The contractor is responsible for checking, prior to commencement, all figured and scaled dimensions on drawings against actual dimensions on site.
Dimensions for fixed in items are to be taken from site.
This drawing is the copyright of SMN and must not be amended or reproduced without first seeking permission.
All works shown on this drawing must be carried out to conform to the relevant British Standard or Codes of Practice.
If there is a conflict between information shown and any British Standard or Code of Practice then the higher standard should apply.
These plans have been prepared only for the purpose of obtaining Local Authority Approval & do not form part of any specification of works to be carried out.
Extension walls, extension foundations/guttering etc not to encroach over adjacent boundary.
Boundaries indicated are assumed.
Works carried out prior to approvals at owners risk.
Note: The Party Wall etc. Act 1996 applies to this development.
Drains shown are assumed.
Plans to be read with structural calculations.
Scale only for the purposes of Planning.
Walls and doors removed shown dotted.

External Materials

Walls - Brickwork walls and painted render to match dwelling
Roof - Reland Tudor Brown Plain Tiles
Windows & Doors- to be uPVC (white)
Soffit, fascia & barge board - to be uPVC (white)
Gutter & down pipes - to be white round
Garage door - metal to clients choice



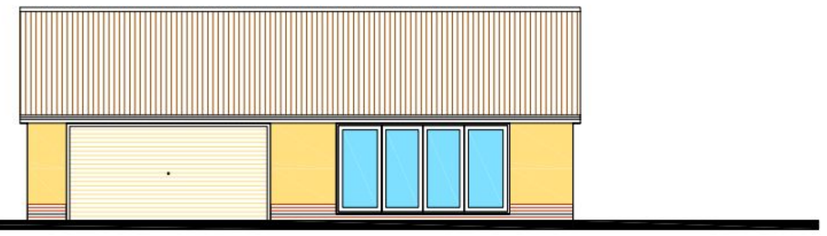
Side Elevation As Proposed

Scale 1:100 (facing boundary)



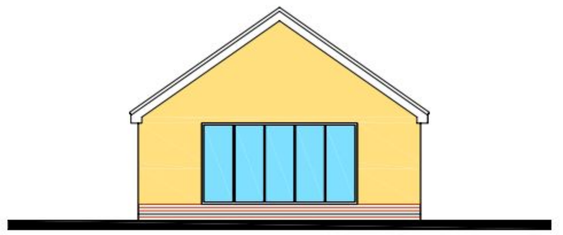
Front Elevation As Proposed

Scale 1:100 (facing 25 Eastoke Avenue)



