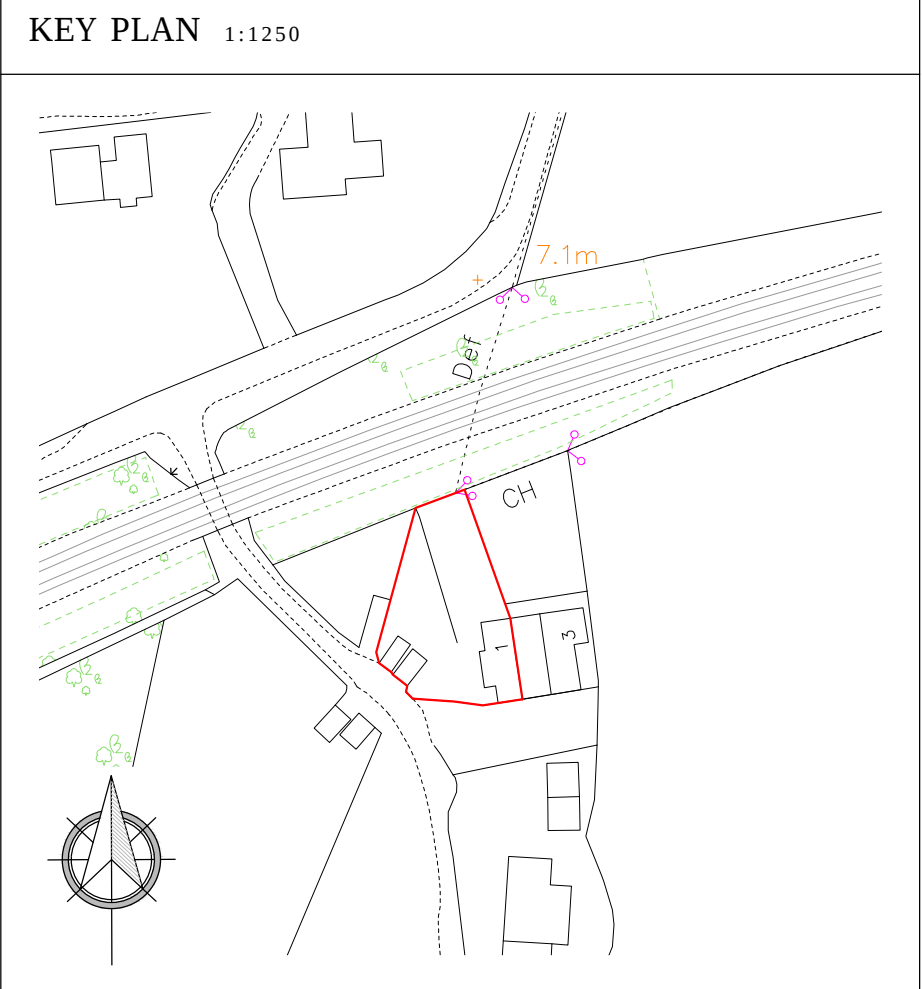
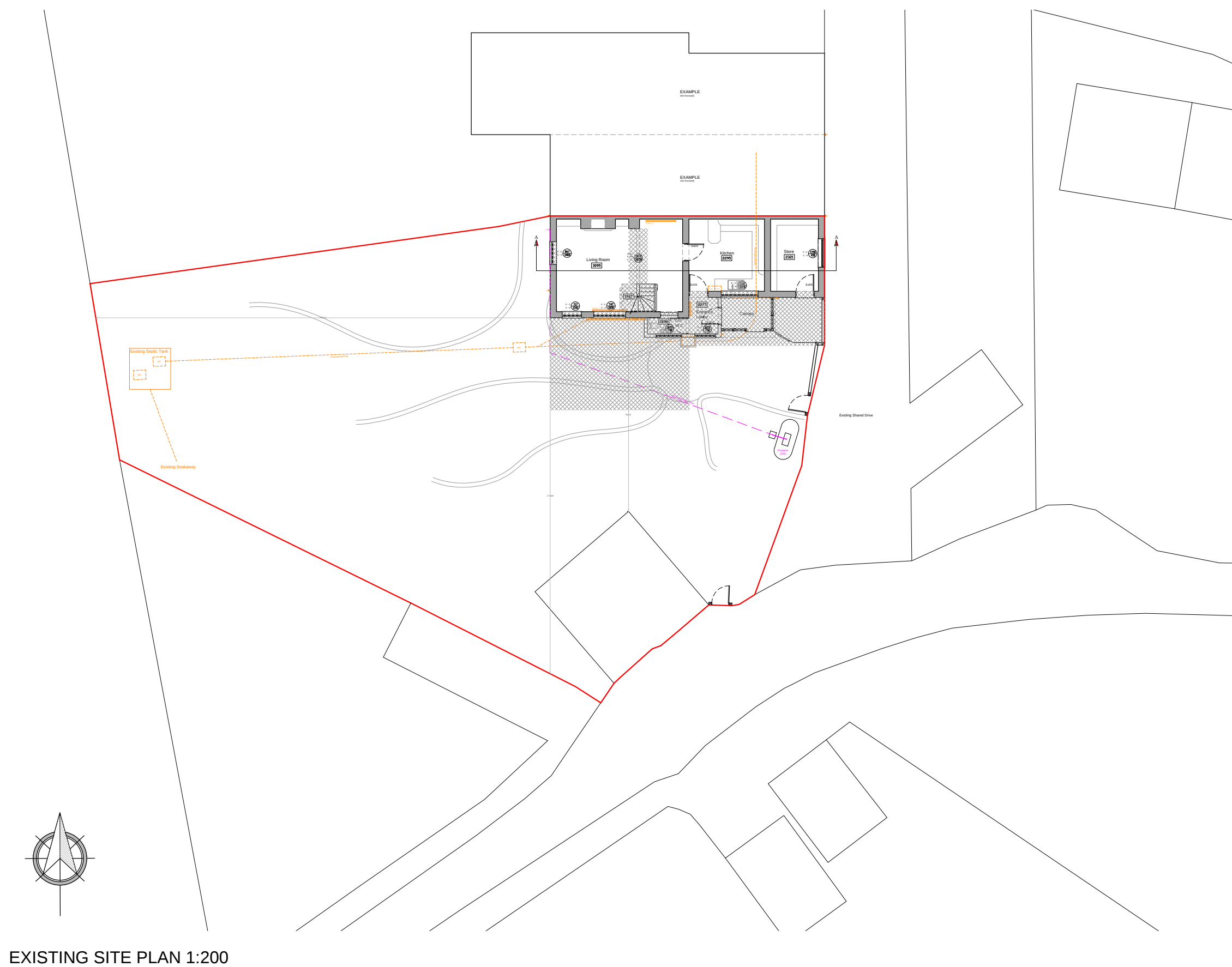
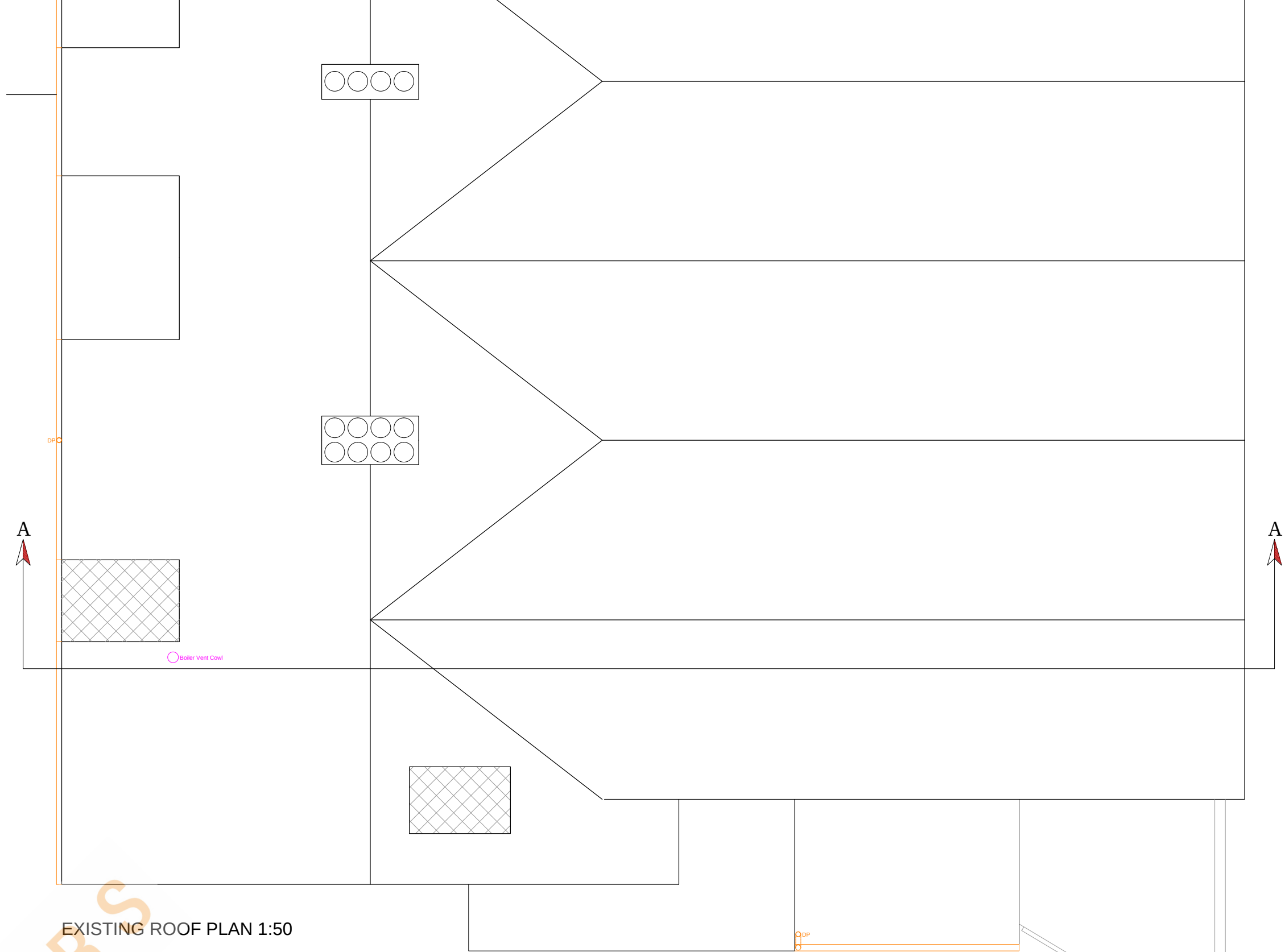
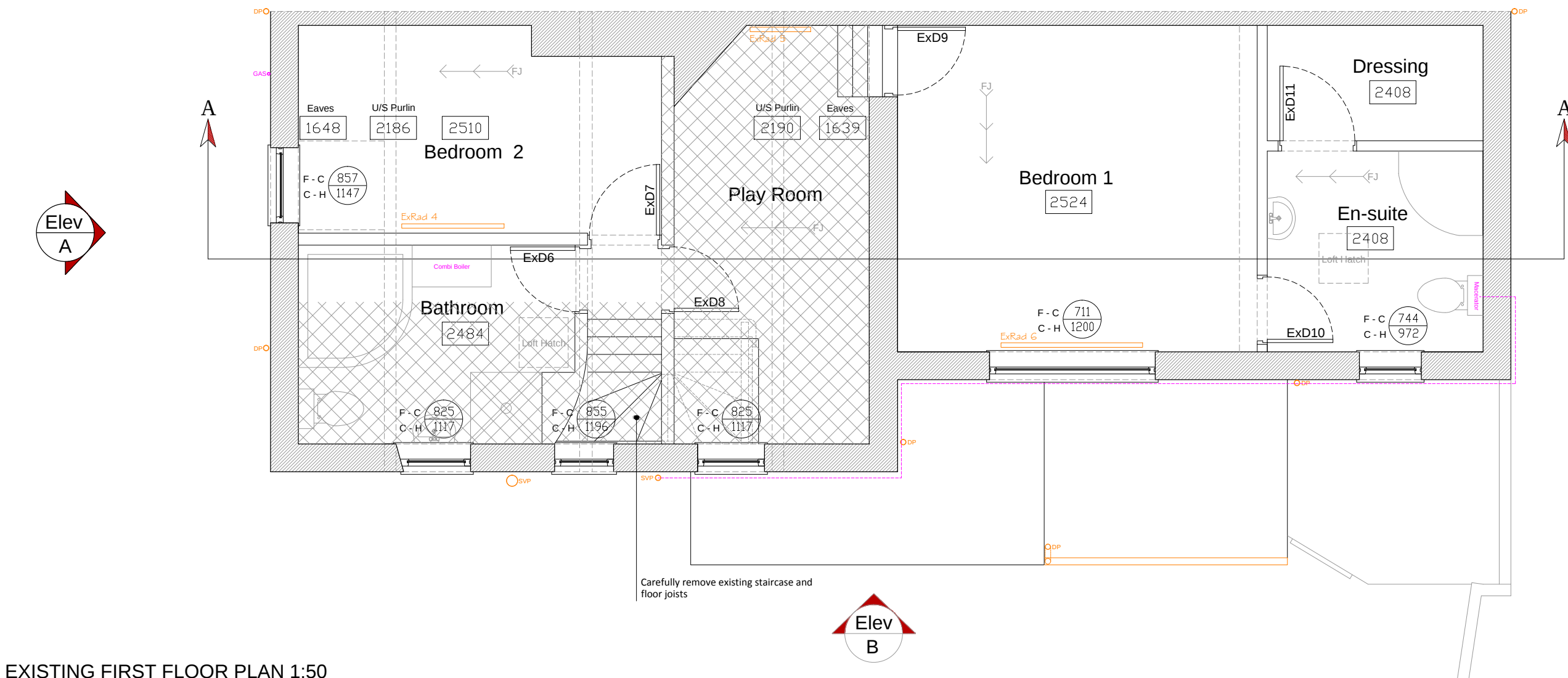
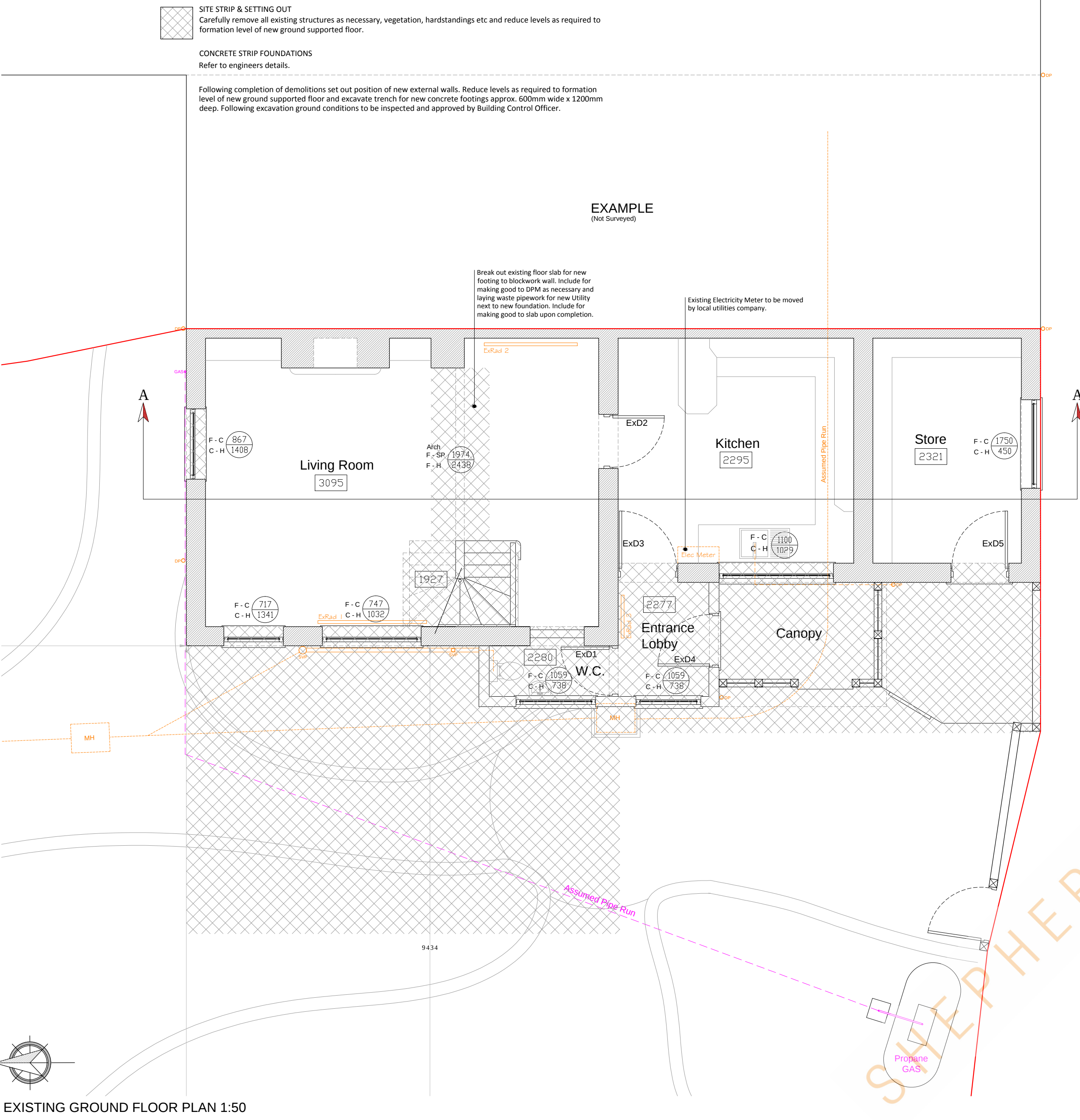




