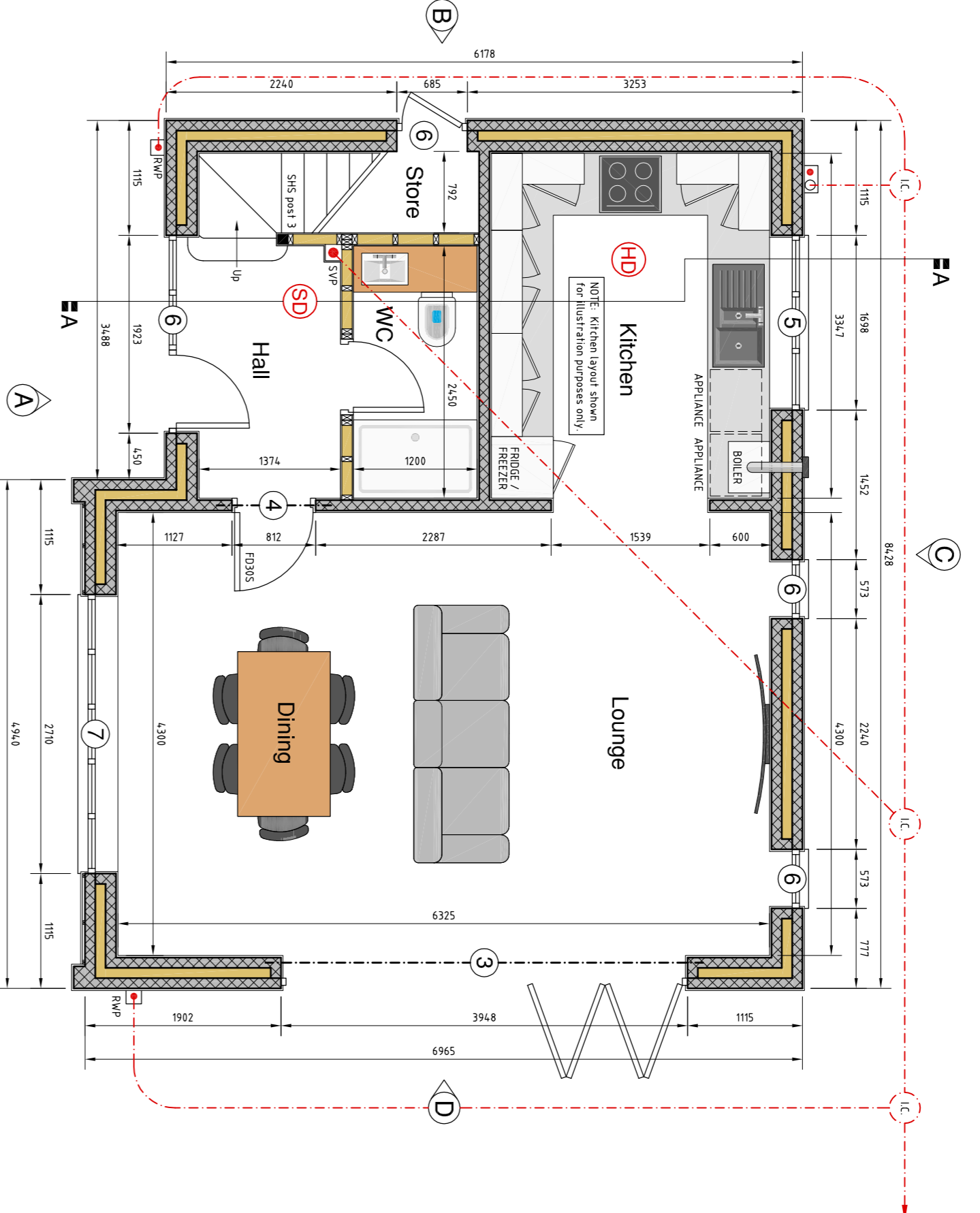
FINE SAFETY LEGEND

	New double glazed window to be supplied and fitted by a FENSA registered contractor, and with Approved Document B.
	New door(s) and frame(s) to provide 30 minutes fire and smoke resistance.
	New fire-rated door to be supplied and fitted by a FENSA registered contractor in accordance with Approved Document B.

