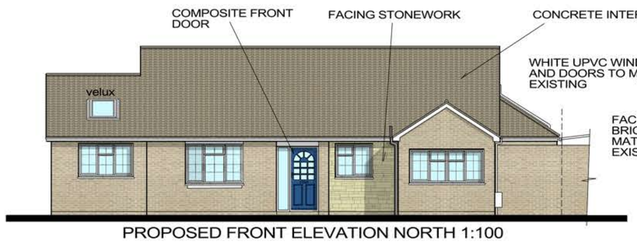

PROPOSED FRONT ELEVATION NORTH 1:100

PROPOSED SIDE ELEVATION EAST 1:100

PROPOSED REAR ELEVATION SOUTH 1:100

PROPOSED SIDE ELEVATION WEST 1:100

RM Architectural Services
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Client: ROGER MILES

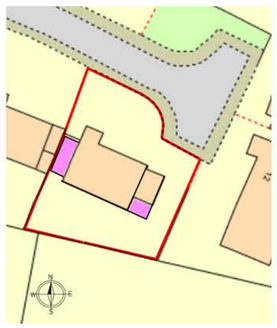
Job Title: SINGLE STOREY SIDE EXTENSIONS TO NO. 13 ST LEONARDS CLOSE, UPTON ST LEONARDS, GLOUCESTER.

Dwg Title: PROPOSED PLANS AND ELEVATIONS SITE AND BLOCK PLANS SECTION AND DETAILS

Scale: 1:50 1:100 1:500 1:1250 1:25

Date:

Dwg No. RM002



PROPOSED BLOCK PLAN 1:500

SITE LOCATION PLAN 1:1250

NOTE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BULIDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.
THE CONTRACTOR IS TO COMPLY IN ALLASPECTS WITH CURRENT BUILDING LEGISLATION - BRITISH STANDARDS SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION. THIS DRAWING IS NOT INTENDED TO SHOW DEATAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. THE CONTRACTOR WILL INVESTIGATE THE BUILDING AREA AND A SUITABLE METHOD OF FOUNDATION FOR THE WHOLE BUILD SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT GROUND CONDITIONS SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.
FOR ANY PRODUCTS THAT ARE TO BE ORDERED TO BE MADE OFF SITE DO NOT SCALE OFF THESE DRAWINGS. TAKE MEASUREMENTS OFF SITE.

1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)