NOTES

APPLICATION FOR BUILDING REGULATIONS

EXAMPLE

REVISIONS				
Rev	Description	Drwn	Date	Chkd
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PROJECT

Example

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Example

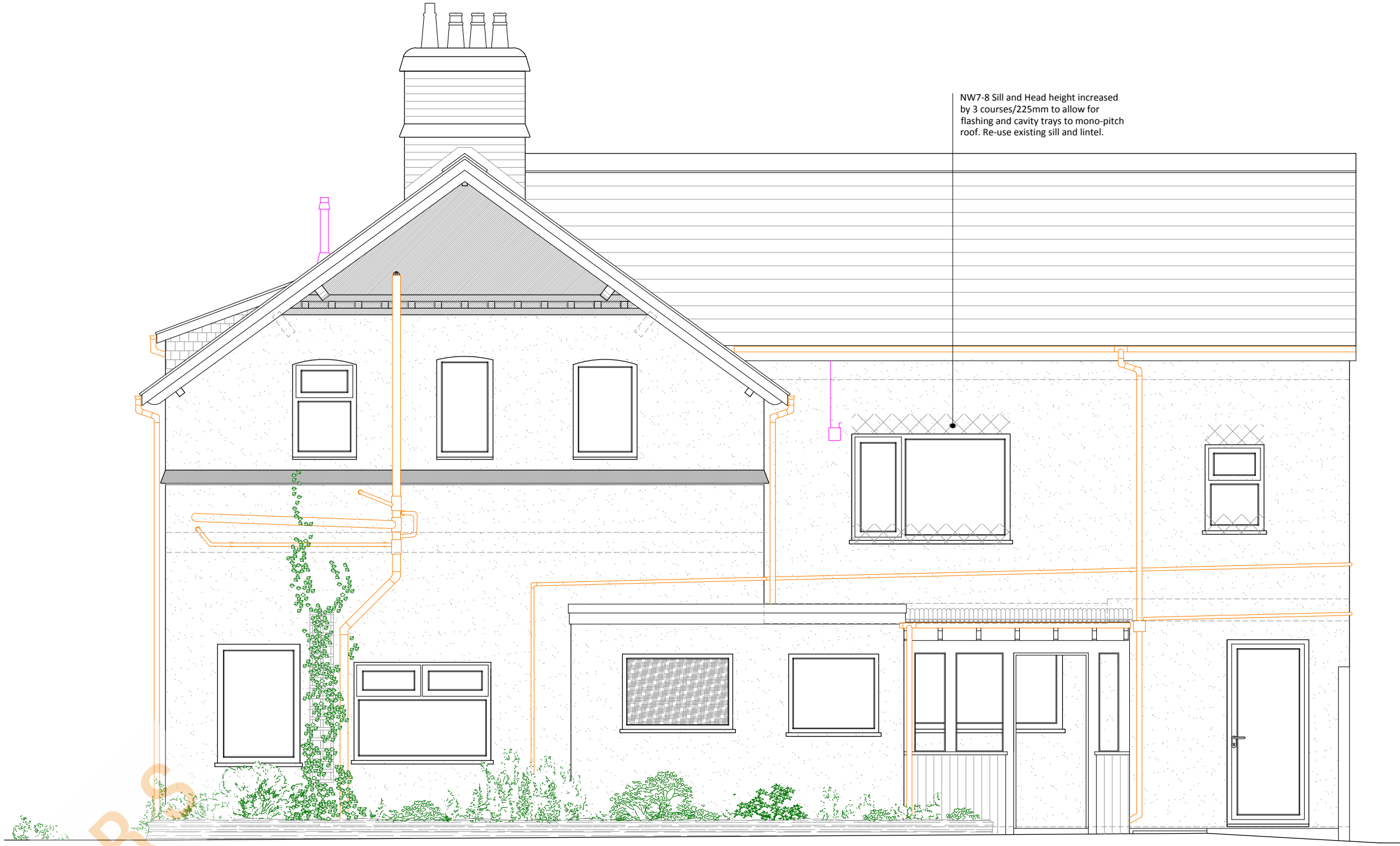
DRAWING TITLE

Existing Site, Ground Floor, First Floor & Roof Plans

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DRAWING NUMBER 0000/BR/001							
REV NO.							



