drwg. no.

SECTION A - A

U-VALUES TO MEET AD. PART L1A; CONSERVATION OF FUEL AND POWER THE BUILDING REGULATIONS 2013 EDITION; SECTION 5; MODEL DESIGN VALUES. NEW DWELLINGS. TABLE 4, P25. DESIGNED AGAINST THE FOLLOWING; U-VALUES NOTED OR BETTER. FLOOR (0.12), EXTERNAL WALLS (0.18), PARTY WALLS (0.0), ROOF (0.11 FOR DETACHED HOUSE), EXTERNAL WINDOWS GLAZED (1.6 OR BETTER), (1.4 FOR DETACHED), EXTERNAL DOORS GLAZED (1.8 OR BETTER,) AIR TIGHTNESS (5.0). HEATING BOILER SEDBUK 88.4%. READ IN CONJUNCTION WITH SPECIFICATION NOTES AS DESCRIBED PART L TABLE 4 EXTRACT AND SAP CALCULATIONS. CONSTRUCTION MAKE-UPS SPECIFIED IN CONJUNCTION WITH CATALOGUE SUPPLIED BY MGA TITLED THERMAL PERFORMANCE; PART L1A – MPA "THE CONCRETE CENTRE". (REF WEMBDON SAP CALCULATION).

The design intent is for the new beams B3 and B4 to span the width of the house and set-out to the 3846 dim shown. In turn each beam to be packed with sw. timber noggins inside flange to support joist hung truss rafters. Provide sw. timber wallplate over beam as reqd. to support both the truss and infill rafters. The truss design is an extended leg option as designed by specialist with integrated rooflight and well. Insulation continued to both rafter and ceiling joist line as shown. READ IN CONJ WITH TRUSS RAFTER STANDARD SPEC, STRUCTURAL ENGINEERS DETAILS AND ROOF LAYOUT PLAN.

WORKS CONNECTED WITH FORMATION OF BEAM SUPPORTED TRUSS RAFTER ROOF VOID;

WORKS CONNECTED WITH SOLAR PANELS; SPECIFICATION TO BE AGREED, READ IN CONJ WITH ELEVATION DRAWINGS.

ROOFLINE CONTINUED EITHERSIDE OF DORMER SHOWN DOTTED.

DORMER VERGE TYPICALLY TO MATCH MAIN HOUSE AND AS DESC.

WHERE INSULATION IS PROVIDED AT CEILING LEVEL ALLOW FOR EITHER 400MM ROCKWOOL BATTS OR 460MM FIBREGLASS QUILT. SUBJECT TO SAP CALC.

RIDGE LEVEL

Construction intent typically 100x50mm studs set between main rafter frame. Doubled-up corners and to form head / wallplate section. Form upstand from main roof and ensure ventilation to main roof with GLIDEVALE vent as desc. elsewhere. NOTE; WHERE APPROPRIATE AND REQUIRED WHERE USE OF LEAD COVERING. Window opening to dims shown, provide matching window unit with opening configuration. Construct roof with finish to match on battens on underlay. Rafters, ceiling joists and hip members typically 100x50mm @ 400 crs. Insulation at ceiling level as noted elsewhere. Integrate lead valley @ main roof jcn. Provide secret gutter / soaker to dormer cheeks and where applicable with leadwork. Finish externally with min 10mm OSB. Allow for vert battens and insect mesh to ensure ventilation. READ IN CONJ WITH ELEVATION AND GA LAYOUT DRAWINGS.

WORKS CONNECTED WITH CONSTRUCTION OF DORMER INCLUDING WALLS, WINDOW AND ROOF;

THE APPROVED PLANNING DRAWINGS OUTLINE LEAD COVERED DORMER WINDOWS. CONSTRUCTION DETAIL TO BE DISCUSSED AND AGREED PRIOR TO CONSTRUCTION. SPECIFICATION NOTED FOR INFORMATION AND INTENT ONLY. AGREE USE AND DETAIL OF ALTERNATIVE FINISH WITH PLANNING DEPT. WHERE APPLICABLE.

