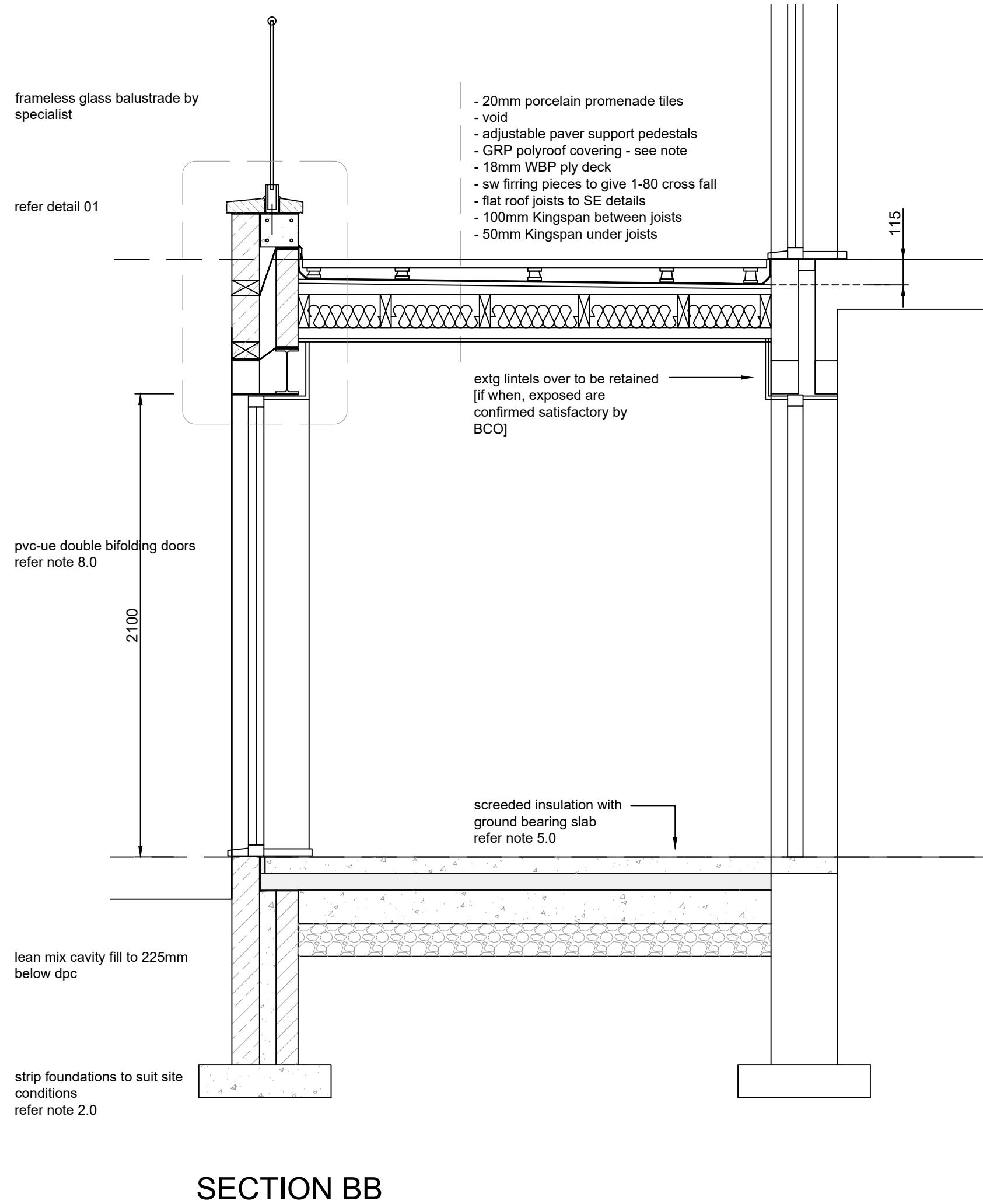
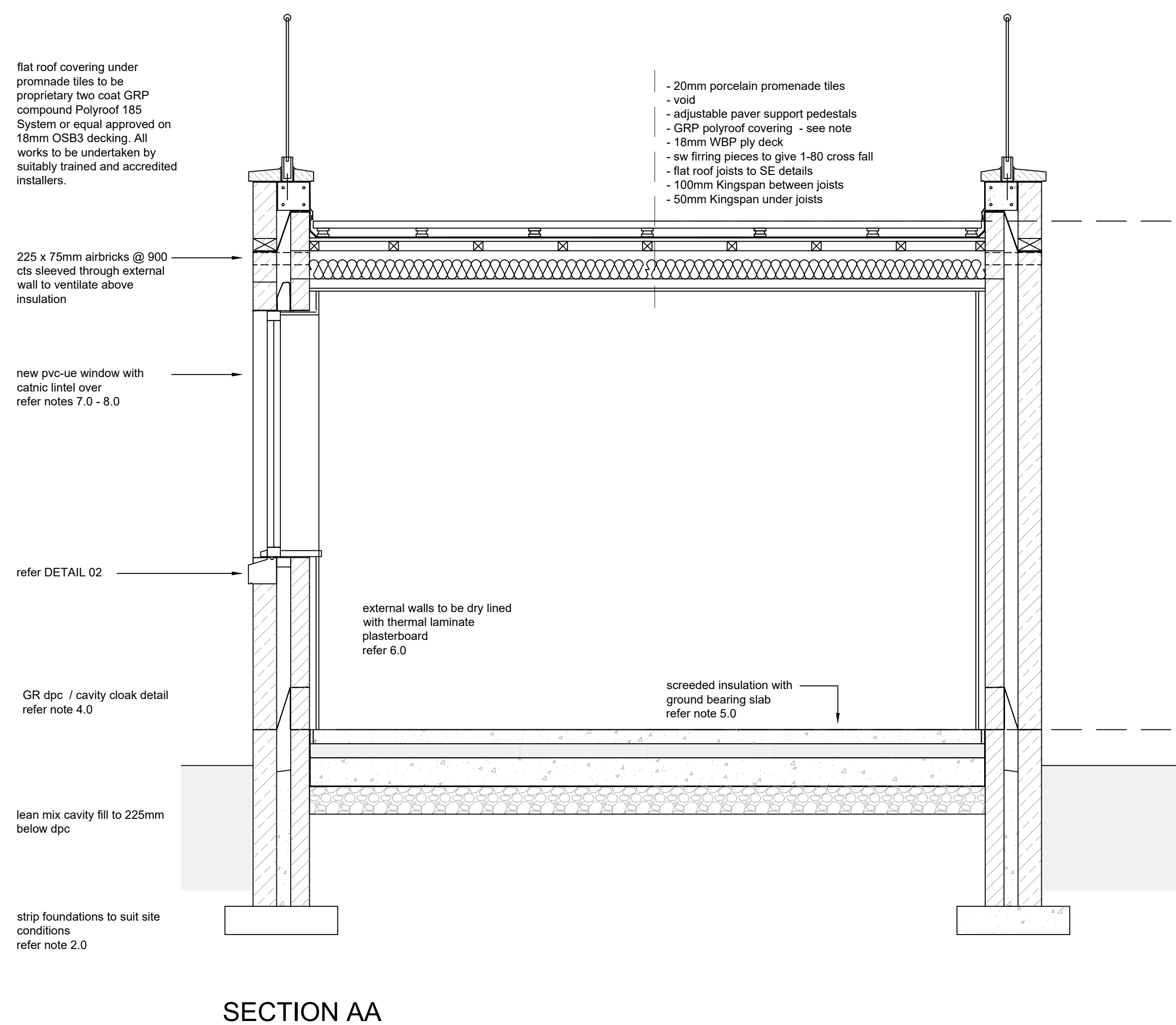
