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City of York Council  
 17 JAN 2018  
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M.T.S Architectural Services  
 60 Burdyke Avenue  
 Clifton  
 York  
 YO30 6JW  
 Tel 01904 626394

project

PROPOSED NEW SIDE  
 ENTRANCE LOBBY, ALTERED  
 WINDOWS TO FRONT AND  
 REAR ELEVATIONS TOGETHER  
 WITH INTERNAL ALTERATIONS  
 AT RAWCLIFFE RECREATION  
 RAWCLIFFE, YORK

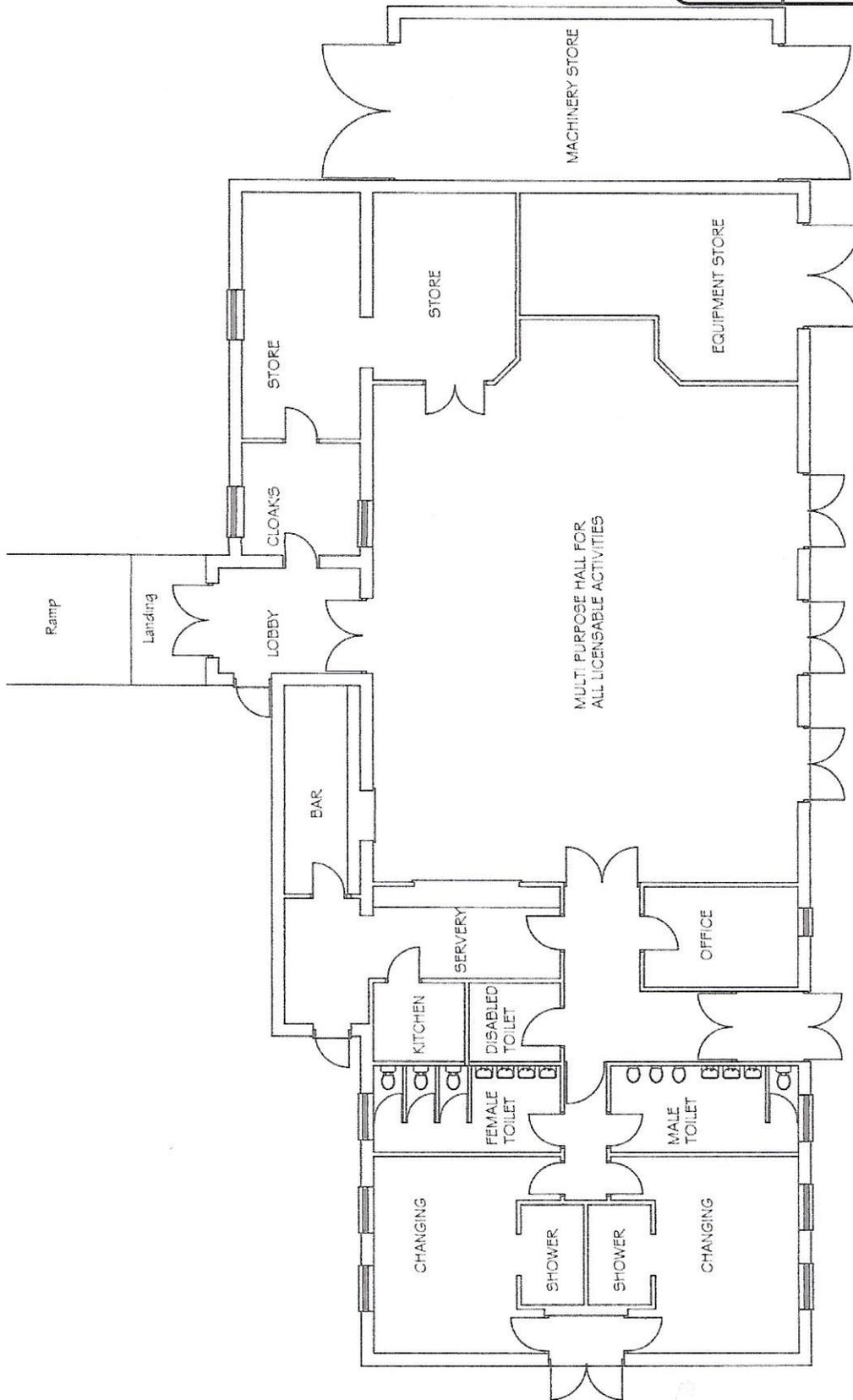
PROPOSED SITE PLAN

drwg. no.

