

site block plan scale 1/50

**FLAT ROOF (construction) (to achieve 0.15)**

Roof to have traditional aluminium and glazing.

**Construction of Cold Deck**

- 9" x 2" (225mm x 50mm) at 450mm centres, ladder framework built on existing support pillars and steel frame.
- 2" (50mm) to nothing tilt filllets nailed on to joists to create fall
- 18mm OSB3 decking ribbed nailed on to joists
- 6" x 2" (150mm x 50mm) timber joists around perimeter screwed on top of decking
- Vapour control layer laid on to decking
- 140mm Celotex between joists with 37.5mm insulated plaster board below.
- Slate grey Armourplan PVC membrane adhered directly on to insulation and upstand
- Detailing membrane around corners and seams welded at 475 degrees
- 75 x 25mm Armourplan PVC clad metal trim nailed down around perimeter and heat welded to membrane
- Drainage channel made using Armourplan PVC clad metal sheeting, running into a hopper and welded membrane

**EXTERNAL WALLS (to achieve 0.18)**

350mm external walls to be constructed from the following:

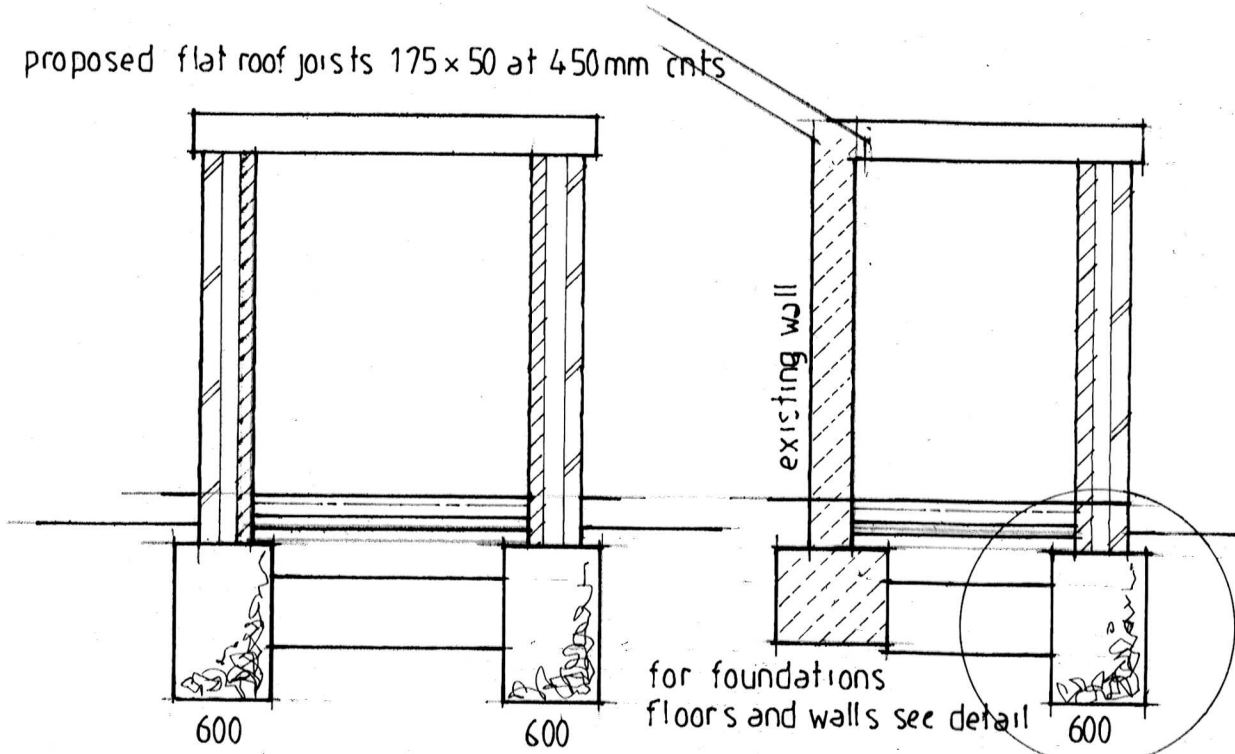
- 102mm brickwork to be agreed with the local planning authority prior to commencement.
- 150mm Cavity Dry Therm 32 - fully fill cavity
- 100 mm thickness medium density block work, dry lined with 12.5 mm Gyproc Wallboard with 3 mm Thistle plaster skim finish.
- Approved vinyl damp proof course incorporated to all new external walls and situated a minimum 150 mm above ground level.
- New walls to be tied to existing by toothing every other course into existing or by using stainless steel wall ties raw bolted into existing walls.