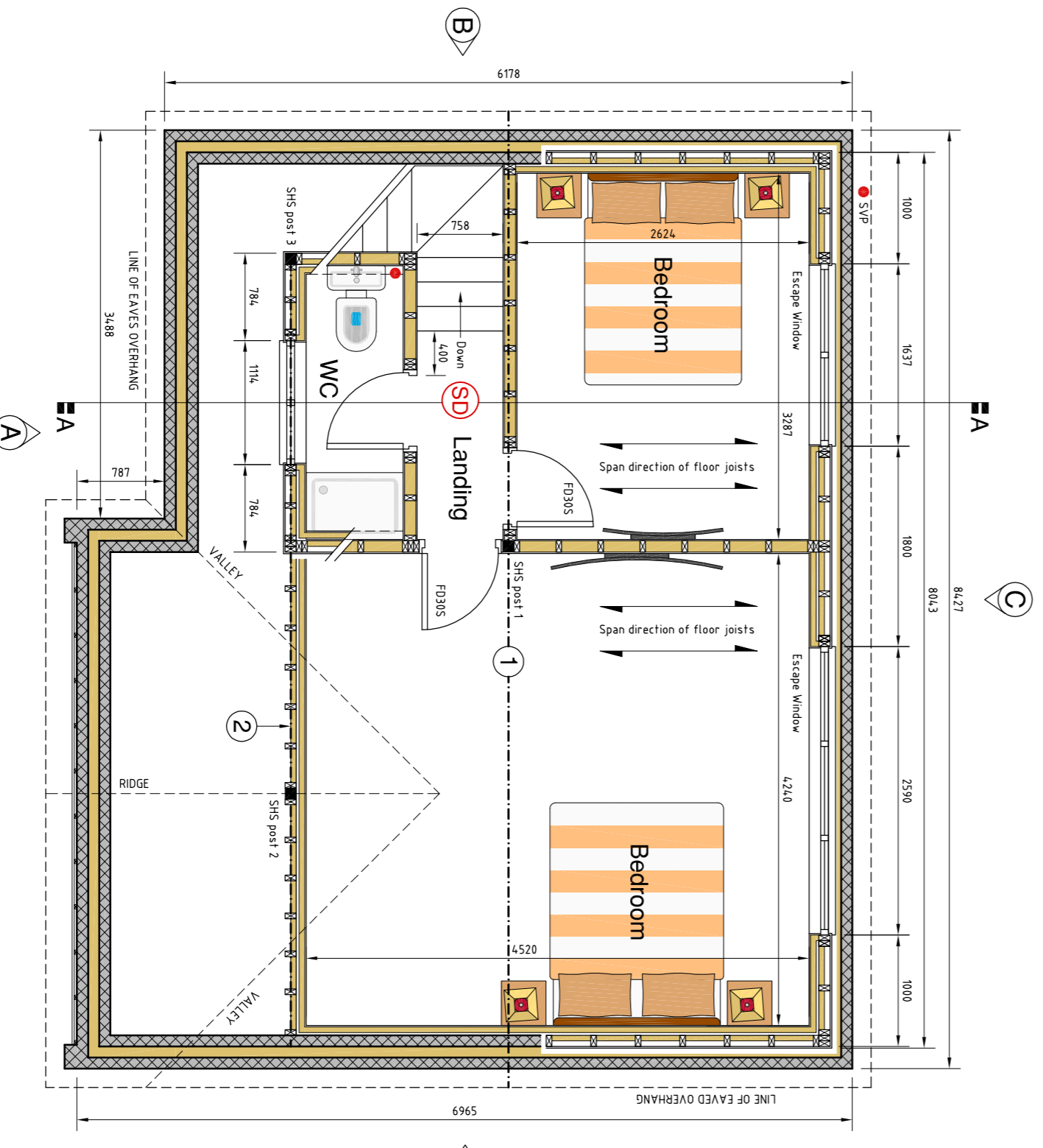
Unless otherwise shown on the floor plans, level sections (where provided) should be at the proposed finish level and partitioning is to be placed on both sides using 12.5mm thick Fire-Resistant Boards between all existing ceiling joists, immediately below the proposed ceiling and in Redwood (or similar approved) glass fibre quilt insulation between the ceiling joists to enhance the resistance to flames of the existing ceiling.

