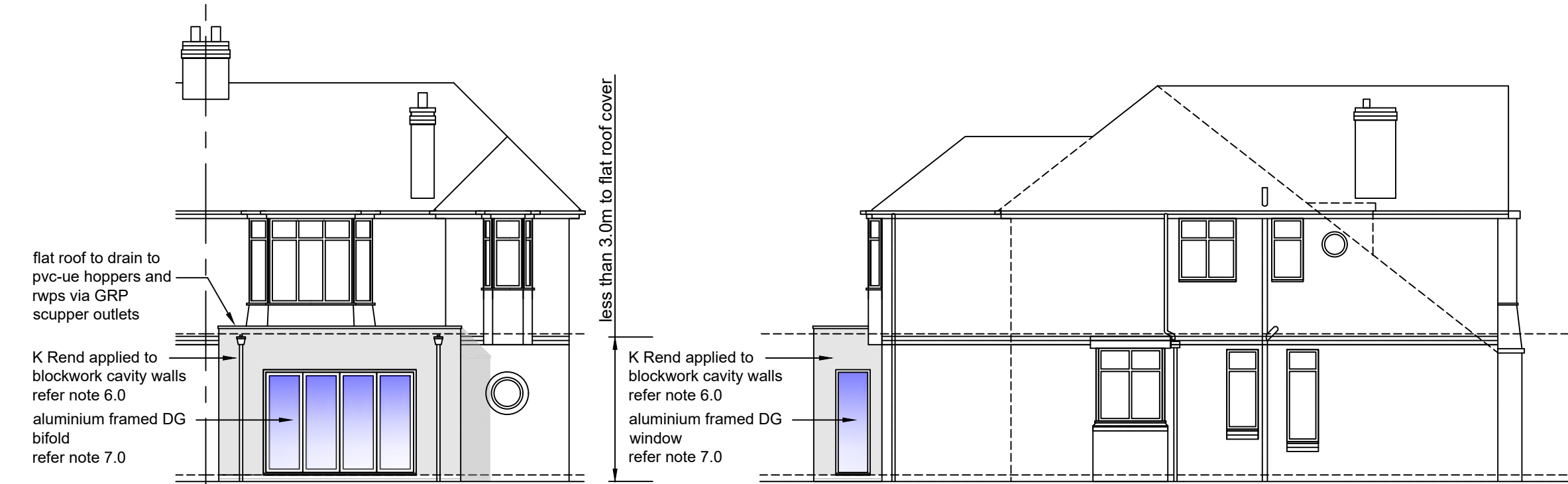




proposed rear elevation
scale 1-100

proposed gable elevation
scale 1-100

notes cont'd...

17.0 Services:

All work to comply with regulations and recommendations of the relevant supply company and to be to the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide

18.0 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 75 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

notes cont'd...

14.0 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.

15.0 MECHANICAL VENTILATION

Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to kitchen / WC to give minimum extraction rate [l/sec] of:-

- Kitchen (cooker hood extracting to the outside) 30
- Kitchen (no cooker hood or cooker hood does not extract to the outside) 60
- Windowless WC 15

Vents ducted to external air via 100mm dia. UPVC pipe with proprietary cowl and external louvered baffle

16.0 APPROVED DOCUMENT L1B

Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

Providing information:

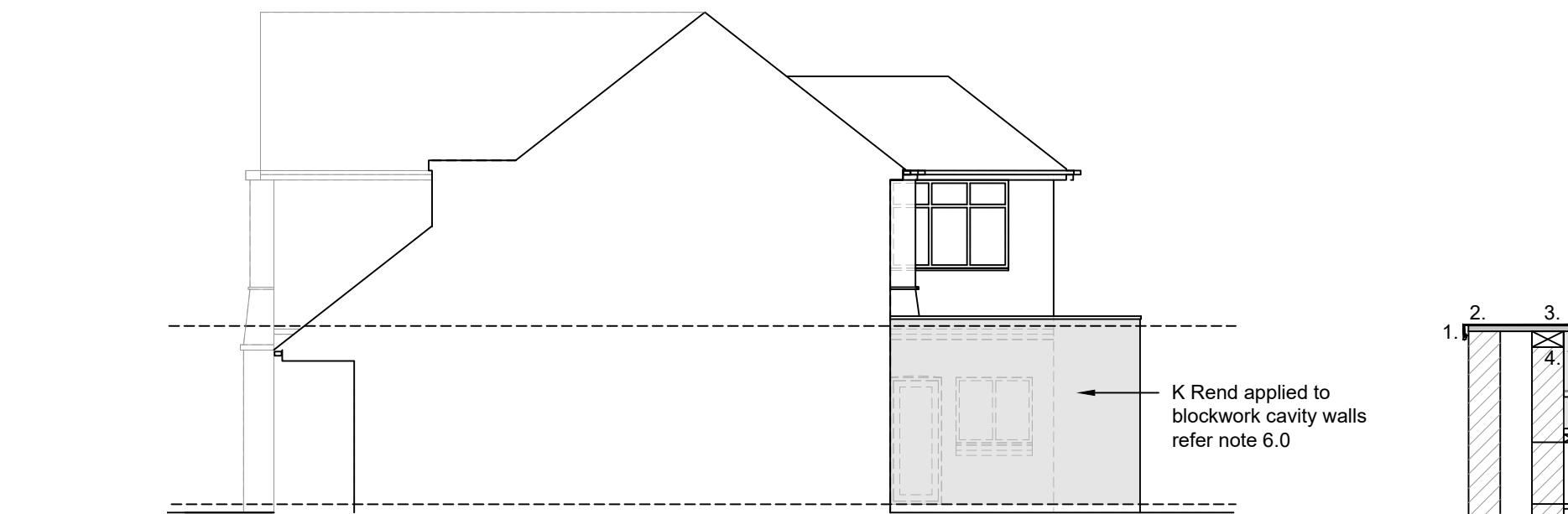
The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.

Controlled services:

The Local Authority may request confirmation that any controlled services including heating, and hot water systems have been properly commissioned in accordance with procedures approved by the Secretary of state

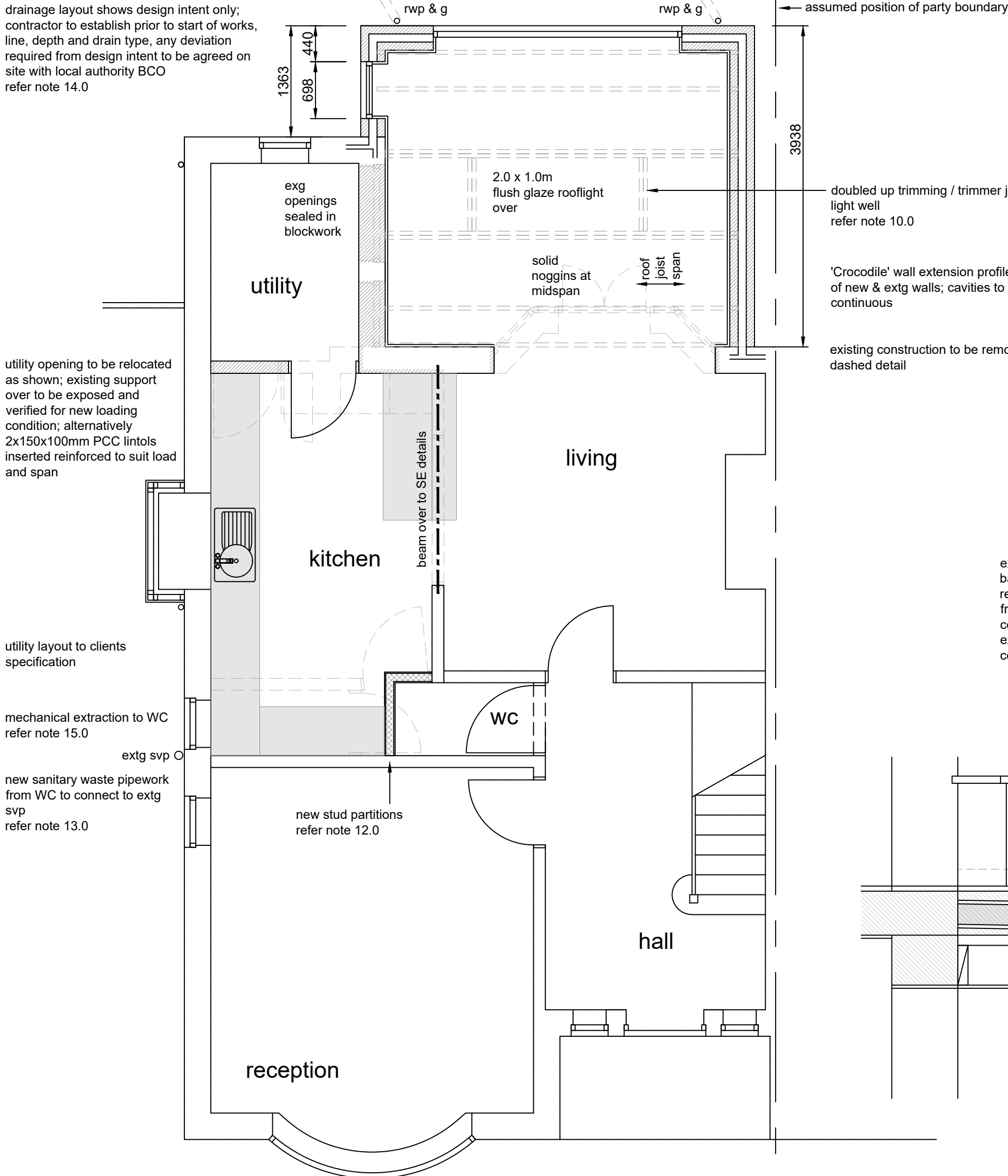
Lighting:

Provide energy efficient lighting at the rate of 100% of all new light fittings; lamps to have minimum luminous efficacy of 75 light source lumens per circuit-watt



proposed return elevation
scale 1-100

drainage layout shows design intent only; contractor to establish prior to start of works, line, depth and drain type, any deviation required from design intent to be agreed on site with local authority BCO refer note 14.0



proposed GF plan
scale 1-50

2000x1000mm Flush Glaze fixed roof light by Glazing Vision Ltd or equal / approved fixed in strict accordance with suppliers written instructions <http://www.glazingvision.co.uk/>

Polyroof 185 GRP roof coating on 18mm OSB 3 board on insulated flat roof deck refer notes 8.0 - 10.0

1. - Polyroof GRP drip edge trim
2. - Polyroof 185 GRP coating
3. - 100x50mm sw wall plate
4. - 25mm PIR upstand / lining
5. - 18mm OSB3 upstand
6. - Polyroof GRP abutment former
7. - 75x50mm sw kerb framing
8. - 75mm PIR insulation
9. - 12.5mm plasterboard and skim

K Rend applied to blockwork cavity walls refer note 6.0

doubled up trimming / trimmer joists to form light well refer note 10.0

'Crocodile' wall extension profile at junction of new & extg walls; cavities to be continuous

existing construction to be removed shown in dashed detail

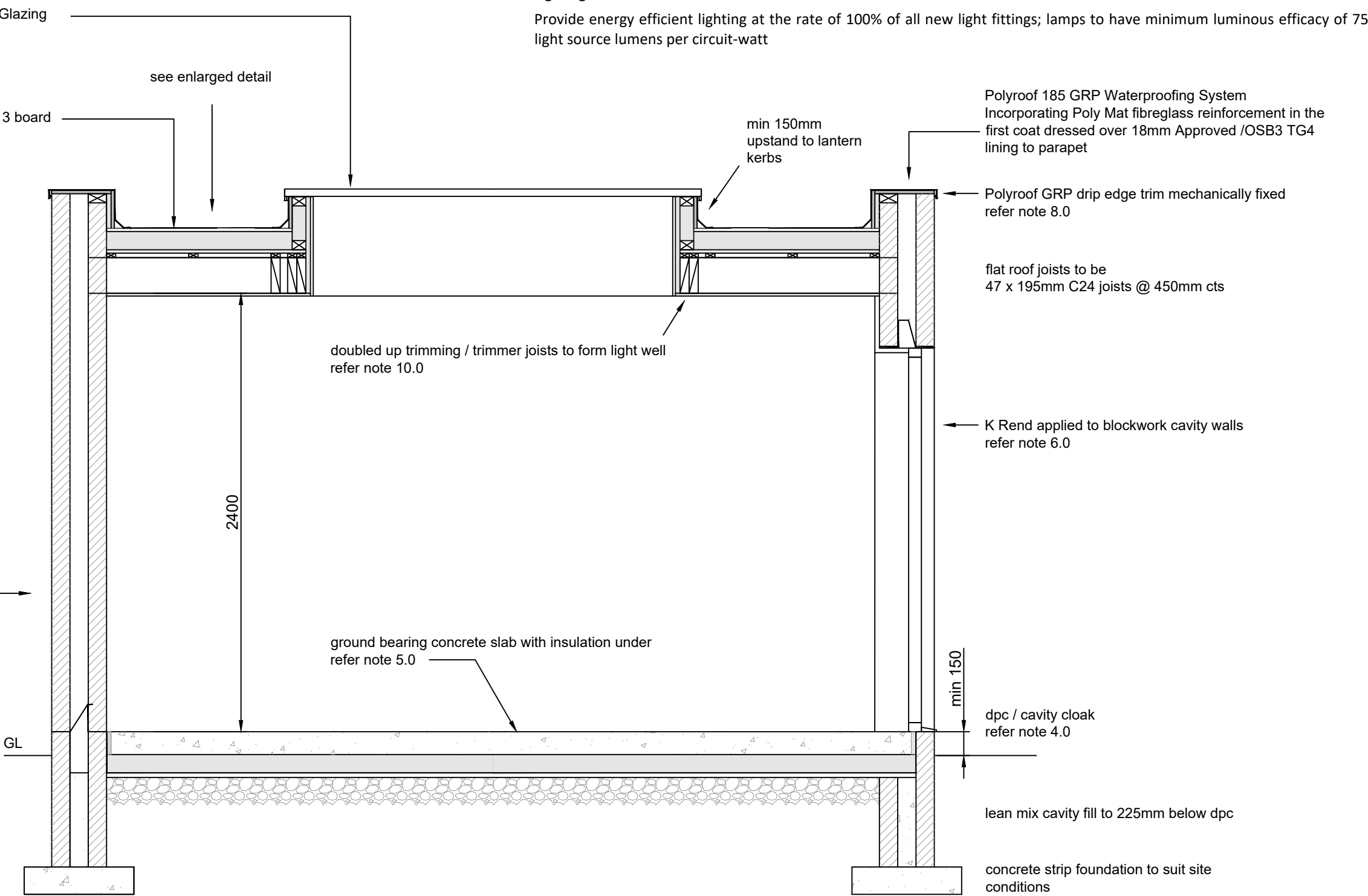
existing first floor joists span from front to back and are assumed to cantilever over retained beam to support timber stud framework of bay window spandrel panel; construction shown hatched to be fully exposed and assumptions verified by contractor prior to proceeding

