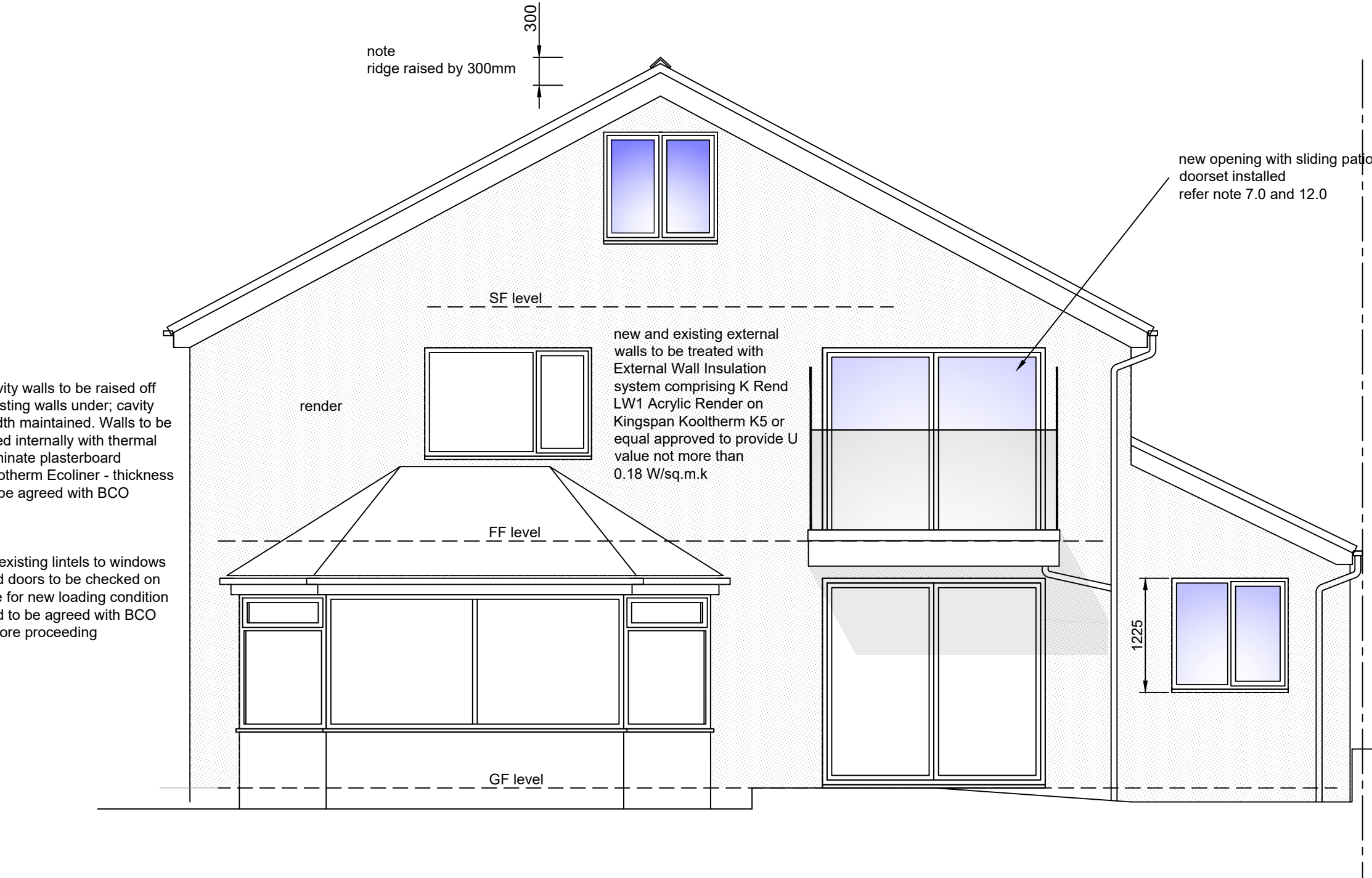