2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS

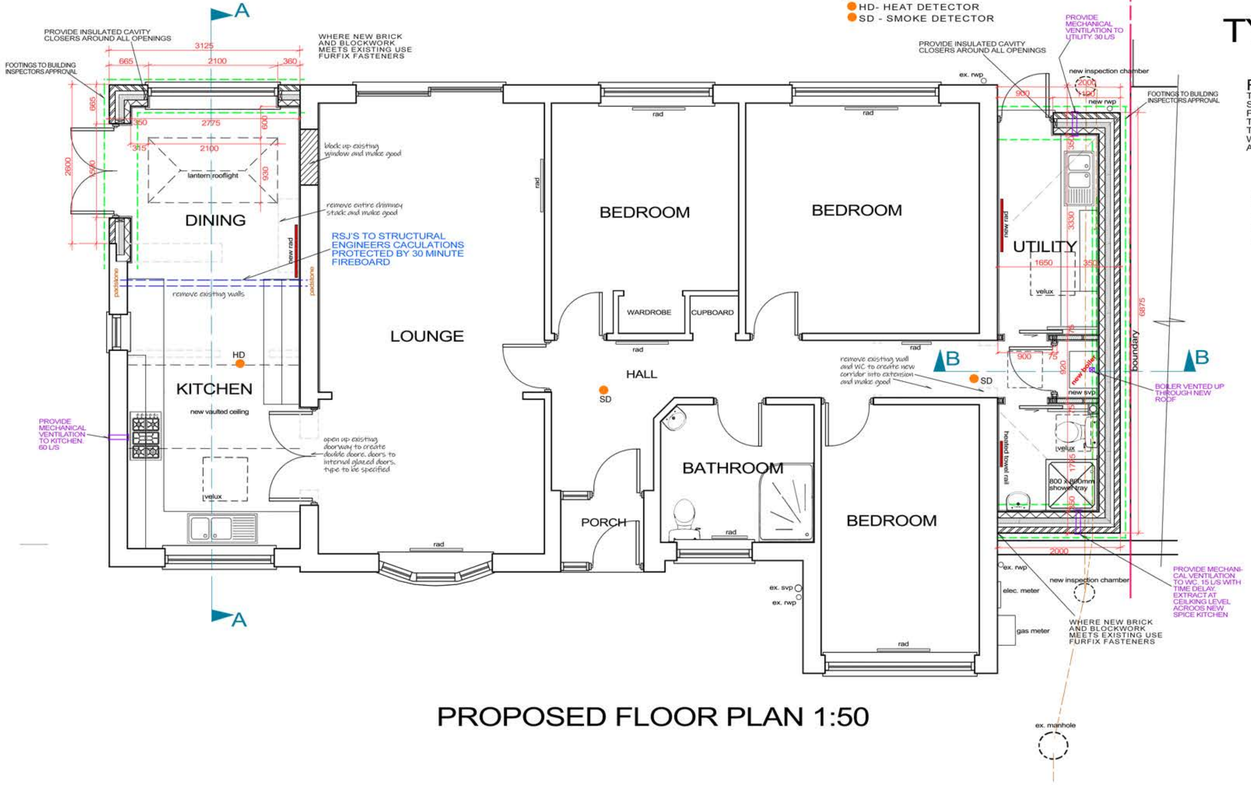
3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS

4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS.
THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.

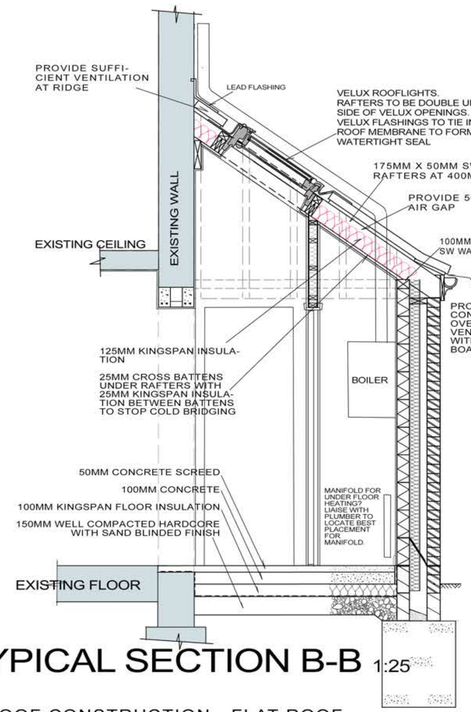
SMOKE ALARMS

MAINS OPERATED SMOKE ALARMS WITH SECONDARY POWER SUPPLY (BATTERY) TO BS 546. INSTALL MIN. 300MM FROM LIGHT FITTINGS TO ALL HABITABLE WALKWAYS AT MIN 7500MM FROM THE DOOR.