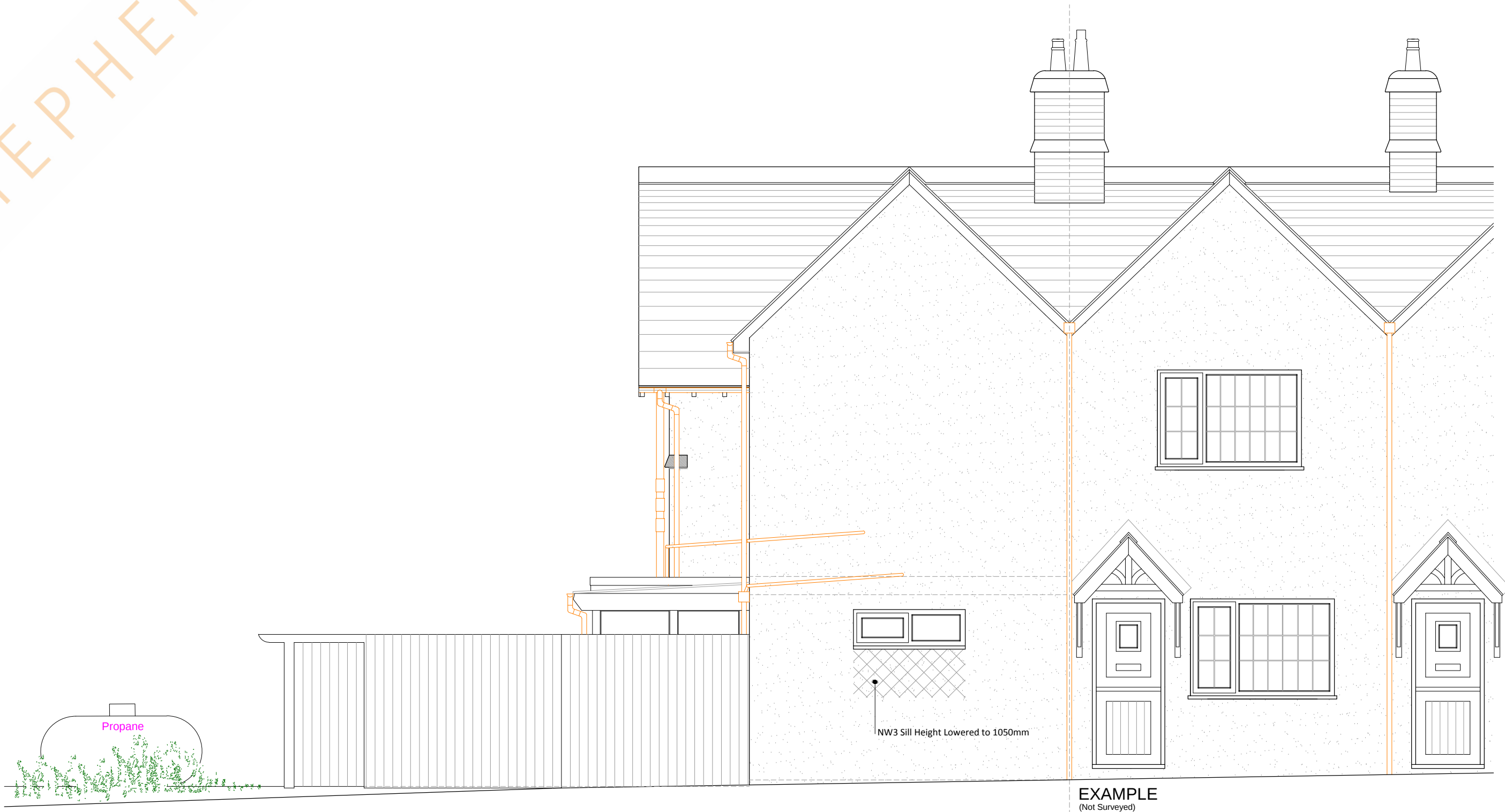
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EXISTING SIDE ELEVATION B 1:50

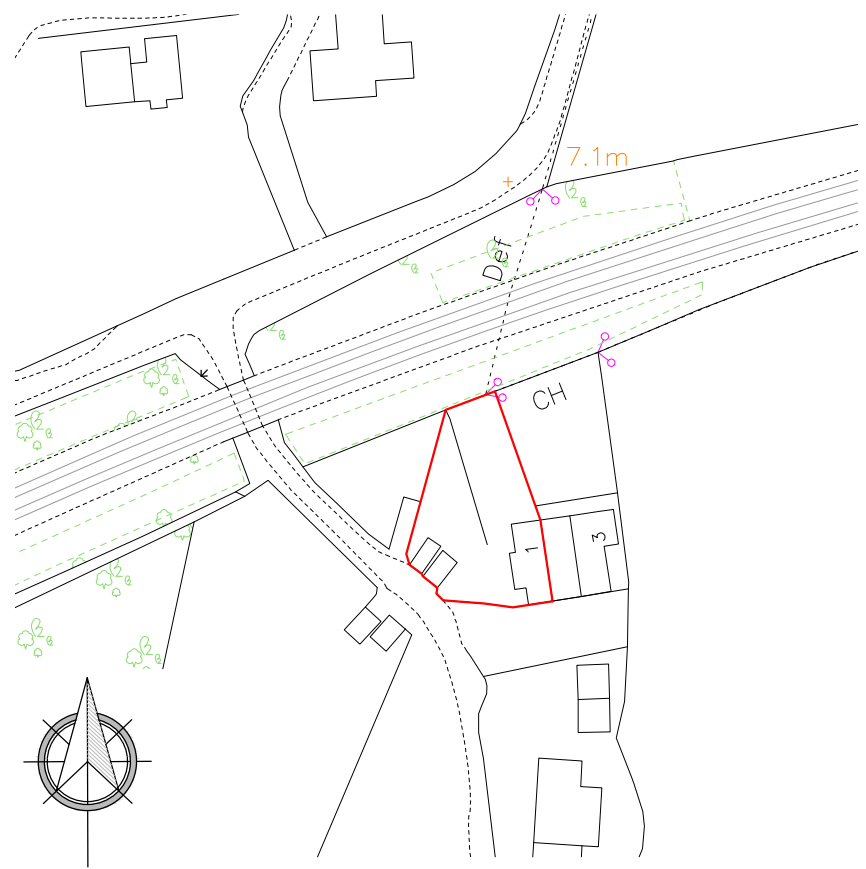


EXISTING SITE PHOTOGRAPHS



EXISTING REAR ELEVATION C 1:50

KEY PLAN 1:1250



NOTES

APPLICATION FOR BUILDING REGULATIONS EXAMPLE

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PROJECT

EXAMPLE

CLIENT

EXAMPLE

DRAWING TITLE

Existing Elevations

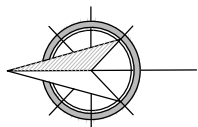
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DRAWING NUMBER 0000/BR/002

REV NO.

Example Example
002 - Existing Elevations

0000 / BR / 002



EXISTING SITE PLAN 1:100

Example Example 003 - Proposed Site Plan

0000 / BR / 003

INDICATIVE DRAINAGE LAYOUT



Proposed Drainage Runs



0 1m 2m 5m 10m

1:100

CONTRACTOR TO ENSURE THE FOLLOWING

TENDERING - The contractor is to visit site prior to submitting the priced tender. Include all works necessary to clear site prior to commencing works described below and related series of drawings comprising removal of vegetation, debris and adjusting site levels as necessary to achieve completion of the works. The contractor is to identify any discrepancies between the actual works and those described on the drawings and bring them to the clients immediate attention for instruction prior to execution.

PRICE IN CONJUNCTION WITH ENGINEERS DESIGNS AND DETAILS

Do not scale from the plans.

All drainage and foundation work is notional and subject to the conditions and circumstances on site.

THESE PLANS HAVE BEEN PRODUCED TO OBTAIN BUILDING REGULATION APPROVAL ONLY. THE CONTRACTOR IS TO SATISFY THAT ALL WORKS NECESSARY TO COMPLETE THE PROJECT HAVE BEEN ALLOWED FOR

SITE PROCEDURES/ EXECUTION OF THE WORKS

The contractor is to familiarize himself and fully understand the plans and any appropriate structural details before the commencement of the works.

All dimensions are to be checked on site prior to commencement of the works with any errors or discrepancies reported to the designer/ Client immediately.

The site is to be kept tidy at all times, no refuse burned on site and normal working hours to be observed. The contractor is take measures to prevent the leaving of debris on the public highway by construction traffic. The site is to be left clean after the completion of the works.

The plans are to be read and executed in conjunction with the engineers drawings and details. Do not scale from the plans - use only written dimensions where shown in conjunction with on site actual dimensions.

The works are to be executed only from the plans and details stamped 'approved' from both the LA planning department and building control office.

STATUTORY OBLIGATIONS

All work is to comply entirely with the current Approved Documents of the national Building Regulations, codes of practice and British/ European Standards.

All electrical works are to be installed and inspected by a IEE registered engineer

All gas supplies and installations to be executed by a Corgi registered engineer

All statutory site inspections at relevant stages are to be observed and approved by a LA building control office before covering the works. All works to be to the full satisfaction and approval of the LA Building Control Office

All structural work to be inspected at the relevant stages by the project engineer (in conjunction with the LA building control). Allow for agreeing a schedule of visits with the engineer prior to the commencement of the works.

THE CONTRACTOR IS TO OBTAIN THE COMPLETION CERTIFICATE FROM THE LA UPON COMPLETION OF THE WORKS

CONSTRUCTION STANDARDS AND REGULATIONS

All work to be in full accordance with the standards for materials and workmanship identified in Regulation 7

All concrete work to be carried out to BS5328 : 1981 and BS1282 : 1985

Wall ties to BS1243

Chipboarding to BS5669 Part 2 : 1989

All brickwork to be carried out to BS1257 & BS5328 : part three : 1985

All timber to be treated with an appropriate preservative in compliance with BS1282 : 1975

Mortar to comply with BS5628pt. 1: 1978

All plastering to BS5492 : 1977

All steelwork to comply with BS449 and BS5950

All roof insulation to BS5803

Lead flat roof covering to be constructed as detailed in BS6915 : 1988

All windows to CP153 and doorframes to CP151

Smoke detectors to BS5839 - 6

All rainwater goods and surface water drainage to BS6367 : 1983 and above ground drainage to BS5572

All sanitary fittings to BS6465 : part one

All structural timber to BS5268 with timber workmanship to BS1186 : parts one & two. Softwoods to BSCP1 860 with all non-structural timber to be vac-vac treated

All glass to BS952 & BS6282

Decoration to BSCP231

CLIENT TO ENSURE THE FOLLOWING

Construction Design & Management (CDM) Regulations - the contractor and the client are expected to understand their obligations under the current CDM regulations and be fully aware of their relevant application

The CDM Regulations apply to most construction projects. The Regulations do not apply to construction work for a domestic client.

Developers who as part of their business construct houses for subsequent transfer with land (whether by sale or other means) under the CDM Regulations have duties as clients.

If you have any doubt about whether the CDM Regulations apply to your project, or whether you have legal duties as a client, you should contact your local HSE office.

Connection to Existing Drainage System

FOUL SEWAGE ASSESSMENT

Proposed connection to existing Septic Tank and Soakaway that covers No.1-3 Railway Cottages, Next Ness, Ulverston, Cumbria LA12 7QW.

EXISTING DAILY FLOW (With reference to British waters "Flow and Loads 3- Sludge Criteria, Treatment Capacity for Sewage Treatment Systems")
"A treatment system for a single house with up to and including 3 bedrooms shall be designed for a minimum population (P) of 5 people."

No.1 - 5 P System (2 Bedroom)

No.2 - 6 P System (4 Bedroom)

No.3 - 6 P System (4 Bedroom)

Total (5+6+6) = 17P

PROPOSED DAILY FLOW

No.1 - 5 P System (2 Bedroom)

No.2 - 6 P System (4 Bedroom)

No.3 - 6 P System (4 Bedroom)

Total (5+6+6) = 17P

MAINTENANCE

The Soakaways have been renewed within the last 12 Months.