WINDOW HEAD

TIMBER FRAME SETTING OUT OF DORMER, WINDOW CILL/HEAD LEVELS – TBC.

WORKS TYPICAL WITH LEAN-TO ABUTMENT; COORDINATE IN CONJ WITH LEADWORK DETAILING WHERE AGREED. Timber studs forming dormer built between main rafters to house and off floor deck shown. Infill rafters, size as elsewhere, to be fixed with BAT m/s angles over sw. timber wallplate. Ensure ventilation to rafter zone with the use of GLIDEVALE MR50 MONOVENT or similar. Roof construction typically to match. READ IN CONJUNCTION WITH LEADWORK DETAILING.

WINDOW CILL

WORKS ASSOCIATED WITH LOW-LEVEL STUD WALL; Non load bearing (RACKING PLY AS NOTED) to provide closure to the rooms constructed. Positioned and adjusted on site as agreed,built off the proposed new floor as shown. NO supporting beams reqd.Constructed of 100x50mm sw. timber builders work. Pack studwork with min 90mm PIR CELOTEX insulation board. Continue roof insulation between rafters to full extent and line with decorated plasterboard.ALL joints between insulation board sheet are taped.

RACKING PLY NOTES TO GROUND / FIRST FLOOR WALLS WHERE NOTED; Allow for ply fixed to face of studwork prior to application of internal insulation and plasterboard. READ IN CONJUNCTION WITH STANDARD SPEC NOTED. STRUCTURAL ENGINEERS DETAILS AND LAYOUT DRAWINGS.

ALL PROPOSED CILL AND HEAD HEIGHTS TO BE AGREED. READ IN CONJ WITH ELEVATION DWGS.

EAVES LEVEL / WINDOW HEAD

WORKS CONNECTED WITH NEW EXTERNAL OPENINGS; READ IN CONJUNCTION WITH NOTE ELSEWHERE; OPENING CONFIGURATION NOT KNOWN BUT SHOWN ON ELEVATION DRAWINGS.
WORKS ASSOCIATED WITH FIRE STRATEGY; Whilst first floor windows ONLY are sized and configured to ensure compliance in accord with AD. Part B as spec. means of escape from first / second floor levels are principally via a protected staircase.
NOTE; READ IN CONJUNCTION WITH WINDOWS REQUIRED FOR MEANS OF ESCAPE AND NOTED (EW).
NOTE; U-VALUES TO ENSURE COMPLIANCE. WINDOWS 1.8 OR LESS, EXTERNAL DOORS 1.6 OR LESS.

WINDOW CILL

18mm chipboard where joists are @ 400 crs, 22mm tongue and grooved chipboard (moisture resistant throughout) where joists are @ 600mm crs. READ IN CONJ WITH S/E DETAILS. FLOOR JOISTS NOTED AS 220X47 C24 @ 400MM CENTRES. USE OF BCI JOISTS DUE TO SPANS AND AS DIRECTED AND IN ACCORD WITH S/E LAYOUT AND SPECIALIST DESIGN. Moisture content of timber in accordance with BS8103;part 3;1996. ALL joists of either design to be strapped to external, compartment, separating and internal loadbearing partitions where running parallel with m/s straps in accord with lateral restraint spec and detail. REFER TO TYPICAL LATERAL RESTRAINT DETAIL.

SOUND INSULATION WITHIN FLOOR ZONE; RwDB value required=40dB. Agree use of either 100mm BG ISOWOOL or ROCKWOOL FLEXI RIGID BATTS supported on chicken wire or proprietary supports laid between joists.