- HD- HEAT DETECTOR
- SD - SMOKE DETECTOR



PROPOSED FLOOR PLAN 1:50



TYPICAL SECTION B-B 1:25

INNER STUD PARTITION WALLS

90 X 75MM STUD PARTITIONS WITH INSULATION BETWEEN AS SOUND DEADENING. 12.5MM PLASTERBOARD AND SKIM COAT TO EACH FACE.

ROOF CONSTRUCTION SIDE PITCHED ROOF

TRADITIONAL ROOF CONSTRUCTION BUILT ON SITE. TILES TO MATCH EXISTING HOUSE ON 25X38MM TREATED SW BATTENS ON KINGSPAN NILVENT MEMBRANE ON 175MM X 50MM SW C24 TIMBER RAFTERS. SUPPORTED AT EAVES BY 100MM X 75 MM WALLPLATES TO BE FIXED DOWN ONTO RSJS. ALLOW FOR LATERAL RESTRAINT TIES AT RAFTER LEVEL AT 2000MM CENTRES WITH NOGGINS AND BLOCKS SECURED TO 3 NO. RAFTERS TO GABLE WALLS.
PROVIDE 125MM KINGPAN INSULATION BETWEEN RAFTERS LEAVING AA 50MM AIR GAP. 25MM CROSS BATTENS UNDER RAFTERS WITH A FURTHER 25MM KINGSPAN INSULATION BETWEEN BATTENS. UNDERDRAWN WITH 12.5MM PLASTERBOARD AND SKIM
ALL ROOF VENTILATION TO COMPLY WITH BUILDING REGULATIONS DOCUMENT F2

PLUMBING

HEATING TO NEW ROOMS FROM HOT WATER RADIATOR LINKED INTO NEW BOILER IN NEW UTILITY. ALL NEW RADIATORS TO BE FITTED WITH TRV'S. UNDER FLOOR HEATING TO BE INSTALLED IN KITCHEN AREA.
ALL WORK TO BE INSTALLED AND COMMISSIONED BY A QUALIFIED TRADESMAN IN ACCORDANCE WITH THE DOMESTIC HEATING GUIDE 2010

ELECTRICS

ALL SWITCHES AND SOCKETS TO BE LOCATED SO THEY ARE EASILY REACHABLE. BETWEEN 450MM AND 1200MM FROM FLOOR LEVEL. ALL WIRING AND ELECTRICAL WORKS WILL BE DESIGNED, INSTALLED , INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS 7671, IEE LATEST EDITION WIRING GUIDANCE AND BULDING REGULATIONS PART P (COMPETENT PERSON MEANS MEMBER OF THE O.D.P.M. COMPETENT PERSONS SCHEME.
THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHOIRITY A "SELF CERTIFICATION CERTIFICATE" WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECIEVE BOTH A COPY OF THE "SELF CERTIFICATION CERTIFICATE" AND A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE.
ENSURE 75 PERCENT OF ALL NEW LIGHT FITTINGS ARE EFFICIENT FITTINGS

VENTILATION

WINDOW VENTILATION OPENINGS MIN. 1/20TH FLOOR AREA OF HABITABLE ROOMS, ALL WINDOWS TO HAVE TRICKLE VENTS . PROVIDE MECHANICAL VENTILATION TO KITCHENS 60L/S, UTILITY 30L/S AND WC 15L/S.

LINTELS

EXTERNAL LINTELS TO BE CATNIC OR SIMILAR APPROVED. CAVITY TRAYS OVER LINTELS WITH WEEP HOLES AT 450MM LATERAL CENTRES. INTERNAL LINTELS TO BE MIN. 100 X 140MM PRECAST CONCRETE.

WINDOWS

WHITE UPVC WINDOWS AND DOORS WITH DOUBLE GLAZED UNITS MIN.24MM COMPRISING 4MM PILKINGTON K GLASS. ALL GLASS WINDOWS UPTO A HEIGHT OF 800MM ABOVE FLOOR LEVEL AND OR WITHIN 300MM FROM A DOOR AND ALL DOORS UO TO A HEIGHT OF 1500MM ABOVE FLOOR LEVEL TO BE TOUGHENED OR LAMINATED TO B.S.6206. WINDOWS TO HAVE MAX. U VALUE OF 1.4 W/M2K.. WINDOWS TO PROVIDE DAYLIGHT EQUIVALENT TO 1/10TH FLOOR AREA AND OPENABLE VENTILATION 1/20TH FLOOR AREA. ALL HABITABLE ROOMS TO HAVE FIRE ESCAPE WINDOWS WITH MIN 450MM WIDE AND 450MM HIGH OPENINING AND MIN AREA OF 0.75 M2