The septic tank was emptied 18 Months previous and is due to be emptied in 3 months time.

PART H (Drainage and Waste Disposal)

ABOVE GROUND DRAINAGE

Waste Sizes :-

Sink 40mm (3m max to stack)

Sink 50mm (4m max to stack)

Basin 32mm (1.7m max to stack)

Basin 40mm (3m max to stack)

All above ground drainage in full accordance with AP Building Regulation Part H

All internal wastes to have solvent welded joints.

BELOW GROUND DRAINAGE

All drainage work is notional. Exact location of existing below ground drainage/ connections to site and invert levels to be ascertained prior to commencement. Combined system assumed - confirm with Building Control Officer.

All works to be to the satisfaction of Local Authority Building Control Officer, in accordance with BS8301 : 1985 and AP Building Regulation H4 & H5.

Foundation trench depths to be agreed with the Building Control Officer on site upon locating of the drainage system.

New drainage runs comprise of 100mm diameter PVC-U pipework by Hepworth or similar, laid on Class N bedding to a 1:40 fall. All new pipework and accessories to comply with BS5414. Any pipework

visible on elevations to black accordingly.

Drainage passing beneath the building to be encased in 150mm concrete and adequately protected where passing through walls. Where the drain penetrates the wall, the opening is to be lintelled over to give 50mm space all round the pipe. Opening to be masked both sides with rigid sheet material to prevent entry of fil or vermin. Drainage encased in concrete to have movement joints formed with compressible board at each socket or sleeve joint face.

Drainage below foundations within 1m is to have trenches filled with concrete up to the lowest level of the foundation. Drainage below foundations exceeding 1m to be filled with concrete to the underside of the foundation to a depth the same as the distance horizontally away from the building less 150mm

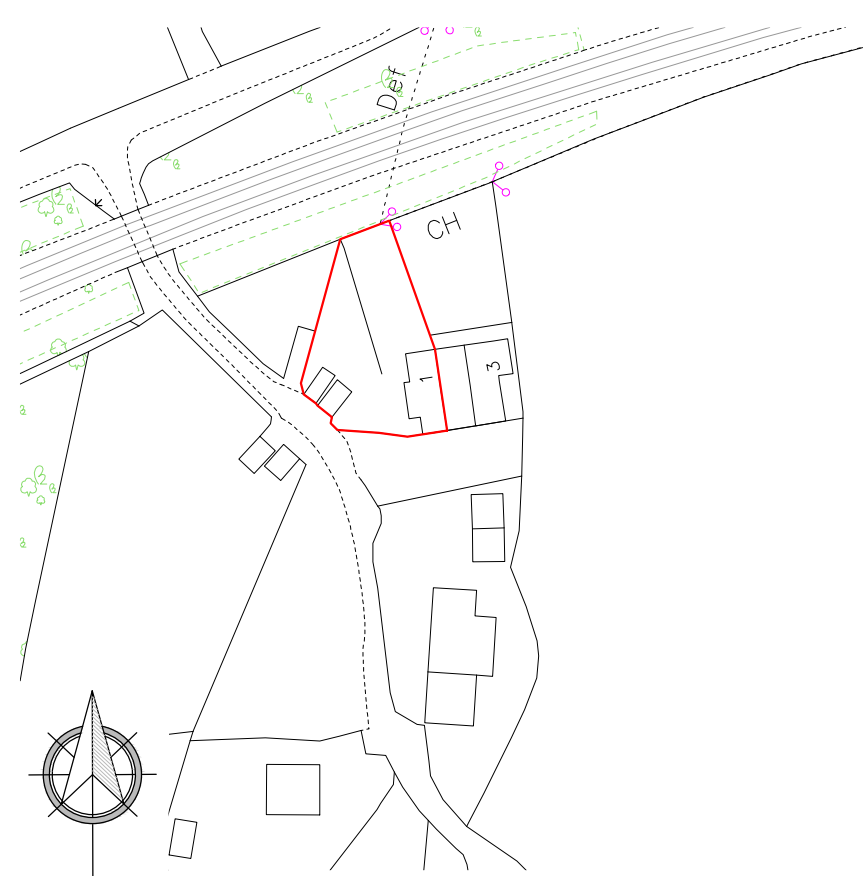
All existing and new drainage to be tested when laid and again on completion to the satisfaction of the Building Control Officer. Water testing in accordance with BS8301.

Inspection Chambers/ Manholes

Hepworth GRP inspection chambers as agreed with the BCO installed in strict accordance with the manufacturer's instructions or masonry manhole construction comprising an internal dimension and cover size to suit invert of drain (contractor to ascertain on site), min 150mm thick concrete base (30N/mm²), 225mm thick class B Engineering brick walls constructed in water bond and flush pointed internally. Manhole to be haunched smooth internally - where deeper than 1000mm to invert level fit step irons or fixed ladder.

Fit Class AA cover and frame.

KEY PLAN 1:1250



NOTES

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PROJECT

Example

CLIENT

Example

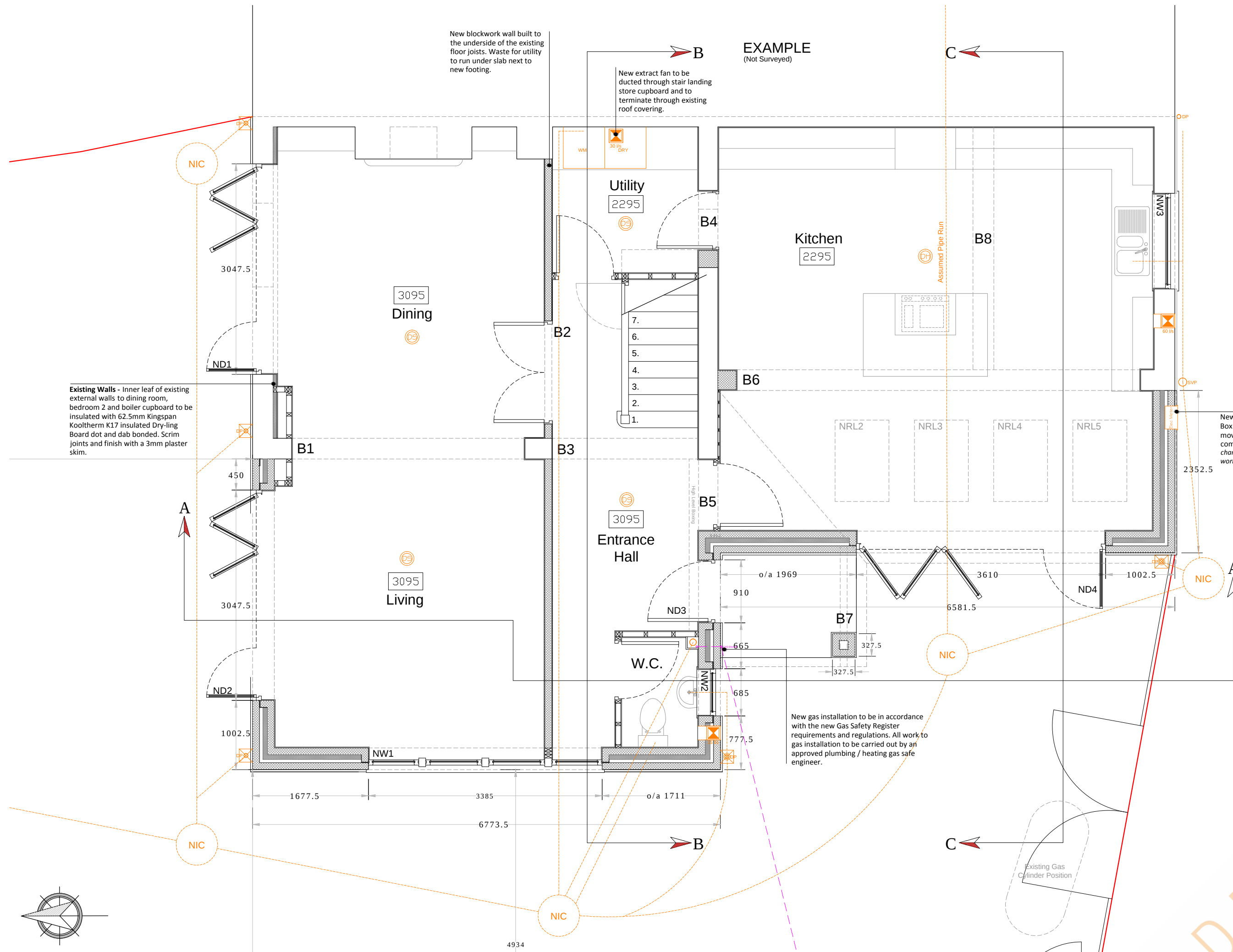
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Proposed Site Plans

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DRAWING NUMBER 0000/BR/003

REV NO.



