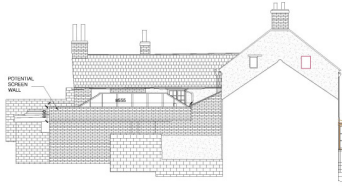




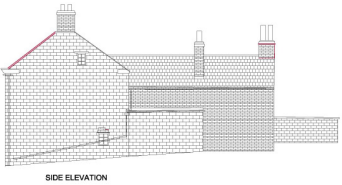
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

- DO NOT SCALE DRAWING. IF IN DOUBT CONTACT HARROGATE ARCHITECTURAL.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- NOT FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
- WHEN APPROPRIATE, THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT SPECIFIC RESIDENTIAL FIRE ASSESSMENTS, PROVIDED.
- IN ACCORDANCE WITH REQUIREMENTS OF REGULATION 13 OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1997.
- THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF HARROGATE ARCHITECTURAL AND IS NOT TO BE USED OR THE DRAWING COPIED, COMMUNICATED OR DISCLOSED, IN WHOLE OR IN PART, EXCEPT IN ACCORDANCE WITH A CONTRACT, LICENSE OR AGREEMENT IN WRITING WITH HARROGATE ARCHITECTURAL.
- THE PARTY WALL ACT 1996 IS TO BE OBSERVED AND IN PARTICULAR THE ISSUING OF WRITTEN NOTICES TO ALL CONSTRUCTIONAL DIMENSIONS GIVEN ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE NOTIFIED TO HARROGATE ARCHITECTURAL, WITHOUT DELAY.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT & UP TO DATE REQUIREMENTS OF THE BUILDING REGULATIONS AND APPROVED DOCUMENTS AND ALL SUBSEQUENT REVISIONS.
- ALL MATERIALS TO BE OF A SUITABLE NATURE AND QUALITY, ADEQUATELY PREPARED, APPLIED, USED OR FIXED FOR THE PURPOSES IN WHICH THEY SHOULD BE USED.
- ALL STRUCTURAL TIMBERS TO BE STRESS GRADED TO BS 5388 PART 2 1989.
- THE TIMBER USED IS TO BE OF A SPECIES AND GRADING AS SPECIFIED IN THE BUILDING REGULATIONS AND TO BE C14 AND C24 AS NOTED ON THE DRAWING.
- NOTICES TO BE CUT NO GREATER THAN 1/4 OF THE DEPTH OF JOINT, CUT NO CLOSER THAN 0.07 OF THE SPAN NOR FURTHER AWAY THAN 0.25 OF THE SPAN. HOLES SHOULD BE NO GREATER THAN 1/4 OF THE DEPTH OF THE JOINT, SHOULD BE DRILLED AT THE NEUTRAL AXIS AND SHOULD BE NO LESS THAN 3 DIAM APART CENTRE TO CENTRE, LOCATED BETWEEN 0.25 AND 0.4 TIMES THE SPAN FROM THE SUPPORT.
- MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE HALF HOUR.
- ALL MATERIALS AND WORKMANSHIP SHALL BE, WHERE APPLICABLE, OF THE RESPECTIVE KIND AND STANDARDS SET OUT IN BS 5628, PART 3, 1985 AND BS8000 PART 3 CODE OF PRACTICE FOR MASONRY.
- ALL TIMBER USED TO BE OBTAINED FROM RENEWABLE SOURCES.

ABOVE GROUND DRAINAGE TO BS5272 SOL, AND VENT PIPES TO BE 100MM PVC. WASTE PIPES TO BE SUPVC 32MM, 40MM & 50MM TO CONFIRM TO BS 5255:1989. WASTE PIPES FOR BASINS TO BE 32MM MUPVC. 40MM FOR SINKS AND EXPOSED WASTES TO BE IN MUPVC.

ALLOW FOR PROVISION OF REPEATED SELF SEALING VALVES TO CLOSE WASTE CONNECTION BELOW SANITARY APPLIANCES INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN COMPLIANCE WITH THE REQUIREMENTS OF BS 5174:1994 AND APPROVED DOCUMENT F1 OF THE BUILDING REGULATIONS.

NO CONNECTION TO BE MADE TO SOIL PIPE WITHIN 200MM BELOW COLUMN BRANCH CONNECTION. SOIL AND VENT PIPE TO TERMINATE WITH PATENTED COSE A MINIMUM OF 900MM ABOVE OPENING LIGHTS OR TO CONCEALED TIL VENT TERMINALS WHERE INTERNAL PIPES OCCUR.

SOIL PIPE FALLS TO MANHOLE WITH SLOW BEND.