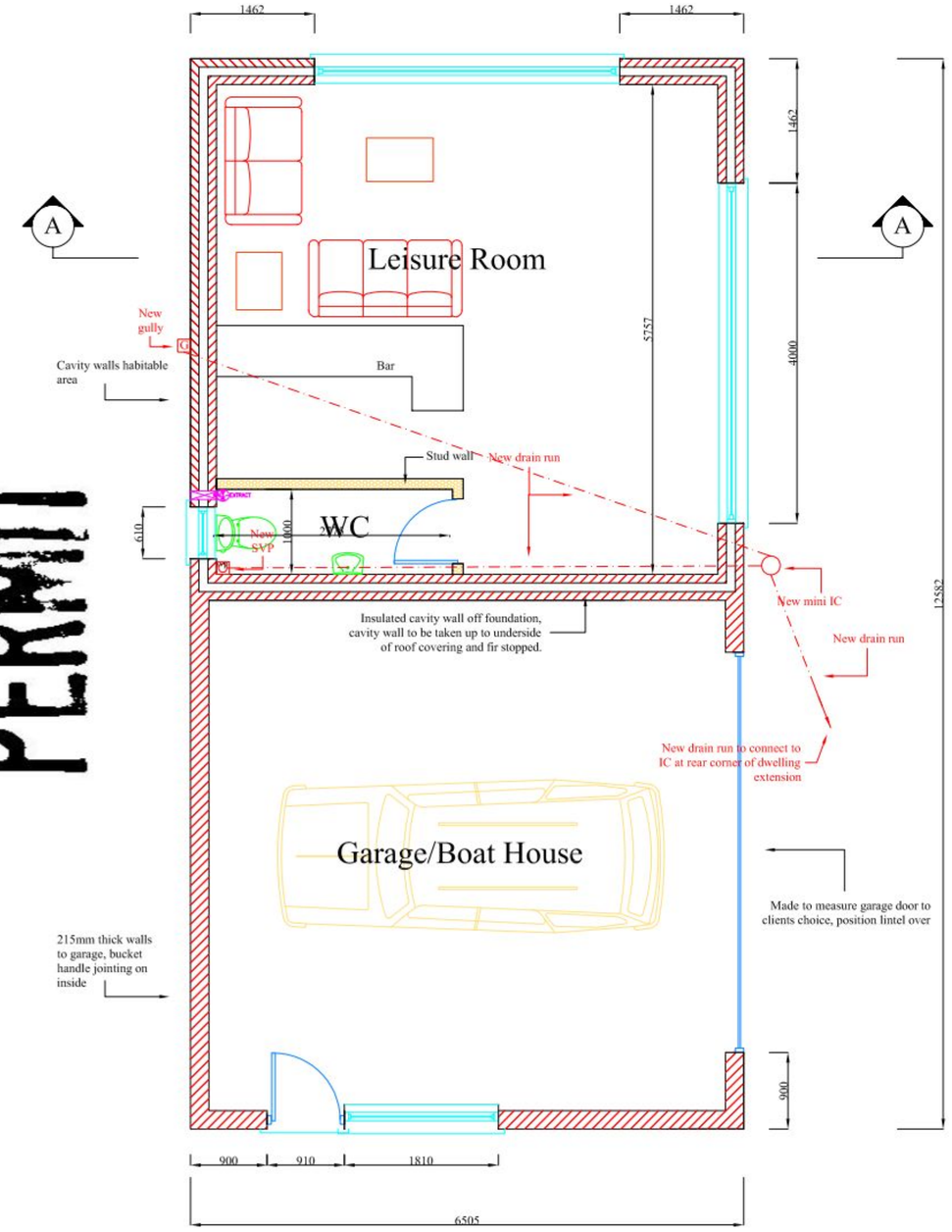
Side Elevation As Proposed

Scale 1:100 (facing garden)



Rear Elevation As Proposed

Scale 1:100 (facing water)



Floor Layout As Proposed

Scale 1:50

SCALE IN METRES 1:50

0 1 2 3 4 5 10 15 20

MATERIALS AND WORKMANSHIP
Whether or not indicated on the drawings, materials and workmanship shall comply with the current Building Regulations, British Standard Codes of practice NHBC (or other approved body) standards and Technical requirements and any applicable European EN, DIN or other regulations and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturers' instructions, specifications and B.R.A Certificate. All materials shall be suitable for their purpose. All electrical installations shall comply with the current IEE Regulations and British Standards. All services, installations and work shall comply with the Regulations or recommendations of the respective Statutory Undertakings or Authority to the satisfaction of the relevant inspector

SITE PREPARATION
Setting out: Before starting work, check levels and positions of existing drains, inspection chambers and manholes against drawings. Report discrepancies.

FOUNDATIONS
To be trench fill foundations at least 600mm wide depth to Approved Inspector/Local Authority approval and to suit ground conditions.
Minimum grade of concrete for plain Foundations with no Sulphates present to be GEN 3 (design mix).
Internal cavity wall to be provided with foundations as above.
Foundations within 1 metre of any adjacent drain ran to be taken down to invert level.
If foundation bears onto clay sub soil and trees are present depth to be in accordance with Zurich Builders Design Note 3A or NHBC Note 4.2 to Local Authority satisfaction.
These details are subject to site trial hole information.

OR Pile and beam foundations or raft foundation, either designed by qualified engineer.