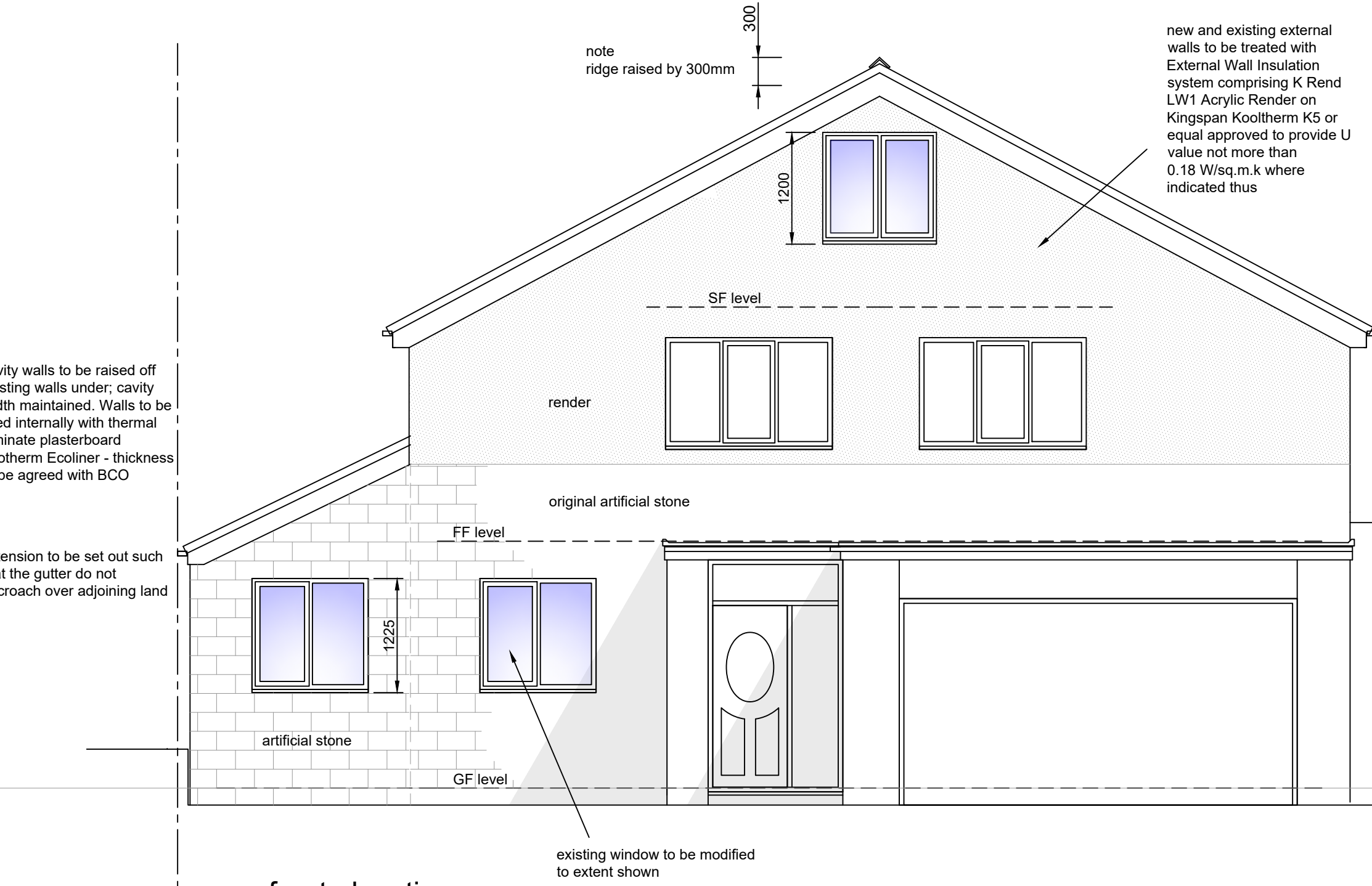