WORK TO CONSTRUCT FIRST FLOOR;

FIRST FLOOR LEVEL

DOOR HEAD LEVEL WINDOW HEAD

WORK TO CONSTRUCT EXTERNAL BIN STORE / PORCH SHOWN DOTTED; The approved planning drawings outline an external Bin Store, construction not known, however noted as LIGHT STAINED EXTERNAL TIMBER CLADDING finish. Construction build-up typically as follows, final design to be agreed. ROOF; SARNAFILL or LEADWORK finish as part of design ethos on min 18mm ply deck on apx 125x50mm sw. timber joists. Fixed to wall plate as desc. to top of wall. Fascia surround to be sw. timber as other. Minimal overhang, guttering and downpipes to be agreed. WALL; Noted as 100mm dense concrete blockwork built off thickened slab. Finished externally with cladding as noted on vertical battens, ensure ventilation ans insect mesh. DOORS; matching stained panelled doors in keeping with setting out of cladding. FLOOR / FOUNDATION; Min 150mm thick float finished concrete slab with A198 mesh reinforcement. Thickened around edge to form toe and external matching brick finish or similar as agreed.

WINDOW CILL

WORKS CONNECTED WITH PROPOSED STAIRCASE THROUGH-OUT; READ IN CONJUNCTION WITH SPECIFICATION NOTE 15. Staircase: finished floor to floor = 2696mm OR AS SHOWN. 14 equal risers at 192.5mm, goings MIN 226 – 232mm, pitch AS NOTED'. IN ACCORD WITH AD.K PARA 1.3. PRIVATE STAIRCASE; RISE; MIN 150 MAX 220. GOING; MIN 220 MAX 300. MAX PITCH 42 DEG. AGREE SETTING OUT OF STAIRWELL TRIMMERS AS SHOWN ON GA LAYOUT PLANS. COORDINATE AND CHECK ON-SITE STAIRWELL VOID PRIOR TO STAIRCASE MANUFACTURE. OBTAIN FABRICATION DRAWINGS FOR APPROVAL.