GRP roof coating to be dressed up 18mm OSB3 liner board fitted behind behind tile hanging to bay spandrel, to a minimum height of 150mm

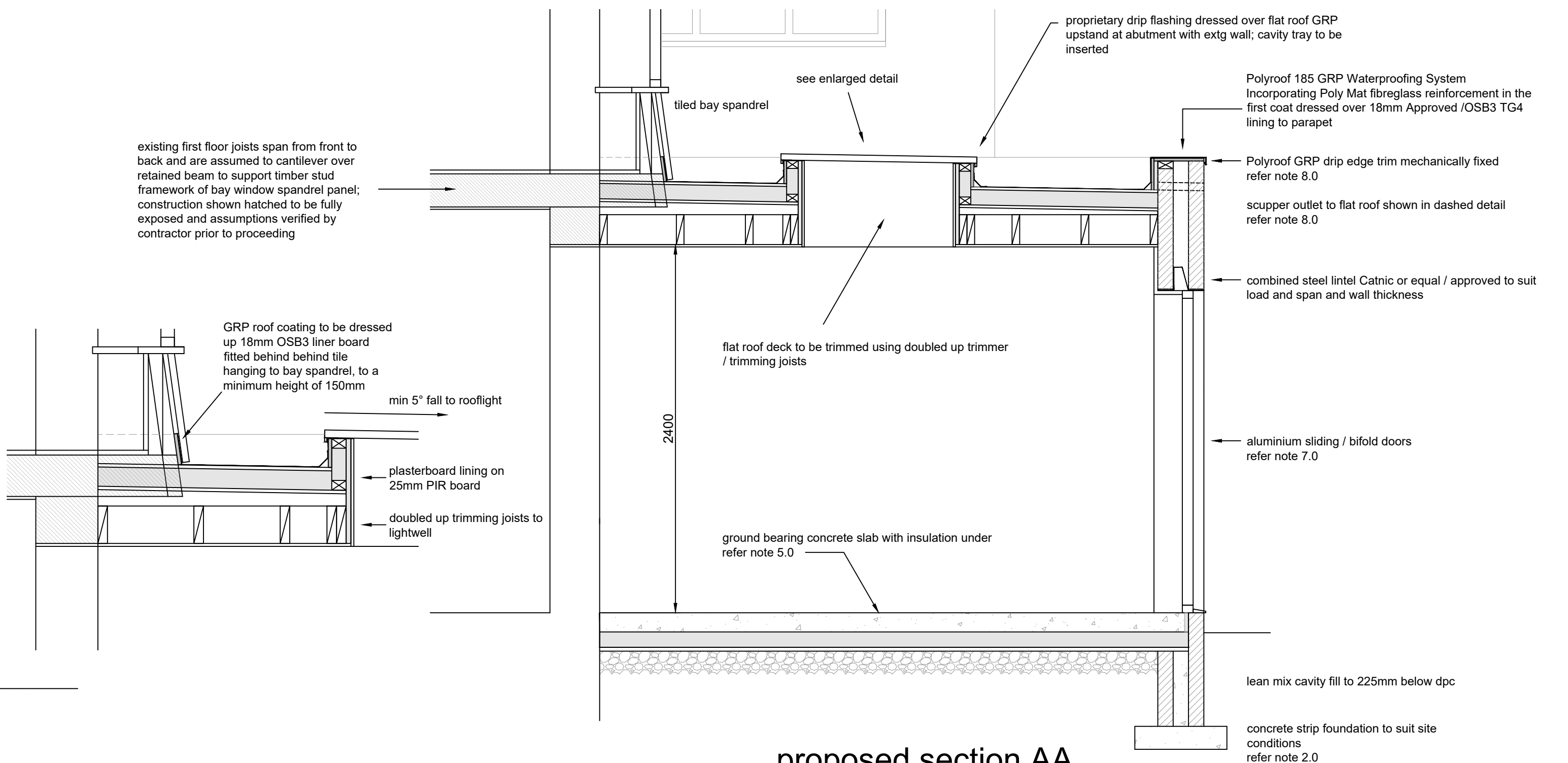
min 5" fall to rooflight

plasterboard lining on 25mm PIR board

doubled up trimming joists to lightwell



proposed section BB
scale 1-25



proposed section AA
scale 1-25

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

5.0 GROUND FLOOR CONSTRUCTION:

To comprise

- 125mm ground bearing concrete floor slab
- 100mm Kingspan Thermafloor TF70 insulation
- Visqueen gas resistant damp proof membrane linked to dpc
- 25mm sand blinding
- 150mm well compacted hardcore

Contractor to determine existing ground floor construction. 100mm ducts to be provided under proposed solid floor construction to ventilate existing sub floor to original house (if present), connected to proprietary periscope ventilators and air bricks at low level. Ventilation to equate to 1500mm2 for each metre run of wall. Cavity trays to be provided over air bricks.

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:

To comprise:-

- K Rend acrylic render in two coats generally consisting of 10mm K Rend standard UF base finished with K Rend Silicone FT of a colour to LPA approval; all applied in strict accordance with manufacturers instructions. System to include all starter trims / closure trims / angle trims
- 100mm medium density concrete block [k value = 0.51]
- 100mm Knauf Dritherm Cavity Slab 3
- 100mm lightweight Aircrete blockwork [k value =0.110]
- 8mm cement parg coat
- Knauf PIR Laminate 50mm