**GROUND FLOOR AND FOUNDATIONS (to achieve 0.18)**

- Foundation detailed on the proposed sections.
- Strip or trench-fill foundations to be generally 600 mm wide to 302 mm cavity walls.
- Trench fill foundations to be normally 1000 mm minimum depth and constructed off a suitable load bearing strata. The foundation must be inspected and approved by the Local Authority Building Inspector.
- Suitable concrete block work to be used below ground level with any cavity filled with lean mix concrete
- Standard concrete floors to be 110mm thickness incorporating a single layer of A142 reinforcing fabric minimum 50mm cover.
- 2000 gauge Visqueen damp proof membrane lapped into the damp proof course.
- 50 mm sand blinding.
- 200 mm sand blinded well-compacted hard-core.
- Concrete screed floor finish.
- 150mm Celotex insulation

**OPENINGS**

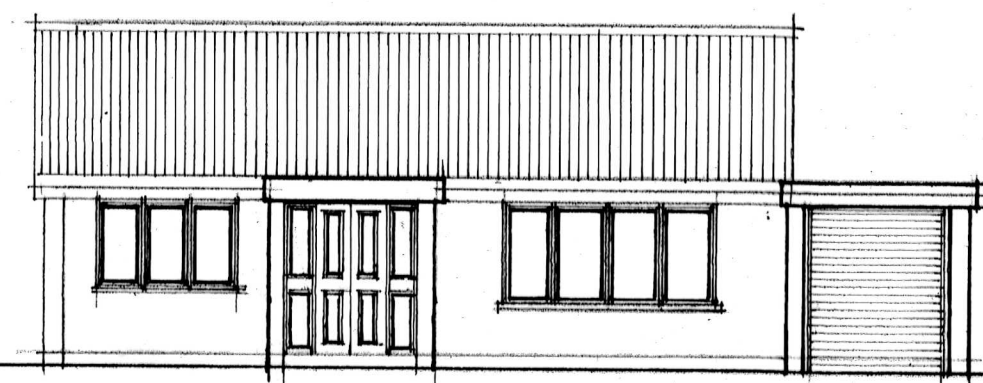
- External window and door openings to be spanned by proprietary galvanised mild steel insulated lintels minimum 150 mm end bearings,
- Internal door openings in masonry walls less than 1200 mm to be spanned by 100 x 65 mm Span lite lintels minimum 100 mm end bearings, openings in the same type of walls between the spans of 1200 mm and 2000 mm to be spanned by 110 x 100 mm Stress line reinforced concrete lintels minimum 100 mm end bearings.