EXTERNAL WALLS

FACING BRICK. 150MM CAVITY WITH 100MM KINGSPAN TW50 ZERO ODP K8 INSULATION, RETAINED AGAINST INNER SKIN WITH RETAINER CLIPS. 100MM THERMALITE (OR SIMILAR) INSULATING BLOCKWORK, DRY LINED WITH 12.5MM PLASTERBOARD & SKIM COAT. INSULATION IN CAVITIES TAKEN DOWN TO FINISH IN LINE WITH THE UNDERSIDE OF THE FLOOR INSULATION. WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY. AROUND UNBONDED JAMBS WALL TIES TO BE 450MM HORIZONTALLY AND 225MM VERTICALLY. 150MM VERTICAL DPC AROUND DOOR AND WINDOW OPENINGS AND INSULATED CAVITY CLOSERS AROUND OPENINGS TO ELIMINATE COLD BRIDGING. WALLS TO BE SEALED AT EAVES LEVEL WITH INSULATED CAVITY CLOSERS.

GROUND FLOOR -

50MM SAND AND CEMENT SCREED ON 100MM CONCRETE BASE. LAYER OF BUILDING PAPER ON KINGSPAN TF70 100MM THERMAFLOOR INSULATION ON 1200 GAUGE POLY D.P.M. SHEETING ON 150MM WELL COMPACTED AND CONSOLIDATED HARDCORE FILL (ALLOW FOR COMPACTED SAND ON HARDCORE TO AVOID TEARS IN D.P.M.. PROVIDE 25MM UP STAND OF INSULTION AROUND PERIMETER OF FLOORS

SUBSTRUCTURE WALLS

INNER SKIN TO BE 100MM 7N/mm2 CONRETE BLOCK BELOW D.P.C LEVEL. USE SAME TO EXTERNAL SKIN BELOW GROUND LEVEL AND FACING BRICK ABOVE GROUND LEVEL UPTO D.P.C. BUILD IN FULL WIDTH D.P.C AT MINIMUM 150MM ABOVE GROUND LEVEL. LINK TO D.P.M.. BUILD IN CAVITY TRAY IMMEDIATELY OVER D.P.C. TO FULL PERIMETER OF BUILDING. BUILD LINTELS WHERE SERVICES/DRAINS PASS THROUGH EXTERNAL WALLS. ENSURE MINIMUM 150MM CLEARANCE AROUND DRAINS WILL FLEXIBLE MATERIALFILLING TO VOID SPACE. WEAK MIX CONCRETE CAVITY FILL TO BASE OF WALL UO TO 225MM