rear elevation
scale 1 - 50



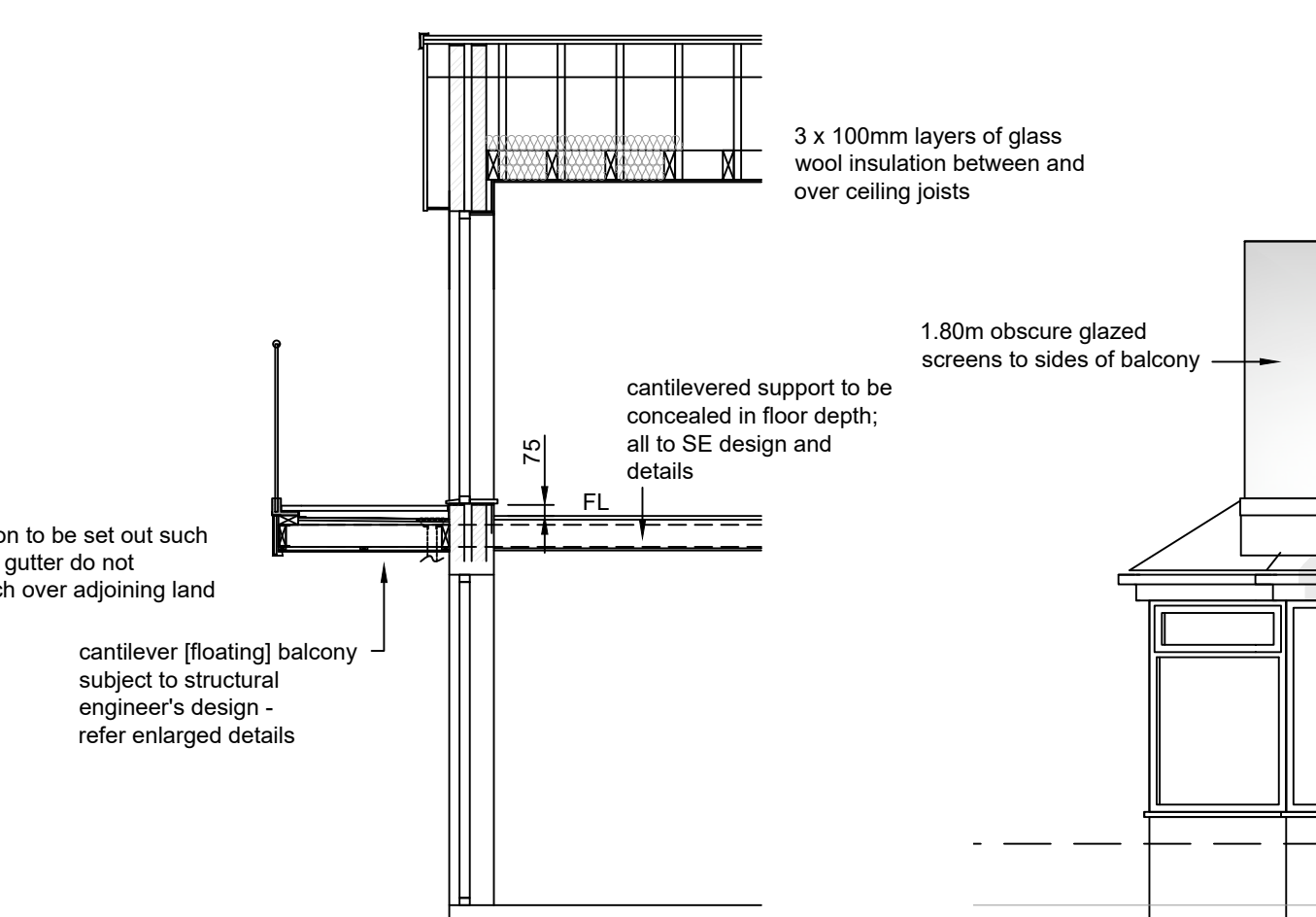
front elevation
scale 1 - 50

notes: cont'd...

