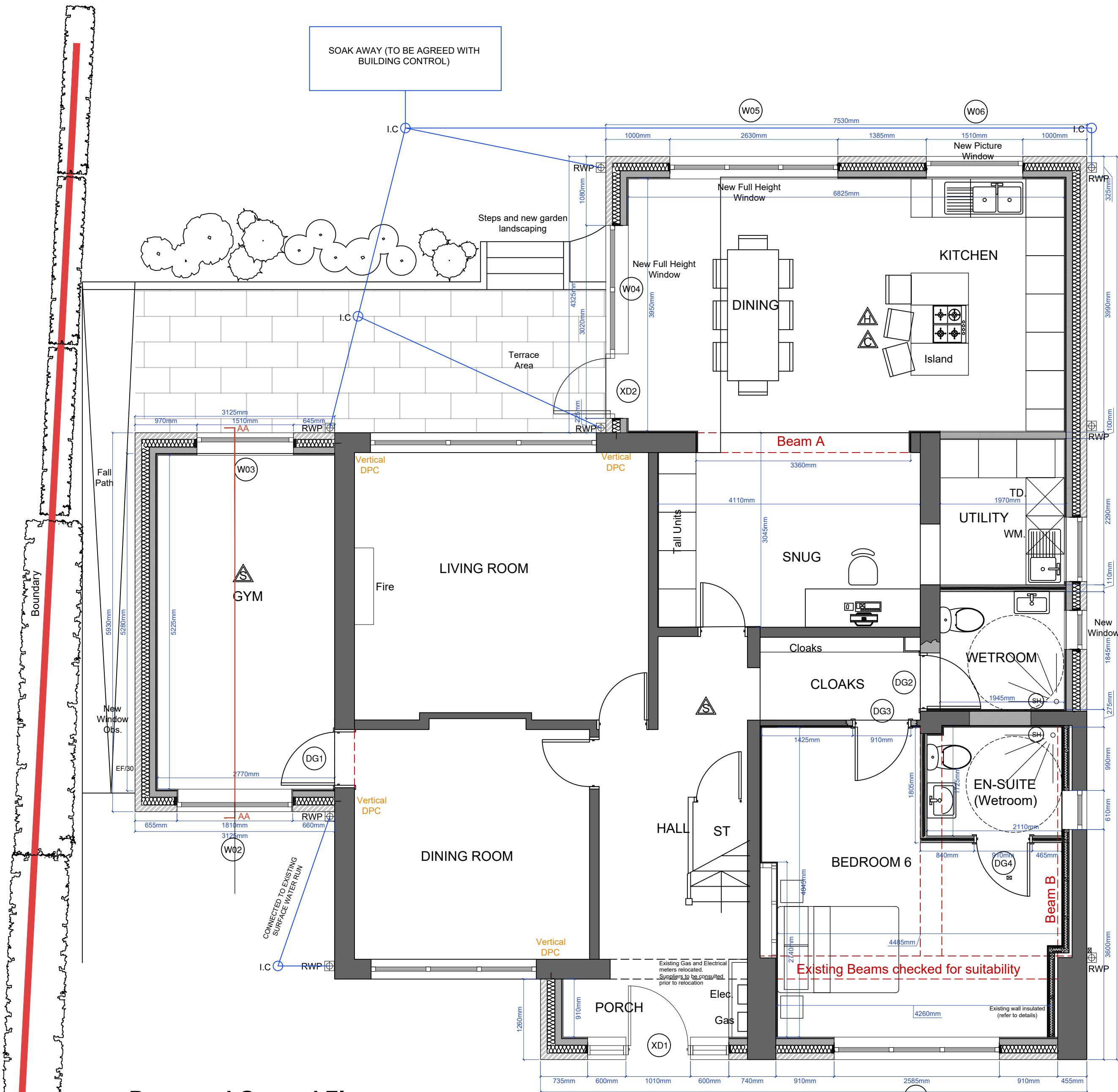


Do not scale this drawing.
Dimensions to be checked on site.
Drawing to be read in conjunction with all other relevant material.
Structural Engineers drawings to override structural dimensions shown.
This drawing is the copyright of Urban Colour Architects. ©2019.
Architect to be notified of discrepancies.
Contactor to check dimensions on site before commencing works.



Proposed Ground Floor

1:50@A1

DRAINAGE AND PLUMBING

Drainage to be designed by m&e contractor.

All below ground drainage to comply with BS EN 295-1:1991 and to be in accordance with Approved document H1 Sanitary pipework and drainage).

Installation of private drains and sewers to conform to BSEN 752 'Drains and sewer systems outside buildings', BSEN 16101 construction and testing of drains and sewers and part H of the building regulations.

A test for watertightness using the air or water test should be applied initially after the system has been installed before any backfilling. All below ground drains should be laid to falls as specified by the manufacturer and installed in full accordance with manufacturers instructions.

All drainage under building or within 1000mm of the building is to be encased in a minimum of 150mm concrete surround (min c20p strength). A flexible joint should be inserted at the end of each coupling joint of minimum thickness 18mm, which should extend to the edge of the encasement where pipes are laid beneath concrete slabs they must be cast in monolithically in a local thickening of the slab without the need for flexible boards.

