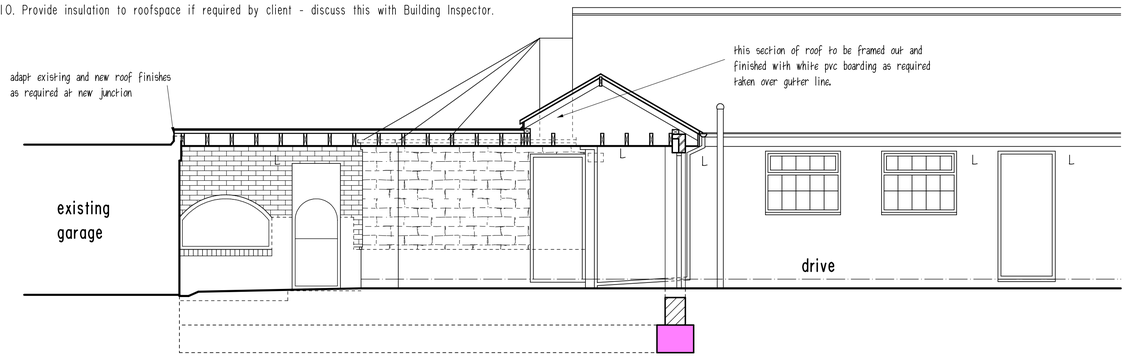
GENERAL NOTES:

1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice, Agrement Certificates and Manufacturer's Instructions.
3. All Electrical Work to comply with the requirements of the Electricity Board & those of the 17th Edition of the IEE Regulations - BS.7671:2008. All electrical switches & sockets to be a min. of 450mm above floor level with all switches at a max. of 1200mm above floor level.
4. New Lintols over Openings to be adequate P.C Lintols with min. 100mm end bearing.
5. This property is a dwelling house with Spread of Flame to all surfaces Class 1.
6. New leadwork to be carried out in Code 4 milled lead unless otherwise specified and to LDA recommendations and it should be treated with one coat of patination oil after fixing.
7. All new structural timber is to be C16 Grade & pressure treated with an approved preservative against Fungal & Insect attack.
8. Existing Drains to be exposed & all new works carried out to the drawings & to Building Inspector's approval in Hepworth's supersleve vitrified clay pipework or equal approved. Drains passing under building to be encased in 150mm of concrete and have sleeve and rocker pipes with lintols over where passing through footings.
9. All timber is to be from sustainable sources compliant with EUTR requirements or certified to FSC or PEFC.
10. Provide insulation to roofspace if required by client - discuss this with Building Inspector.

RAINWATER GOODS: All new rainwater goods to be in pvcu to match existing profiles, set off fascia brackets.

ENERGY EFFICIENT LIGHTING: Energy efficient internal lighting points are to be provided to all fittings. External lighting should not be capable of accepting lamps exceeding 150 watts and they should automatically turn off in daylight and at night when not required i.e. dusk til dawn pir.

EXTERNAL ENVIRONMENT: All hard surfacing up to the front entrance door should be firm and even being tarmacadam and should not have a gradient in excess of 1:15 - cross falls on the driveway should not exceed 1:40.



SECTIONAL ELEVATION

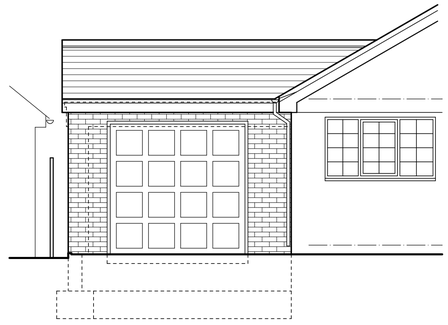
PART FLOOR PLAN

The accurate setting out of the site and building is the responsibility of the contractor & should be in accordance with BS 5606. Undertake all work with skill and care in order to produce work fit for it's intended purpose and of high quality - Avoid damage and protect the works during construction and as portions reach completion against any form of damage or deterioration. Such protection may include coverings, guard rails, temporary heating or other appropriate methods. Prior to commencing the contractor is to clarify with the client the full extent of decoration works and the supply of fixtures and fittings.

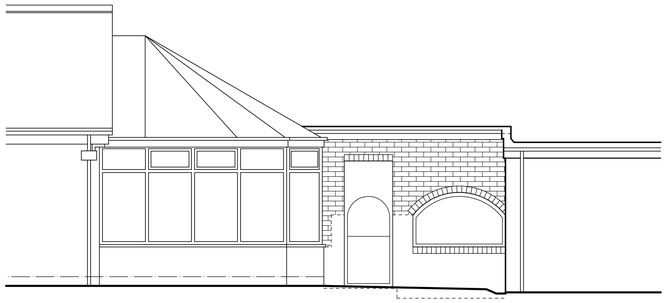
GROUND FLOOR CEILING: All ceiling is to be 12.7mm plaster board and skim (taped joints).