GROUND FLOOR LEVEL

APX. EXT GROUND LEVEL

LEVEL THRESHOLD

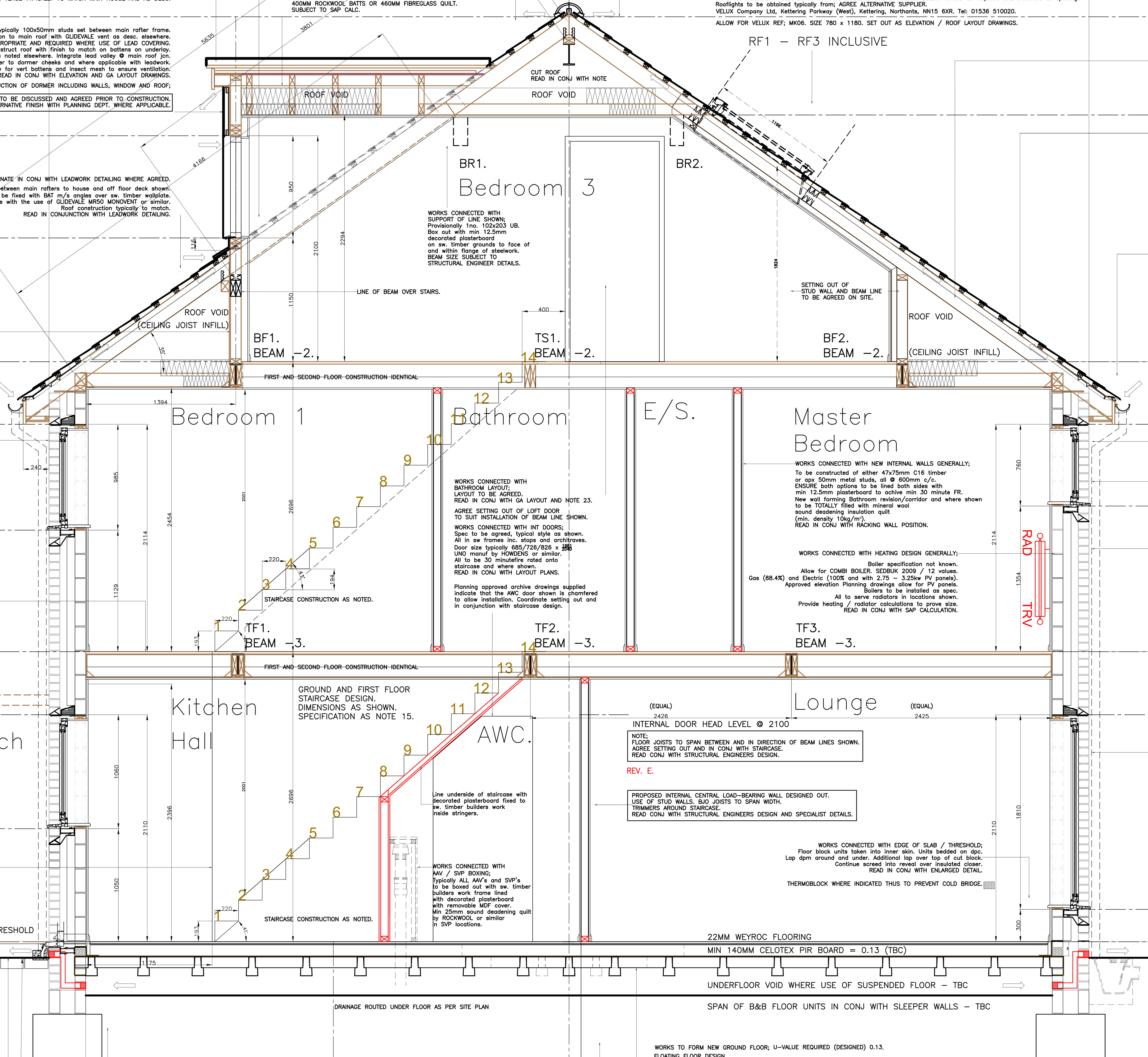
USE OF BLOCK PAVING AS DETAILED TO EXTERNAL WORKS. READ IN CONJ WITH SITE LAYOUT PLAN.

FORMATION LEVEL

WORK TO FORM LEVEL THRESHOLD AND ENTRANCE; Coordinate detail with provision of external porch where directed. The design intent is to provide a level threshold in a location to be agreed. The specification noted is based on the location of the main entrance door to the dwelling. Provide proprietary level threshold drainage channel by ACO or similar integrated with and as part of door threshold with abutting paving slabs / external works finish. Bed with either cement or sharpe sand on sand blinded layer of hardcore. Provide insulated closer to cavity and integrate dpc / dpm. READ IN CONJ WITH LAYOUT PLAN.

MIN 900–LEVEL TO BE CONFIRMED

WORKS CONNECTED WITH PROFILE OF NEW MANHOLE, READ IN CONJ WITH GA LAYOUT SITE PLAN; Contractor to complete site survey and establish existing drain runs, levels and direction. Build new cavity wall construction as desc. Provide new connections. Construct pipe bend below slab and through external wall as spec. Support wall with pc. conc lintols and seal as detail AA(52)27. Connect to new manhole as desc.
Connect new drain run to new manholes shown and within site. To be a plastic manhole by HEPWORTH or similar, depth ranging 1000 – 1500mm. Provide new 100m dia claywere or similar drainage, bedded as spec. establish public sewer in main road. Gain approval to break into manhole. Connect with back-drop as standard detail. READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN.



WORK TO FORM LEVEL THRESHOLD WHERE DIRECTED AND UNLESS NOTED OTHERWISE; Proprietary level threshold drainage channel by ACO or similar integrated as part of door frame. External abutting paving slabs beded with either cement or sharpe sand on sand blinded hardcore. Provide insulated closer to cavity and integrate dpc / dpm behind perimeter insulation. Continue floor make-up into reveal. READ IN CONJ WITH LAYOUT PLAN.

