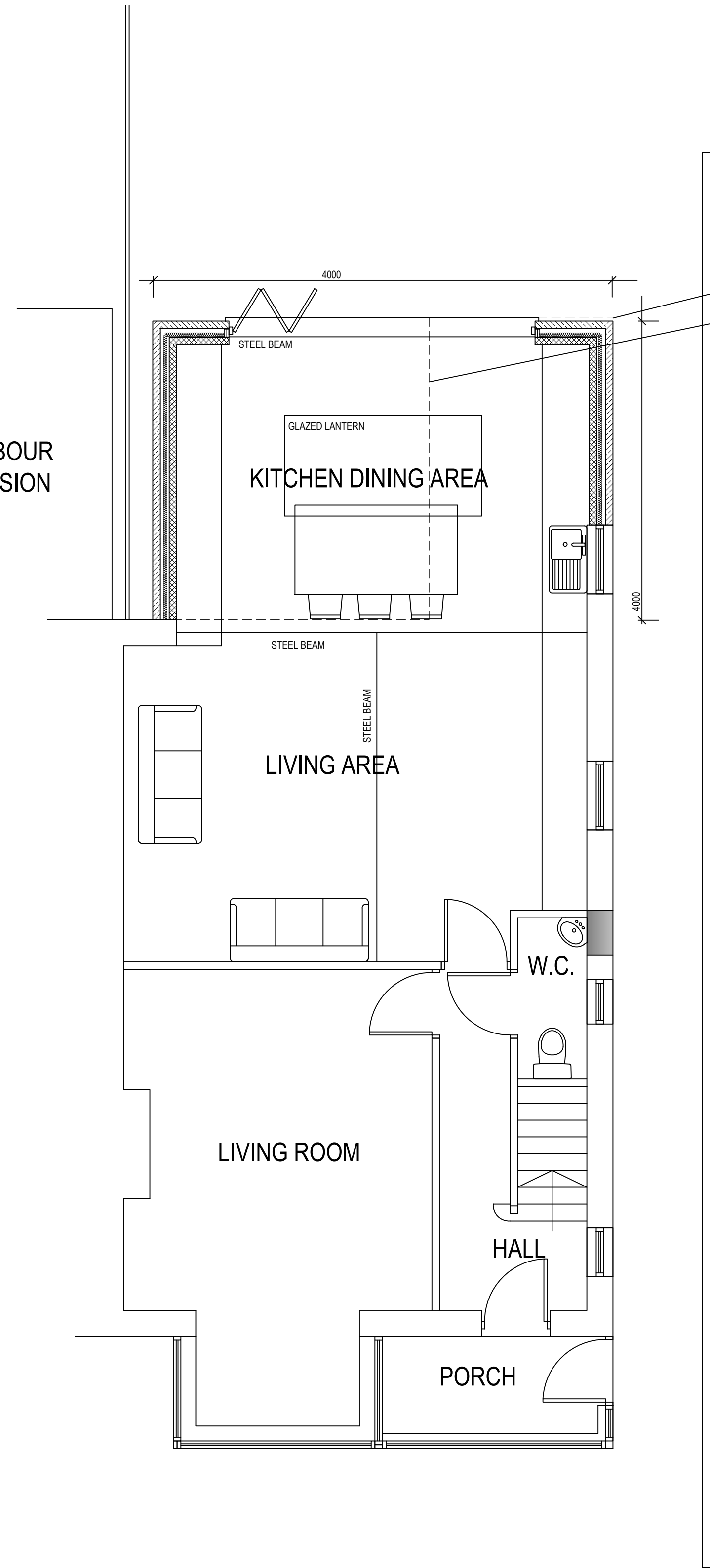




PROPOSED GROUND FLOOR PLAN

**DRAINAGE
BELOW GROUND**
Drains under building to be surrounded in minimum 100mm of 9mm pea gravel.
Inspection chambers to be Naylor or similar 500mm diameter plastic with standard cast iron cover and frame.

Ground rodding access to be 100mm diameter Naylor or similar.

Drains to be 100mm diameter with flexible joints.

Where drains pass through loadbearing walls provide lintel over.

Rodding access to be provided at base of each SVP.

Minimum fall to a 100mm drain to be 1:40.

Soakaway to be sized and located in accordance with loading and soil conditions, and to Local Authority approval.

WINDOWS, GLAZING AND NATURAL VENTILATION
Windows to provide natural light equivalent to a minimum of 1/10th of the floor area in habitable rooms.

Windows to provide natural ventilation equivalent to 1/20th of the floor area in habitable rooms. Background ventilation to be provided via vents with a total opening area not less than 60,000mm².

Windows to be sealed double glazed units, UPVC, lockable, draughtstripped and weatherproof.

