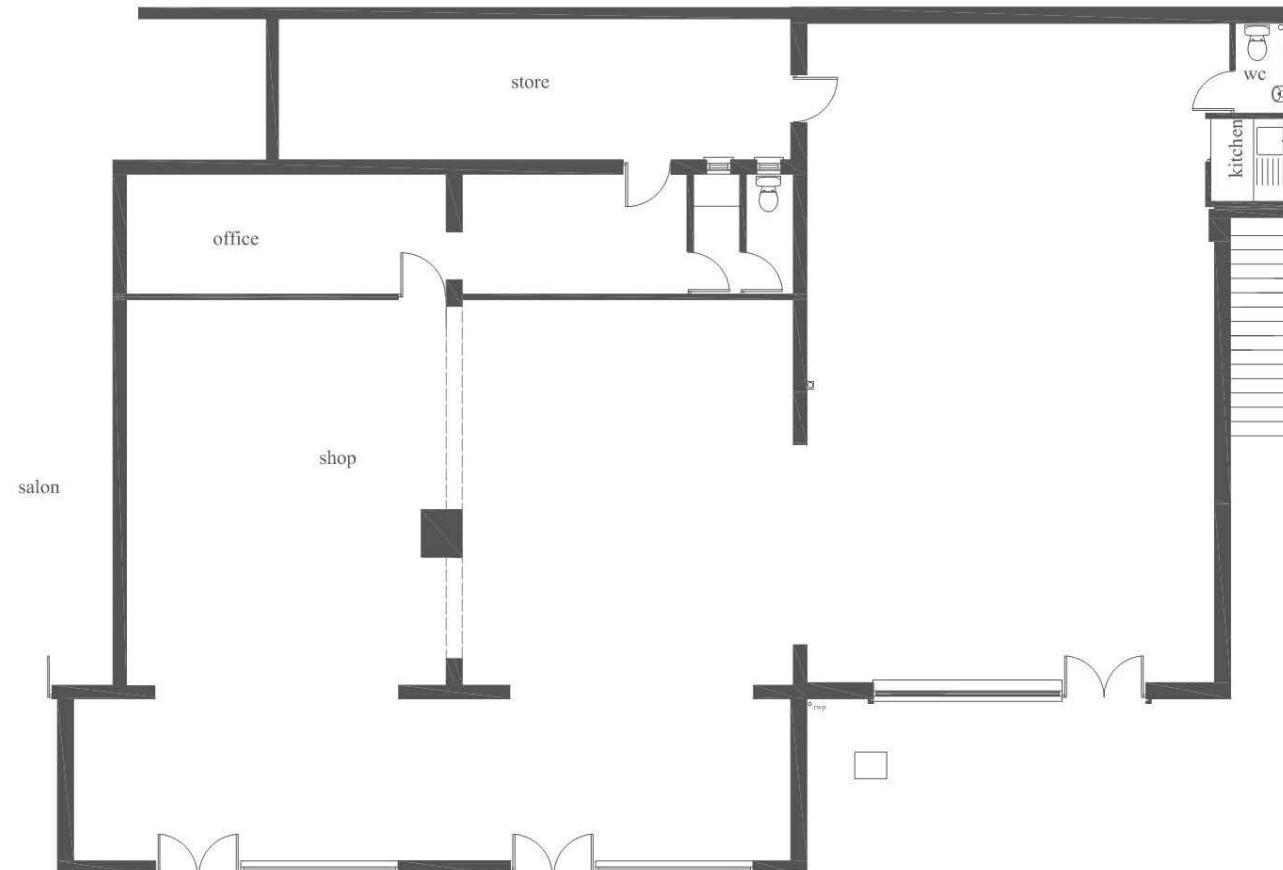


It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



H&S NOTES

DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm position of service pipe to be marked on site, position of service cable to be marked on site, and also on copy of plans, once position of cable has been established.

DANGER: GAS service into existing buildings. Care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 44 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the removal of any pipework. water supply pipe to be adequately protected from accidental/ventil damage at all times.