SUBSTRUCTURE WALLS (walls below DPC)
Walls below ground level are to be built in dense concrete to both inner and outer leafs with facing brickwork/render above ground/path or patio levels.
Concrete blocks for use below DPC to comply with BS 6073 and have a density exceeding 1500kg/m³, or a compressive strength not less than 7N/mm² or use approved aerated concrete blocks with a minimum density of 650kg/m³.

Cavities to be filled with GEN1/ST2 concrete to 225mm below lowest D.P.C. and sloped outwards.

The selection of mortar for use below dpc should follow the recommendations given in BS 5628: Part 3. Proprietary mortars and admixtures should only be used strictly in accordance with the manufacturer's recommendations, taking into account the type of masonry unit and its location.

New pipes passing through walls/foundations to have a concrete lintel to each wall leaf over, an opening to be provided with a 50mm clear space all around the pipe, then mask opening both sides with rigid sheet material.

DAMP PROOF COURSE
Horizontal DPC's are to be Hyload or polythene positioned a minimum of 150mm above finished ground/path or patio level.
Joined lengths of DPC to be lapped minimum of 150mm and also lapped into existing structure DPC.
Width of DPC to suit wall thickness and to be bedded on mortar.
DPC to be provided to internal cavity walls.

GROUND FLOOR CONSTRUCTION
Floor to achieve a U-value no worse than 0.22W/m2K

Floor shall consist of minimum 65mm reinforced sand and cement screed on vapour control layer on 70mm thick Celotex floor insulation over 1200-gauge polythene DPM onto minimum 100mm of float finish concrete (GEN4/ST3 insitu concrete) over 150mm of compacted clean hardcore. Hardcore over 150mm thick to be laid and compacted in layers not exceeding 200mm in depth (all compaction to be by mechanical vibrating plate).
DPM to lapped onto DPC. Laps in polyethylene shall be not less than 300mm.

NEW GARAGE FLOOR CONSTRUCTION
150mm of float finished concrete with anti-crack reinforcement mesh (GEN4/ST3 insitu concrete) over 1200 gauge DPM on 25mm sand blinding over 150mm of compacted clean hardcore. Hardcore over 150mm thick to be laid and compacted in layers not exceeding 200mm in depth (all compaction to be by mechanical vibrating plate).
Form toe min 450 x 450mm bearing onto natural strata at garage door openings. Concrete to be laid to a fall towards the garage entrance.
Position expansion joint around perimeter at wall/floor junction.

CAVITY WALLS
Walls to achieve a U-Value no worse than 0.30W/m2K.

External cavity wall leaf to be 100mm brickwork/medium density block, 25mm residual cavity space 55mm Celotex board (fixed back to inner leaf with cavity board type retaining ties) , 100mm medium density block and float and set plaster finish to internal face
Outer surface to be render finish (minimum 2 coat system) to be in accordance with BS 5262: 1991, or provide Sto or 'K' Render through coloured system.

Walls to be tied together using retaining type ties @ 750mm centres horizontally and 450mm vertically all staggered. Wall ties to be positioned every 225mm vertically within 300mm of any openings.
Type H Cavicloser to be used to sill and reveals on all openings.
MORTAR
The selection of the appropriate mortar should follow the recommendations given in BS 5628: Part 3.

GARAGE WALLS
As cavity wall but to be constructed in solid 215mm thick masonry.
The selection of the appropriate mortar should follow the recommendations given in BS 5628: Part 3.

INTERNAL WALLS (WC)
To consist of 50 x 75mm softwood studwork @ 400mm centres with double head and sole plates with 12.5mm plasterboard screw fixed to timbers to both sides.
Plasterboard to have edges taped with hessian and skimmed coat plaster finish. Void to filled with fibreglass insulation.

LINTELS
Provide new lintels as necessary.
IG steel lintels to be used to cavity walls sizes to suit loads applied and in accordance with manufactures load tables.
Provide at least 150mm end bearings.

DPC cavity tray to be installed over lintel with stop ends in order to prevent water running into cavity. A minimum of two weep hole vents to be provided to each tray.