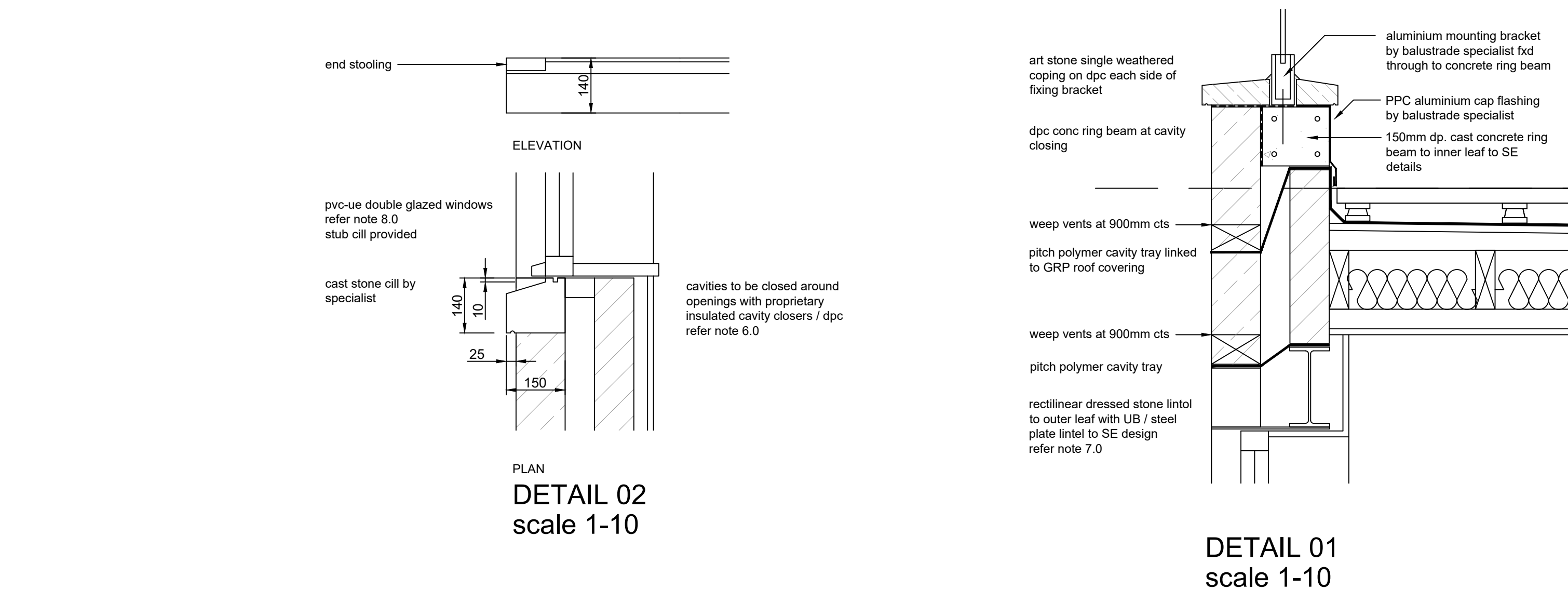


