

DO NOT SCALE THIS DRAWING

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS AND STRUCTURAL ENGINEER'S DRAWINGS

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT, IMMEDIATELY

Shopfront

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This drawing is to be read in conjunction with all other relevant documents and structural engineer's drawings. It must not be traced or copied in any way or form in part or in whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property on the drawing unless otherwise agreed in writing with Rylands + Associates. Do not scale from this drawing. Dimensions are stated for guidance only. The Contractor is to verify and confirm all dimensions and boundary positions on site prior to the commencement of any works. It is the Contractor's responsibility to liaise with the Local Authority Building Control to arrange site visits before and whilst any works are carried out. Please advise Rylands + Associates of any discrepancies prior to the commencement of any works.

Party Wall Etc Act 1996 - This scheme falls within the scope of the above act. Please note that the notice must be served at least two months prior to the commencement of works. Such notice must be given in writing in the proper manner as laid down in the act. The client is advised to seek advice.

Beams - bearings fixings etc. to be strictly in accordance with the engineers details to which reference must be made. Beams encased, where exposed, in two layers plasterboard with staggered joints.

Foundations to be in mass concrete to 1:3:6 mix with ordinary portland cement. Foundation depth minimum of 1000mm or to the bearing soil or 550mm below evidence of root growth - whichever is greater and to the satisfaction of the Building Control Officer. Foundations to be 450mm wide. Foundation depth may need to be increased subject to the ground conditions and tree roots discovered all in accordance with NHBC tables. Foundation depth to be as agreed with the Building Control Officer and changes in depth, if required, to be no more than 300mm increments. Note; where foundation depth exceeds 1500mm provide 50mm claymaster to the inside face to a level 500mm above foundation bottom. Where directly adjacent to the neighbouring structure, foundations are to be excavated in alternate segments no more than 1200mm and to incorporate 3 Nr. 16mm HT steel rod starter bars top and bottom (75mm cover) and with 500mm penetration. Ensure a continuous slip joint of 2 layers 1000gm polythene between exg and new foundations.

Drain Runs, positions direction and invert are assumed and must be exposed and examined by the supervising agent and/or the Building Control Officer for confirmation of drainage layout plans. BEFORE WORKS COMMENCE carry out invasive investigation and liaise with the AWA Inspector to agree foundation depth (in addition to the Building Control Officer - see above); bridging and protection to the sewer, remove the sewer manhole and replace with vitrified clay pipe of matching diameter and with "Y" branch, all as agreed on site. Drains are to be bridged where passing through the walling/foundations with 100x150 RC lintels no less than 150mm above pipe which is to be encased in 150mm compressible material.

Surface water drains to be in 100mm Hepsleeve or Osma pipes to BS 4660 laid to falls of 1:40 and surrounded in 150mm pea-shingle. Existing RW disposal runs to the combined exg. Combined exg and proposed total approx 43sq. m. Subject to the discretion of the Building Control Officer upon inspection of soil conditions, discharge all rear-slope roofwater to new soakaway of 1.5 cu. m. capacity no less than 6.0M from roof structure.

New floor; Minimum 70mm sand/cement screed with light mesh re-inforcement on 1000gm polythene with wetted joints as vapour barrier on 75mm Celotex Tuff-R GA4075Z insulation on thin layer of sand blinding to take out irregularities of the tamped slab on 1200gm Polythene DPM with wetted joints and lapped up to the horizontal DPC throughout. Celotex laid in accordance with the manufacturers instructions and to incorporate edging strips. 100mm deep C35 slab with light mesh re-inforcement on min. 100mm well consolidated hardcore. 100mm vent ducts to run below the floor slab to the exg floor area. NOTE: should under floor heating be selected, care must be taken to follow the installation instructions by messrs Celotex. NOTE: should the ground be found to be susceptible to heave, structural floor to be constructed in proprietary beam and block flooring with upper surfaces finished as above.