GLAZING BELOW 800MM IN WALLS SHOULD BE SAFETY GLASS. GLAZING BELOW 1500MM DOORS AND SIDE SCREENS WITHIN 300MM EITHER SIDE SHOULD BE SAFETY GLASS. SAFETY GLASS TO BE EITHER TOUGHENED OR LAMINATED GLASS TO BS6858:1981. SMALL PANEES OF GLASS 200MM WIDE MAXIMUM AND AN AREA OF 0.2M² MAX.

ALL GLAZING LESS THAN 200MM WIDE SHOULD NOT BE LESS THAN 6MM THICK.

MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE 30 MINUTES.

ALLOW FOR MANS OPERATED SMOKE DETECTORS IN CIRCULATION AREAS SMOKE DETECTORS ARE TO BE SITED AT LEAST 300MM AWAY FROM WALLS AND LIGHT FITTINGS. ALL DETECTORS CIRCUIT ALL IN ACCORDANCE WITH BUILDING REGULATIONS 1985 LATEST REVISION APPROVED DOCUMENT B.

SMOKE ALARMS TO BE MANS OPERATED INTERCONNECTED SELF-CONTAINED UNITS COMPLYING WITH BS 5446: PART 1: 1986 AND PROVIDING WITH SEPARATE POWER CIRCUIT CONNECTED TO A 6A MCB IN THE CONSUMER UNIT.

B E L O W G R O U N D R A I N A G E

BELOW GROUND DRAINAGE TO BS 8001 WORK IN ACCORDANCE WITH BS8001: 100MM UPVC DRAINS LAID TO FALLS OF 1:80 FOR FOUL WATER AND 1:100 FOR SURFACE WATER.

ALL DRAINAGE TO BE CONSTRUCTED WITH FLEXIBLE JOINTS. ALL DRAINS SHALL BE BEDDED AND SURROUNDED IN FEA GRAVEL.

DRAINS PASSING THROUGH WALLS TO HAVE LITTLE OVER OR BE CONNECTED TO ROCKER PIPE. DRAINS RUNNING UNDER BUILDINGS TO BE AVOIDED WHEREVER POSSIBLE BUT ENGAGED IN 100 GRANULAR FILL.

THE LAYOUT SHOWN IS INDICATIVE ONLY AND THE CONTRACTOR IS TO LOCATE ALL EXISTING DRAIN RUNS PRIOR TO WORK COMMENCING ON SITE AND AMEND THE SCHEME AS NECESSARY.

WORK TO COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H SURFACE WATER DRAINS LAID TO FALL TO EXTG BACK ALD AND FOUL WATER SEWERS LAID TO NEW BIO TREATMENT WORKS AND THEN TO EXTG BACK ALD TO LOCAL AUTHORITY APPROVAL.

NEW CAVITY WALLS: TO BE CONSTRUCTED WITH EXTERNAL SKIN OF FACED BRICKWORK IN CAVITY. NEW 100 LOAD BEARING BLOCK WORK 7.3MM/2 INNER SKIN BUILT OFF NEW FOOTING. 100 CAVITY INSULATION.

INTERNAL OPENINGS TO PROJECT 150MM EITHER SIDE OF CAVITY BRIDGE INCLUDING WEEPHOLES AT 450MM CENTRES OR MINIMUM 200 PER OPENING.

10 INSULATED STEEL LINETS (AGREEMENT CERT NO 841430) PROVIDED ON SIMILAR APPROVED OR STEEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION TO ALL OPENINGS IN EXTERNAL WALLS WILL BE USED EXCEPT WHERE STRUCTURAL ENGINEERS DETAILS ARE NOTED AS REQUIRED ON DRAWINGS SPECIFICATION.

MINIMUM END BEARING 150MM WHERE END BEARING IS LESS THAN 150MM CONCRETE PASTOSAS ARE TO BE PROVIDED. SIZE TO SUIT LOAD AND DETAIL. 12.5MM PLASTERBOARD AND SKIM FINISH TO SORTH TO GIVE HALF HOUR FIRE RESISTANCE.

CONTINUOUS SEALS TO BE PROVIDED TO GAPS BETWEEN DRY-LINING AND MASONRY WALLS AT THE EDGE OF WINDOW AND DOOR OPENINGS AND TO JUNCTIONS WITH WALLS FLOORS AND CEILINGS.

MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE 30 MINUTES.

ALLOW FOR MANS OPERATED SMOKE DETECTOR IN CIRCULATION AREAS SMOKE DETECTORS ARE TO BE SITED AT LEAST 300MM AWAY FROM WALLS AND LIGHT FITTINGS. ALL DETECTORS CIRCUIT ALL IN ACCORDANCE WITH BUILDING REGULATIONS 1985 LATEST REVISION APPROVED DOCUMENT B.