GENERAL CONSTRUCTION LEGEND

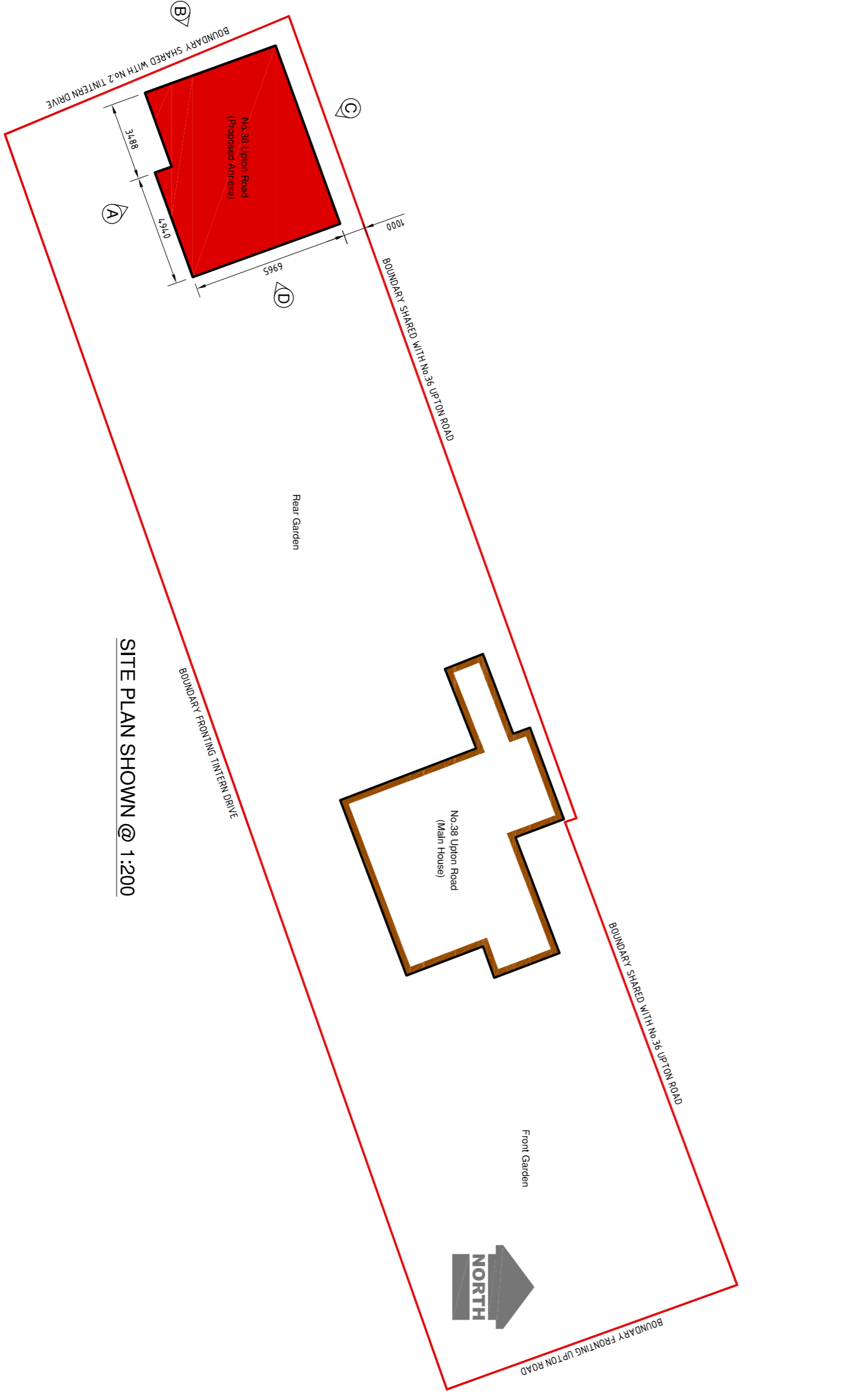
	New cavity wall where shown (see proposed layout) in accordance with Section 1 and section 4 of the specification document provided.
	New window to be supplied and fitted by a FENSA registered contractor in accordance with Section 10 of the specification document provided.
	New load-bearing internal masonry wall where shown (proposed layout) in accordance with Section 4 of the specification document provided.
	New double glazed door to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the specification document.
	New aluminium-framed sliding double glazed door to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the specification document provided.
	New timber stud partition to be constructed in accordance with Section 7 of the specification document provided.
	New single or double structural beam to be in accordance with the structural calculations sheets and Section 5 of the specification document.
	Proposed structural beam or lintel reference indicator (see the beam schedule and the structural calculations sheets provided).
	New internal door set within load-bearing wall (indicated by lintel reference) or timber stud partition (no lintel reference).
	Profile new staircase in accordance with Section 9 of the specification document provided. New staircases to be supplied and fitted by a specialist staircase manufacturer.
	Assessment line of existing below-ground drainage. The Contractor is to verify the location(s) and depth(s) of all buried drainage prior to conducting any demolition or building works on site.
	Line of proposed below-ground drainage to be installed in accordance with Section 2 of the specification document provided and to the satisfaction of the LABC/Approved Inspector.