WORKS CONNECTED WITH VENTILATION TO UNDERFLOOR VOID; Proprietary brick vents by CAVITY TRAYS of YEOVIL or similar at max 1800mm centres and indicated "BV" on elevation dwgs. Telescopic fittings as required. Allow for weephole vents @ 900mm crs to base of CAVITY TRAY where formed.

WORKS TO BOUNDARY AND FOUNDATION DETAIL IN CONJUNCTION WITH PARTY WALL AGREEMENT.

WORKS TO FORM NEW GROUND FLOOR; U-VALUE REQUIRED (DESIGNED) 0.13. FLOATING FLOOR DESIGN. Excavate / reduced dig existing ground level in area of works to ensure agreed make-up. Grub-out existing redundant drainage where found and directed and as part of any demolition works desc. Floor-finishes and any instructed underfloor heating to be confirmed. 22mm WEYROC T&G flooring or 22mm chipboard V313. All to be laid over proprietary 1000 guage separating layer on insulation as noted laid over B&B floor units as layout. To be laid over 1200 guage polythene DPM lapped around edge as detailed.

RADON INVESTIGATION NOT KNOWN. ALLOW EXTRA OVER FOR A GAS MEMBRANE AS SPEC IN LIEU OF 1200 GUAGE NOTED. AGREE WITH BUILDING INSPECTOR BEFORE ORDER AND INSTALLATION. Proprietary GAS MEMBRANE by either ICOPAL or RIW and to be compatible with agreed DPC spec.

INSULATION DESIGN; AS CELOTEX WEBSITE. U-VALUE REQUIRED (DESIGNED) 0.13 IN ACCORD WITH AD. PART L1A 2010. PA RATIO AS PER LAYOUT PLAN = 0.68 UNLESS NOTED OTHERWISE. MIN 140MM THICK CELOTEX GA3000 OR SIMILAR TO ACHIEVES A U-VALUE NOTED. MIN 30MM AROUND PERIMETER EDGES AS SHOWN.

WORKS CONNECTED WITH USE OF CENTRAL LOAD-BEARING WALL NOTED; The design intent is to have a central load bearing wall shown and for trimmer / floor joists to span onto as directed. To be built of thickened sub structure and foundation as indicated. Ensure cross flow of ventilation to underfloor void.

NOTE; THE SPECIFICATION AND FINISH OUTLINED IS BASED ON THE INTENT DESCRIBED WITHIN THE APPROVED PLANNING DRAWINGS AND THUS ANY REVISION TO THE EXTERNAL APPEARANCE DESCRIBED MUST BE AGREED WITH THE PLANNING DEPT.

WORK TO CONSTRUCT NEW RIDGE; VENTILATED DESIGN; Whilst continuation of insulation to rafter line to ridge can be agreed on site. Ensure GOOD BUILDING PRACTICE continue 100mm PIR roof insulation make-up to ridge line. Ridge tile fixed with ss clamping plate into apx. 38x75mm ridge batten fixed with ss straps to top of rafters. Roof finish continued to extent. Ensure additional ventilation to rafter zone with typically upvc profile filler units to length of roof. Additional insulation at ceiling level as noted. Provision of ridge beam NOT required unless noted or infill rafters agreed. Use of TRUSS RAFTERS spanning between beam lines noted. READ IN CONJ WITH STRUCTURAL ENGINEERS DETAILS.

WORKS CONNECTED WITH CUT ROOF DESIGN; CURRENT DESIGN INTENT AS TAKEN FROM S/E DETAILS; Rafters span from eaves to ridge beam noted. ENSURE RESTRAINT AT RIDGE LEVEL. Double rafters forming framing to dormer. AGREE CEILING JOIST FIXING AND TRIANGULATION DESIGN WITH STRUCTURAL ENGINEER. Allow for 150x50mm ceiling joists. READ IN CONJ WITH STRUCTURAL ENGINEERS DETAILS.