ROOF
Pitched roof with insulation at ceiling level to achieve a U-Value no worse than 0.16W/m2K

Tiles fixed to softwood tanalised battens on Tyvek® Enercon® roof sheeting. Head lap to manufactures technical data taking into account pitch and style of tile. Fix sheeting with fixed with stainless steel staples or corrosion resistant nails on trussed Rafters at 600mm centres, provided by a reputable manufacture to their design details, calculations, bracing and erection specifications to BS 5268 Part 3 are to be submitted to the Local Authority prior to delivery of any materials.

Habitable room area (not garage) - fibreglass insulation (270mm thick) to be laid in between and over, finish to be 12.7mm foil backed plasterboard screw fixed to timbers with taped joints artexed or skimmed to client's requirements.

Wall lateral restraint to be provided by 30 x 5mm galvanised mild steel straps at 2 metre minimum centres built into inner leaf of cavity wall fixed over 3no. ceiling joists and rafters with noggins and packing piece.
Wall plate to be vertically strapped to walls by 30 x 5mm galvanised mild steel straps at 2 metre minimum centres.
Major construction elements to be positioned using a mobile crane.

RAINWATER DRAINAGE
Rainwater gutters and down pipes to be manufactured in heavy grade pvs-U to BS 4576. Gutter to be half round section, down pipes to be round section, and colour all as External Material notes.
Connector just below finished ground level into 110mm pipes as per underground drainage above. Rainwater to discharge to soak away pit 1m3 located at least 5000mm from any building or connect to existing gutters to Local Authority approval.

WINDOWS & DOORS
To be UPVC windows and doors to be in colour white (timber side door painted white to garage). Outer frame members to be reinforced with galvanized mild steel where length of extension requires.

Windows to achieve a U-value no worse than 1.8W/m2K or a centre-pane U-value no worse than 1.2W/m2K.
Doors, with more than 50% of their internal face area glazed, to achieve a U-value no worse than 2.2W/m2K or a centre-pane U-value no worse than 1.2W/m2K
Other doors to achieve a U-value no worse than 3.0W/m2K.

Glass to be double-glazed to both doors and windows.

Position of safety glazing to comply with BS 6206:1981 - Specification for impact performance for flat safety glass. In "critical conditions", i.e. between finished floor level and 800mm above to windows and 1500mm above in doors (and side panels on either edge) glazing must either break safely, be robust, or be permanently protected.
These requirements will be met by the use of laminated or toughened glass.

WC - If possible install an openable window of no minimum opening size and provide background ventilation of at least 2500mm2. Bottom of opening elements to be 1700mm from floor level. The internal door separating the WC from the adjacent habitable room to have an undercut of a minimum area of 7600mm2 (equivalent to an undercut of 10mm above the floor finish for a standard 760mm width door).

New external openings to be 1/20th of the floor area they are serving to provide purge ventilation;
New external windows and/or doors have background ventilation of at least 8000mm2 (18000mm2 total per room).

Opening elements to be draught stripped.

Frames are to be sealed externally by using polysulphide coloured mastic (colour to match frame colour).

Door style and furniture to client's choice.

MECHANICAL EXTRACTION
WC - mechanical ventilation to extract to outside air at a rate of not less than 6 litres per second

Where background ventilators and mechanical extraction fans are fitted in the same room they should be located 500mm apart.

INTERNAL TILING
Wall tiles - All tiles are to be fixed using a proprietary waterproof adhesive and mould resistant waterproof grout.
All excess grout to be cleaned off and a tool finish applied to all joints.
If electrical fittings and radiators are removed during the course of the works, they are to be refixed immediately after completing grouting.

Floor Tiles on Screeds- Screeds should be completely cured to allow for any shrinkage before tiling. Solid bed fixing is vital using a notched trowel and if necessary 'back buttering of tiles' to ensure no voids are left behind the tiles. It is recommended that a bed of adhesive between 3 and 6mm be applied to the screed.
Once the adhesive has dried, normally after 24hrs, grouting may take place. Either ready mixed or cement based grout can be used.
Finished floor level to line through with existing.

