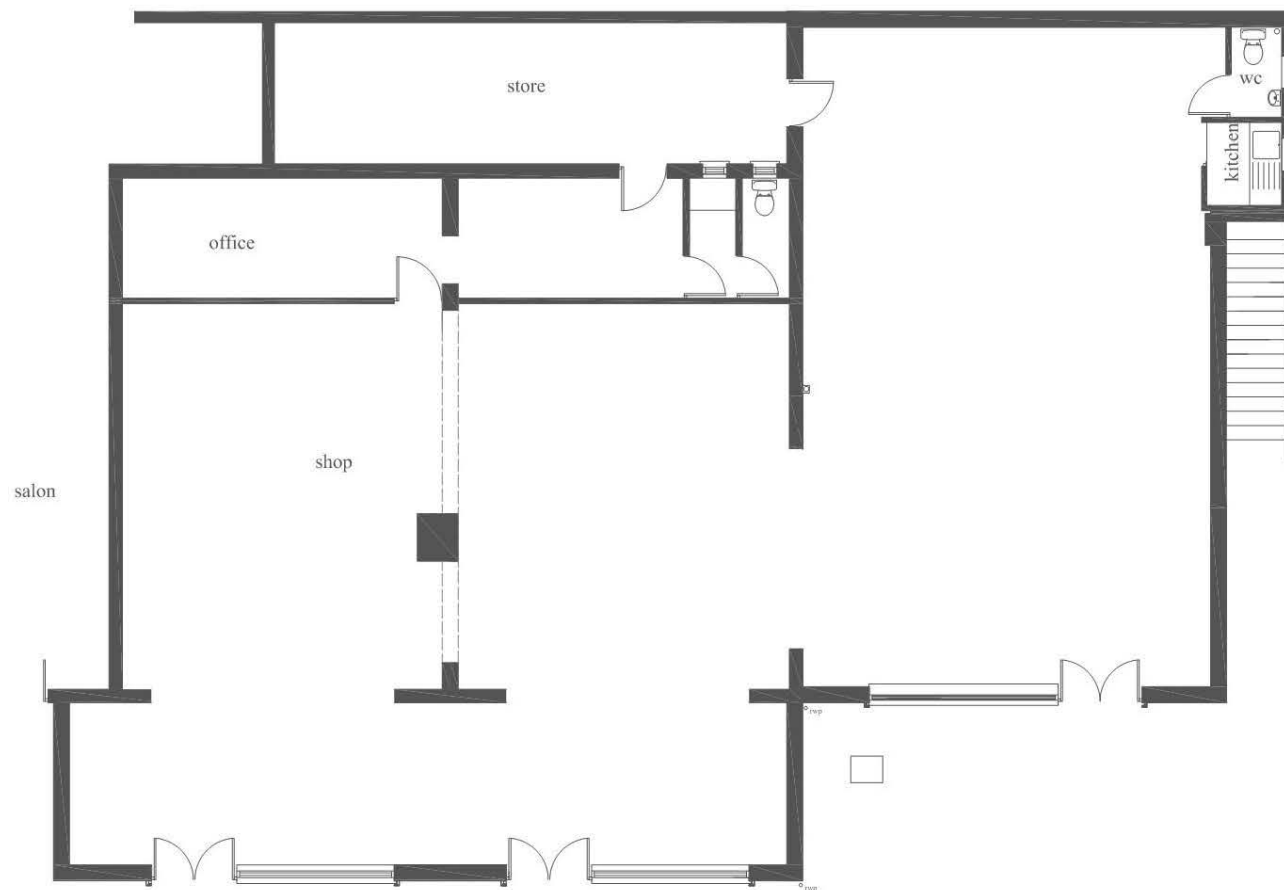


It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



Existing Ground Floor

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 electricity cables before commencing on site, positions of service cable to be marked on site, and also on copy of plans, once position of cable has been established.

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No	Date	Revision

Proposal
Extension to Shop at
44 & 46 Chartwell
Tamworth

Date:	Scale:	Dwg No:	Revision:
October 20	1:50 & 1:100	102009/1	

JMA
Building
Design

6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob: 07710 038290
email: Dgmalpas@aol.com

Existing Plans & Elevations

All dimensions must be checked on site before work begins.

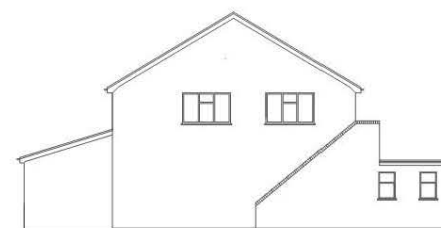
Drawing for Planning & Building Regulation approval