External doors to be fully draughtstripped and weatherproof.

Total window and door areas not to exceed 22.5% of the total floor area

Glazing in doors and side panels, and any glazing within 800mm of the floor level to be safety glass.

Window units to be glazed with 4mm glass with 16mm air gap and 4mm Low E glass (Pilkington K or equivalent) to achieve 1.6 W/m²K. External Doors to achieve 1.8 W/m²K.

MECHANICAL VENTILATION
Mechanical extract required in kitchen rated at not less than 30 litres/second if located adjacent to the hob, or 60 litres/second elsewhere.

Mechanical extract required in Utility rated at not less than 30 litres/sec.

Mechanical extract required in Bathroom /Shower rooms rated at not less than 15 litres/sec.

HEATING AND PLUMBING
Gas installation to be in accordance with current requirements of the British Gas Corporation.

Gas fired boilers are to be room sealed condensing (SEDBUK 90% 2005), with compensator.

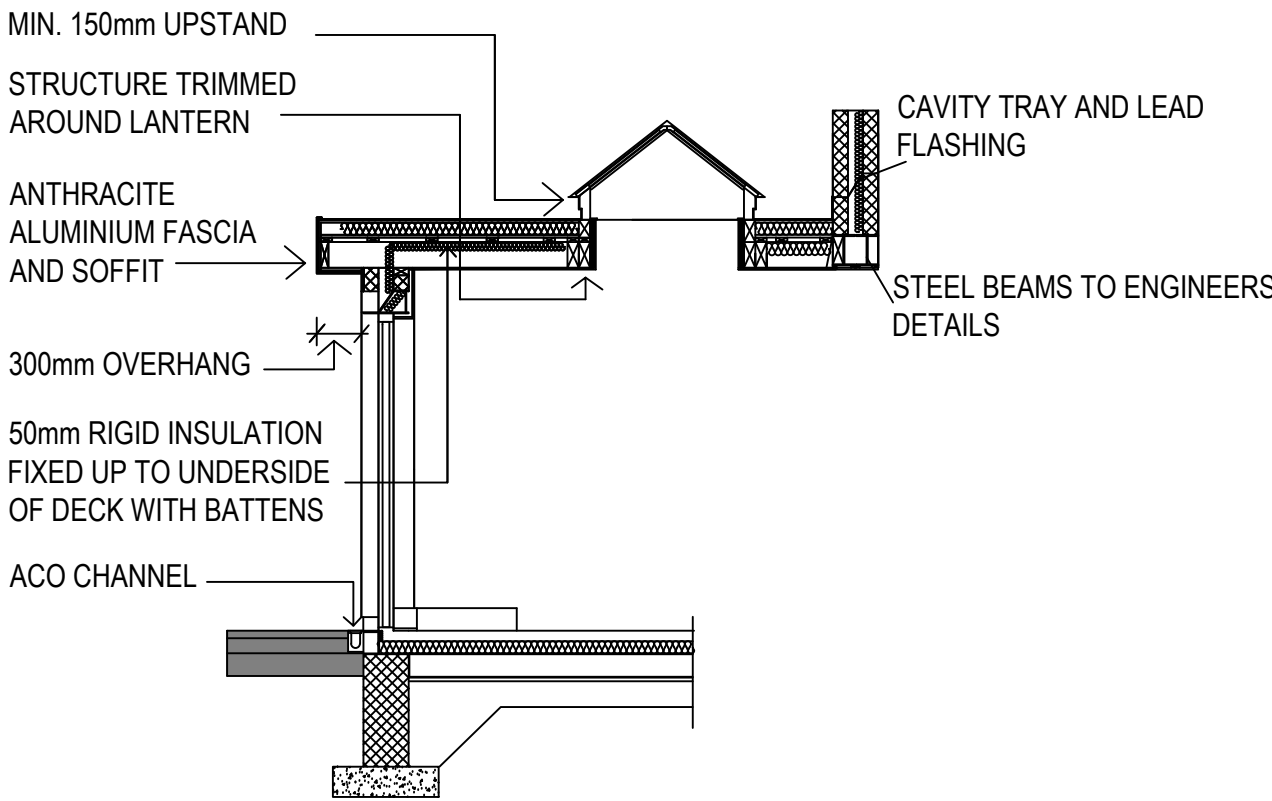
Hot water system must be insulated to meet requirements set out in BS 699, BS 3198 or BS 7206 as appropriate. Radiators are to be fitted with thermostatic valves with override to switch off when demand is met.

Flue outlets should terminate at least 300mm from any opening into the building for a balanced flue, and 600mm for any other appliance. Provide a durable cage guard where appropriate.

The systems are to be inspected on completion and a certificate issued indicating their compliance with Part L. The certificate is to be made available to the client and the Building Control body.