WINDOWS: The conservatory glazing/windows are to be adapted and made good as required - existing roofing panels are in urgent need of re-alignment and refixing as they have slipped loose in places.

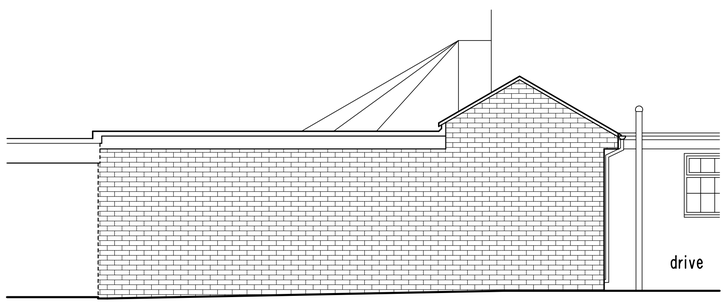
SECRET VALLEY: Contractor to engage services og reputable conservatory manufacturer to assist with formation/adaption of gutters as required between new and existing roofs.



FRONT ELEVATION



GARDEN ELEVATION



SIDE ELEVATION

FOUNDATIONS: Excavate for footings to a depth of at least 1200mm below house dpc level or to depth agreed with building inspector & fix min. 600 x 450mm deep mass conc. strip footing (1:3:6-19mm aggr.) reinforced with mesh top and bottom to Building Inspectors approval.
Note: We have been advised that the bungalow sits on pile foundations due to the silty/sand nature of the ground, being a former flood plain area. Lay new dense conc. block footings to widths of walls (min. 7n/mm2 blocks) to just below tarmac level and then change to facing bricks, with dpc one course below bungalow dpc level.

EXTERNAL CAVITY WALL: Construct new cavity wall of existing wall following removal of glazed elements and cills to conservatory to suit existing widths with outer skin of 100mm fairfaced Plasmor blocks - 65mm cavity - 100mm Plasmor (3.6N/mm2) block inner skin complete with 5no. Catnic austenitic s.steel wall ties/sq.m. (ref:BW4/225) with ties at 225mm vert. ctrs. to openings & 450mm ctrs. elsewhere. Fix 65mm fulfil Dritherm cavity batts to cavity, fixed in accordance with manufacturers instructions. Close of cavities at eaves & openings with block return and insulated dpc or insulated cavity closers. Finish walls internally with 12.7mm plasterboard and skim (taped joints.). Extend cavity insulation to full height of wall and close off wall with fire proof structure as required by building inspector when constructing new secret gutter.

OTHER WALLS: Construct new walls with 225mm and 330mm wide walls with outer skin of brickwork and inner skin of fair faced dense Plasmor blocks, built off new footings described elsewhere, omplete with dpc as described.

EXTERNAL LINTOLS: Supply new Keystone or Catnic box lintol over garage door and concrete lintols over new personnel doors to cavity walls - all metal lintols to have a min. of 150mm end bearings.

PITCHED ROOF CONSTRUCTION: Construct pitched roof with 100 x 50mm s.w. rafters at 400mm centres with 150 x 38mm ridgeboard and 100 x 75mm wall plate to front wall - rafters to rear set of ditto wall plate fastened onto double joist with 18mm wbp ply to form upstand, all set in truss clips. Strap down front wall plate using 30 x 5mm m.s. galv. straps at max. 1200mm ctrs.

FLAT ROOF CONSTRUCTION: supply and fix new 200 x 50mm s.w. flat roof hjoists at 400mm ctrs. sat in new galv. hangers fixed to 200 x 50 s.w. pole plates bolted to walls at 600mm centres with M10 bolts. Fix 50mm wide firring peices at right angles to joists to form fall on roof of 1:60 and cover with 18mm wbp ply decking (6mm expansion joints between) - form all upstands and welts as required and finish flat roof areas with glassfibre system complete with separating membrane as required.

ROOF COVERINGS: Cover roofs with interlocking concrete tiles to match existing in style and fixing centres, nailed and clipped every tile as required on 25 x 38mm s.w. tanalised battens on Daltex Roofshield breathable 'underfelt' (150mm laps) or equal on new rafters - fix 450mm wide dpc into gutter, set over tilt fillet. Supply & fix all eaves, verge slates & ridge tiles and bed as required in 1:4 mortar. Supply & fix grp valley gutters as required on ply valley boards and strip off and adjust existing tiles to suit - all pointed up with mortar. Last two ridge tiles to be mechanically fixed to avoid wind uplift.

0 1 2 3 4 5 metres

scale bar @ 1:50 on A1 Sheet

RICS
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RLM ASSOCIATES

JOB: 22, GREENMEADOW GROVE, ENDON.	
CLIENT: Mrs. V. JOHNSON.	
DRAWING: WORKING DRAWING AS PROPOSED - AMENDED.	
DATE: April 2017.	SCALE: 1:50.
DRWG. No. RLM843/2.	REVISION A.