REV. E.

PROPOSED SOIL AND VENT PIPE TILE VENT.READ IN CONJ WITH LAYOUT PLANS AND ELEVATIONS.

WORKS CONNECTED WITH PROVISION OF ROOFLIGHT(S) WHERE SHOWN; READ IN CONJUNCTION WITH LAYOUT FLOOR PLANS AND ELEVATION DRAWINGS FOR SIZE AND REF. NOTE; WHILST THE APPROVED PLANNING DRAWINGS DID NOT INDICATE ANY SETTING OUT IT IS THOUGHT THAT THE POSITION INDICATED IS A DEPARTURE FROM THE INTENT SUGGESTED AND AS A RESULT OF THE BEAM LINES SHOWN. Final setting out and spec/size to be agreed on site. Allow for centre / side hung, electrically operated and fitted with blinds and rain sensors. All to be installed in accordance with manufactures details. Provide double rafters as required and trimmers to openings. Rooflights to be obtained typically from; AGREE ALTERNATIVE SUPPLIER. VELUX Company Ltd, Kettering Parkway (West), Kettering, Northants, NN15 6XR. Tel: 01536 510020.

ALLOW FOR VELUX REF; MK06. SIZE 780 x 1180. SET OUT AS ELEVATION / ROOF LAYOUT DRAWINGS.

WORKS CONNECTED WITH VERGE; Structural verge typically formed with gable ladder or similar. Dim as shown and / or to suit. Roof finish continued to extent. Finish with 50–100mm mortar bedding past sw. timber bargeboard. SW packing behind. Form soffit with builders work. Finish through-out with matching UPVC to both fascia and soffit.

WORK TO CONSTRUCT NEW PITCHED ROOF; Design intent as follows. ROOF FINISH NOTED AS CLAY TILES AND NOT AS SHOWN. THE PREFERRED UNDERLAY SPEC IS A PROPRIETARY TYVEK BREATHABLE UNDERLAY. Where used additional eaves and ridge ventilation enhances but not required. Where a non-breathable underlay is used then RIDGE ventilation to be provided. Proposed roof finish must be suitable for proposed pitch, as shown. TO BE CHECKED BY THE CONTRACTOR BOTH PRIOR TO ORDER/INSTALLATION AND INSTALLED IN ACCORD WITH THE MANUFACTURERS INSTRUCTIONS/DETAILS NOTED. Battens to be 50x25mm sw timber and underlay laid to drape between rafters in accord with good building practice. RACKING PLY NOT REQUIRED UNLESS NOTED.

THE DESIGN INTENT IS TO PROVIDE A SPECIALIST TRUSS RAFTER LAYOUT SUPPORTED BY BEAMS TO LINE SHOWN AND INFILL RAFTERS TO SIZE NOTED FROM FROM BEAM LINE TO EAVES, SPAN AS NOTED.THERE ON. INSULATION TO BE AT CEILING LEVEL AS NOTED.

SIZE OF RAFTERS; APPROVED DOCUMENT A1 / 2, PAGE 56 OUTLINES RAFTERS UP TO 50X150, MAX SPAN 4160. MAX SPAN NOTED IS SUGGESTED AS 4196. OBTAIN CALCULATIONS TO PROUVE AN INCREASE IN RAFTER SIZE. SUGGESTED AS 50 X 170. RAFTER ZONE REQUIRED TO ACCOMMODATE BOTH INSULATION THICKNESS AND VENTILATION VOID. READ IN CONJUNCTION WITH INSULATION DESIGN.