Max U Value = 0.18 W/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. 100x50mm 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 WINDOWS AND DOORS:

Approved colour aluminium framed double glazed windows and sliding / folding door (bottom rolling NOT top hung), 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.

8.0 ROOF COVERING: FLAT

To comprise profiled proprietary two coat GRP compound Polyroof 185 System or equal approved on 18mm OSB3 decking. Roof cover to incorporate proprietary pre-formed edge and verge trims. All works to be undertaken by suitably trained and accredited installers.

Proprietary GRP scupper outlets to be built in at positions shown on drawing

9.0 ROOF INSULATION: FLAT

To comprise

- 150mm Kingspan Thermafloor TR26 on vapour control layer

U value = min 0.15W/sq.mk.

10.0 ROOF STRUCTURE: FLAT

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.

11.0 RAINWATER GOODS:

To comprise proprietary pvc-ue hoppers at scupper outlets and 63mmØ circular section pvc-ue fall pipes.

12.0 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 8 (A2).

13.0 ABOVE GROUND LEVEL DRAINAGE:

All soil pipes and accessories to BS4514. Waste connections from internal fittings to comprise:

- 100mm dia. Pvc-ue pipes from WC
- 32mm dia. Pvc-ue 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.

B A	04.07.23 24.04.23	scheme revised complete lantern light removed; joist span amended
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  the mark of property professionalism worldwide		
Project: 13 Chester Avenue, Bamford Rochdale PROPOSED PLANS		scale: as noted @ A1 date: April 23 drawn: IS
Client: Mr. & Mrs. P. Glynn		Dwg. Nr. G298-02/B