SERVICES
Provide new condensing type boiler in garage strictly in accordance with manufactures recommendations and in accordance with the requirements of Part J & L of the Building Regulations. Details of the boiler installation to be provide to the Building Control Authority and to have efficiency not less than that recommended for its type in the Domestic Heating Compliance Guide and have an efficiency which is not worse than two percentage points lower than that of the appliance being replaced.
Provide TRV's to new radiators.
Provide wire guards to flues below 2100mm from ground level.

Heating and hot water systems are to be properly commissioned.
All gas work must be carried out by an approved gas installer.

UNDERGROUND DRAINAGE
Underground drainage systems to be Kitemarked 110 diameter PVC-U extrusion drainpipes and fittings to BS 4660: 1989 and BS EN 1401-1: 1998 and installed in accordance with BS 5955: part 6: 1980 BS 8301: 1995
Pipes to be laid at minimum falls of 1 in 80 on & surrounded in 150mm of pea gravel. Back fill with excavated material maximum 200mm compacted layers, bedding to BS 5955.

New and existing pipes passing through walls/foundations to have PC lintel over opening to be provided with a 50mm clear space all around the pipe, then mask opening both sides with rigid sheet material. Remove redundant drains and manholes.

Pipes under drive ways/parking areas to be protected in accordance with diagram 11 of Approved Document H, pipes to be surrounded in 150mm pea gravel with compressible material on top with reinforced concrete over (concrete to bear minimum of 300mm onto natural ground either side of drain trench).

INSPECTION CHAMBERS
Inspection chamber is/are to be constructed plastic to PIFA Standard 6/83A or Agrément certified, bed in 100 mm granular material.
Internal sizes of circular Inspector chambers -

having an invert level of no deeper than 600mm minimum diameter of IC to be 190mm, cover size to be 170mm
having an invert level of no deeper than 1200mm minimum diameter of IC to be 450mm, cover size to be 430mm
having an invert level deeper than 1200mm minimum diameter of IC to be 450mm, cover size to be restricted to 350mm

External inspection chambers to have removable non-ventilating access covers of durable material (such as cast iron, cast or pressed steel, or plastic) and to have a suitable strength for expected loadings. Small light weight covers to be secured (screwed) to deter unauthorised access.

Inspection chamber in garage/utility/kitchen to have a mechanically fixed air tight cover.

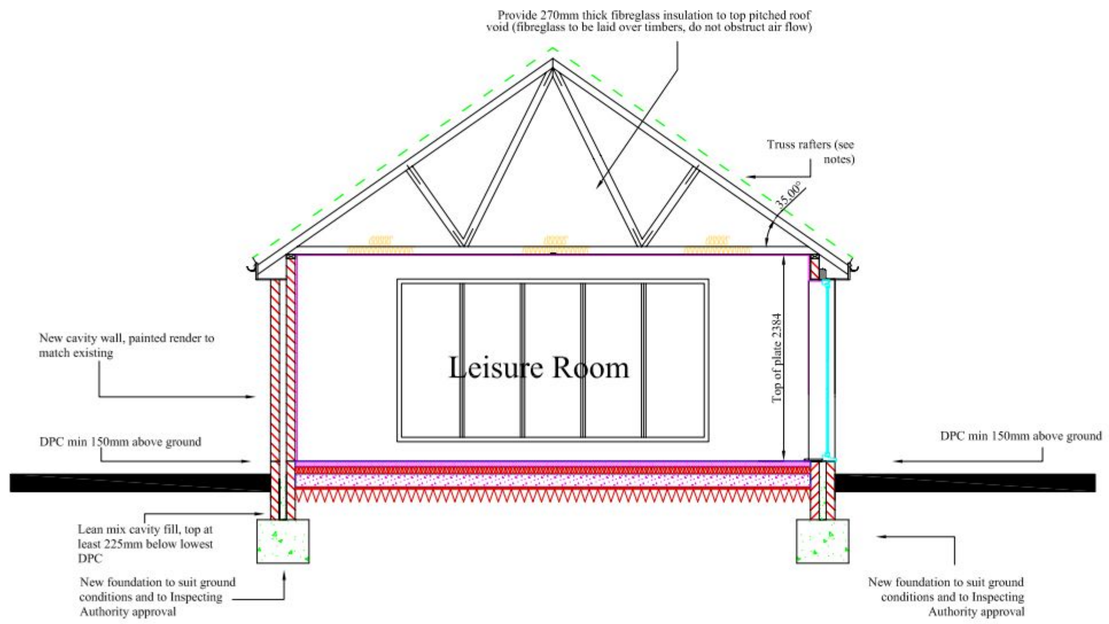
ABOVE GROUND DRAINAGE (PLUMBING)
Above ground drainage to be in accordance with BS 5572. All plumbing shall be installed in accordance with approved manufacturers instructions.