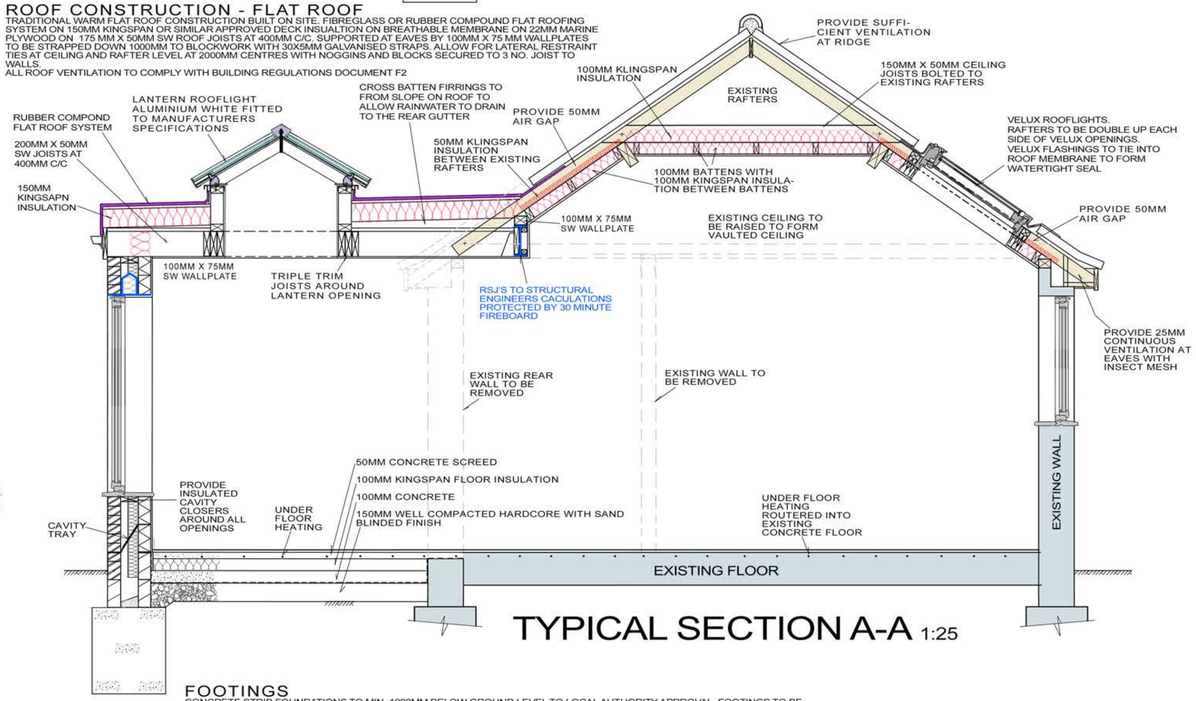
DRAINAGE

ALLOW FOR LONG RADIUS BENDS. 40MM WASTE FROM BATHS & BASINS. 50MM FROM SINKS & SHOWERS ALL WITH 75MM SEALS. 100MM WASTE FROM W.C. WITH 50MM SEAL. WHERE ANY DRAINS PASS UNDER FLOOR SLABS ENCASE IN MIN. 150MM PEA GRAVEL AND LINTELS INSTALLED WHERE THEY PASS THROUGH WALLS WITH COMPRESSIBLE MATERIAL AROUND HOLE. ANTI-SYMPHONIC TRAPS TO BE USED FOR ALL BATHROOM APPLIANCES. DRAINPIPES 100MM SUPERSLEVE LAID AT MIN. 1 IN 60 FALL TO CONNECT UP TO EXITING DRAINAGE RUN. PROVIDE NEW INSPECTION CHAMBERS AS PER PLAN.

STORMDRAINS: 63MM DOWNPIPES TO GULLIES WITH COPPER WIRE BALLOONS AT GUTTER JUNCTIONS. GUTTERS 100MM TRUE HALF ROUND LAID TO FALL. FROM GULLIES 100MM SUPERSLEVE DRAINS TO DRAIN AWAY INTO NEW SOAKAWAY OR EXISTING DRAINAGE SYSTEM AT THE REAR

ROOF CONSTRUCTION - FLAT ROOF

TRADITIONAL WARM FLAT ROOF CONSTRUCTION BUILT ON SITE. FIBREGLASS OR RUBBER COMPOUND FLAT ROOFING SYSTEM ON 150MM KINGSPAN OR SIMILAR APPROVED DECK INSUALTION ON BREATHABLE MEMBRANE ON 22MM MARINE PLYWOOD ON 175 MM X 50MM SW ROOF JOISTS AT 400MM C/C. SUPPORTED AT EAVES BY 100MM X 75 MM WALLPLATES TO BE STRAPPED DOWN 1000MM TO BLOCKWORK WITH 30X5MM GALVANISED STRAPS. ALLOW FOR LATERAL RESTRAINT TIES AT CEILING AND RAFTER LEVEL AT 2000MM CENTRES WITH NOGGINS AND BLOCKS SECURED TO 3 NO. JOIST TO WALLS.
ALL ROOF VENTILATION TO COMPLY WITH BUILDING REGULATIONS DOCUMENT F2



TYPICAL SECTION A-A 1:25

FOOTINGS

CONCRETE STRIP FOUNDATIONS TO MIN. 1000MM BELOW GROUND LEVEL TO LOCAL AUTHORITY APPROVAL. FOOTINGS TO BE CLEAR OF ROOTS AND DEBRIS PRIOR TO POURING CONCRETE. MASS FILL TO 3 COURSES BELOW LOWEST D.P.C. LEVEL