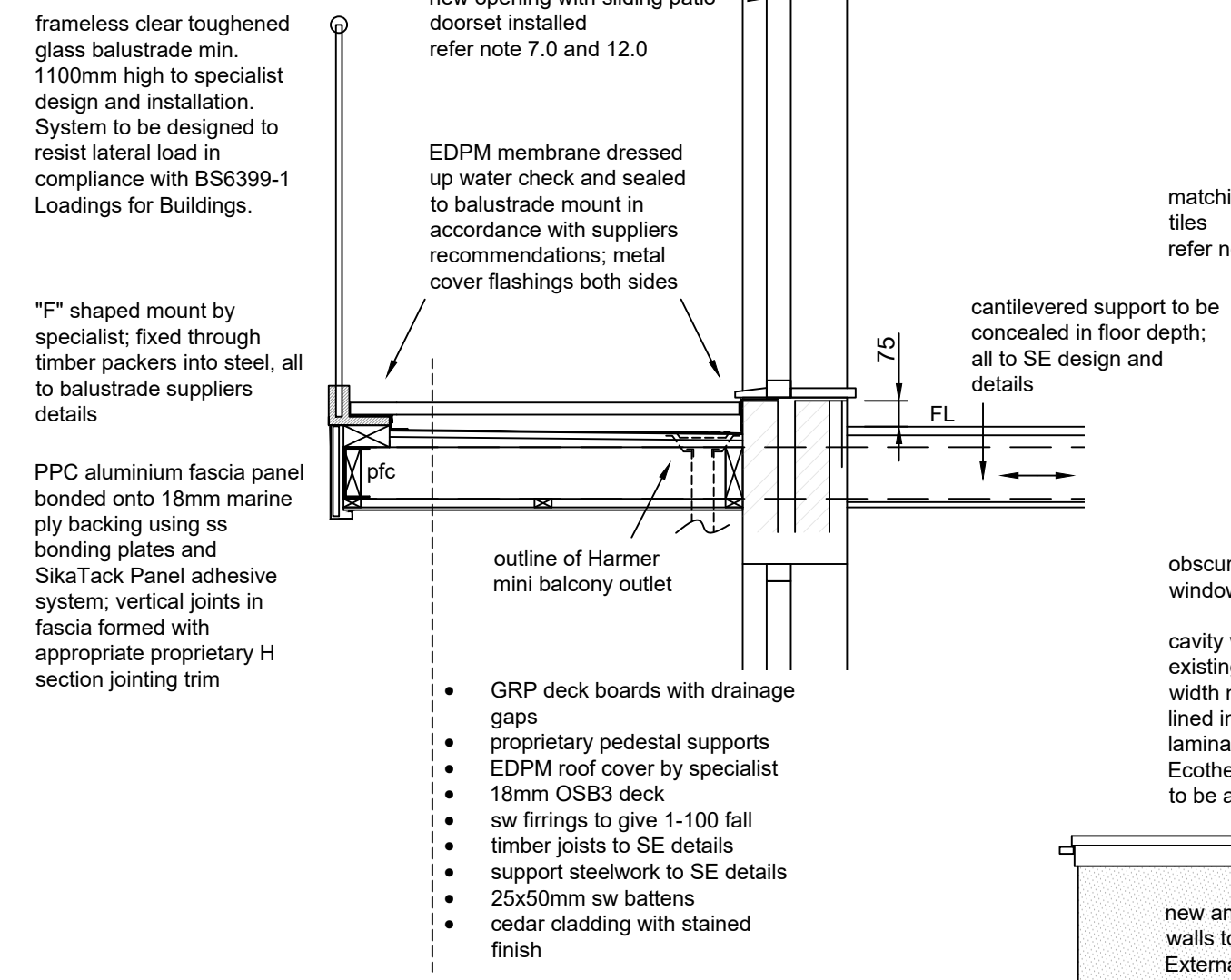
- 15.0 Lintols: internal masonry walls**
- Openings not more than 1.80m to be spanned by 100x150mm RC lintols, reinforced to suit load and span.
- New openings over 1.8m to be spanned by steel beams bearing on min. 150mm pcc padstones. All steel other than supporting roof framework to be encased in 2/12.5mm gypsum plasterboard and set to give ½ hour fire resistance.
- 16.0 Partitions**
- Non-loadbearing walls to be 75x50mm softwood studs at 600mm centres finished both sides with 12.5mm thick Gyproc Wallboard 10, scrim and skim finish. Between studs provide full width quilt insulation, to satisfy Approved Documents E (5.18) and B (A2).
- 17.0 Staircase**
- Individual staircases to be constructed in timber with solid strings and closed risers and to comprise the following:
- Equal risers not more than 220mm
 - Equal goings not less than 220mm
 - Max. pitch 42 degrees
 - Min headroom 2000mm at any point on flight
 - Handrail min. 900mm above flight and landing
 - No opening in balustrade more than 100mm
- 18.0 Means of Escape**
- All doors marked FD are to be 30minute fire doors and frames and to be fitted with intumescent strips