SMOKE ALARMS TO BE MANS OPERATED INTERCONNECTED SELF-CONTAINED UNITS COMPLYING WITH BS 5446: PART 1: 1986 AND PROVIDING WITH SEPARATE POWER CIRCUIT CONNECTED TO A 6A MCB IN THE CONSUMER UNIT.

VENTILATION TO BE IN ACCORDANCE WITH THE BUILDING REGULATION APPROVED DOCUMENT F 2019 IN PURSUE VENTILATION MEANS OPENING WINDOW OR DOOR WITH SOME PART OF VENTILATION OPENING AT LEAST 1.0M ABOVE FLOOR.

B BACKGROUND VENTILATION MEANS SECURE AND ADJUSTABLE THROCKE VENTILATOR OR EXTRACT VENTILATION MEANS MECHANICAL EXTRACTOR FAN OPERATED MANUALLY AND/OR AUTOMATICALLY BY SENSOR OR CONTROLLER.

HABITABLE ROOMS: PURSUE VENTILATION AT LEAST 1/80TH OF FLOOR AREA DEPENDING UPON WINDOW OPENING PROVISIONS. ALL IN ACCORDANCE WITH APPENDIX B BACKGROUND VENTILATION DEPENDANT UPON HOUSE TYPE AND SIZE. ALL IN ACCORDANCE WITH TABLE 1.2a KITCHEN: BACKGROUND VENTILATION TO COMPLY WITH TABLE 1.1a EXTRACT VENTILATION 30 LITRES PER SECOND ADJACENT TO A HOB OR 60 LITRES PER SECOND B SENSIVE.

BATHROOMS AND SHOWER ROOMS: EXTRACT VENTILATION 15 LITRES PER SECOND.

SANITARY ACCUMULATION: EXTRACT VENTILATION AT 4 LITRES PER SECOND WITH 15 MINUTES OVER-RUN EXTRACTION MIN AIR CHANGES PER HOUR. AUTOMATIC OR MANUAL CONTROL. UTILITY: EXTRACT VENTILATION 30 LITRES PER SECOND.

ALL WORK AND SPECIFICATION IN COMPLIANCE WITH APPROVED DOCUMENT F NOTE: THROCKE VENTILATORS TO HAVE EQUIVALENT MARKED AREA IN 50MM AT 1PA PRESSURE DIFFERENCE OR EQUIVALENT AREA PER SQ.M (WHERE EQUIVALENT AREA OF THE PRODUCT VARIES ACCORDING TO LENGTH) MARKED ON THE PRODUCT IN AN EASILY VISIBLE LOCATION.

MECHANICAL VENTILATION SYSTEMS TO BE FITTED BY COMPETENT PERSONS. FLOW RATES TESTED AND COMMISSIONED ACCORDINGLY. CERTIFICATION TO BE PROVIDED TO APPROVED INSPECTOR PRIOR TO COMPLETION.

SOLE IS TO COMPLY WITH COMBUSTION INSTALLATIONS IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT J 2000 AND THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS AND WORKS TO BE UNDERTAKEN BY A CLASS OF PERSONS APPROVED BY THE HEALTH AND SAFETY EXECUTIVE.

THE NEW CENTRAL HEATING SYSTEM SHALL HAVE SPACE HEATING SYSTEM CONTROLS BY THE APPROPRIATE PROVISION OF THE FOLLOWING: A) ZONE CONTROLS WITH TEMPERATURE INDEPENDENT PUR LIVING AND SLEEPING AREAS BY ROOM THERMOSTATS AND THERMOSTATIC RADIATOR VALVES.

B) TIMING CONTROLS FOR PERIODS WHEN HEATING SYSTEM OPERATES.

C) BOILER CONTROL. THERMOSTATS.

SEPARATE TIMING CONTROLS TO BE PROVIDED FOR HEATING AND HOT WATER.

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Date Valid 01/11/2017



REV	DATE	DESCRIPTION	DRN	CHK

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PROJECT: LAIDLACK LUCAS LIP
 PROPOSED ALTERATIONS & RE-FURBISHMENT,
 THE BAY WORKS,
 MAIN STREET,
 BERRINGTON,
 MALTON,
 YO60 6PP

TITLE: PROPOSED ELEVATIONS

STAGE: Building Regulations

DRN NO.	LOGG NO.	REV.
14/2514	06	-
SCALE 1:100 @ A1	DATE MARCH 2017	
DRAWN: JB	CHECKED: RT	