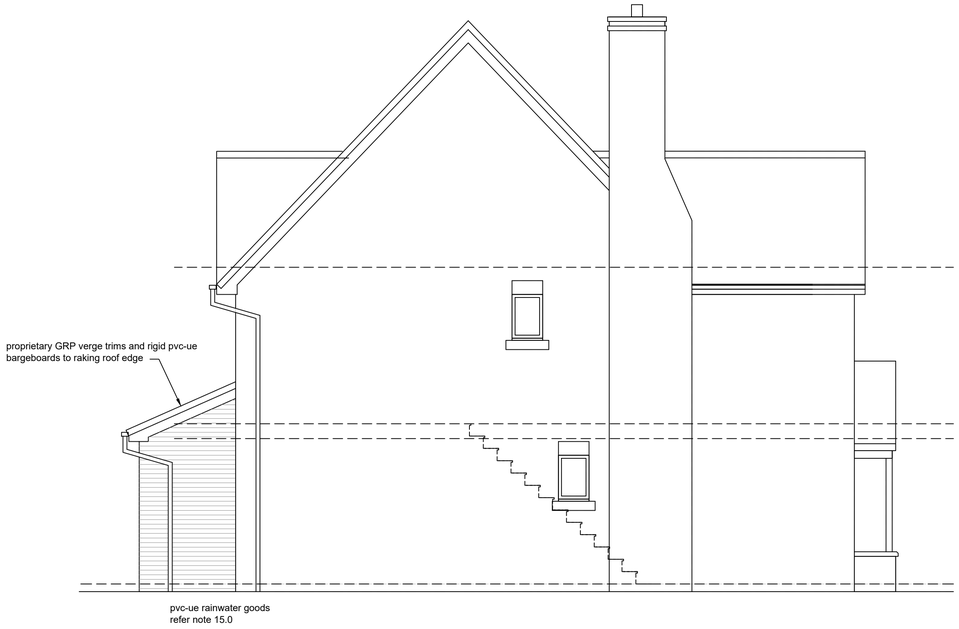
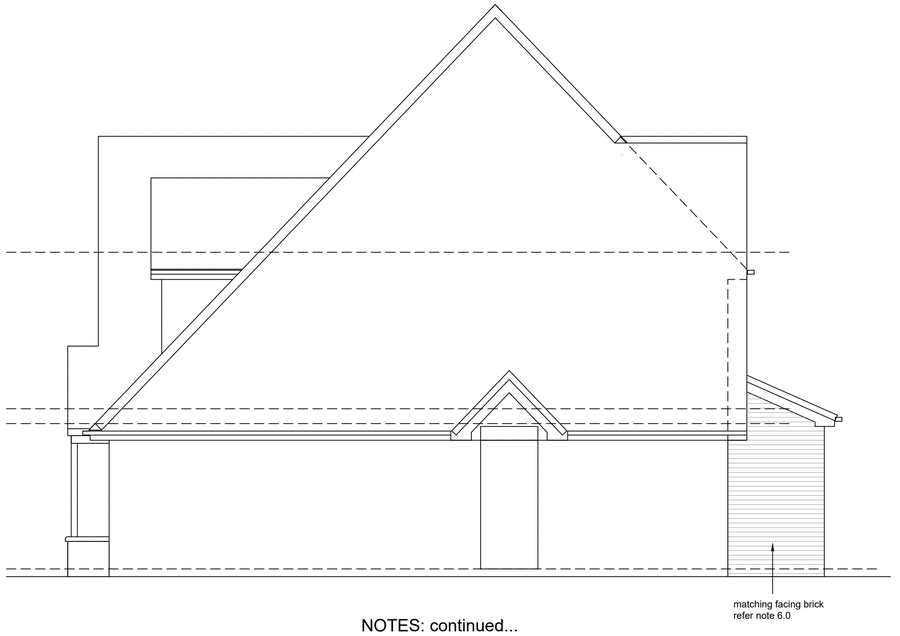
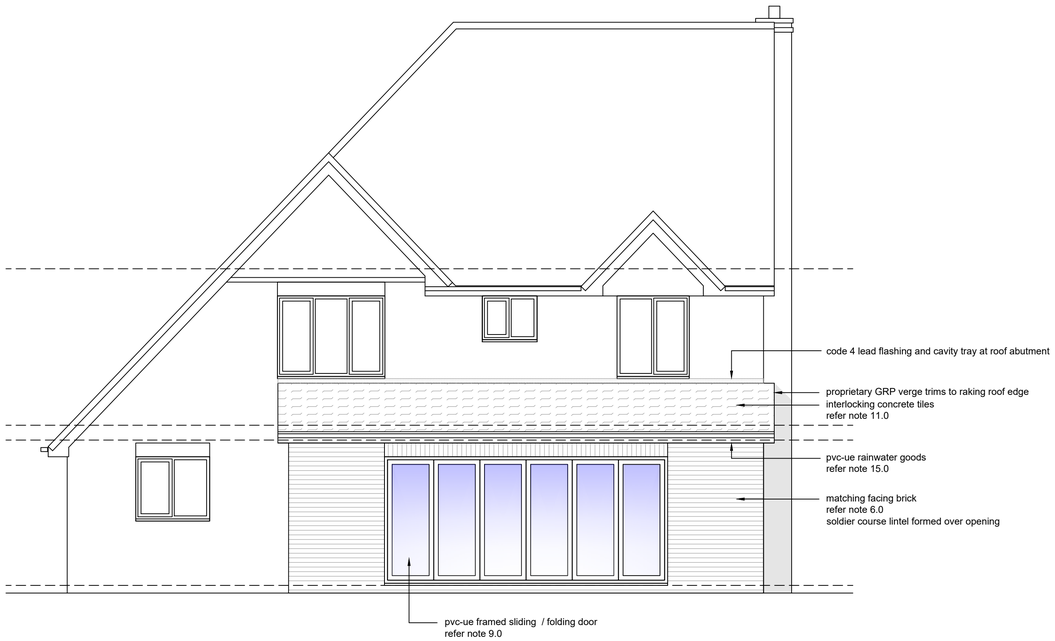