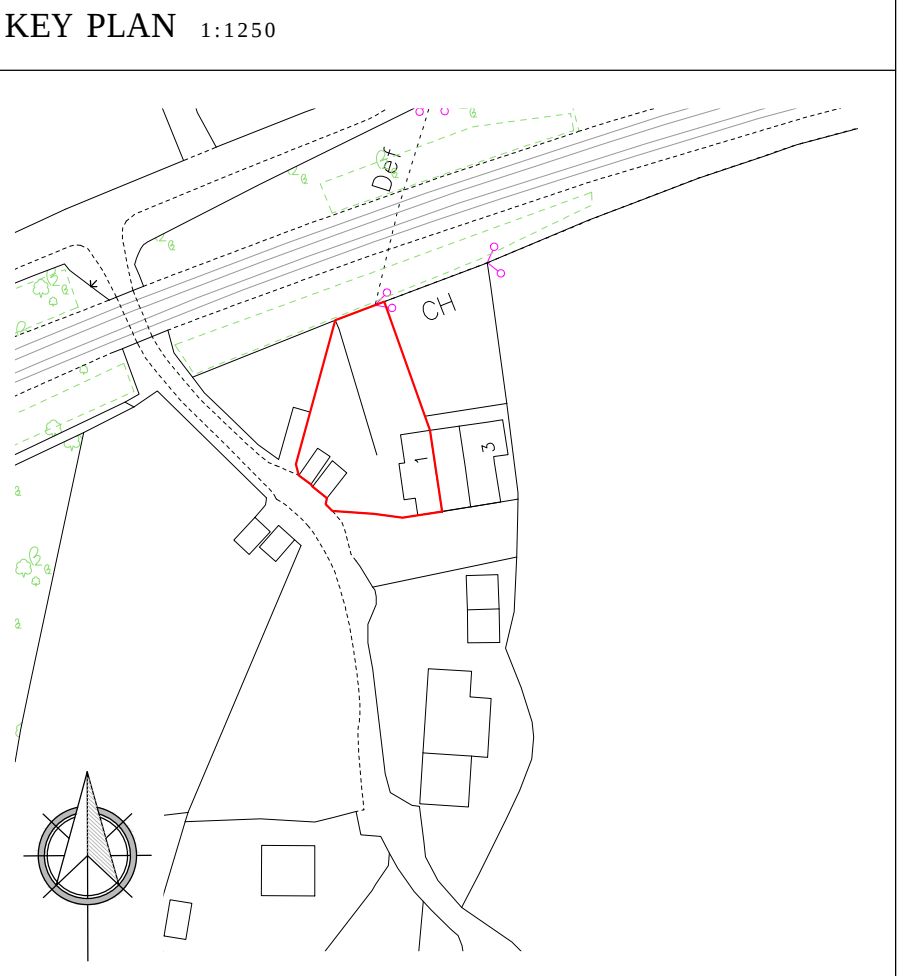
PROPOSED GROUND FLOOR PLAN 1:50

- PART A (Structural Safety)**
Provide and install new steel beams and lintels as per structural engineers drawings and schedule.
NW1-8, ND1-6, NB1-13.
- PART B (Fire Safety)**
All new structural steelwork to be given 30mins fire protection.
- Fire Detection & Alarm
Extend/ alter existing fire alarm system in accordance with BS 5839 : Part 1
- Smoke/Heat detectors
Smoke/heat detector to be mains wired with battery back up, installed at ceiling height to the positions shown on the plans. Installation to be in accordance with BS 5839 Part 1
- Means of Escape
New final exit door to be fitted with lever handle/ thumb turn to allow for ease of operation without the need of a key.
- PART C (Resistance to Contaminants & Moisture)**
2000 gauge Visqueen Damp Proof Membrane laid on sand binding between concrete slab & subbase - forming upstand continuous with blockwork Xtra-load DPC's. Horizontal Xtra-load DPC to outer face brickwork 150mm from ground level and stopped/ secondary DPC where ground formed against the new entrance doors for level access.
- PART D (Toxic Substances)**
N/A
- PART E (Resistance to Sound)**
Timber Studwork
50mm Isover APR 1200 in the cavity
- Blockwork
Inner leaf of new external walls to have plaster finish comprising a 2 coat system; 1st coat - 11mm Gyproc Hardwall plaster, 2nd coat - 2-3mm thick Gyproc Thistle multi-finish
- PART F (Ventilation)**
All habitable rooms are to have a window area of not less than 1/10th the floor area of the room, provided with an operable area of not less than 1/20th of the room. Provide background ventilation via trickle vents of not less than 8000mm2 in area to all habitable rooms.
- Kitchen to be fitted with mechanical extract fan capable of extracting 60 litres per second. Fan to be wired to allow intermittent operation and fitted with a humidistat sensor.
- Utility to be fitted with mechanical extract fan capable of extracting 30 litres per second. Fan to be wired to allow intermittent operation and fitted with a humidistat sensor.
- Bathroom/En-Suites & W.C. to be fitted with a mechanical extract fan to provide an intermittent ventilation rate of not less than 15 litres per second. Fan to be fitted with a humidistat sensor. Fans to be wired in series with light switch to give a 15 minute overrun when light is turned off.
- PART G (Sanitation, Hot Water Safety and Water Efficiency)**
All fittings to comply with current British Standards and fitted in accordance with BS Codes of Practice, manufacturer's instructions and recommendations.
- Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.
- Workmanship should be in accordance with appropriate standards such as BS8000-15:1990 Workmanship on building sites code of practice for hot and cold water services.
- The water supply (Water Fittings) Regulations 1999 (SI 1999/1148) make provisions for appropriate backflow protection on taps including mixer fittings and hose connections.
- PART H (Drainage and Waste Disposal)**
See drawing 6017.BR.003

- PART J (Heat Producing Appliances)**
SPACE HEATING SYSTEM CONTROLS
Existing installation to be amended to provide radiators to newly formed rooms. New radiator to be controlled by thermostatic radiator valve. Pressed steel panel radiators provided with thermostatic radiator valves.
- HEATING/ PLUMBING WORKS
All hot water design and installation work to comply with ACOF requirements and regulations, AP Building Regulations Part L.
- All fittings to comply with current British Standards and fitted in accordance with BS Codes of Practice, manufacturer's instructions and recommendations.
All pipework located within an unheated space to be encased in 50mm of insulating material of a minimum conductivity of 0.045 W/m.k
- GAS INSTALLATION**
All installations to be in accordance with the new Gas Safety Register requirements and regulations.
- All work to gas installation to be carried out by an approved plumbing / heating gas safe engineer.
- All fittings to comply with current British Standards and fitted in accordance with BS Codes of Practice, manufacturers instructions and recommendations.
- PART K (Protection from Falling)**
STAIRCASE
1000mm wide closed riser timber staircase with 205mm risers and 240mm goings (approximate).
Handrail to be positioned minimum 900mm from the pitch line on each side of stair.
Minimum headroom to staircase to be 2.0m
- Guarding to landing and sides of staircase shall be constructed so that a 100mm sphere cannot pass through any opening in the guarding.
Guarding shall be of a design that is not readily climbable.
- GUARDING**
New glass balustrade to dormers to be minimum 1100mm high from finished floor level. Design should be such that a 100mm sphere cannot pass through any opening in the guarding.
- PART L (Conservation of Fuel and Power)**
Roof - New and Existing
Refer to Drawing 6017.BR.005
- New Walls**
External leaf - 100mm Tarmac Topcrete Standard block 7.3 N/mm²
60mm partial fill Kingspan Kooltherm K8 Cavity Board in an overall 110mm wide cavity
Internal leaf - 100mm Tarmac Topcrete Standard block 7.3 N/mm²
- U-value achieved 0.23 W/m².K
- Existing Walls** - Assumed clear cavity
Inner leaf of existing external walls to dining room, bedroom 2 and boiler cupboard to be insulated as indicated with 62.5mm Kingspan Kooltherm K17 insulated Dry-Ling Board dot and dab bonded. Scrim joints and finish with a 3mm plaster skim.
- U-value achieved 0.28 W/m².K
- Foundations**
125mm Kingspan Kooltherm K3 Floorboard under slab insulation
P/A Ratio - 22m/38m² = 0.57 U-value achieved 0.13 W/m².K
- WINDOWS**
Provide and fix purpose made Part L compliant timber windows as indicated - min U-value achieved 1.6 W/m².K.
- BI-FOLDING DOORS**
Provide and fix purpose made Part L compliant timber bi-folding doors as indicated - min U-value achieved 1.6 W/m².K.
- EXTERNAL DOORS**
Provide and fix purpose made Part L compliant timber front entrance door as indicated - min U-value achieved 1.6 W/m².K.
- On completion of all external works doors and windows are to be mastic pointed. Colour - White

- GLAZING**
Glazing to comprise 28mm glazing units (Pilkington's Optiflow or similar) outer pane, 90% argon filled air void with aluminum spacer and Low E (Pilkington's K-glass or similar) inner pane (all 4mm glass with 16mm cavities) in conjunction with 'Framing' profile giving a 'C' BRRC Rating - min U-value achieved 1.6 W/m².K
- Safe breaking glazing to BS6206 1981 must be used to the following critical locations - in walls between finished floor level and 800mm vertical height; in doors between finished floor level and 1500mm vertical height and within 300mm either side of a door between finished floor level and 1500mm vertical height.
- All habitable rooms are to have a window area of not less than 1/10th the floor area of the room, provided with an operable area of not less than 1/20th of the room. Provide background ventilation via trickle vents of not less than 8000mm2 in area to all habitable rooms.
- Insulating vertical DPCs at all reveals & Thermabate Cavity Closers at head and cills.
- All pipework incorporated within the water supply and heating system located within an unheated space to be encased in 50mm of insulating material of a minimum conductivity of 0.045 W/m.k
- Lighting Efficiency - at least one quarter of all new light fittings to be installed are to be capable of taking lamps having a luminous efficacy greater than 40 Lumens per circuit Watt - such as compact fluorescent fittings. All external lighting to have lamps which do not exceed a capacity of 150 Watts and switch off when there is sufficient daylight and when not required during night.
- PART M (Access to and Use of Buildings)**
- Contrasting Colours
Internal decoration scheme including door frames/ door furniture/ surrounding walls and grab rails and new tiling to have contrasting colours greater than 30 points, complying with the current AD Part M
- Accessible switches and socket outlets
Socket outlets to be provided at 450mm above finished floor level
Switches to be positioned 1000mm above finished floor level
- Level handles to be fitted allowing operation by closed fist and be not cold to touch.
- Door furniture to have colour contrast with door surface.
- EXTERNAL DOORS**
Provide and fix purpose made Part L compliant bi-folding doors as indicated.
- Safe breaking glazing to BS6206 1981 must be used to the following critical locations - in walls between finished floor level and 800mm vertical height; in doors between finished floor level and 1500mm vertical height and within 300mm either side of a door between finished floor level and 1500mm vertical height.
- On completion of all external works doors are to be mastic pointed. Colour - White
- PART P (Electrical Safety)**
New installation to be in accordance with and BS Codes of Practices. BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so and with membership of an approved scheme
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current IEE regulations and AP Building Regulation Part P (Electrical Safety) by a competent person registered with an Electrical Self Certification body authorised by the Secretary of State.
- The competent person is to issue to the Building Control Office a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the certificate and a BS7671 Electrical Installation Test Certificate.
- All fittings to comply with current British Standards and fitted in accordance with BS Codes of Practice, manufacturers instructions and recommendations.
- New high task lighting to be designed to give good colour rendering to desk/ counter level.
- Socket outlets to be provided at 450mm above finished floor level
Switches to be positioned 1000mm above finished floor level
- SITE STRIP & SETTING OUT**
Carefully remove all existing structures as necessary, vegetation, hardstandings etc and reduce levels as required to formation level of new ground supported floor.

- CONCRETE STRIP FOUNDATIONS**
Refer to engineers details.
- Following completion of demolitions set out position of new external walls. Reduce levels as required to formation level of new ground supported floor and excavate trench for new concrete footings approx. 600mm wide x 1200mm deep. Following excavation ground conditions to be inspected and approved by Building Control Officer.
- Pour new concrete strip footings as per engineers details to support new external walls. Brickwork below ground to be Class 8 Engineering brick/Celcon Foundation Block. Cavity to external wall to be filled with a weak mix concrete to 225mm below dpc level/ floor level. Provide weep holes at 600mm centres.
- GROUND SUPPORTED FLOOR SLAB CONSTRUCTION**
- 150mm thick MOT Type 1 sub base well compacted and blinded with 50mm sand.
2000 gauge Visqueen Damp Proof Membrane (DPM and DPC to be continuous).
Pour new concrete floor slab as per Engineers Details. Include for 12mm Flexcell board between new slab and existing building.
125mm Kingspan Kooltherm K3 Floorboard or similar approved insulation below the slab.
- Ensure level of new finished floor level runs flush with the existing finished floor level as necessary with continuous DPM.
- CAVITY WALL CONSTRUCTION**
Refer to PART L (Conservation of Fuel and Power)
- DPC
Hyload DPC pitch polymer to BS743 not less than 150mm above ground level, bedded on mortar with minimum 100mm lapped joints. New and existing horizontal DPCs to be continuous with min 150mm lap.
- CAVITY CLOSERS/ REVEALS**
Cavities are to be closed at head and sill using Thermabate Cavity Closers and Insulating vertical DPCs at all reveals.
- CAVITY TRAYS**
Install new cavity trays as per manufacturers recommendations above all abutments. Include for reinstating masonry and making good to render.
- Abutments - Type E Cavitytray
Weep vents - Type W Cavity Weep vent
- WALL TIES**
Wall ties to be stainless steel and conform to BS1243 SUITABLE FOR 100MM WIDE CAVITIES. Ties to be embedded to a minimum depth of 50mm, positioned at maximum 750mm c/c horizontally and 450mm c/c vertically, (density of ties 2.5/m²). Ties to be evenly distributed over wall area in a staggered pattern. Additional ties are to be provided at 225mm c/c to the vertical edge of all window and door openings.
- INTERNAL WALLS**
- Timber Studwork
Construct new stud partitioning using 75 x 50mm treated timber studs as indicated on the drawing. Studs to be spaced at 400mm centres, noggins at 600mm centres. Infill studwork with 50mm thick Iso wool APR 1200. Including boxing in to all soil pipework. Include for cup and screwed access/ rodding points to boxing in.
- WALL FINISHES**
External Render (Refer to Elevations - Drawing no. 6017.BR.006)
- New & Existing Masonry
New and existing surfaces to have plaster finish comprising a 2 coat system; 1st coat - 11mm Gyproc Hardwall plaster, 2nd coat - 2-3mm thick Gyproc Thistle multi-finish - Including all corner angles and beads etc. necessary to complete the works Note: Existing Painted Internal brick surfaces to be prepared as necessary with 'Thistle/Gyplond'-ing agent or suitable similar approved.
- Timber Studwork
Provide and fix 12.5mm Gyproc Wallboard to new stud partitions. Scrim joints and finish with a 3mm plaster skim.
- Allow for using Moisture Resistant Gyproc Wallboard to inner faces of bathrooms.
- NEW & EXISTING CEILINGS** as indicated on roof plan drawing 6017.BR.005.
Provide and fix 62.5mm Kingspan Kooltherm K18 insulated plasterboard to underside of rafters. Scrim joints and finish with a 3mm plaster skim.
- JOINERY**
Supply and fit 100mm pencil round sw treated skirtings and architraves to match existing.



