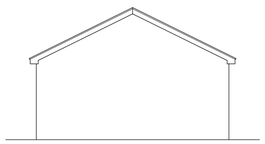
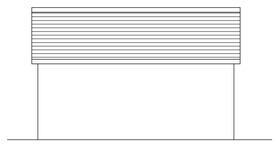


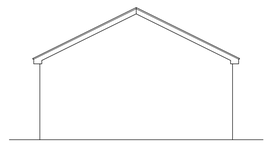
Proposed Front Elevation
Scale 1/100



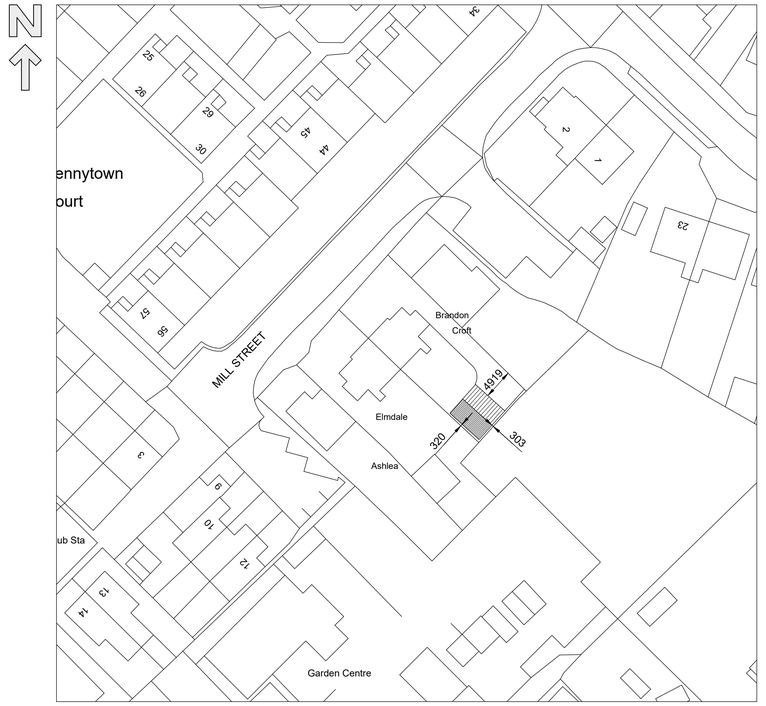
Proposed Side Elevation
Scale 1/100

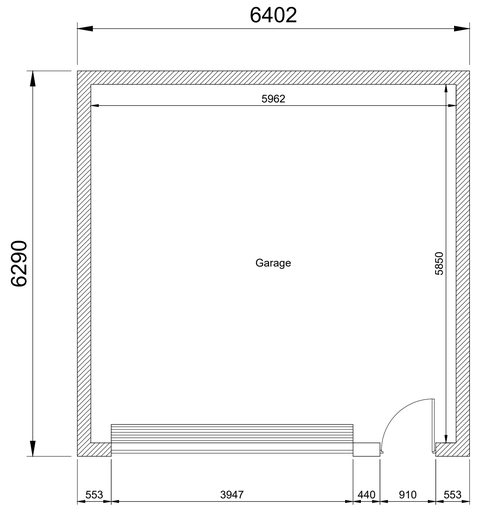


Proposed Rear Elevation
Scale 1/100

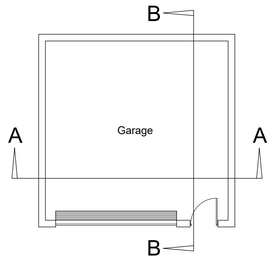


Proposed Side Elevation
Scale 1/100





Proposed Ground Floor Plan Scale 1/50



Proposed Section Views Plan
Scale 1/100

ROOF

All proposed tiles to be agreed with the Local Planning Department prior to the commencement of works.
All tiles to be fixed in accordance with tile manufacturers specifications. Tiles to be fixed so as to have the appropriate lap to suit the designed pitch, refer to the proposed sections for detailed roof pitches. Un-tearable bitumen bonded roofing felt to BS 747. 38x25 mm tanalised tile battens fixed to the correct gauge to suit both tile and pitch. All proposed and existing tile pitches to be checked on site prior to commencement. Ceilings to be finished with 12.5 mm Gyproc Wallboard with 3 mm Thistle plaster skim finish. A continuous 5 mm ventilation to be provided at ridge. Wall plates to be strapped to masonry walls using galvanised mild steel tie straps manufactured in accordance with BS 5268. Galvanised mild steel tie strap to be a minimum length of 900 mm. Lateral restraint to gable walls to be provided by galvanised mild steel restraint straps built into walls at maximum 1500 mm centres, straps to span at least three rafters and be nogged with 75 x 50 mm timbers.

EXTERNAL WALLS

220mm external walls to be constructed from the following:
- 102mm brickwork to be agreed with the local planning authority prior to commencement.
- 100 mm thickness Themalite block work, dry lined with 12.5 mm Gyproc Wallboard with 3 mm Thistle plaster skim finish.

Approved vinyl damp proof course incorporated to all new external walls and situated a minimum 150 mm above ground level.

GROUND FLOOR AND FOUNDATIONS

Foundation detailed on the proposed sections. Strip or trench-fill foundations to be generally 600 mm wide to 220mm cavity walls. Trench fill foundations to be normally 1000 mm minimum depth and constructed off a suitable load bearing strata. The foundation must be inspected and approved by the Local Authority Building Inspector. Suitable concrete block work to be used below ground level with any cavity filled with lean mix concrete
- Standard concrete floors to be 110mm thickness incorporating a single layer of A142 reinforcing fabric minimum 50mm cover.
- 2000 gauge Visqueen damp proof membrane lapped into the damp proof course.
- 200 mm sand blinded well-compacted hard-core.