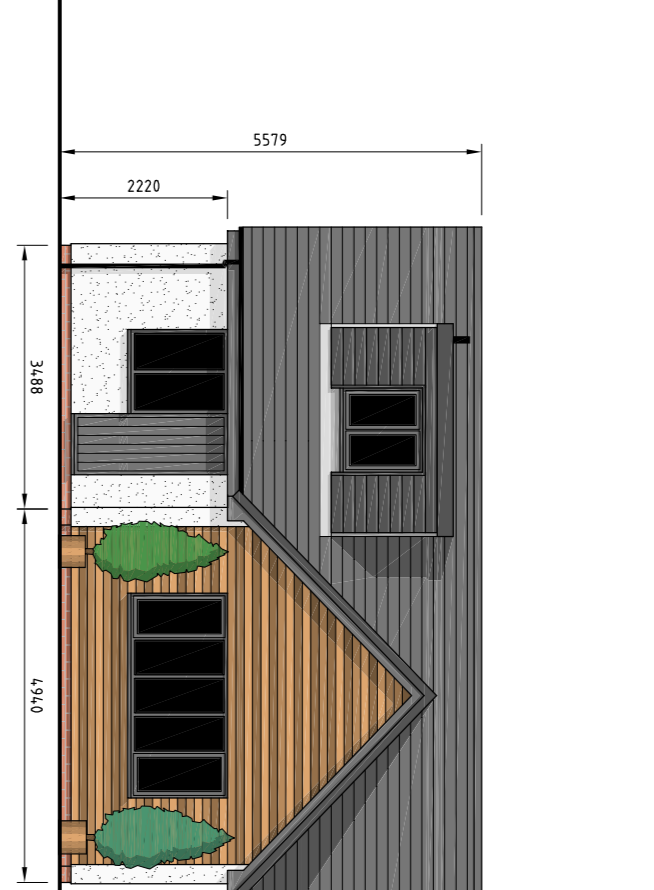
PROPOSED GROUND FLOOR PLAN SHOWN @ 1:50



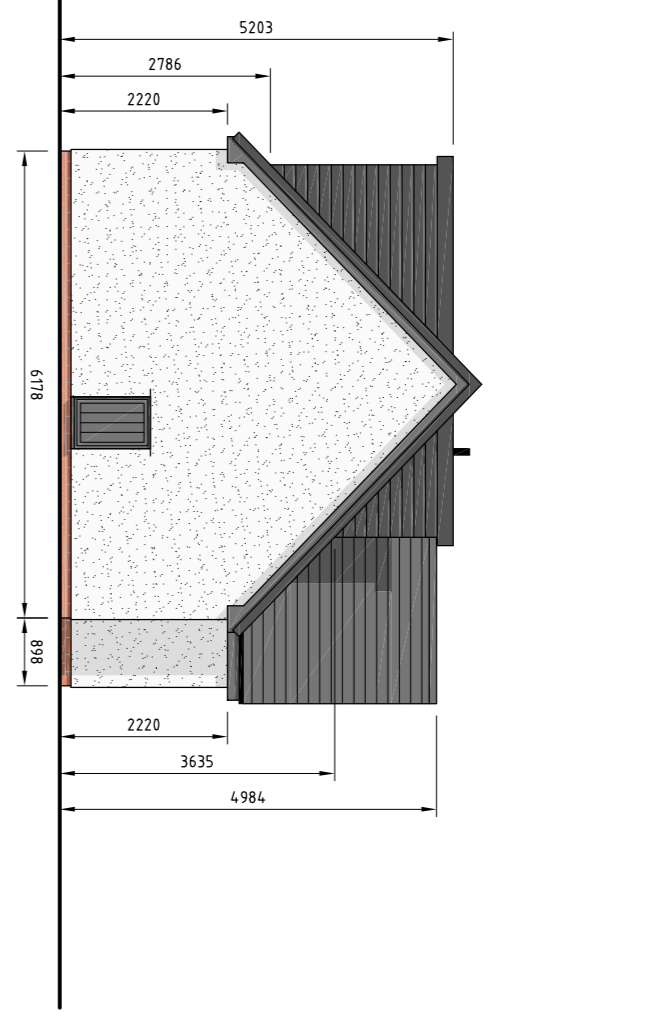
PROPOSED FIRST FLOOR PLAN SHOWN @ 1:50



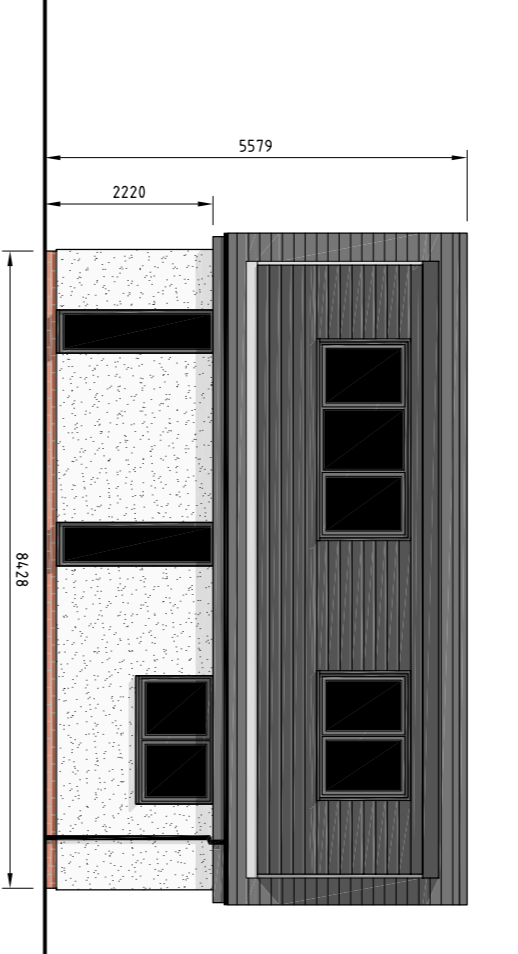
SITE PLAN SHOWN @ 1:200



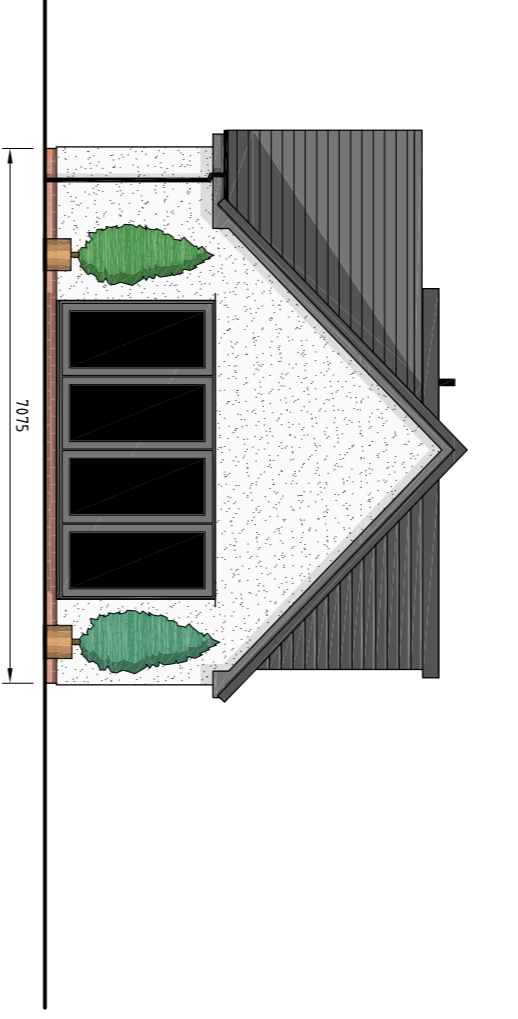
PROPOSED ELEVATION A. SHOWN @ 1:100



PROPOSED ELEVATION B. SHOWN @ 1:100



PROPOSED ELEVATION C. SHOWN @ 1:100



PROPOSED ELEVATION D. SHOWN @ 1:100

This drawing is to be read alongside Drawing No. 8, 'L.P. 1', the structural design calculation sheets, and the written specification document provided.

CONTRACTUAL AGREEMENT

The Client shall remain liable for the design and construction of the building. The Contractor shall remain liable for the construction of the building in accordance with the written specification document provided.

CDM REGULATIONS

The Contractor shall comply with the Construction (Design and Management) Regulations 2015 (CDM 2015) in relation to the design and construction of the building.

PUBLIC UTILITY COMPRISE

The Contractor shall ensure that any proposed works do not interfere with any public utility services.

GENERAL

The Contractor shall be responsible for checking the accuracy of all given dimensions for the proposed building work and for ensuring that the proposed building work is constructed in accordance with the written specification document provided.

DISBURSE

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BUILDING DESIGN SOLUTIONS
38 Upton Road, Moreton, Wirral, CH46 0PG
Proposed Self-Contained Garden Annex Building
Drawing No. PL.1 (Proposed Ground Floor and First Floor Layouts)
Scale: As Shown
May 2021
Construction Issue
A1