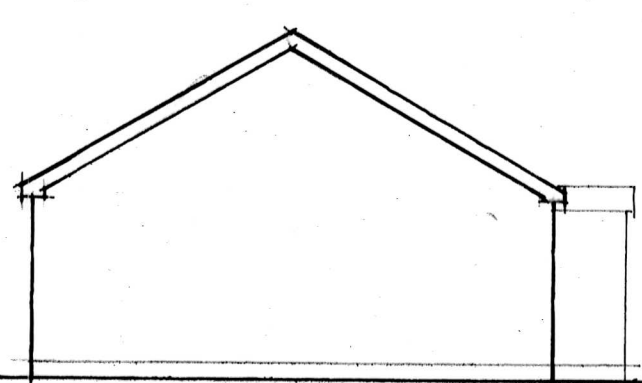
section aa scale 1/50

section bb scale 1/50

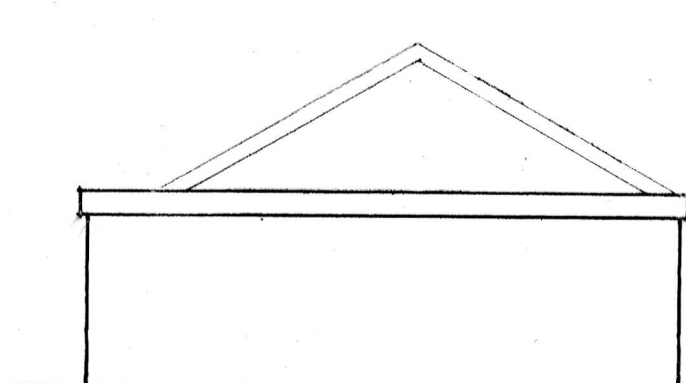
existing elevations scale 1/100



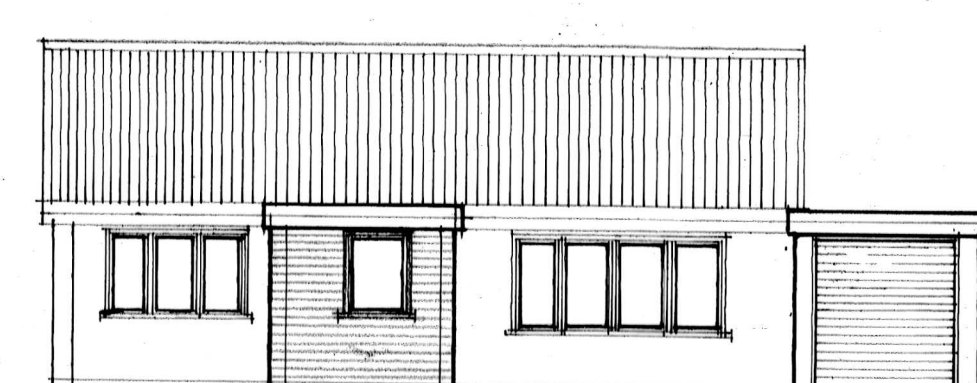
front elevation



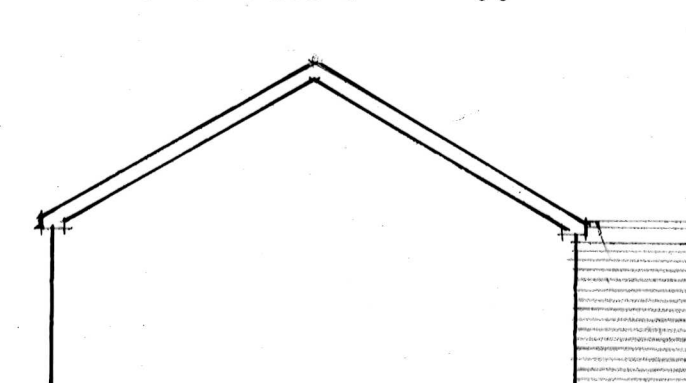
side elevation



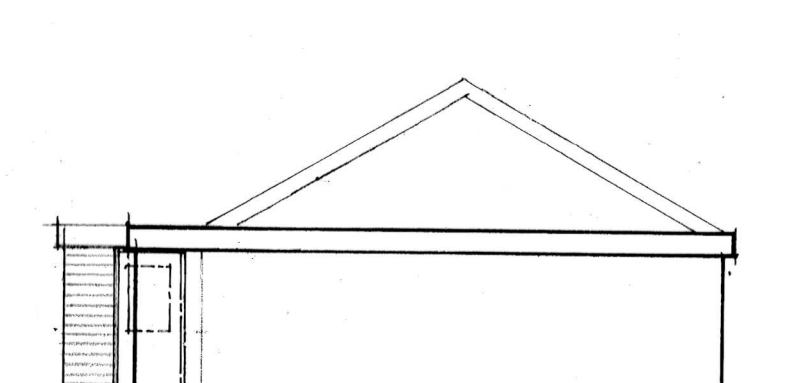
side elevation



front elevation

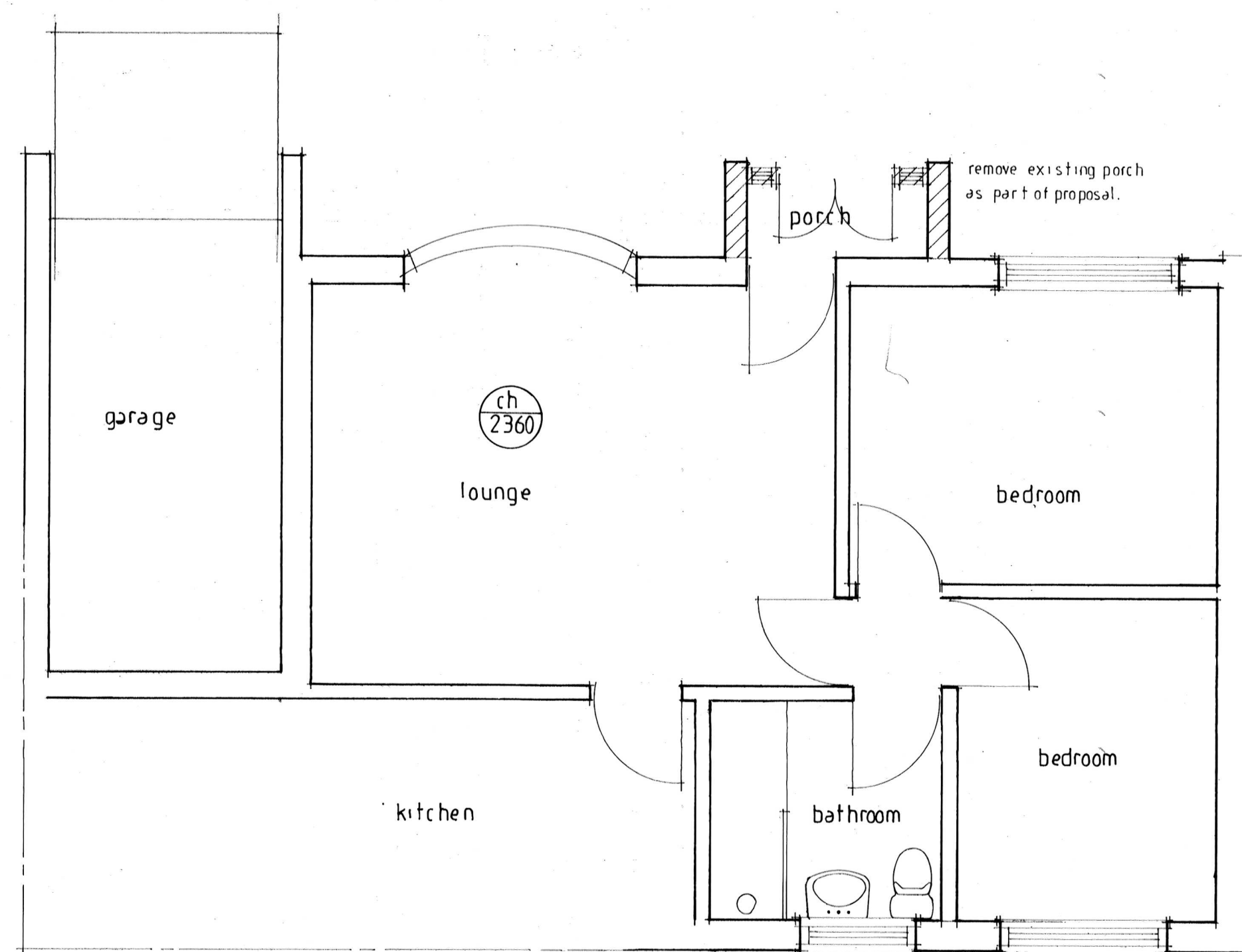


side elevation

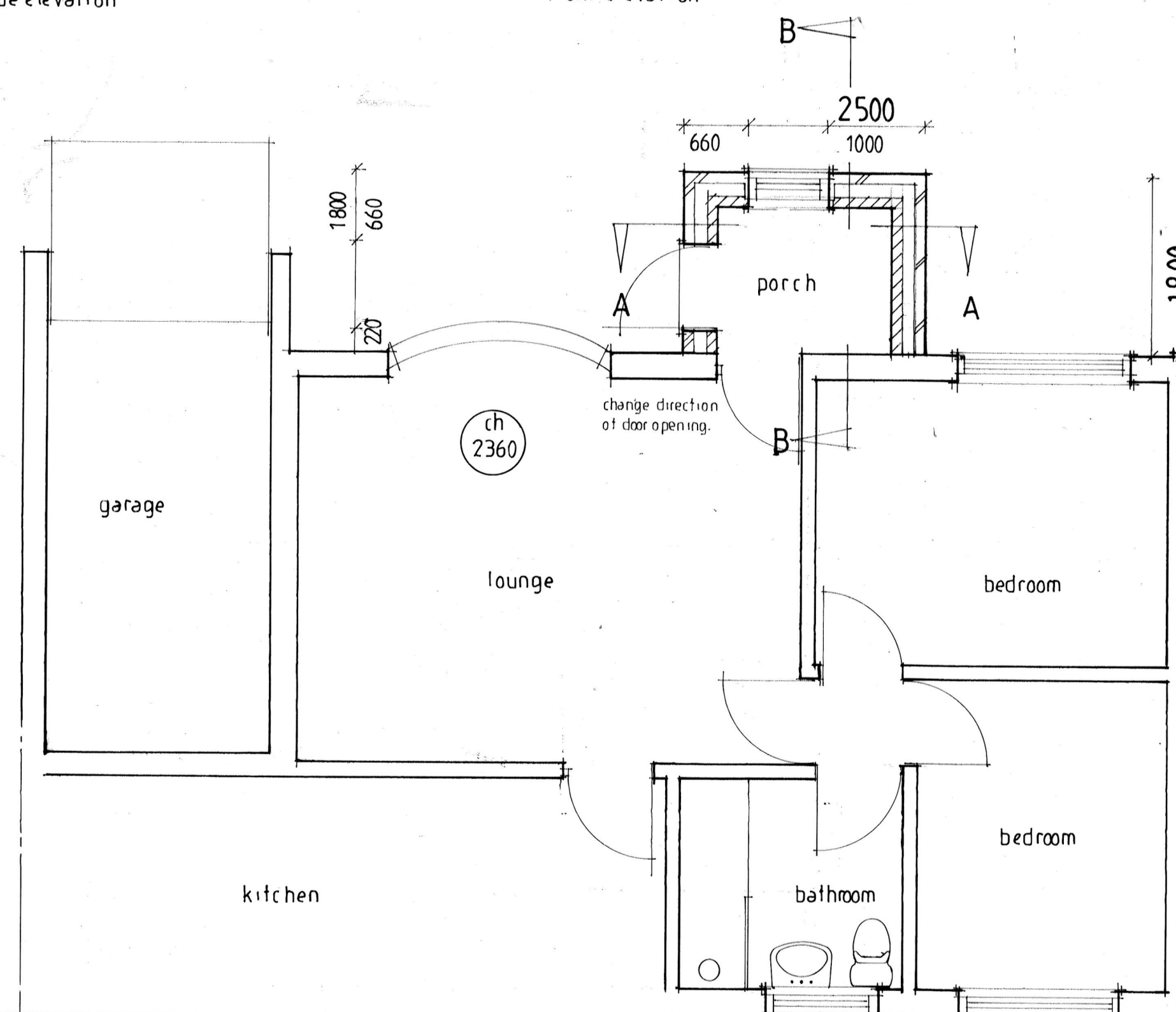


side elevation

proposed elevations scale 1/100



existing ground floor plan scale 1/50



proposed ground floor plan scale 1/50

**GLAZING AND INTERNAL DOORS**

- All new glazed units to be Pilkington K glass to achieve a U value of 1.60 W/m<sup>2</sup>K.
- Glazing pane to have a 16 mm air gap and a soft low E glazing.
- All door sizes to be read in conjunction with drawing.
- Glazing in doors and adjacent to doors should be safety glazing to BS6206 below 1500mm

**DRAINAGE**

- Roof water to drain to 100 mm half round guttering fixed to falls to 75 mm diameter rain water pipes.
- Rain water pipes to discharge to 100 mm outlet trapped gullies.
- All proposed underground drainage pipes to be 100 mm diameter with a minimum 150 mm granular bed and surround, 150 mm concrete bed and surround complete with flexible joints where cover is less than 300 mm or pipes have less than 1000 mm cover in highways.
- Minimum gradients of 1 to 100 for surface water.

**ELECTRICAL**

- Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury.
- Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety.
- Installation Certification as or similar to the model in BS 7671 and IEE forms to be made out and signed by the competent person who carried out the design, construction, inspection and testing of the electrical work.