Site to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Contractor is to ensure that the supply of all services into/within property (i.e. electricity, water, gas, BTW/telephone, surface water, etc.) does not affect adjacent properties at any time. If this proves not to be the case, then the contractor is to fully advise properties affected as soon as the problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

No Date Revision

Proposal
Extension to Shop at
44 & 46 Chartwell
Tamworth

| | | | |
|------------------|---------------------|-----------------|-----------|
| Date: October'20 | Scale: 1:50 & 1:100 | Drawn: 102009/1 | Revision: |
|------------------|---------------------|-----------------|-----------|

JMA
Building
Design
6 Caistor Close
Mile Oak
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Existing Side Elevation



Existing Front Elevation

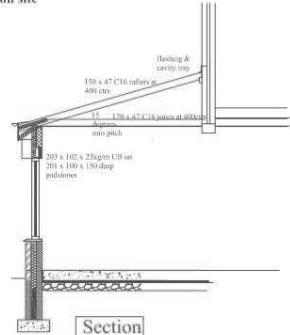


Existing Side Elevation

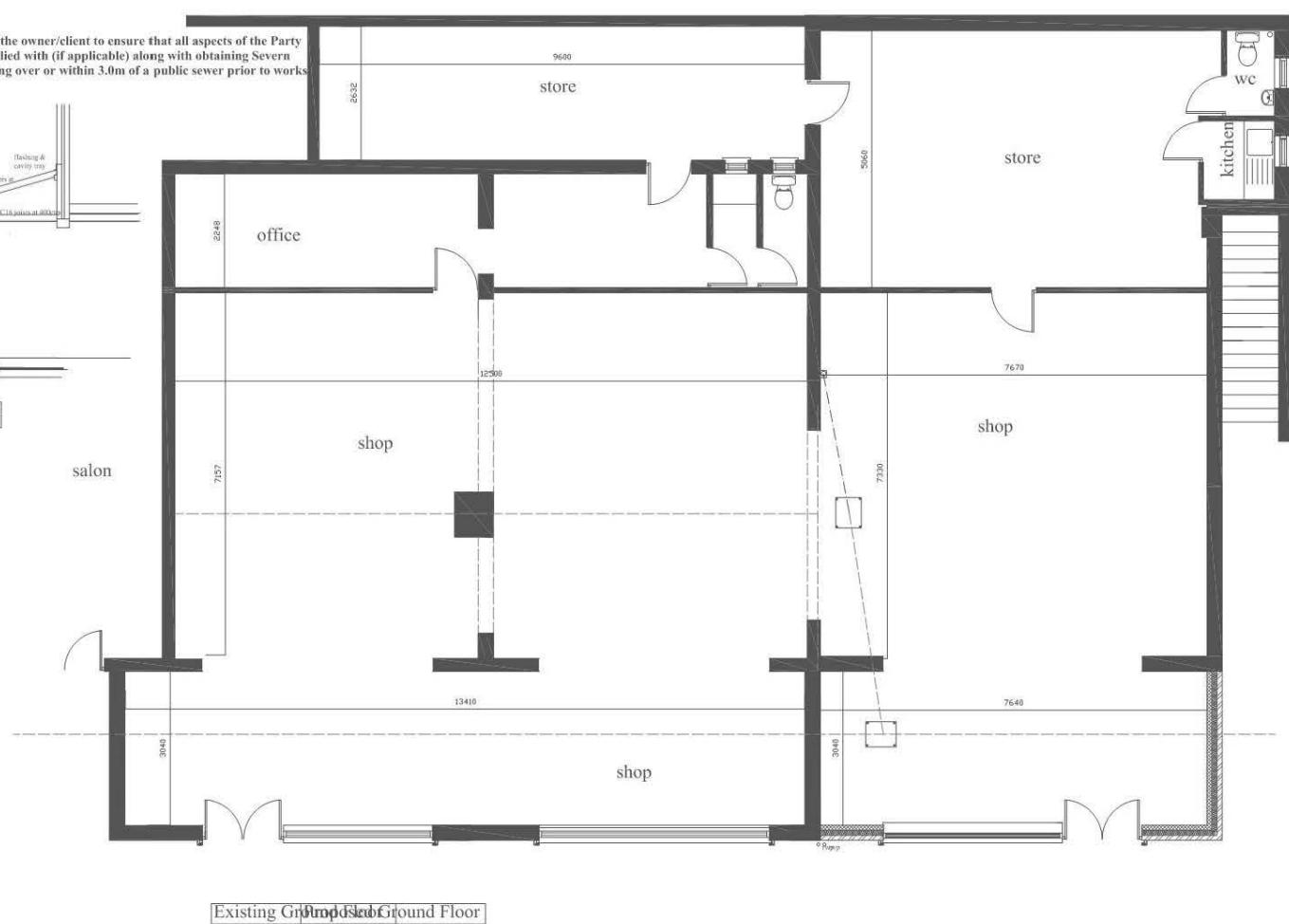
All dimensions must be checked on site before work begins