All points of discharge to be fitted with removable water seal traps as set out in the building regulations. 92mm diameter traps for washbasins with 75mm outlet less than 80mm (100mm for those with outlets greater than 80mm) and 50mm depth of seal.

Branch discharge pipes are to be installed in accordance with the requirements of Approved document H.

Proposed SVP to be ventilated to the outside air, SVP to terminate 900mm above any opening within the building within 3000mm.

Branch pipes are to discharge into another branch pipe of discharge stack in such a manner that prevents cross-flow into any other branch pipes.

All foul water and surface water drainage to be connected to local authority mains system.

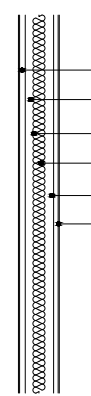
All pipes passing through foundations walls to be protected by 75mm deep p.c. lintels over drains passing under floor slab. Precast concrete lintel to give 50mm clearance for drainage passing through external wall drain to be encased in a minimum of 150mm concrete surround (min strength C20P). Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

Soil and foul waste to BS 5572 150mm Dia. UPVC SVP.

All services passing through separating floors to be insulated in full accordance with Approved Document E. All services to be insulated with 25mm (min) mineral wool quilt around pipe boxed in using plywood and s/w frame boxing plated with 2no. layers of 12.5mm Gyproc Wallboard. All voids around pipes to be sealed. All SVP to have screwed panels to access rodding points.

All service penetrations through compartment walls and floors to have fire sleeve collars, having same rating as compartment (60min).

WALL TYPE 1: INTERNAL STUD WALL DETAIL
3MM PLASTER SKIM
1No. 12.5MM GYPROC SOUNDBLOC
75MM X 50MM TIMBER STUDWORK @600mm VERTICAL CENTRES
50MM ISOVER 1200 APR INSULATION
1No. 12.5MM GYPROC SOUNDBLOC
3MM PLASTER SKIM
MIN 30min FIRE RESISTANCE
SOUND INSULATION 46dB



TRIAL HOLE REQUIRED TO DETERMINE SUITABILITY OF EXISTING FOUNDATIONS FOR SECOND STOREY EXTENSION

Proposed First Floor

1:50@A1

ELECTRICAL

Fire detection system to be designed to meet the standards of the current building regulations. (Systems to be confirmed with building inspector prior to installation).

Mains operated smoke and heat detection (with battery backup) to BS 5839 Part 6. Installed and inspected by an approved electrical engineer NIC EIC.

All electrical wiring to be extended throughout the property to BS7671.

Switches and sockets to habitable rooms are to be installed at appropriate heights between 450mm and 1200mm from finished floor level for disabled users. To be in full adherence with Approved Document M.

Provide mechanical extract to kitchens via extract fans where cooker hoods are not provided to achieve 60L per second and 2500m2 background ventilation.

Provide mechanical extract to bathrooms, wc's and Shower rooms to achieve 30L per second and 2500m2 background ventilation and to operate from light switch with adjustable overrun (min 15 min).

All electrical work is to meet the requirements set out in Part P (Electrical Safety). This should be designed, installed, inspected and tested by a competent person(s). Prior to completion the Local Authority must be satisfied that and electrical installation certificate has been issued under a Competent Persons Scheme.

WINDOWS AND DOORS

Insulated DPC's are to be installed to all opening reveals.

WINDOWS

To be double glazed and have a Low E coating. Windows to provide a U-value of 1.6w.m²k and to be inward opening and to conform with Approved Document K of the Building Regulations.

Windows to provide 1/10th of the floor area with 1/20th of the floor area. All windows to provide trickle ventilation of 5000mm², with kitchens, utility and bathrooms having 2500mm².

Manufacturer to provide details of compliance.

Escape windows should be provided to all habitable first floor rooms and the ground floor gym area.

EXTERNAL DOORS

Proposed sliding doors to have an internal level threshold to enable external decking to provide level access. Sliding door details to be provided to building control and ensure that compliance is achieved with current approved document standards. Doors should achieve a U-value of 1.8W/m²k (or increased performance).

INTERNAL DOORS

Indicated doors to be FD30s and fitted with intumescent strips where indicated and have a minimum leaf width of 825mm.

INTERNAL WALLS

New stud walls to be pattressed with 18mm wbp plywood where fixing is required.

HEATING AND HOT WATER

New heating systems to be designed by subcontractor, to fully comply with all current regulations. Radiators to be sized by subcontractor. Details to be supplied by subcontractor. Bathroom to have heated towel rail.

All work to be carried out by suitably qualified and registered professionals in accordance with current regulations and best practice guidelines. All work to comply with relevant Approved documents i.e. Approved document J.

GENERAL

All new windows and doors to be Fensa approved and have a minimum 10 year guarantee. All new ironmongery is to be positioned below 1200mm from finished floor level and to comply with approved document M. Specification tbc.

Safety glass to be used where required by building regulations to comply with current standards.

Insulated DPC's are to be installed to all opening reveals.

REVISION NOTES:
D - Second floor dressing rooms added

PROJECT

23 Hawthorn Road, Rochdale

TITLE

Proposed Plans

STATUS

Building Control

CLIENT

Mr Khan

DRAWN BY

J.B

DRAWING NUMBER

A-004

SCALE (@ A1)

1:50@A1

CHECKED BY

J.B

DATE

02.02.21

REV

D

PROJECT NUMBER

UCA-058