notes: cont'd...

- 25.0 Approved Document L1 [volume 1 - dwellings]**
- Provide the following documentation in compliance with Approved Document L1:-
- 25.1 Continuity of insulation:
- Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.
- 25.2 Providing information:
- The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.
- 25.3 Controlled services:
- The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.



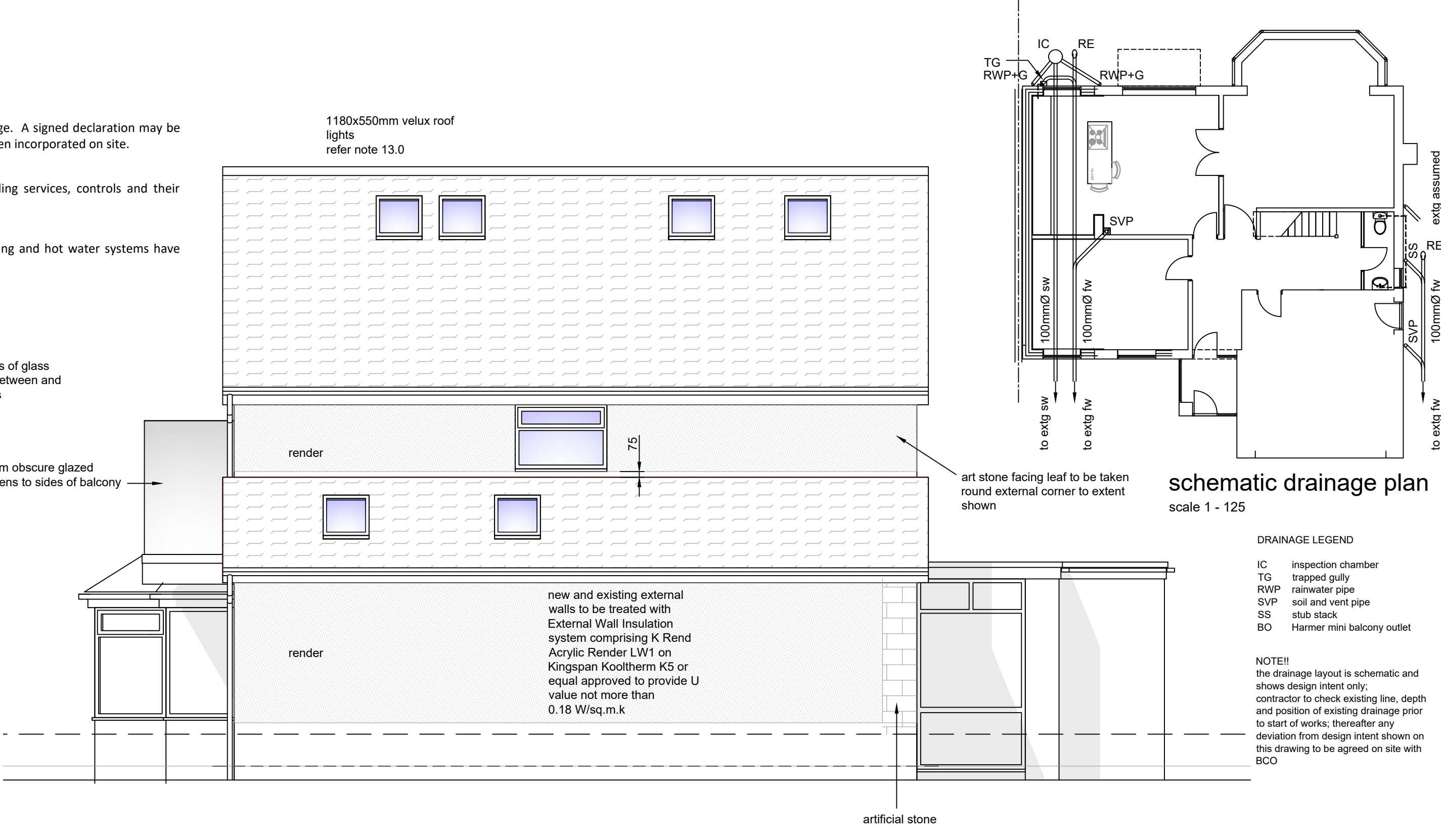
cross section BB
scale 1 - 50



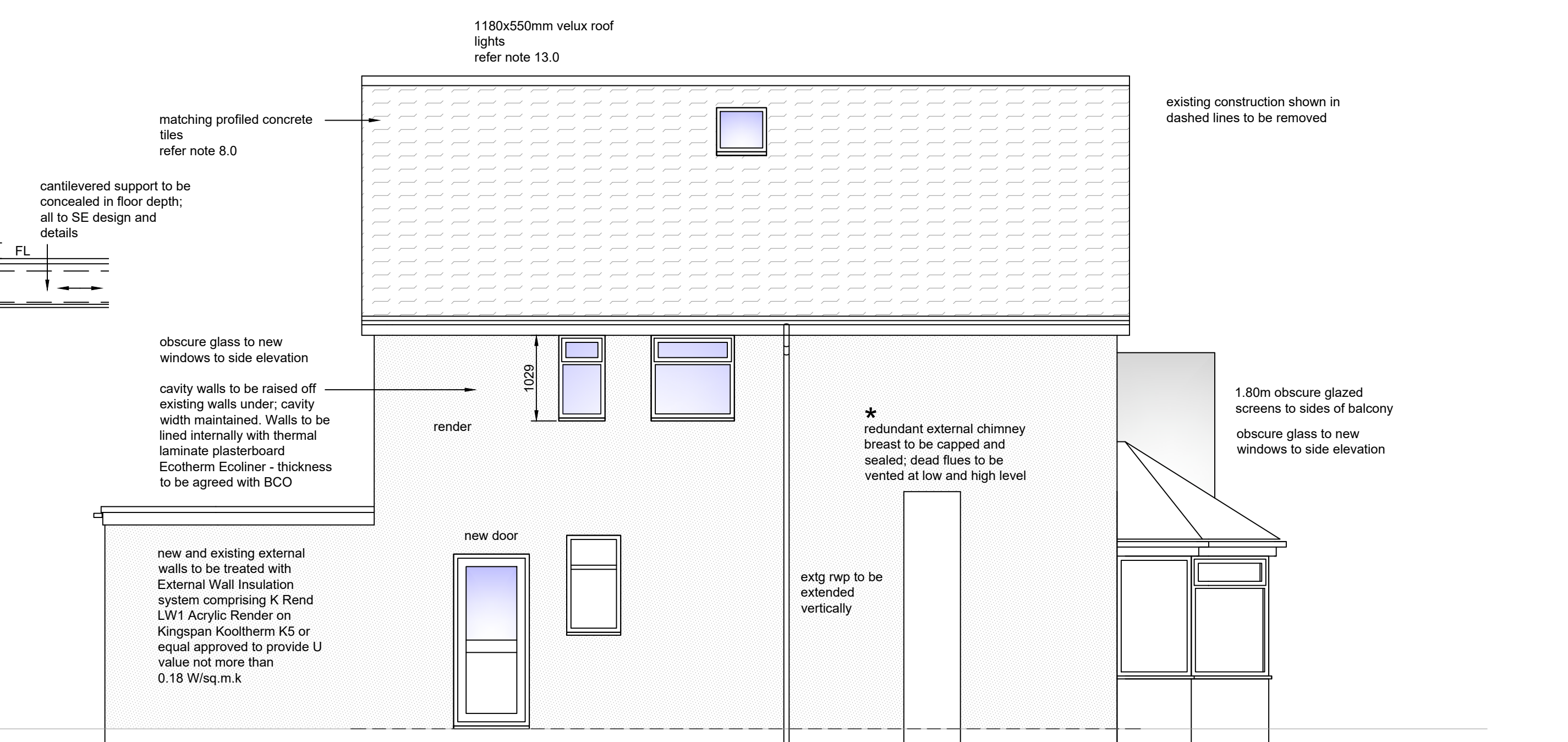
balcony detail
scale 1 - 20

notes: cont'd...

- 19.0 Services:**
- All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide
- 20.0 Electrical Installations:**
- All installations to comply with IEE Regulations. All fittings to comply with British Standards, Quality, Quantity and position of fittings to be in accordance with contractor designed and approved scheme. All switches, sockets, TV/telephone points, doorbells and entry phones to be positioned between 450 mm and 1200 mm from finished floor level. Provide energy efficient lighting in accordance with Building Regulation Approved Doc. L1 min 100% of light fittings to be low energy type as specified by Building Regulations. Any external lighting, including any provided to porches, to be fitted with photocells and have fittings which can only be used with lamps having efficiency greater than 45 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.
