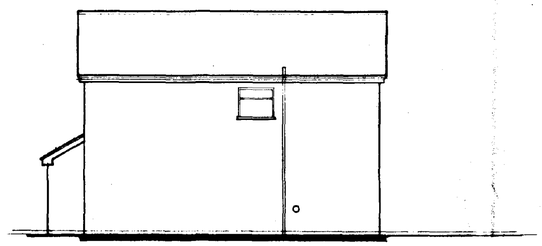
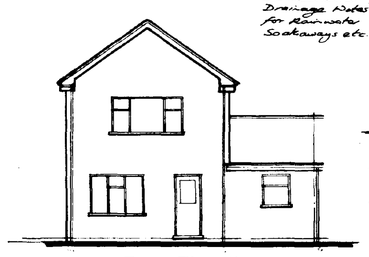
EXISTING ELEVATIONS.



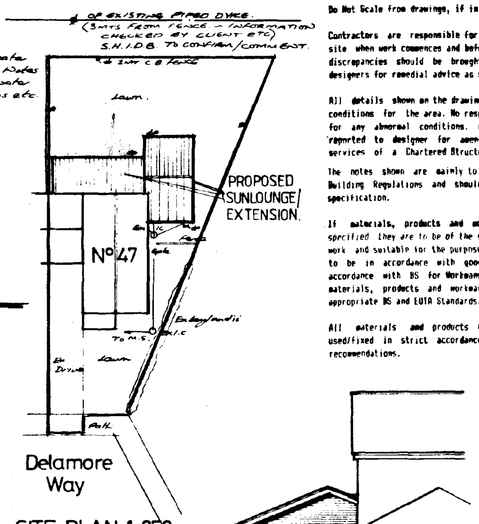
Front Elevation.



Side Elevation.

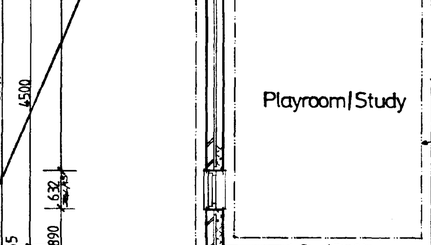


Rear Elevation.

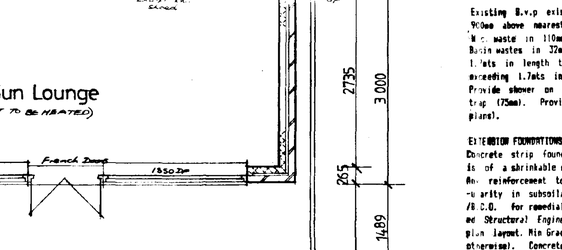


SITE PLAN 1-250.

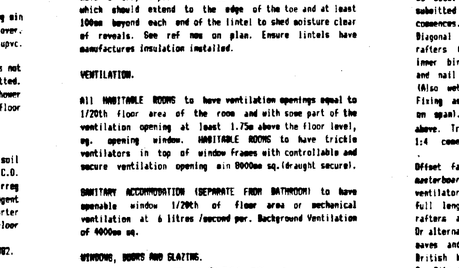
PROPOSED ELEVATIONS.



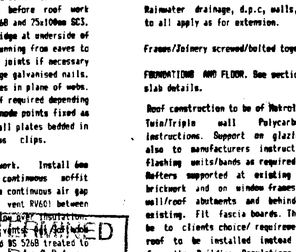
Front Elevation.



Side Elevation.



Rear Elevation.



Side Elevation.

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BT/RM DRAINAGE.

Fit squirelimo type rainwater gutters at 1:600 falls or level depending on length etc(shown on elevations) and square upvc downpipes to BS 4576: Part 1: 1989 and strictly to the manufacturers instructions. Gutter brackets at 2mt c-cs. and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Fit shoe outlets to existing downpipes as applicable onto weathering slates etc. Modify accordingly.
New Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Duper sleeve or Osma uPvc 110mm dia,(or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to falls of 1:100 run to new or existing ie cube ~~manhole~~ filled soakaway min 5m from building and boundaries.
Fill soakway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301:1985.
Provide access rodding points as shown on plans at change in directions. ALL EXISTING DISCHARGES AND SOAKAWAYS TO BE INVESTIGATED AND REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL DRAINAGE.