RR1/02

date October 2017

scale 1:500



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 RAWCLIFFE, YORK**

date: October 2017  
 scale: 1:100

EXISTING FLOOR PLAN

diag. no: **RR/1/03**

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**BUILDING REGULATIONS NOTES**

All work in accordance with the current building regulations and approved documents and all subsequent revisions and to the approval of the Building Control Officer.

All work to relevant British Standards and Codes of Practice. All electrical work to current regulations. Do not scale the drawing. All dimensions to be checked on site before work commences and any discrepancies reported to the original or immediately

All materials to be suitable nature and quality, adequately prepared, applied used or fixed to/for the purpose in which they are used and in accordance with manufacturers recommendations.

All timbers to be stress graded to BS5268 part 2. The timber used is to be of a species and grading as specified in the building regulations and to be grade c15 unless otherwise noted on the drawing.

Minimum period of fire resistance to elements of structure to be half hour.

New electrical works to be carried out by an approved IEE installer with work being carried out in accordance with BS7271 and the relevant sections of part P of the building regulations.

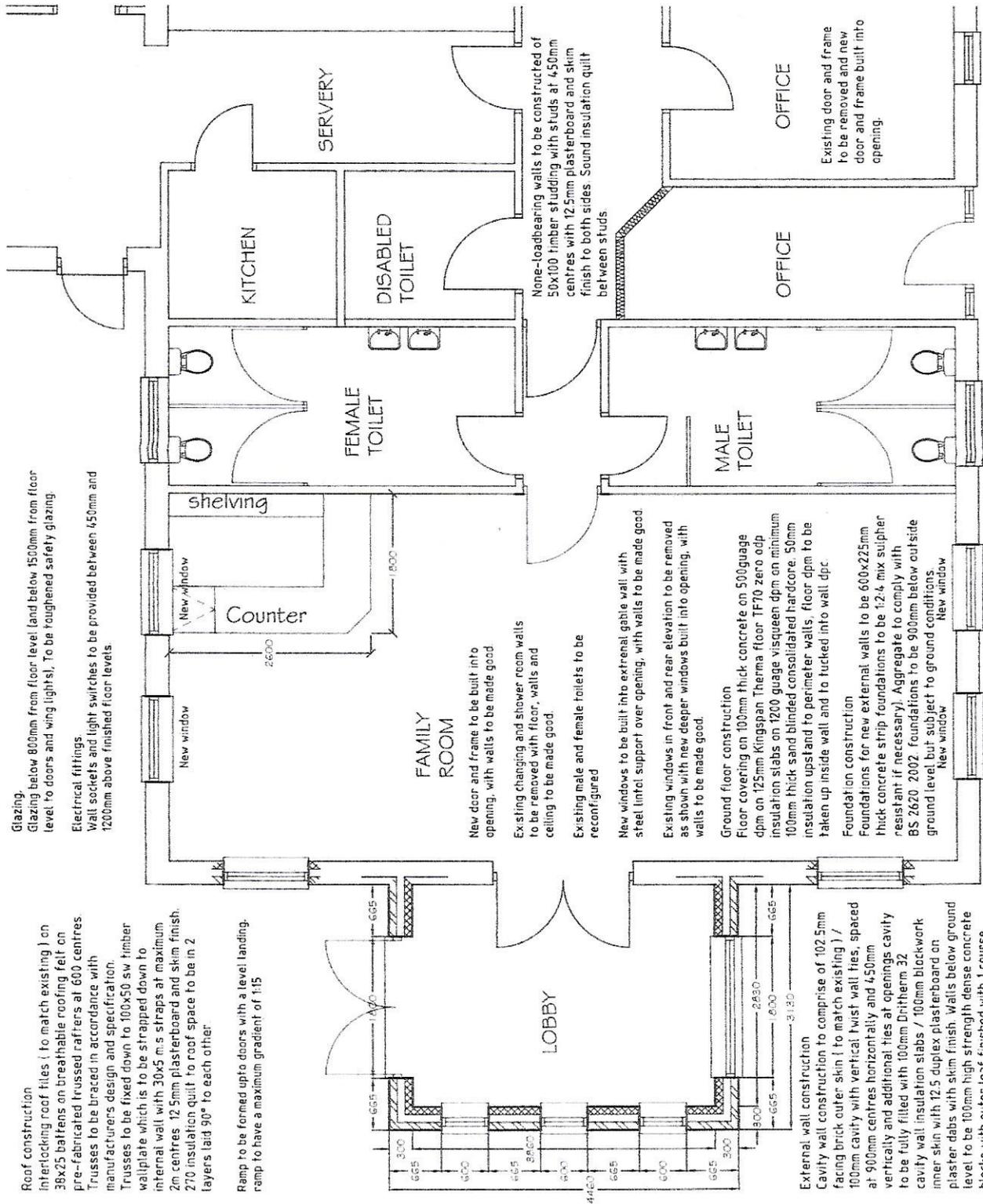
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**PROPOSED GROUND FLOOR  
PLAN**