- 21.0 Mechanical ventilation**
- Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to kitchen to give minimum extraction rate of
- Kitchen 30/s if placed over the hob and 60/s if placed elsewhere
 - Ensuites / bathroom15/s
- Vents ducted to external air [through roof space or floor depth where applicable] via 100mm dia. UPVC pipe with proprietary cowl and flashing as necessary. Include for all flashings etc. as required.
- 22.0 Smoke detection**
- Self-contained mains powered smoke detectors (battery backed up) to be provided to each level. All alarms to be interlinked and wired to separate sub circuit on mains db board. Smoke alarms to be situated within 3.0m of bedroom doors. Installed in accordance with BS 5839:6:2004



side elevation
scale 1 - 50



side elevation
scale 1 - 50

notes: cont'd...

- 23.0 Above Ground Level Drainage:**
- All soil pipes and accessories to BS4514. Waste connections from internal fittings to comprise:
- 100mm dia. Upvc pipes from WC
 - 40mm dia. Upvc pipes from bath/shower
 - 32mm dia. Upvc pipe from wash hand basin.
- Waste pipe diameter to be increased to 50mm where more than one fitting is connected.
- 75mm deep seal traps to all appliances.
- 24.0 Below ground drainage:**
- 100mm HEPSLEEVE or other approved high strength vitrified clay pipes with flexible connectors bedded & surrounded in granular material strictly in accordance with manufacturer's instructions. All foul drain entries to be via swept bends, all surface water connections to be trapped. All gullies to be trapped roddable type bedded & surrounded in min 150mm concrete. Rodding access points to be brought to surface with as shallow an angle as possible, terminating in airtight alloy cover & frame bedded & surrounded in concrete.
- Drains passing through walls to be bridged using reinforced concrete lintels & sleeved through wall.
- Inspection chambers under 900 mm deep to comprise proprietary UPVC inspection chambers. Manholes over 900 mm deep to comprise pre-cast concrete manhole sections suitably sized for a depth on minimum 150 mm thick concrete base. Manholes to be pointed up and made watertight prior to completion. Heavy duty manhole covers to trafficked areas, medium duty covers to footpaths, light duty covers to landscaped areas.

D	24.08.23	rendering amended
C	13.06.23	note added marked thus *
B	04.04.23	external walls rendered
A	11.07.22	velux rooflights amended; family bthrm window amended
rev	date	description



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Project:	scale: as noted @ A1
63 Marland Fold Rochdale PROPOSED ELEVATIONS	date: Feb '22
Client: Nazaket Khan	drawn: IS
	Dwg. Nr. K227-03/D