proposed cross sections and details:



notes continued...

16.0 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

17.0 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.

18.0 Approved Document L1B

Provide the following documentation in compliance with Approved Document L1B:-

18.1 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.

18.2 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.

18.3 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.

notes:

1.0 General Notes:

All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice requirements. All materials are to be fixed, applied or mixed in accordance with manufacturer's instructions and specifications. All dimensions are to be checked on site prior to construction by main contractor. Any timber likely to be exposed to moisture to be vac-vac treated to prevent decay.

2.0 Foundations

To comprise concrete strip footings or trench fill foundations all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

3.0 Substructure:

Walls below dpc to be dense concrete block or common brick to suit external wall thickness. Facing work to outer leaf to be taken down to a minimum two courses below finished ground level.

4.0 DPC:

To comprise Visqueen gas resistant DPC or equal/approved dpc laid min. 150mm above adjacent ground level.

5.0 Ground floor construction: ground bearing slab with screeded insulation over

To comprise

- polythene separating layer;
- 100mm Kingspan Kooltherm K103 insulation;
- 125mm concrete floor slab on gas resistant gas membrane linked to dpc;
- blinded compacted hardcore min 150mm.

U Value = min 0.18W/m²K .

6.0 External walls: brick and blockwork

To comprise

- 100mm cavity
- 100mm Knauf Dritherm 32
- 100mm aerated concrete block [k value = 0.11]
- 35mm Knauf PIR laminate on adhesive dabs
- 12.5mm plasterboard facing to laminate

Leaves to be tied together at 750mm centres horizontally and 450mm centres vertically with PD 6697 type 2 wall ties and to be of a double drip type. Ideally, they should be BBA approved and conform to BS EN 845-1: 2003. Each block course to be tied at window reveals. Cavity around openings to be closed with proprietary insulated pvc-ue cavity closures incorporating integral dpc

U Value = $0.18 \text{ W/m}^2\text{K}$.

Lateral restraint to be provided by 30x5 gms straps at 1800mm cts.

Lean mix cavity fill to terminate min. 225mm below dpc.

7.0 Lintels: external walls

To comprise steel beam with welded steel plate over ground floor bifolding doors all to structural engineers details and design.
Catnic lintel over window to rear to suit wall construction, load and span

8.0 Windows and doors:

Approved colour pvc-ue framed double glazed windows and sliding / folding door supplied and installed by specialist contractor who is FENSA registered and the installation must be registered to comply with Building Regulations.

Min. centre pane U Value not greater than 1.6W/m²K.

Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to window frames to current Building Regulations, 5000mm² to habitable rooms, 2500mm² to other rooms. Glazing to windows less than 800mm above floor level to be laminated or toughened glass to current Building Regulation app. doc. K4. Provide draft stripping to all operable windows.

9.0 Flat roof

To comprise

- 20mm porcelain promenade ties
- void
- adjustable paver support pedestals
- GRP polyroof covering by specialist applicator with [providing insurance backed guarantee]
- 18mm WBP ply deck
- sw firing pieces to give 1-80 cross fall
- flat roof joists to Se details
- 100mm Kingspan Kooltherm K107 between joists
- 62.5mm Kingspan Kooltherm K118 insulated plasterboard under joists

U Value = 0.15W/m²K.

10.0 - 12.0 NOT USED

13.0 Rainwater seeds:

14.9 NOT USED

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 tube 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 over 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.

CONTINUED...

rev:	date:	description
 AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS		New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk
Project: Paradise House Moor Hill Rochdale		scale: 1-20@A1 UNO date: Apr 2024 drawn: IS
Client: Mrs Jane Buck		Dwg. Nr. B392-102