Provide an information notice containing safety information on the flues and hearths as required by regulation J4. The notice is to be fixed in an unobtrusive but obvious position in the building.

FLAT ROOF FORMED FROM 75 x 170 SW JOISTS AT 400 CTRS, WITH SW FIRING TO CREATE FALL (FROM CENTRE TO SIDE WALLS). FIT 18mm MARINE PLY DECK TO FIRRINGS WITH VAPOUR CHECK TO WITH 90mm RIGID INSULATION (THERMAROOF TR26 OR SIMILAR). FIX 18mm OSB BOARD (TO GRP SUPPLIERS SPEC)TO RECIEVE GRP FINISH, DRESSED UP UPSTANDS MIN. 150mm



SECTION A-A

In accordance with 64 of the regulation where hot and cold taps are provided on a sanitary appliance the hot tap should be on the left hand side.

SMOKE DETECTION
Each floor of the dwelling to have at least one mains operated self contained smoke alarm to BS 5446 Part 1 interlinked and on separate fused circuit. Refer to plans for location.

ELECTRICAL
All electrical work is to be designed, installed, inspected and certified by a person competent to do so. Certificate to be supplied in accordance with BS7671 by person registered with a registered trade body.

All sockets and switches should be located between the heights of 450mm and 1200mm from the finished floor level.

MEANS OF ESCAPE
All bedrooms to first floor to be a minimum 0.33m² clear opening with its base not more than 1100mm above the floor level and with minimum clear dimensions of 450mm wide by 735mm High.

Doors to habitable rooms on dwellings with 3 floors to be minimum FD20 to provide protected stairway

**ENERGY
EXTENSIONS** - Reasonable provision would be to provide in the areas affected by building work, fixed energy efficient light fittings that number not less than 4 in 4 fixed fittings.

GENERAL NOTES
Any deviation from the approved drawings must be agreed with the Building Control officer prior to work commencing

**DESIGN RISK ASSESSMENT
UNDER GROUND SERVICES**
If there are underground gas and electricity services on the site, these must be accurately located prior to any excavations for foundations or drainage etc. see HSE guidance notes HS (6) 47 avoiding danger from underground services, BT guidance notes appendix 1, NW cable precautions to protect communications apparatus, water protection pf mains and services, British Gas Transco measures to protect apparatus

DEMOLITION
Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operatives/adjacent property owners. Provide adequate protection.

WINDOW AND DOOR SECURITY
Easily accessible doors and windows should be of a design that has been certified to PAS24 or equivalent security standard, and installed in accordance with manufacturers details. All ground floor windows with opening light must incorporate one pane of laminated glass meeting the requirements of BS EN 356:2000 class P1A. There should be a means of giving a wide angle of view immediately outside the main entrance door of individual homes

FOUNDATIONS:
To be concrete strip foundations, 225mm x 600mm subject to normal ground conditions and Local Authority approval. Base of foundation to be a minimum 900mm below ground level. The responsibility of foundation size and depth is solely with the Local Authority or Approved Building Inspector.

GROUND FLOOR:
To be 22mm flooring grade chipboard, (moisture resistant to bathroom, kitchen and utility areas) supported on all edges if square edged, and on short edge if tongue and grooved, and to be Type II to BS5669:1979. On

Floor joists to be 200mm x 50mm SW at 400mm centres with cross bracing at mid spans up to 3.6m, and third spans over 3.6m, and to be 25mm - 75mm clear of wall face.

Joists to span to 100mm thick sleeper walls where shown. Thicken concrete slab to 150mm under sleeper walls.

Sleeper walls to have 50mm x 100mm sw wall plate with DPC under bedded to top.

Ground covering to be a minimum 150mm under joists and comprise of 100mm concrete slab on 1200 gauge DPM on 25mm sand blinding layer on 150mm well consolidated hardcore. Ground covering to slope to allow drainage to weep holes.

Floor to be vented via 225mm x 150mm airgates at 1500mm centres ducted through cavity with tray over, and not more than 450mm from end of wall. Ensure ventilation and drainage through sleeper walls.

Floor to incorporate 115mm Kingspan Thermafloor TF70 zero ODP insulation board or similar (to achieve a minimum 'U' Value of 0.22W/m² °C), and suspended between joists on Netlon mesh netting.

EXTERNAL WALLS : See Elevations
To be 'K' through colour render on 100mm blockwork with 50mm cavity.