External Walling in cavity walling with external face finished in 2 coat water proof render application to BS5262.. 85mm cavity fully filled with Drytherm 32 sheets and incorporating ties @ 450mm vertical and 750mm horizontal centres, and 100mm Durox 3.5N Superblock inner skin finished internally in sand/cement render and hard wall set coat. Cavity closed with Termabate 85. Wall ties to the cavity are to be @ max. 300mm vertical centres @ cavity close. DPC to BS743 to be 150mm above finished ground level. Bricks or class A blocks below DPC. Incorporate 225 x 75 air bricks and telescopic ducts for sub-floor ventilation. Firfix stainless steel bonding strip. Fibre board and mastic at juncture of new to exg walling. Wall plate restrained by 30x5mm solid mild steel straps bonded to blockwork and at 1200mm centres.

New roof Warm Deck construction flat roof insulated using 100mm Celotex Extra R-XR3000 on top of timber roof joists as specified @ 400 c/c.

New doors to be uPVC or thermal break aluminium frames with double glazing to achieve 1.6 W/sq.m.K and to incorporate low-E glass (e.g. En=0.15). Part L1 B 2010 compliant. Door frame to incorporate 5000 sq.mm equivalent (8000 sq.mm nominal) trickle ventilation. All glazing to be in safety glass BS 6206.

All new **Electrical work** to be undertaken by a suitably qualified competent person. Upon completion, a test certificate is to be issued by that person proving compliance with all relevant codes and regulations including Part P of the Building Regulations.

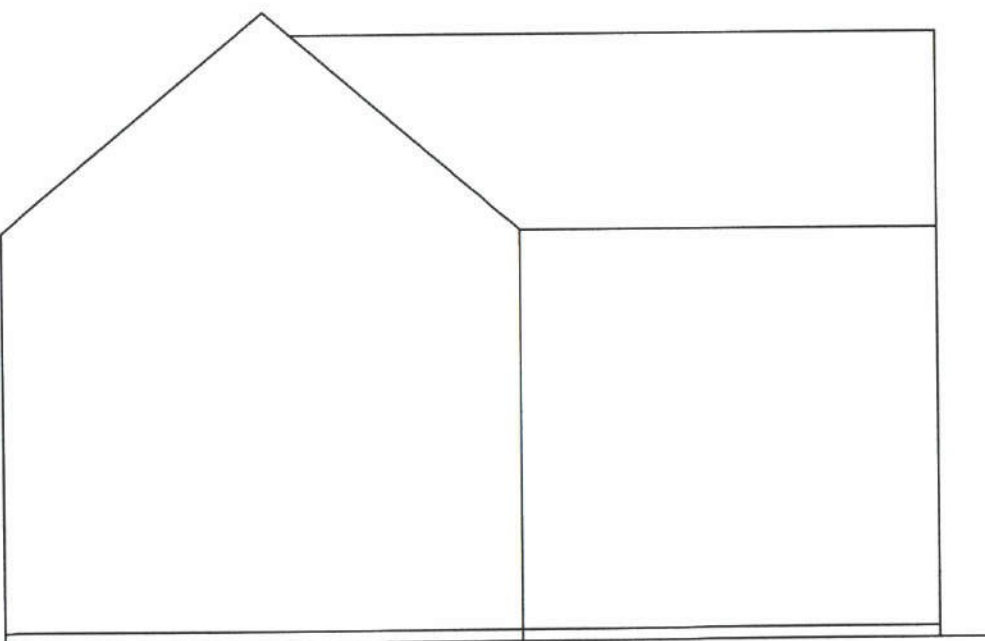
Smoke detectors to BS5446 Part I 1990 are interlinked at each floor and located on the ground floor pursuant to former development.

Ventilation throughout. Install a 100mm diameter mechanical extractor fan to the W/C. Fan to have extract capacity of no less than 15l/second and to vent to the external air.