dra no  
**RR 1/05**  
date October 20 17  
scale 1:50



**Glazing**  
Glazing below 800mm from floor level (and below 1500mm from floor level to doors and wing lights), to be toughened safety glazing.  
**Electrical fittings**  
Wall sockets and light switches to be provided between 450mm and 1200mm above finished floor levels

**Roof construction**  
interlocking roof tiles (to match existing) on 38x25 battens on breathable roofing felt on pre-fabricated trussed rafters at 600 centres. Trusses to be braced in accordance with manufacturers design and specification. Trusses to be fixed down to 100x50 sw timber wallplate which is to be strapped down to internal wall with 30x5 m.s strips at maximum 2m centres. 12.5mm plasterboard and skim finish. 270 insulation quilt to roof space to be in 2 layers laid 90° to each other.  
**Ramp**  
Ramp to be formed upto doors with a level landing, ramp to have a maximum gradient of 1:15

None-loadbearing walls to be constructed of 50x100 timber studing with studs at 450mm centres with 12.5mm plasterboard and skim finish to both sides. Sound insulation quilt between studs.  
New door and frame to be built into opening, with walls to be made good.  
Existing changing and shower room walls to be removed with floor, walls and ceiling to be made good.  
Existing male and female toilets to be reconfigured.  
New windows to be built into external gable wall with steel lintel support over opening, with walls to be made good.  
Existing windows in front and rear elevation to be removed as shown with new deeper windows built into opening, with walls to be made good.

Ground floor construction  
Floor covering on 100mm thick concrete on 500 gauge dpm on 125mm Kingspan Thermo floor TF70 zero odp insulation slabs on 1200 gauge visqueen dpm on minimum 100mm thick sand blinded consolidated hardcore. 50mm insulation upstand to perimeter walls, floor dpm to be taken up inside wall and to tucked into wall dpc.  
Foundation construction  
Foundations for new external walls to be 600x225mm thick concrete strip foundations to be 1:2.4 mix sulphur resistant if necessary. Aggregate to comply with BS 2620 2002 foundations to be 900mm below outside ground level, but subject to ground conditions.  
New window

Existing door and frame to be removed and new door and frame built into opening.

back ground ventilation to be provided with trickle vents in window heads equivalent to 8.000mm<sup>2</sup>