Underground drains to be as Otora Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gullies to be 1:40. Drains running through walls to have Prestressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material,opening to be masked with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faces(within 150mm) and connected to rocker pipes with a length of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.
Connect new drains to existing inspection chamber and discharge into existing main sewer.

SOIL WASTES ABOVE GROUND.

Existing B.v.p exists at the head of drain terminating min 900mm above nearest opening window with durable cage cover. W.c. waste in 110mm dia upvc. Shower in 40mm dia upvc. Basin wastes in 32mm dia. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 75mm P.Traps fitted. Provide shower on raised plinth to allow access to shower trap (75mm). Provide ~~new~~ gulley (as indicated on floor plans).

EXTERIOR FOUNDATIONS.

Concrete strip foundations min depth 750mm (or 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. No reinforcement to be incorporated as sections. Any irregularity in subsoil/ filled ground to be reported to Agent /B.C.O. For remedial advice or seek the advice of a Charter ed Structural Engineer. Foundation width shown on floor plan layout. Min Grade C15P Concrete (unless stated otherwise). Concrete to BS 5228, BS8110, Aggregates BS882.

FLOOR.

150mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. linked to wall dpc. Min 150mm d.p.m laps.
100mm site concrete (C10P Grade or C20P where reinforcement is incorporated). 50mm sand/cement screed.
All new and existing floors to be level.

D.P.C.

Install Aptos or similar d.p.c. to BS6398 min 150mm above G.L. and 100mm thick Dancor insulated d.p.c. to all reveals. Fit dpc to external lintels (See lintel notes). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary.(See flashing notes also).

Slab to receive 2 coats of Liquid Waterproofing membrane ie Marley Duper prufe or similar to BS 5750 linked to the Dpc or where this is not possible, extended up the wall to the intended finished floor level.
Alternatively use 1200g polythene dpm under slab. See Section.

MASONARY/WALLS.

103mm facings to match existing to all elevations. 65mm cavity with 65mm Dri-therm installed to manufacturers spec (Alternavely maintain a Insulation Company to inject insulation into cavity. Obtain Guarantee from Company carrying out this work. THIS ITEM TO BE CLARIFIED WHEN PLANS ARE SUBMITTED ETC). with 4no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Close cavity with blockwork at highest points. Install cavity closers above insulation at gables etc. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 5628. Blocks to be min 2.8N/mm2 (unless specified differently by Structural Engineers requirements). Mortar 1:1:5 cement: lime: sand with airentraining agent Walls below ground level to be 7N/mm2 dense concrete blocks, 1:1/2:4 cement:lime: sand mortar. Bridge drains as Soil Drainage notes. Fill cavity void with loan air concrete to a height of 225mm below d.p.c. top splayed to shed water outwards. Lay 2 course facings to outer leaf below d.p.c.(or Eng bricks). Inner leaf in Tarmac or similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish.

Tie new to existing with Furfix Profiles or Bluebird type Screw ties. The latter to be confirmed with B.C.O. before installation takes place etc. All to manufacturers specification with galv and s/s to be used i.e internally and externally etc.

Walls to achieve a "U"Value of not exceeding 0.45m2 degrees C.

LINTELS.

Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c., installed in accordance with BS.5248 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan. Ensure lintels have manufacturers insulation installed.

VENTILATION.

All HABITABLE ROOMS to have ventilation openings equal to 1/20th floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level, eg. opening window. HABITABLE ROOMS to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 8000mm sq.(draught secure).

SANITARY ACCOMMODATION (SEPARATE FROM BATHROOM) to have openable window 1/20th of floor area or mechanical ventilation at 6 litres /second per. Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.

~~John Crane Type/1265 24mm~~.
Windows as drawing with double glazing installed in U.P.V.C. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs.
Also if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations.
WINDOWS 800mm or less above floor level, within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be ~~be~~ annealed

JOINERY (INTERNAL).

Standard mouldings, architraves and skirtings to clients choice/specification.

TIMBER.

All timber to be SC5 Grade.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details. Prefix 500g polythene vapour barrier to ceiling joists below insulated roof spaces. Support all joints and edges of boards with timber nogging. Tape all joints.Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations.Socket /lighting sockets to to the requirements of the clients.Consumer unit to be fitted at high level.

STUDWORK PARTITIONS.