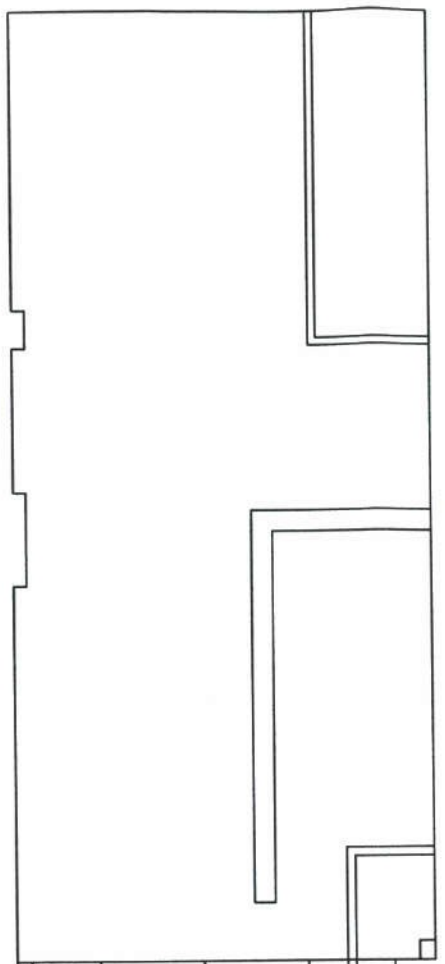
Sink and appliance **wastes** 38mm diam. basin waste 32mm diameter all in uPVC, all fitted to BS 5572 and to incorporate rodding eyes at all bends and to incorporate 75mm anti-siphonic traps. Wastes greater than 1500mm in length to be 38mm diam. Any combined wastes to be 50mm dia. Sub stack to WC compartment to have air admittance valve at the head sited no less than 200mm above the basin height. Stack also to have long radius bend at base. Note; first and second floor sanitary fittings discharge to drainage at front of dwelling.

Note: **water and space heating** is provided by electrical appliances.

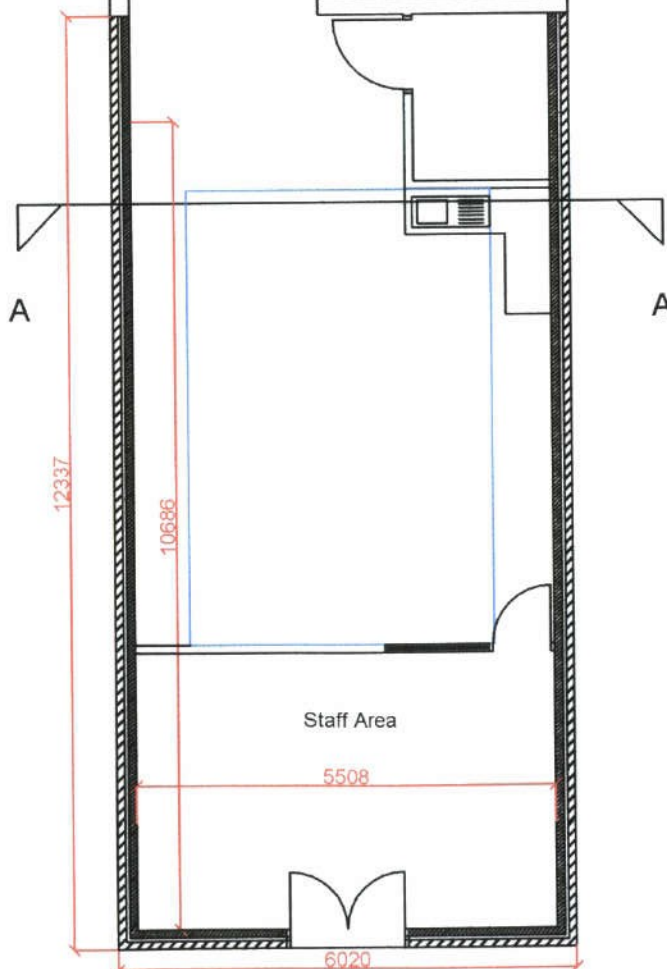
Existing
Side (North) Elevation



Existing
Side (South) Elevation



Existing Plan



Proposed Plan

rylands + associates

REVISIONS

CLIENT

Mr Ian Halamandres

PROJECT

Mobility Shop

SUBJECT

Rear Extension

DATE

May '13

GR

SCALE

1:100 (unless otherwise stated)

DR

DRAWING NO

DR/13/449/01