NOTES

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PROJECT

Example

CLIENT

Example

DRAWING TITLE

Proposed Floor Plans

DATE	00/00/0000	SCALE	1:50 @ A1	DRAWN	X	CHECKED	X
DRAWING NUMBER 0000/BR/004							
REV NO.							

ExampleExample

004 - Proposed Floor Plans 1:50

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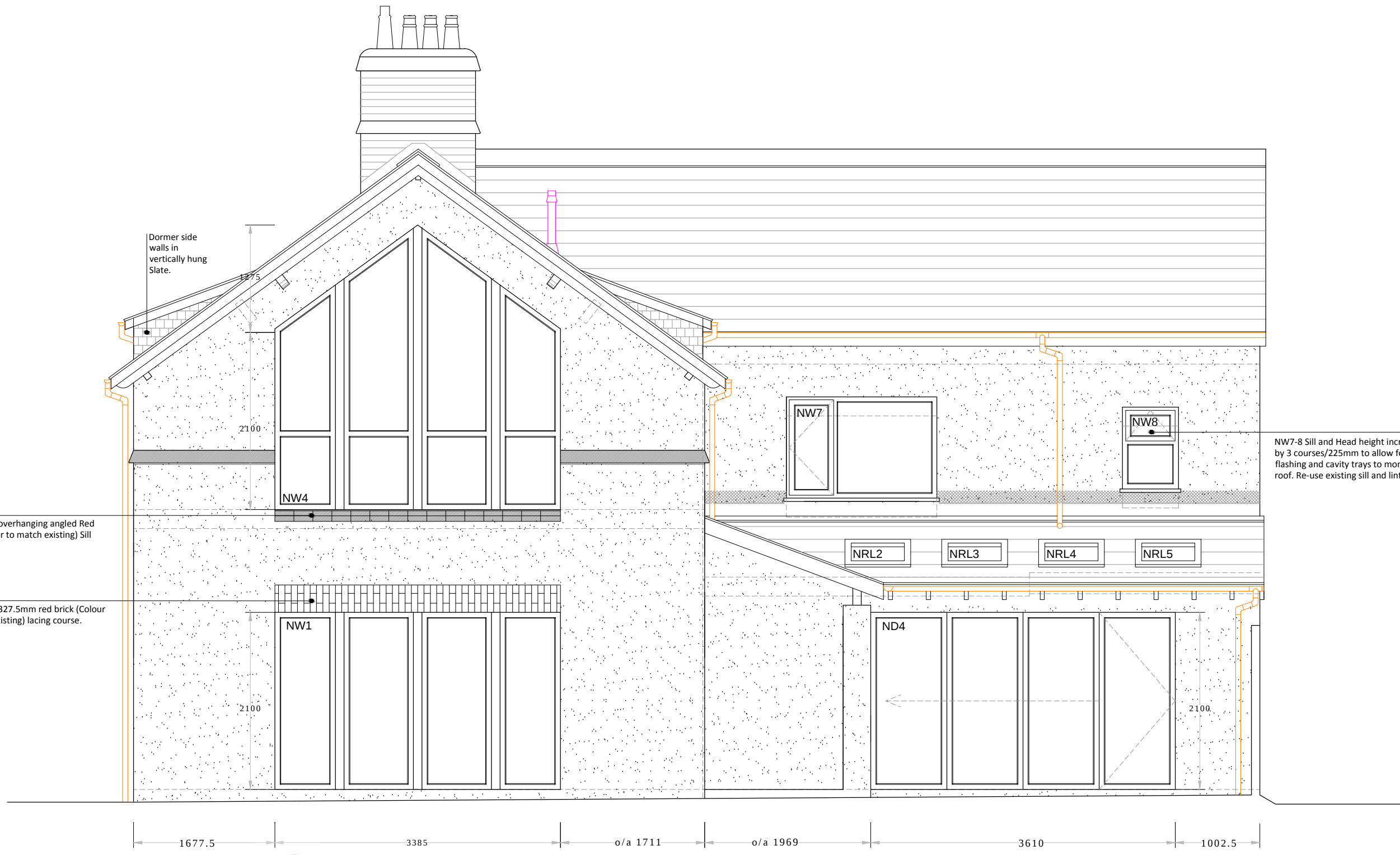
INDICATIVE M+E LAYOUT

SD Smoke Detector
DH Detector Heat

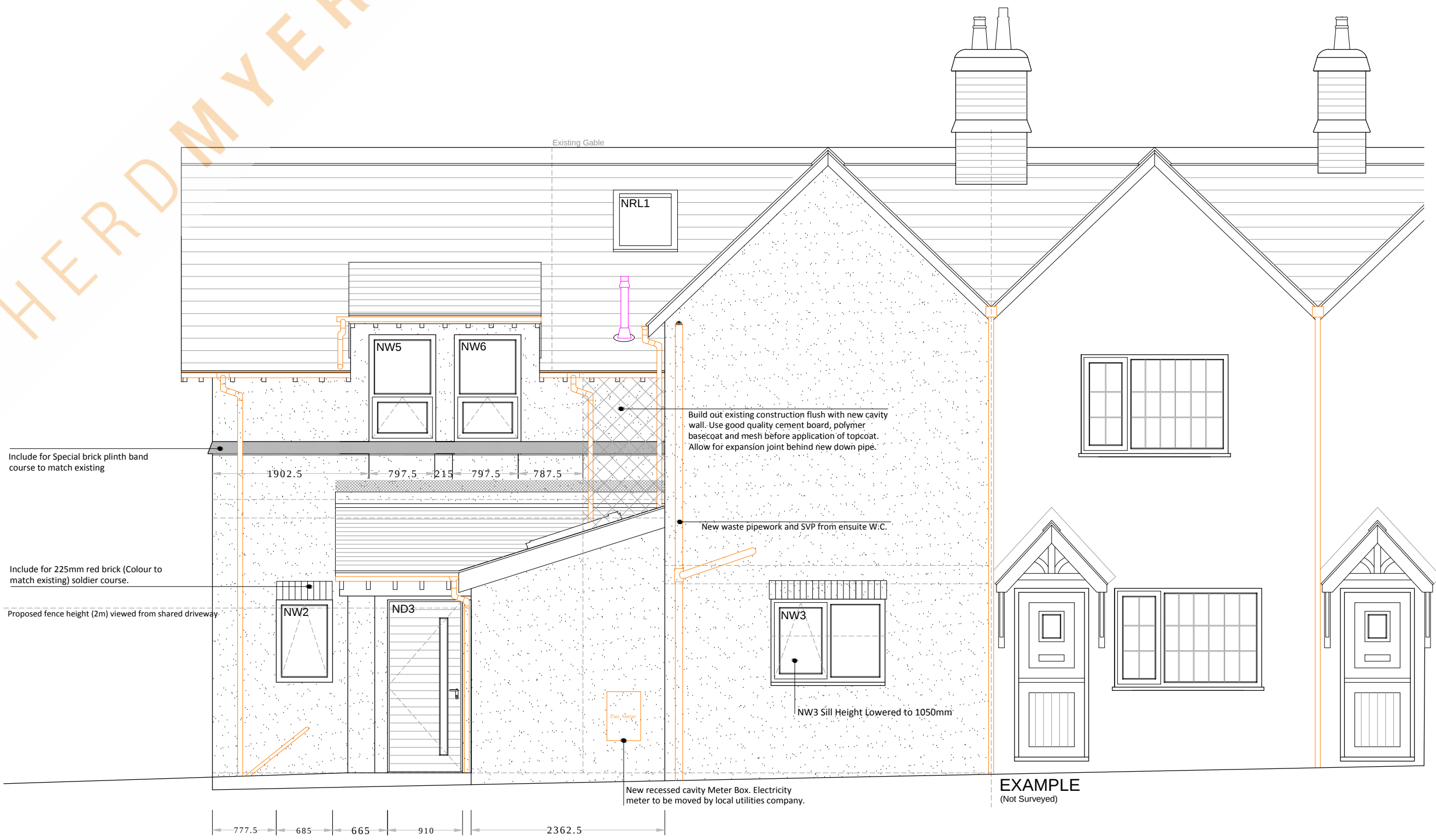
Extract Fan (litres/second)



PROPOSED FRONT ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50

Additional Specification Notes

RAINWATER GOODS

Provide and fix new Hepworth 115mm black PVC-u Clickfit half round gutters as indicated. Include for all necessary brackets, fixings etc required to complete the installation.

Provide and fix new Hepworth 68mm black PVC-u round downpipes as indicated. Include for all necessary brackets, fixings etc. required to complete the installation.

FACIAS/BARGE

Provide and fix new timber barge boards to new extension.

Rafter feet to project past external wall, as indicated on elevations, cut to match the existing property open eaves detail with no fascia or soffit.

CAVITY TRAYS

Install new cavity trays as per manufacturers recommendations above all abutments. Include for reinstating masonry and making good to render.

Abutments - Type E Cavity
Weep vents - Type W Cavity Weep vent

RENDER

Two coat K Rend or similar approved render system. Include for mesh, bell cast rail, beading and all accessories necessary to complete the installation.

WINDOWS

Provide and fix purpose made Part L compliant timber windows as indicated - min U-value achieved 1.6 W/m² K.

BI-FOLDING DOORS

Provide and fix purpose made Part L compliant timber bi-folding doors as indicated - min U-value achieved 1.6 W/m² K.

EXTERNAL DOORS

Provide and fix purpose made Part L compliant timber front entrance door as indicated - min U-value achieved 1.6 W/m² K.