Drawing for Planning & Building Regulation approval

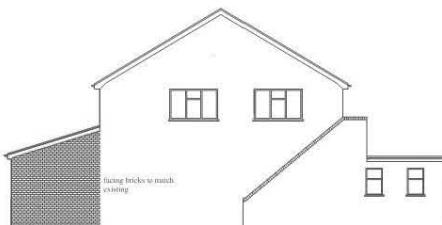
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Section



Existing Ground Floor
Proposed Ground Floor



Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation

FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 laid to a minimum thickness of 300mm. Depth of foundation to be a minimum of 1mtr. and a minimum of 600mm wide in good clay substrate, to the invert of any close drains. Depths may also be affected by any close or nearby services. All foundations shall be overlaid with a 100mm thick DPM. The foundation of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shattered or a precast drain spout over with a 150mm wide beam and bearing and any drains passing beneath the building to be surrounded in 150mm of P gravel and protected.

GROUND FLOOR CONSTRUCTION

150mm Trowel finished or powerfloat concrete on 1000g polythene vapour check on Celotex GA4080 insulation with min 25mm thick upstand to perimeter on 120g polythene cladding lapped into dpc 150mm well consolidated subgrade free hand.

WALLS UP TO DPC

To be class B engineering or similar laid in 1:3 cement sand mortar to BS: 1200, up to DPC which is to be laid at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be ducted through to air bricks within this wall.

EXTERNAL WALL CONSTRUCTION

100mm facing bricks to be pointing 100mm cavity fully filled with Rockwool insulation, 100mm thermal block m/c & 0.18w/mK. 5mm plaster skin internally on 12.5 plasterboard. Cavity to be sealed with proprietary insulated cavity closers. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 225mm of openings. Prefomed and insulated galvanised steel timbers over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

PITCHED ROOF CONSTRUCTION

Tiles to match existing - suitable to pitch - on battens on breathable roofing membrane to SW rafters as indicated tied to walls across 3no rafters with 30 x 5mm MS strips at max 2.0m ctrs with noggin below. 12.5mm plasterboard & skin ceiling. 150mm mineral wool insulation 100mm between joists 170mm above.

WINDOWS & DOORS

Windows to be double glazed with a soft low E coating to give a max "U" value of 1.60w/m²K. New doors to have max "U" value of 1.80w/m²K.

Glazing in critical locations - below 800mm from proposed floor level, glazing in doors and side panels within 500mm and to a maximum height of 1500mm to be toughened or laminated safety glass in comply with approved document K. To BS6206.

DRAINAGE

Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 meters away from any dwelling. Sourcing to be designed BRE Digest 365.

All 100mm under-ground drainage to be laid to a fall of 1:40 and laid in 150mm of P gravel and if within 500mm of ground level to be protected with a weak mix of concrete & slabbed over. Appropriate inspection chambers to be installed or built where required and on any change of direction or foul runs, also roofing points to be installed when necessary, any internal inspection chambers will require double sealed lids.

Drains passing under building to be surrounded in 150mm of P gravel and fettled over where passing through walls.

STEELWORK

Structural steelwork is to have minimum end bearings of 100mm on specified pad stones. All structural steelwork is to have at least 1/2 hour fire protection - min 2 layers 9mm plasterboard & skin.

LEADWORK & CAVITY TRAYS

All lead to be laid to a slope of 4:1 lead, and lead valleys to be done in code 5 lead.

A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

PROTECTIVE MEMBRANES

If site conditions permit, then fill area, a 120mm membrane is to be lapped across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.

LIGHTING EFFICIENCY
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building work provide fixed energy efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings). Lighting should achieve an initial efficiency of no less than 40 Lumens per watt.

ELECTRICAL INSTALLATION

To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme.

PLUMBCING SEWERS

If within 5mtrs of a public sewer then Severn Trents permission shall be obtained in writing giving their consent. A drainage survey to be carried out by CCTV before commencing work at completion and a copy of the report sent to Severn Trent.

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| Date: Jan'20 | Scale: 1:50 & 1:100 | Drg No: 012101/2 | Revision: |
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JMA
Building
Design

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Mile Oak
Tamworth
tel: 01827 287877
mob: 07710 038290
email: Dgmalpas@aol.com

Proposed Plans & Elevations

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Drawing for Planning & Building Regulation approval