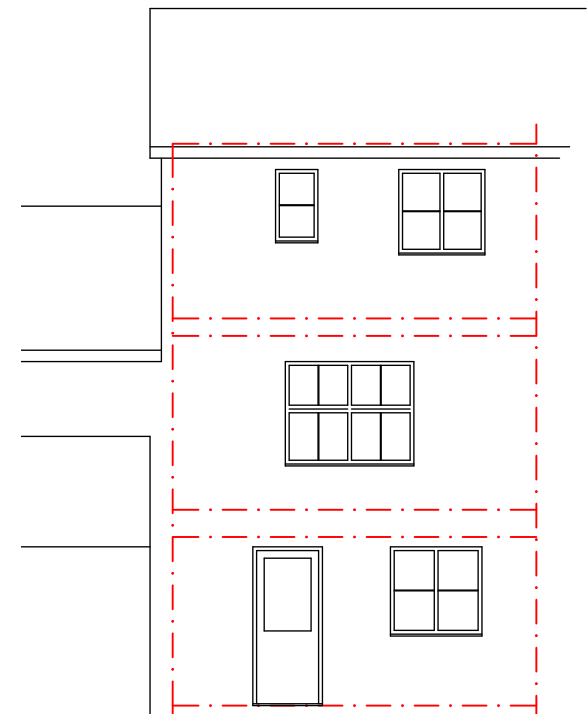




FRONT ELEVATION 1:100



REAR ELEVATION 1:100

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are sent to the Building Inspector when necessary.

The Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

Foundation.

All subject to site investigation. 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750mm min. cover to foundations. Foundations taken below invert of any adjacent drain.

Depth of foundations to be to the satisfaction of the Building Inspector.Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

External Walls.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 100 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level.Cavity wall construction; 102 mm facing brickwork, 100 mm cavity (incl 10mm (low emissivity) cavity) with 90 mm thick Celotex Thermaclass cavity wall 21 insulation board, 100mm high strength block (H+H Celcon) (lambda=0.18) inner leaf and all load bearing walls. (Or Alternative external wall build up by contractor to be approved by building control inspector). 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm min horizontally and every 450mm min vertically to give 5 No ties/M2 min.

Additional ties at 225 mm ctrs vertically adjacent to openings.Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings.Lintels- IG L 1/S 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flashing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Ground Floor Slab- garage infill .

Prepare/scabble/reduce existing slab top to suit levels.Lay screed or boarding on 90mm Kingspan Thermaflor K103 floorboard insulation on Visqueen 1200 super dpm on sand blind.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/sealed with existing. Floor level to match main house.All to achieve 0.16 U value.

Side/Party wall

Provide insulation backed plasterboard with vapour layer to appropriate thickness to achieve a U value 0.16.

Ceiling/ underside floor above.

Over board existing ceiling with 2 layers of plasterboard. Staggered joints. Ensure fixings enter timber joist above. If required provide false ceiling below to house new and existing h & c pipework.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. Soil pipes and accessories to BS4514 and BS5255.Stub stack/soil pipe /direct connected to drain run/inspection chamber via rest bend.

WC -100mm dia waste connected to SVP. Basin 76mm deep seal trap ,32 mm dia pipe. Sink 76mm deep seal trap with 38mm dia waste pipe. SP to have R.E. 900mm above floor level if applicable. No connection to SVP within 200mm below Wc connection.

Internal walls / openings.

Provide IG HD box or IG L 1/S 100 lintel or Naylor concrete lintels as required. All beams and lintels to be double boarded to give 30 minutes fire resistance.

Doors

Provide FD30s fire doorset to new kitchen, dining and utility. Check existing doors to first and 2nd floors. If not fire doors, replace with FD30s doorsets.

Windows

Window to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilation . Alternatively air brick to give same ventilation rate. Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.6w/m2K OR a WER band C.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Mains wired interlinked fire alarm smoke alarms to hall/landings, new bedroom.

Heat detector to kitchen

Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.

Mechanical Ventilation

Kitchen, provide 60 litres /sec mechanical extraction.Or 30 litres if hob extractor.

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor. Option for underfloor heating to clients choice.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new wastes. Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations. Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chambers etc. Laid to 1 in 40 fall (Min).All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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client
Ms S.Bialk, 37 Wasp Mill Drive, Wardle, Rochdale, OL129BB.

project
Garage conversion, internal remodelling.

status Planning & Building regulations

drawing
Proposed Elevations .

L.A. Rochdale date Apr 26

drawn by DD. scale 1:100@A3

dwg no 26-03 03. rev .