**FIRE PRECAUTIONS**

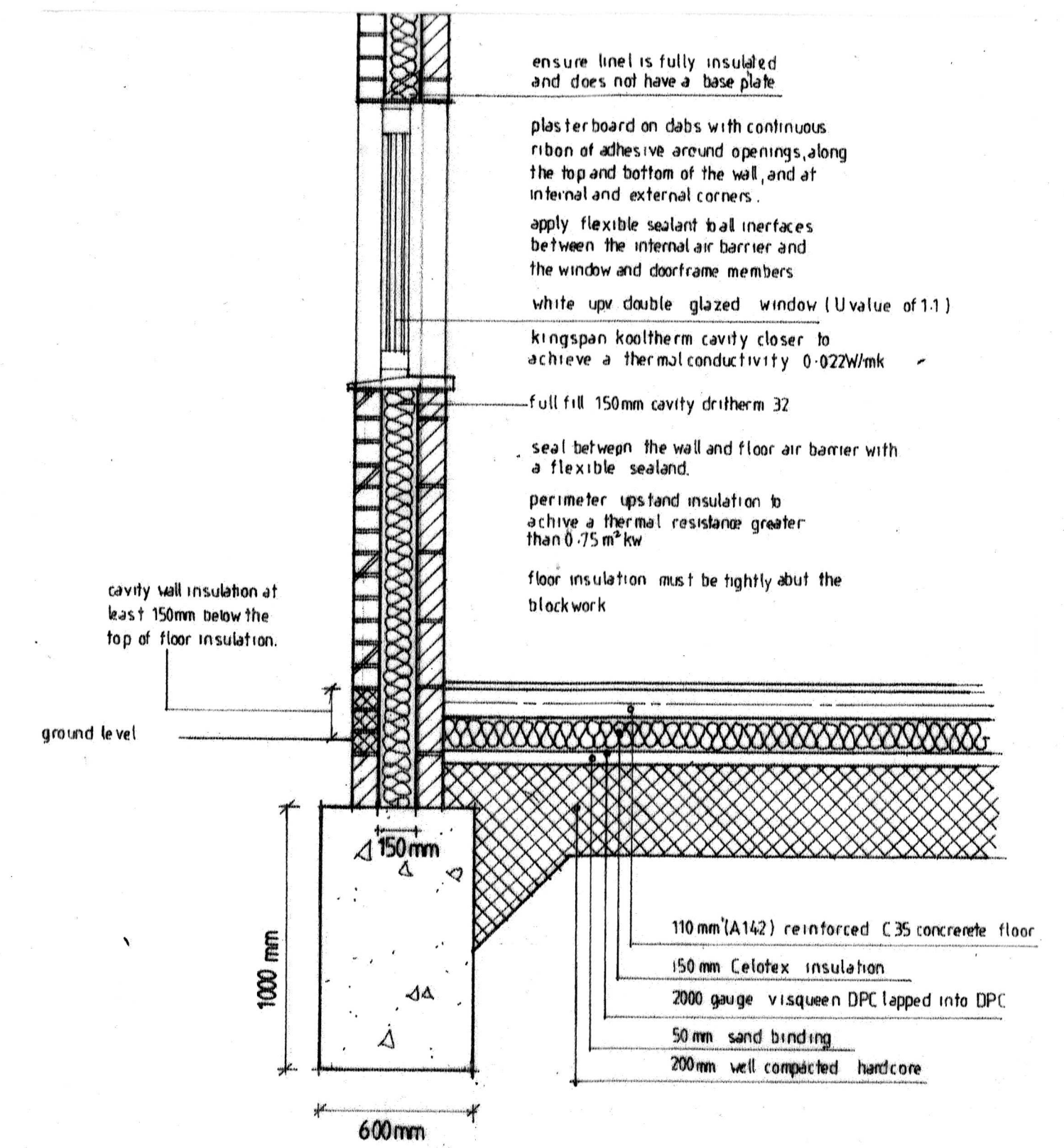
- A proprietary smoke and fire detection system to be installed to cover all floors of the dwelling.
- All detector heads to be interlinked and wired into a separate fused circuit on the mains distribution board.
- All detector heads to have battery back ups and audible alarms.

**HOUSEWORK**

- Remove all hatched walls on existing drawing 01

**GENERAL**

- All measurements to be checked on site.
- Do not scale off this drawing without consulting the designer.
- All electrical installations to be undertaken by N.I.C.I.E.E qualified electrician, the position of all sockets and lights to be agreed on site.
- STW build over agreement may be required



floor foundation wall and window detail scale 1/20



site location plan scale 1/1250

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 O.S Map Licence Number MEM 00000111

Prior to commencement of work, the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.

The requirement of the "Party Wall Act 1996" will apply to certain schemes. If the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building the "Building Owner" has a responsibility to inform (in writing) and agree the works with the "Adjoining Owner(s)". If an agreement cannot be made, then it may be necessary to engage a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.

The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 metres of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.

All work to comply with CDM 2015. The principal contractor (for projects with more than one contractor) must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client's duties must be carried out by the contractor in control of the construction work.  
 This drawing is to be read in conjunction with any structural engineers' drawings and details.

**CLIENT:** Mr & Mrs B Williams  
**LOCATION:** 3 Longue Drive, Calverton, Nottingham, NG14 6QE  
**PROJECT:** Replace existing porch  
**DRAWING TITLE:** Existing and proposed floor plans, elevations, sections AA, BB, site location and site block plan  
**DRAWING NUMBER:** RS/BW/18/07/23/01  
**REVISION:**  
**SCALE:** 1/50, 1/100, 1/500 and 1/1250  
**BY:** Rick Somersby **DATE:** 18<sup>th</sup> July 2023  
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