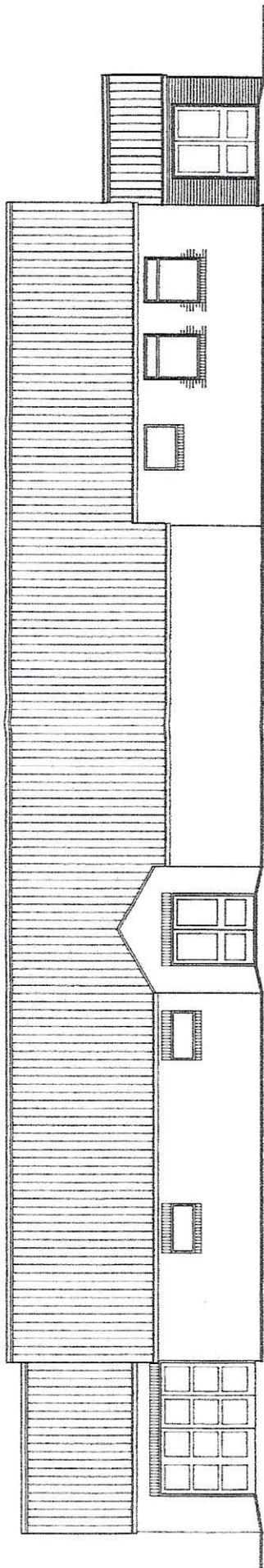
Code 4 lead flashings as required

Windows are to be minimum 16mm double glazed units with low E coating

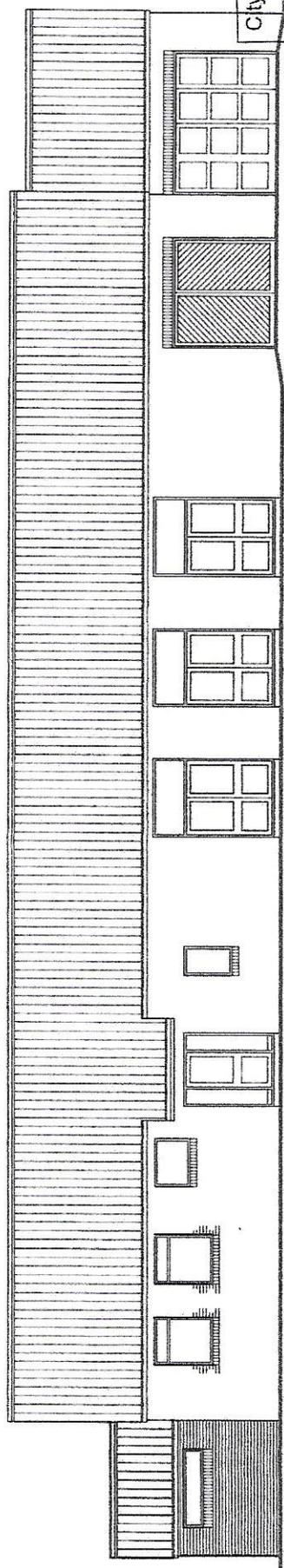
steel lintels to openings in brickwork are to be to manufacturers design and specification, if IG lintels are used then dpc cavity tray to be fitted over.

Lateral restraint to be provided with the use of 30x5 heavy duty galvanized straps at max 2m centres and to span at least 3 joists or rafters

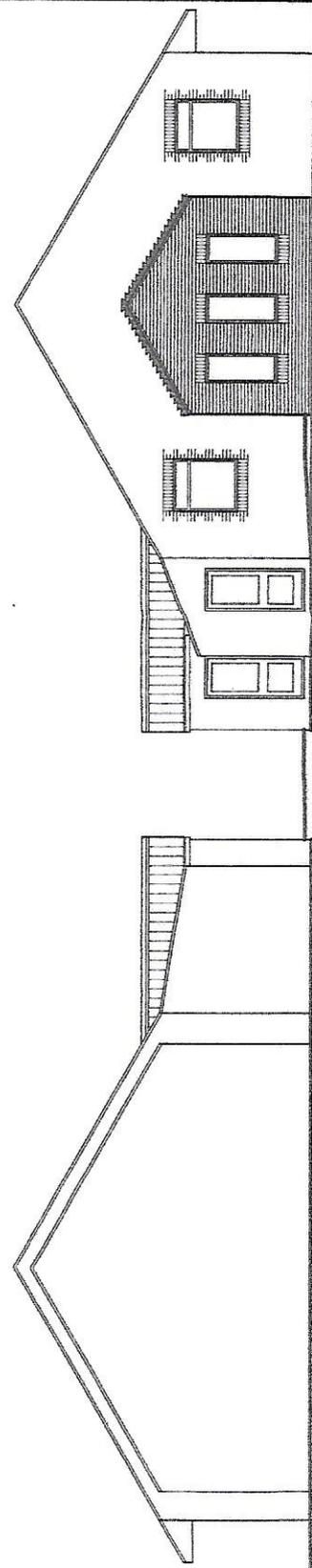
**External wall construction**  
Cavity wall construction to comprise of 102.5mm facing brick outer skin (to match existing) / 100mm cavity with vertical twist wall ties, spaced at 900mm centres horizontally and 450mm vertically and additional ties at openings cavity to be fully filled with 100mm DnTherm 32 cavity wall insulation slabs / 100mm blockwork inner skin with 12.5 duplex plasterboard on plaster dabs with skim finish. Walls below ground level to be 100mm high strength dense concrete blocks with outer leaf finished with 1 course below outside ground upto dpc level with 150mm end bearing. All cavities to be closed at eaves level, reveals to external doors and windows to be closed with insulated cavity closers with built in dpc to minimise cold bridging.  
Horizontal and vertical black pvc dpc's to all door and window frames



FRONT  
PROPOSED ELEVATIONS



REAR



SIDE

SIDE

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PROPOSED ELEVATIONS

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scale: 1:100

RR/106