SIDE ELEVATION
scale 1 - 50



SIDE ELEVATION
scale 1 - 50



REAR ELEVATION
scale 1 - 50

NOTES: continued...

15.0 Rainwater goods:

To comprise 110mm pvc-ue rectilinear guttering and 63mmØ square section pvc-ue fall pipes. Guttering fixed to rigid pvc-ue fascia incorporating compatible pvc-ue soffit system

16.0 Partitions: internal

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 Partitions: enlargement to rear bedroom

To comprise 100x50mm sw studs at 600mm centres with 90mm Kingspan Kooltherm k107 between studs and a further 37.5mm Kingspan Kooltherm k118 insulated plasterboard internally

U value = min 0.18W/sq.mk.

18.0 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 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.

19.0 Above ground 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/sinks
- 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.

20.0 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

20.1 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 75 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

20.2 Approved Document L1B

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

20.3 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.

20.4 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.

20.5 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.

21.0 Mechanical ventilation

Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to give minimum extraction rates of : -

- Kitchen 30l/s if placed over the hob and 60l/s if placed elsewhere
- Utility 30l/s
- bath / shower 15l/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.

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 foundations to SE details all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

Specification assumes ground conditions allow traditional strip footings. If ground conditions dictate special foundations then refer to SE details

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: [assumed ground bearing slab + screeded insulation]

To comprise

- 75mm sand:cement screed on polythene separating layer;
- 100mm Kingpsan Thermaflor TF70 insulation
- 125mm ground bearing concrete floor slab
- Visqueen gas resistant damp proof membrane linked to dpc
- 25mm sand blinding
- 150mm well compacted hardcore

Specification assumes ground conditions allow ground bearing slab. If ground conditions dictate a RC suspended slab then refer to SE details

U Value = min 0.18W/m2K

6.0 External walls: brick and blockwork

To comprise

- 103mm facing brick to match existing
- 100mm cavity
- 100mm Celcon Solar block inner leaf.
- Cavities to be fully insulated with 100mm Dritherm 32 Ultimate.
- 47.5mm insulated plasterboard internally on adhesive dabs

U Value = min 0.18W/m2K

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 and with 6mm Tacboard at eaves.

Lateral restraint to be provided by 30x5 gms straps at 1800mm cts. 1005x50mm sw wall plate to be strapped to inner leaf at 1800mm cts. using 30x5gms straps.

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

7.0 Damp Proof Course

To comprise Gas Resistant dpc and cavity cloak linked to floor slab dpm. DPC to be min 150mm above adjacent ground level.

8.0 Lintels: external walls

To comprise steel UB or UC with welded soffit plate all to SE details

9.0 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 1.4W/m2K.

Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to window frames to current Building Regulations, 8000mm2 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 openable windows.

10.0 Lintols: internal masonry walls

Openings to rear wall to be SE designed sway frame. Steelwork to be encased in 2x12.5mm plasterboard and skim to give 30minutes fire resistance

Opening to internal LB wall in rear bedroom to be timber of Catnic box lintel to SE details

11.0 Roof covering:

New roof coverings to comprise interlocking concrete tiles to match existing on 50x25mm softwood battens; on "Roofshield" vapour permeable roofing underlay by Procter Group Ltd; on timber rafter roofs to detail below. Proprietary GRP eaves guards to be dressed into gutter and under roofing underlay.

12.0 Roof construction: cut timber framework

To comprise C16 / C24 solid cut timber rafters and ceiling joists as detailed on plans.

13.0 Roof insulation: sloping ceiling [enlargement to bedroom]

Sloping ceilings to be insulated with

- 120mm Kingspan Thermopitch TP10 between rafters and
- 50mm Kingspan Thermopitch TP10 under rafters
- 12.5mm plasterboard and skim

to give: -

U value = min 0.15W/sq.mk.

Existing rafters to be battened out as required to ensure 50mm airgap over insulation and this to be made continuous with existing roof voids / air paths.

14.0 Roof insulation: horizontal ceilings [proposed single storey rear extension]

To be insulated with

- 150+150mm glass wool laid over ceiling joists [perpendicular layers]

to give: -

U value = min 0.15W/sq.mk.

rev:	date:	description

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RICS the mark of property professionalism worldwide

Project:
12 Wrenbury Drive Rochdale
PROPOSED ELEVATIONS

scale: as noted @ A1
date: Dec 22
drawn: IS

Client: Richard Wood

Dwg. Nr. W354-03