Where drainage pipes pass through foundation walls the pipes need to be spanned by 65 x 100 mm reinforced concrete Span light lintels minimum 100 mm bearings, the pipe to have a minimum 50 mm flexible surround.

OPENINGS

External window and door openings to be spanned by proprietary galvanised mild steel insulated lintels minimum 150 mm end bearings. Internal door openings in masonry walls less than 1200 mm to be spanned by 100 x 65 mm Span lite lintels minimum 100 mm end bearings, openings in the same type of walls between the spans of 1200 mm and 2000 mm to be spanned by 110 x 100 mm Stress line reinforced concrete lintels minimum 100 mm end bearings.

DRAINAGE

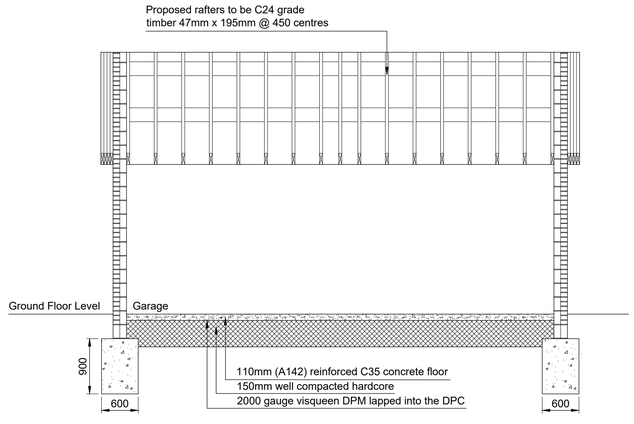
Roof water to drain to 100 mm half round guttering fixed to falls to 75 mm diameter rain water pipes.
Rain water pipes to discharge to 100 mm outlet trapped gullies.
All proposed foul water traps to have a minimum 75 mm deep seal traps, all waste sizes are detailed on the proposed floor layouts. Soil and vent pipes to be 100 mm diameter and to terminate a minimum 900 mm above eves and be fitted with a balloon cage tops. All proposed underground drainage pipes to be 100 mm diameter with a minimum 150 mm granular bed and surround, 150 mm concrete bed and surround complete with flexible joints where cover is less than 300 mm or pipes have less than 1000 mm cover in highways. Minimum gradients of 1 to 60 for foul water and 1 to 100 for surface water. Proposed inspection chambers and rod ding eyes to be proprietary concrete, or G.R.P units, either 600 mm diameter, or 600 x 450 mm section to inspection chambers. All chambers to be seated on 200 mm thickness concrete bases and to have sealed medium duty cover and frames, heavy duty in highway.

ELECTRICAL

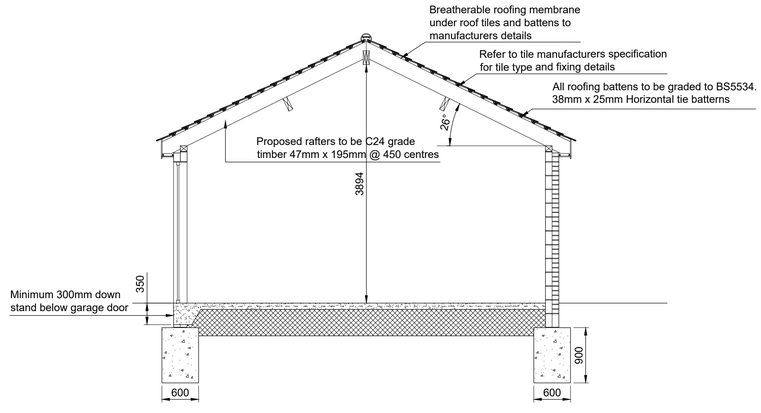
Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury. Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Installation Certification as or similar to the model in BS 7671 and IEE forms to be made out and signed by the competent person who carried out the design, construction, inspection and testing of the electrical work.

GENERAL

All measurements to be checked on site. Do not scale off this drawing without consulting the designer.
All electrical installations to be undertaken by N.I.C I.E.E qualified electrician, the position of all sockets and lights to be agreed on site.
Insulation quilting to be fitted between floor joists and stud walls to reduce sound travel between rooms.



Proposed Section AA Scale 1/50



Proposed Section BB Scale 1/50

Rick Cobham Design Ltd
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O.S Map Licence Number MEM 00000111

Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.

The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owners(s)" if the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building. If an agreement cannot be made then commencement of work site, by a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.

The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 meters of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.

All work to comply with CDM 2015. The principle contractor, for projects with more than one contractor, must take on the legal duties of the client in addition to their own as principle contractor. If the domestic client has not appointed a principle contractor, the clients duties must be carried out by the contractor in control of the construction work.

This drawing is to be read in conjunction with the structural engineers drawings and details.

Client
Mr J Wright
Land adjacent to Brandon Croft
Mill Street
Somercotes
Derbyshire
DE55 4JF

Project
New build garage to amenity space of existing dwelling

Drawing Title
Proposed floor plans, elevations, section view

Scale 1/50, 1/100	Date Jan 2021
By Sam Cobham	Status Planning
Drawing number	Revision
SC/OB/28/01/21/01	REVA/23/03/21

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