Insulation to be 50mm Kingspan Kooltherm K8, extended down below Concrete slab. Inner leaf to be 100mm Thermalite Hi Strength 7 block or equivalent, minimum density 1250Kg/m³. External walls to be drylined with 37.5mm Kingspan Kooltherm K17 insulated plasterboard. All to achieve a minimum 'U' Value of 0.20W/m² °C

Incorporate 225mm SS double drip wire or safety cavity tie with insulation restraints as Gauge 8 Wincro WMT2 or similar, embedded minimum 50mm in each leaf and have drip central in clear cavity at maximum 750mm horizontally, 450mm vertical centres, staggered. Additional ties at 225mm vertical centres to sides of all openings and at 225mm continuous centres along the verge. Allow at least 3 ties per insulation board. Ensure clear cavity to extend to external ground level.

Walls to be brought up to Ground level in solid trenchblocks.

Provide Hyload DPCs vertically and horizontally between walls and window/door frames. Preformed cavity trays and cavity gutters with stop ends and integral lead cover flashings to be incorporated at roof abutments. Flashings to be taken up a minimum 150mm and dressed into wall a minimum 25mm. All cavities in new walling to be closed off with insulated cavity closers.

Lintels to windows and doors to have cavity tray over, as above.

Hyload DPC in walls to be a minimum 150mm above ground level and lapped into floor DPM.

External heads and cills to be in ashlar stone. Ashlar stone heads over 1200mm span to be supported by Cantic lintels.

IF IN ANY DOUBT PLEASE ASK THE ARCHITECT FOR CLARIFICATION.

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

THE COPYRIGHT FOR THESE DRAWINGS REMAINS THE PROPERTY OF THE ARCHITECT, THEY MUST NOT BE REPRODUCED IN ANY WAY WITHOUT THE ARCHITECTS PRIOR WRITTEN CONSENT.

ROOF
FALT ROOF SEE NOTES ON DRAWING

Softwood wallplate bedded on a mortar and anchored down by means of 1000mm x 100mm x 30mm x 5mm galvanised straps at a minimum 1.2metres centres. (to climatic conditions).

All roof members to be pressure impregnated with preservative.

DPC bedded between block and wallplate and dressed down the outer face of the wall insulation and bonded to insulated lintel.

End three rafters, trusses and joists where parallel to be strapped to walls at minimum 2.0metre centres with 1400mm x 150mm x 30mm x 5mm galvanised mild steel.

Ventilation to roof void to be at least equal to a continuous 25mm strip at eaves level, and a 5mm strip at ridge level, where roof has sloping ceilings. Ensure a clear 50mm airspace between insulation and roof deck on sloping ceilings. All achieved by proprietary ventilators installed to manufacturers specification.

Where horizontal ceiling only the void should be vented at least equal to a 10mm continuous strip at eaves level. In the case of a lean to roof, ventilation at least equal to a 5mm strip should be incorporated at ridge level. All achieved by proprietary ventilators installed to manufacturers specification.

INTERNAL WALLS
Loadbearing walls to be 100mm thick blockwork, a minimum of 4.2N/mm². Provide Expamet at right angle junctions to allow movement.

Stud partitions to be constructed of 50mm x 75mm regularised softwood studs, at minimum 600mm centres with 2 nails per frame joint. Timbers to be upgraded to 75 x 75mm around apertures and to corners.

PLASTERWORK
Blockwork internal faces to receive 12.5 mm plasterboard dot and dabbed to blockwork with nominal 2mm Carlite skim finish.

Stud partitions to be clad with 12.5mm plasterboard with nominal 2mm Carlite skim finish. Plasterboard to walls and ceilings in bathroom, ensuite and utility to have vapour check barrier. Ceilings to roofspace to have vapour barrier on warm side of insulation.

Structural steel beams to be clad in 'Fireline' board to achieve fire resistance.

INSULATION
For wall and floor insulation see relevant construction notes.

**DRAINAGE
ABOVE GROUND**
Bath waste to be 38mm diameter with resealing trap.

Wash hand basin waste to be 32mm diameter with resealing trap.

Sink waste to be 38mm diameter with resealing trap.

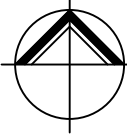
Shower waste to be 38mm diameter with resealing trap.

WC waste to discharge via 100mm s-trap connection to 100mm PVC foul drain.

Gutters and RWP's to match existing and discharge into back inlet gullies.

100mm black PVC box/ogee section gutter (as per drawing) connected to 75mm PVC rainwater pipe, to discharge into back inlet gully.

100mm Soil and Vent Pipe to extend a minimum 900mm above any ventilation opening within 3.0m and to terminate with a durable cage

 NORTHERN DESIGN (OLDHAM) Chartered Architects 17 STATION LANE CROFTON OLDHAM TEL. 07753859616			
CLIENT KUGI			
PROJECT PROPOSED EXTENSION 6 REINWOOD AVENUE MARSH			
DRAWING TITLE PROPOSED PLAN AND SECTION			
Rev.	Notes	Date	Drawn
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