Soil and vent pipes to extend 900mm above adjacent windows within 3000mm.

All fittings to have 75mm deep seal traps in ABS plastic confirming to BS 3943.
Basin to have 32mm diameter wastes.
Sink waste to be 40mm diameter.
Combined appliance wastes which shall be 50mm diameter.
WC's will be 100mm diameter.
Provide waste for dishwashers where applicable.
All waste pipes shall be laid to fall.
All plumbing shall be installed in accordance with approved manufacturers instructions.

The maximum lengths of waste pipes shall be as follows: -

32mm pipe = 1.7m maximum length
40mm pipe = 3.0m maximum length
50mm pipe = 4.0m maximum length
100mm pipe = 6.0m maximum length



Indicative Section A-A

Scale 1:50

SCALE IN METRES 1:100

0 1 2 3 4 5 10 15 20

ELECTRICAL INSTALLATION
All work in to be in accordance with Approved Document P and BS 7671: 2001. Notifiable work to be carried out by a competent person who is registered with an electrical self - certification scheme authorised by the secretary of state. On completeon of the works the owner is to receive a signed Building Regulations self - certification certificate (a copy of this should be sent to the building control authority). In addition the owner is to receive a completed electrical installation certificate signed by the competent person.

The positioning of switches, fittings and sockets etc. are to be agreed with client prior to work commencing, but to be at least 450mm from finished ground floor to comply with flood risk assessment.

Fixed internal lighting - provide, in areas affected by the building work, energy efficient light fittings (i.e. light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit-Watt, fluorescent and compact fluorescent lighting fittings will meet the standard) that number not less than the greater of:

a. one per 25m2 of the extension floor area: or
b. one per four fixed light fittings

A light fitting may contain one or more lamps. Lighting fittings in less used areas like cupboards and other storage areas do not count towards the total. It may be more appropriate to install the energy efficient light fitting in a location that is not part of the building work e.g. to replace the fitting in the Hall when creating the additional room.

Fixed external lighting - lighting fixed to the external surface of the building, if provided, should be made to enable effective control and/or the use of efficient lamps such that EITHER: Lamp capacity does not exceed 150 Watts per light fitting and the lighting automatically switches off when there is enough daylight and when it is not required at night OR the light fittings have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt (compact fluorescent lighting fittings will meet the standard).

DRIVEWAY
The new driveway to be permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally and sometimes to surface water drains.
If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not control rainwater running off onto roads.
Driveway covering and base to be permeable. Design and installation to be carried out by a competent contractor who should follow manufacture guidance and the document 'Guidance on the permeable surfacing of front gardens' by Department for Communities and Local Government, Organisations like Interlay - The Association of Block Paving Contractors, the British Association of Landscape Industries (BALI) or the Quarry Products Association can provide further details.

GENERAL
Expanded metal lathing, hangers and framing anchors to be supplied by Simpson Ltd.

A		
B		
C		
	Date	Revision

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Party Wall Services
Project Management
Project Monitor Services
Contract Administration

Client
Mr & Mrs Baker

Job Title
Detached Boat House @
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PO11 9QW

Drawing Title
Proposed Elevations
Proposed Floor Layout
Indicative Section A-A

Scale As shown

Date September 2010 | Drawn By SMN

Drawing No. baker-10-06-dwg | Rev.