On completion of all external works doors and windows are to be mastic pointed. Colour - White

GLAZING

Glazing to comprise 28mm glazing units (Pilkington's Optifloat or similar) outer pane, 90% argon filled air void with aluminum spacer and Low E (Pilkington's K glass or similar). Inner pane (all 4mm glass with 16mm cavities) in conjunction with framing/ profile giving a 'C' BFRC Rating - min U-value achieved 1.6 W/m² K

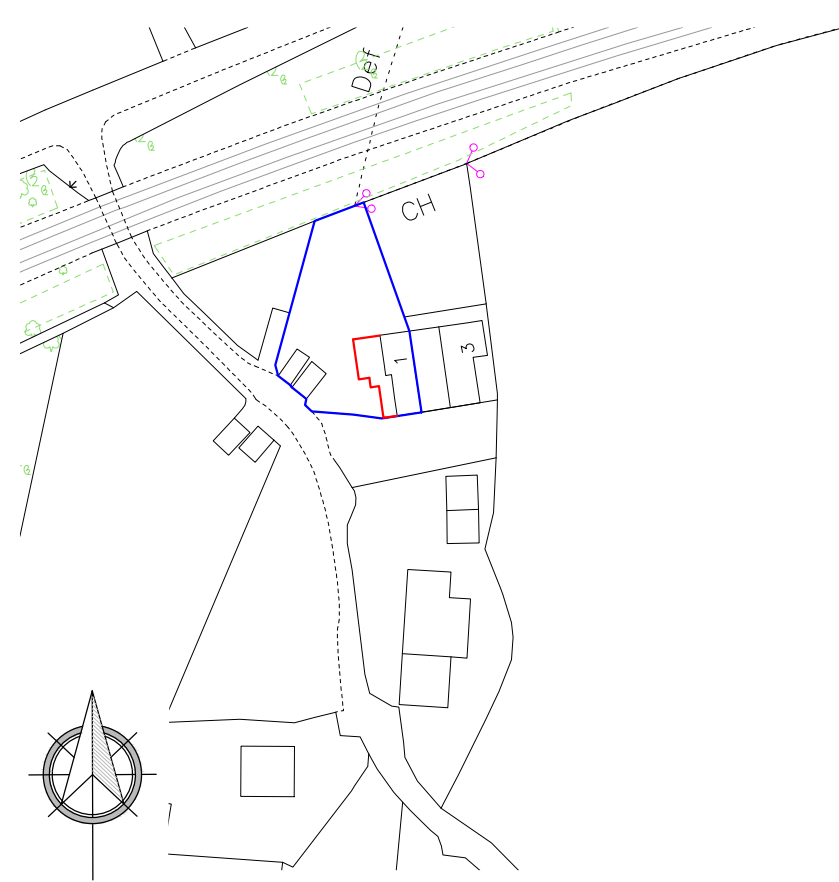
Safe breaking glazing to BS6206 1981 must be used to the following critical locations - in walls between finished floor level and 800mm vertical height; in doors between finished floor level and 1500mm vertical height and within 300mm either side of a door between finished floor level and 1500mm vertical height.

All habitable rooms are to have a window area of not less than 1/10th the floor area of the room, provided with an operable area of not less than 1/20th of the room. Provide background ventilation via trickle vents of not less than 8000mm² in area to all habitable rooms.

GUARDING

New glass balustrade to rear balcony to be minimum 1100mm high from finished floor level. Design should be such that a 100mm sphere cannot pass through any opening in the guarding.

KEY PLAN 1:1250



NOTES

APPLICATION FOR BUILDING REGULATIONS
EXAMPLE

REVISIONS

Rev	Description	Drwn	Date	Chkd
Original				

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PROJECT

Example

CLIENT

Example

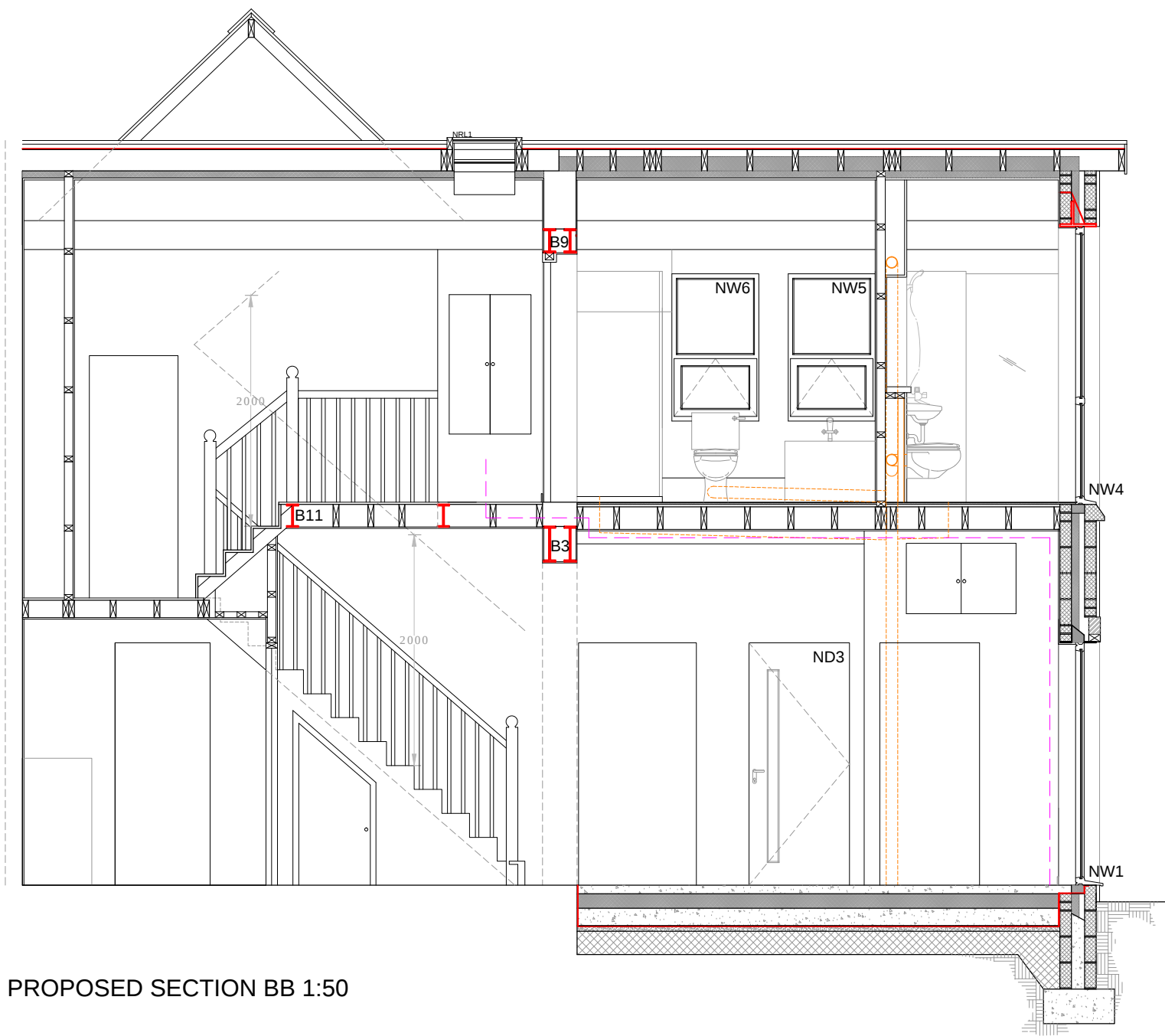
DRAWING TITLE

Proposed Elevations

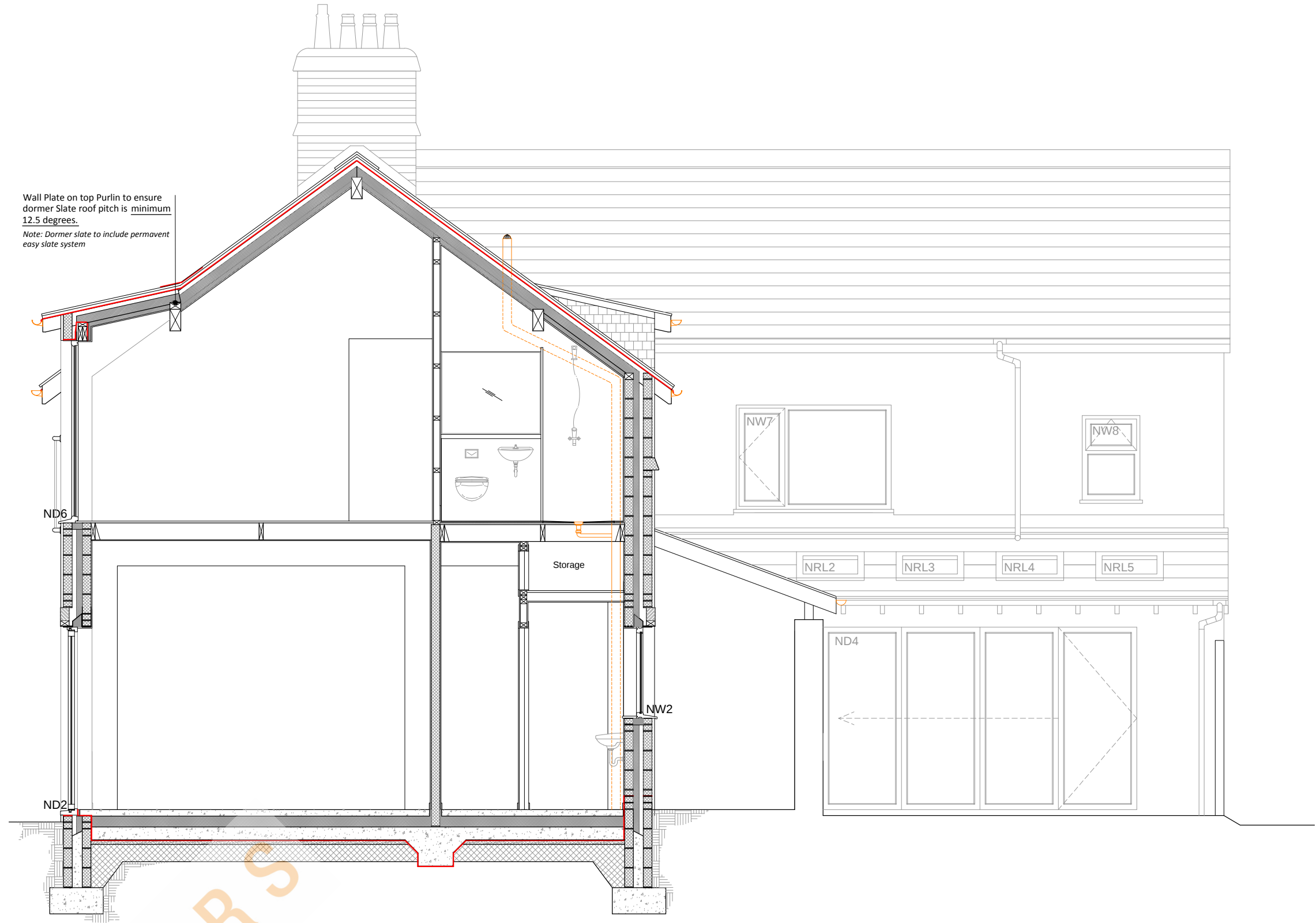
DATE 00/00/0000 SCALE 1:50 @ A1 DRAWN X CHECKED X

DRAWING NUMBER 0000/BR/006

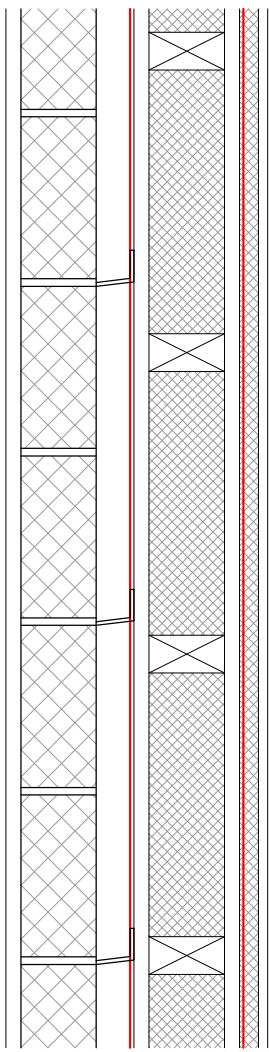
REV NO. 1 2 3 4 5 6



PROPOSED SECTION BB 1:50



PROPOSED SECTION AA 1:50



PROPOSED DETAIL A 1:10
Dormer Front Elevation

Dormer front elevation to consist of:

100mm Blockwork fixed to timber with staffix timber frame ties at 450mm vertically. Two coat X Rend or similar approved render system. Include for mesh, bell cast rail, beading and all accessories necessary to complete the installation.