Construct studwork partitions in 44x72 Ridgeons Structural KD sw studs at 600mm c-cs, head and sole plates fixed down to floors and ceilings as necessary. Alternatively install 100x38mm studs at 400mm c-cs off 100x50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated. Clad with 12.5mm plasterboard to BS 1230:Part 1 fixed at 150mm c-cs min or less or use 9.5mm thick on stud centres at 400mm c-cs. Skim with 4mm finish.

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/min 75 lap)Type as plan..... and to manufacturers specification on 25x38mm tanalised sw tile battens and untearable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made fink type trusses. CHECK ROOF PLATE WIDTHS BEFORE ORDER PLACED. Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificate and calculations to be submitted to BCO/NHBC for checking before roof work commences. Roof bracing to be to BS 5268 and 75x100mm SC3. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown on section).Lap joints if necessary and nail to each rafter with 2no, 10 gauge galvanised nails. (Also web bracings at approx 45 degrees in plane of webs. Fixing as before and shown on section if required depending on span). 25x100mm Binders at ridge and made points fixed as above. Trusses to be fixed to 50x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.

Offset fascia board 200mm from brickwork. Install 6mm asterboard with Glidevale 89604 continuous soffit ventilator installed to achieve min 10mm continuous air gap full length of eaves. Install roof vent RV601 between rafters and over plates to ensure air flow over insulation. Or alternatively fit over the fascia strips (fitted to ends of eaves and ext roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commercial Specification C. Site cut sw to be saturated with appropriate preservative where cut etc.

INSULATION.

Install fibreglass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and rafters in all roof spaces as shown on section. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations. Ensure all ducts and pipework through ceilings/floors/and hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS.

Tie roof structure to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use binder positions if B.C.O. in agreement). Screw and plug fix straps to blockwork etc.

SPACE HEATING AND PLUMBING. (Extension only)

Re-route all heating pipes and extend system to heating engineers details/spec. Provide hot and cold water supplies to new sanitary fittings as required.
~~Route to new~~ Thermostatic Valves fitted.

FLASHINGS.

Code 4 or 5 Step and cover lead flashings to all roof/wall abutments to BS 1178 wedged into brickwork 25mm. Cavity trays in conjunction with flashings are to be installed where roofs abut external cavity walls and manufactured weeps to be installed at 1000mm centres (4th Perp).Colour to blend.

FOOTPATHS.

50mm concrete ~~pavings~~ finished on hardcore and sand/cement base.

SUN LOUNGE NOTES.

Except from Building Regulations with transluscent roof and Glazing Regulation to apply.

Rainwater drainage, d.p.c, walls, joinery, timber, electrics to all apply as for extension.

Frames/Joinery screwed/bolted together as applicable.

FOUNDATIONS AND FLOOR. See section for thickened /reinforced slab details.

Roof construction to be of Natrolon or Polyglass or similar Twin/Triple wall Polycarbonate to manufacturers instructions. Support on glazing bars and rafter support also to manufacturers instructions. Fit edge beads and flashing units/bands as required, provided by manufacturers. Rafters supported at existing wall plate rawl bolted to brickwork and on window frames (screwed etc). Flash at new wall/roof abutments and behind ex fascia and eaves area at existing. Fit fascia boards. Thickness of sheet material to be to clients choice/ requirements. (Note if glazing(glass) roof to be installed instead of above it will be exempt from the Building Regulations also if 'safety glazing is installed to BS 6206:1981).

SOLIHULL METROPOLITAN BOROUGH COUNCIL
HOUSING
03 AUG 1995
Ref: 0806/95

GENERAL NOTES.

Do Not Scale from drawings, if in doubt ask.

Contractors are responsible for checking all dimentions on site when work commences and before ordering materials. Any discrepancies should be brought to the attention of the designers for remedial advice as soon as possible.

All details shown on the drawing are based on typical site conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

The notes shown are mainly to cover the requirements for Building Regulations and should not be used as a full specification.

If materials, products and workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for the purpose stated above and all work to be in accordance with good building practice and in accordance with BS for Workmanship on Building Sites. All materials, products and workmanship to comply with the appropriate BS and EOTA Standards.

All materials and products to be handled/stored and used/fixed in strict accordance with the manufacturers recommendations.

Proposed Extension and Sun Lounge at Nº47 Delamore Way, Long Sutton.
For. G.& J. Day.

ARCHITECTURAL DESIGN SERVICES. Tel. 01945 870022.
S.J.THROWER.

Scale. 1-50. 1-100. Date. July 95. Drg no. 207/95. Drn.S