Existing Side Elevation

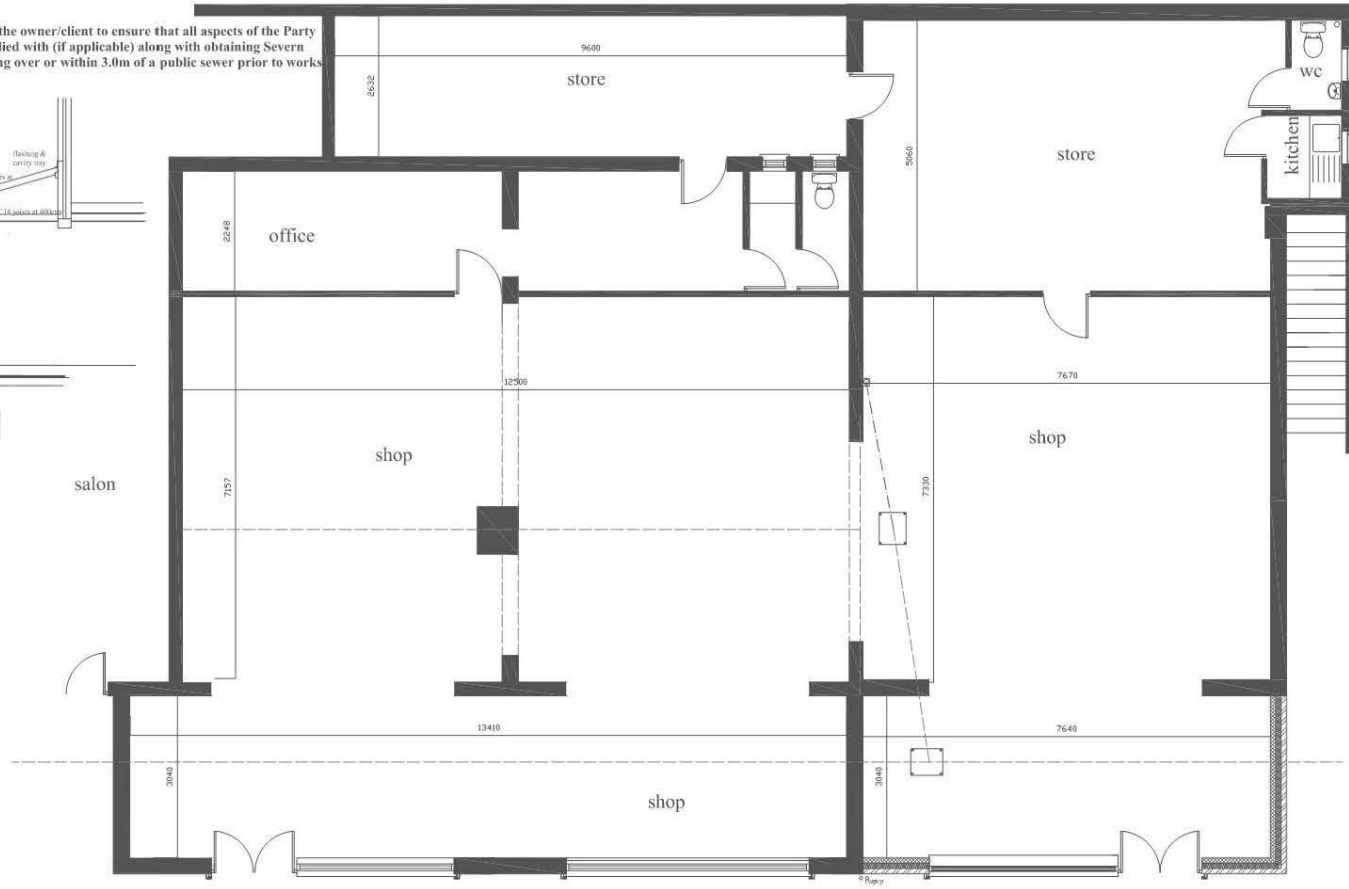
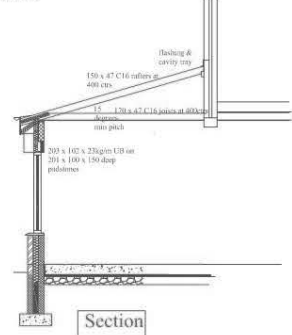


Existing Front Elevation

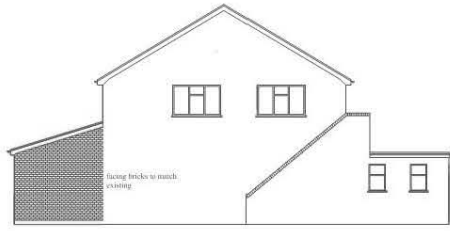


Existing Side Elevation

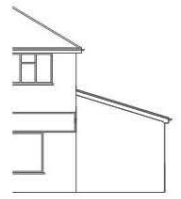
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Existing Ground Level



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 neighbouring trees. Any stepped foundation shall be overlapped by at least the width 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 shuttered and a precast lined used to span over with a min. of 150mm end 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 1200g polythene dpm lapped into dpc on 150mm well consolidated sulphate free hardcore.

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
102mm facing bricks to match existing 100mm cavity fully filled with Rockwool insulation, 100mm thermal block min k value 0.18w/mK. 5mm plaster skim internally on 12.5 plasterboard. Cavities 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. Performed and insulated galvanised steel lintels 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 on SW rafters as indicated tied to walls across 3no rafters with 30 x 5mm MS straps at max 2.0m ctrs with nogging below. 12.5mm plasterboard & skim ceiling. Min 270mm 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 finished floor level, glazing in doors and side panels within 300mm and to a maximum height of 1500mm to be toughened or laminated safety glass to comply with approval 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 metres away from any dwelling. Soakaways to be designed BRE Digest 365.

All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbod over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding 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 lintelled 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 & skim.

LEADWORK & CAVITY TRAYS
All lead flashings to be done in code 4 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 the site is within 250mm of a land fill area, a 1200g 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 not less than 40 Lumens per circuit.

All external light fittings must have either a lamp capacity no greater than 100 lamp watts per light fitting with all lamps automatically controlled to switch off when the area becomes unoccupied or when the daylight is sufficient.

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

PUBLIC SEWERS
If within 3mtrs 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 and at completion and a copy of the report sent to Severn Trent.

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No	Date	Revision
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Proposal Extension to Shop at 44 & 46 Chartwell Tamworth			
Date: Jan'20	Scale: 1:50 & 1:100	Dwg No: 012101/2	Revision:

JMA
Building
Design

6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob: 07710 038290
email: Dgmalpas@aol.com

Proposed Plans & Elevations

All dimensions must be checked on site before work begins.
Drawing for Planning & Building Regulation approval