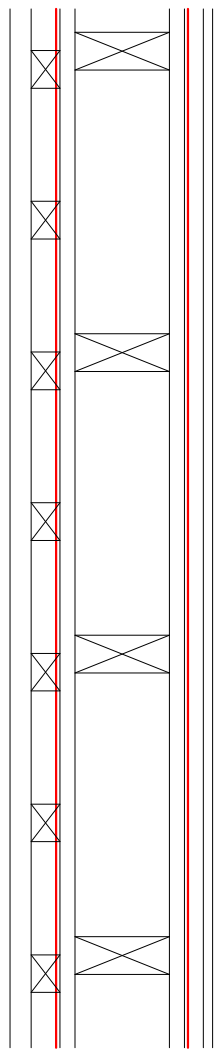
50mm clear ventilated cavity

C16 EX 50mm x100mm treated timber studs spaced @ 400mm centres

Dormers walls to be lined internally & externally with 20mm thick weatherboard. Vapour barrier to inside skin - breather membrane to outside.

PART L (Conservation of Fuel and Power)

Dormer walls to be insulated with 100mm Kingspan K7 Pitched Roof Board between the studs and finished with 37.5mm Kingspan Kooltherm K18 mechanically fixed across the studs.



PROPOSED DETAIL B 1:10
Dormer Flank Walls

Dormer walls:-

C16 EX 50mm x 125mm treated timber studs spaced @ 400mm centres

Dormers walls to be lined internally & externally with 20mm thick weatherboard. Vapour barrier to inside skin - breather membrane to outside

Dormer cheeks to achieve 30 minutes fire resistance both internally & externally

DORMER FLANKS (CHEEKS) COVERING

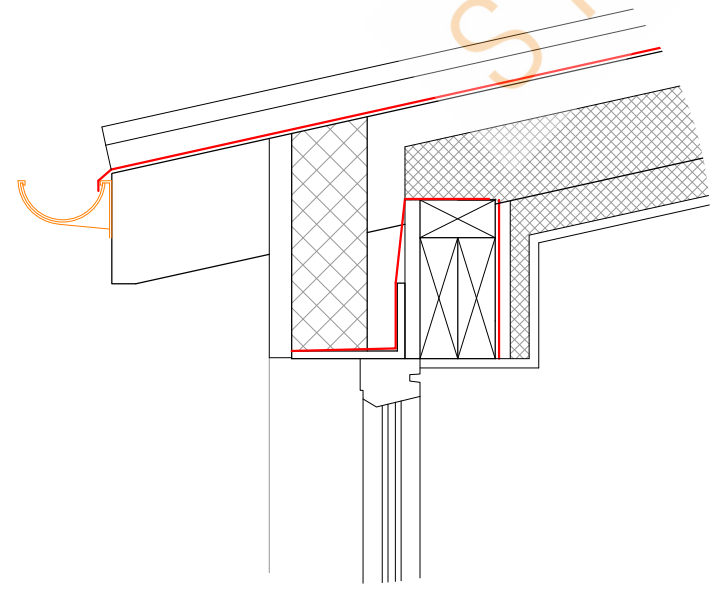
New dormer walls to be covered with Tyvek underfelt.

Provide and fix 38mm x 25mm treated tile battens fixed with sheradised ring shank nails. 50mm x 3.75mm to B.S. 1202 Part 1:1974 and vertical slates to match existing. Include for all accessories required to complete the installation.

PART L (Conservation of Fuel and Power)

Dormer walls to be insulated with 125mm Kingspan K7 Pitched Roof Board between the studs and finished with 37.5mm Kingspan Kooltherm K18 mechanically fixed across the studs.

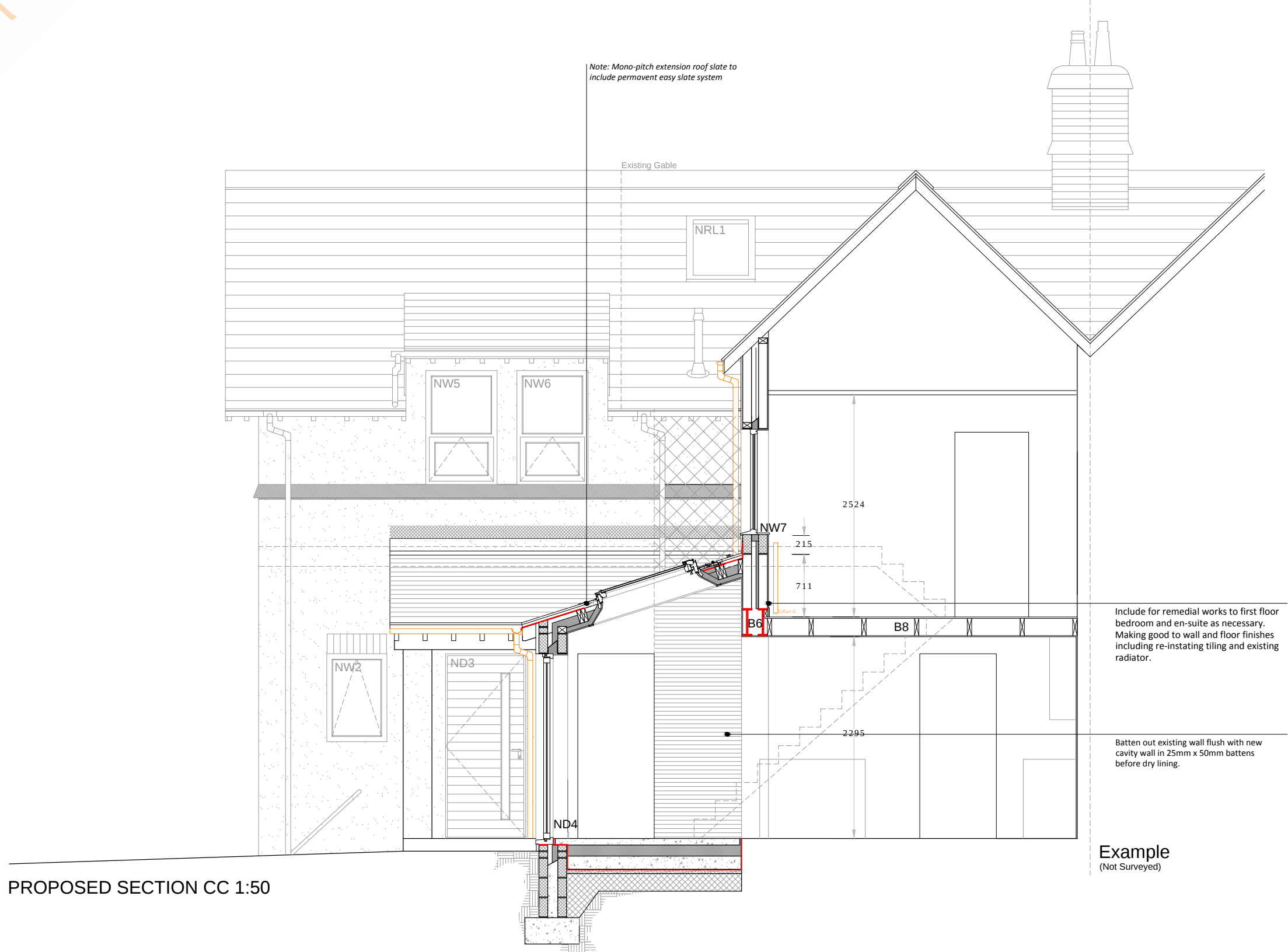
U-value achieved 0.15 W/m² K



PROPOSED DETAIL C 1:10
Dormer Lintel

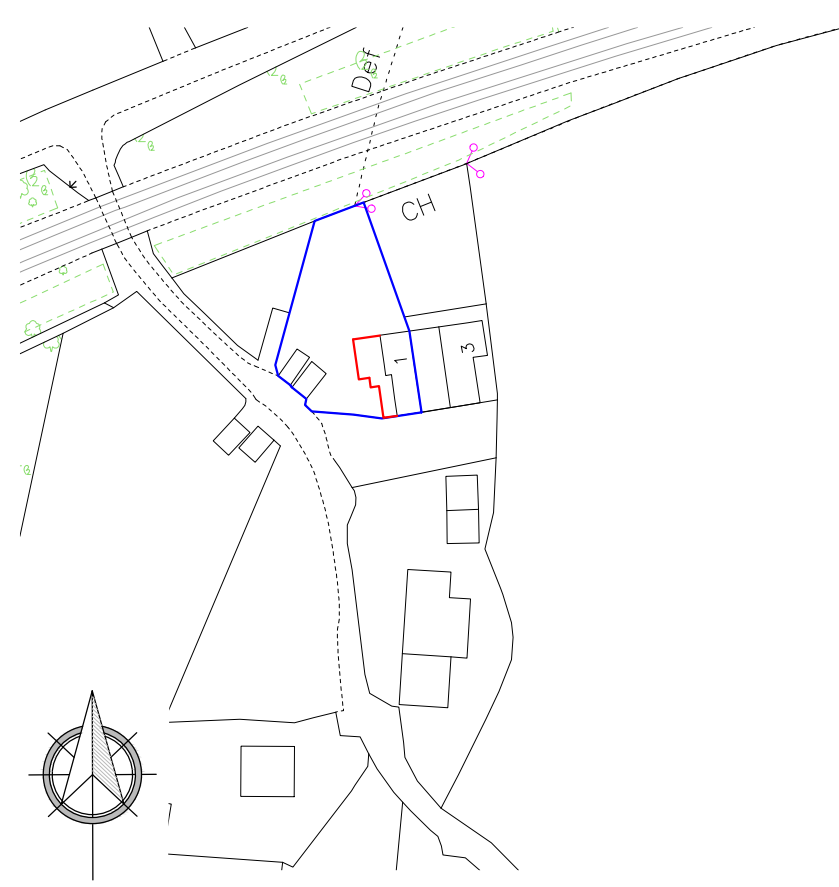
Refer to structural engineers details.

Steel Angle fixed to Dormer lintel to support blockwork ready to receive render finish.



PROPOSED SECTION CC 1:50

KEY PLAN 1:1250



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PROJECT

Example

CLIENT

Example

DRAWING TITLE

Proposed Sections & Details

DATE 00/00/0000 SCALE 1:50 @ A1 DRAWN X CHECKED X

DRAWING NUMBER 0000/BR/007

REV NO. 1 2 3 4 5 6