RIDGE LEVEL

WORK TO PROVIDE INSULATION MAKE-UP; PITCHED ROOF LINE; BETWEEN AND UNDER;MIN DESIGNED U-VALUE 0.13. Ensure rafters as noted,min 20mm ventilation gap over insulation. Insulation between and under method, sealed with 'DUCK' tape to provide a VCL Lined internally with decorated plaster skim finished KNAUF plasterboard. Insulation make-up taken from CELOTEX website and to be; Between; CELOTEX GA4000 150MM THICK. Under (specification various); CONTRACTOR / CLIENT TO CHOOSE FROM THE FOLLOWING; CELOTEX GA3000 50MM. All to be installed in accord with CELOTEX details.

LOFT CEILING LEVEL

WORKS CONNECTED WITH NOTE – CEILING JOIST INFILL;

DETAIL PREPARED AND BASED ON COORDINATION WITH APPROVED PLANNING LEVELS WHILST AGREEING CONSTRUCTION SPECIFICATION;

THE DESIGN INTENT SHOWN IS OUTLINED AS LOFT CHEEK WALLS BUILT OFF SUPPORTING EDGE BEAMS. IT IS NOT THOUGHT POSSIBLE TO BEAR NEW FLOOR JOISTS ONTO EXTERNAL WALLS. NEW FLOOR JOIST INFILL BETWEEN BEAM LINES NOTED.

Steel beam size and setting out in conj with STRUCTURAL ENGINEERS DETAILS. Provide sw. timber noggins inside steel flange and supporting infill timber work with hangers as desc. Provide sw. timber wallplate to external walls eaves detailing and build up to suit site levels. Infill to form continuation of floor / ceiling with min 125x50mm sw timber ceiling joists supported off beam line as noted. To bear onto external wall / wallplate build up as noted. Insulation over ceiling as noted.

WORKS CONNECTED WITH TYPICAL PITCHED ROOF EAVES; THE APPROVED PLANNING DRAWINGS, AND SECTION, SUGGESTED AN APPROX 150MM OVERHANG WITH BOTH A SLOPING SOFFIT AND AN UN-COORDINATED LEVEL WITH THE TOP OF PROPOSED WINDOWS SHOWN. IT WAS THOUGHT A BETTER DETAIL TO EXTEND / INCREASE THE OVERHANG WITH A FLAT SOFFIT. DETAIL TO BE READ IN CONJ. WITH ELEVATION AND ENLARGED DETAIL DRAWINGS.

Build-up new cavity wall construction as spec. Provide 100x75mm sw. timber wallplate held down with ms/ straps as lateral restraint spec and detail. Raise sw. timber packing to suit levels and as noted. Rafters / trusses as spec to be both birdsmouthed over wallplate in accord with specilaist detail and fixed with BAT angles. Extended to give overhang dim noted. Cavity wall external skin to be built up within rafters. Guttering as spec noted to be fixed through into 25x225mm DECORATED sw. fascia board fixed to rafter ends with packing behind. Roofing felt dressed over proprietary underlay support tray in lieu of timber fillet to ensure ventilation to rafter zone. Soffit formed with matching UPVC cladding fixed to sw. timber builders work or similar. Close cavity with either 9mm supalux board or propriatory closer by ROCKWOOL or similar. COORDINATE AND AGREE USE OF UPVC FASCIA AND SOFFIT.

SECOND FLOOR / LOFT LEVEL

WORK TO PROVIDE GUTTERING AND DOWNPIPES; NOT NOTED ON APPROVED PLANNING DRAWINGS. Confirm spec and size before order.Obtain gutter flow calc from supplier. Agree final spec allow for the following. HUNTER PLASTICS OR SIMILAR 100 – 125 GUTTER or similar. Colour to be chosen from standard range but allow for all BLACK,WHITE or BROWN. Allow for both 68 / 82mm matching downpipes in locations shown. Alternatively agree use of LINDAB rainwater system.

WINDOW HEAD

WORK TO PROVIDE EXTERNAL LINTOLS; BLOCKWORK CAVITY WALLS;Typical as follows; Support openings within external walls with IG LINTOLS or similar to suit span UNO. IG LINTOLS LTD, AVONDALE ROAD, CWMBRAN, GWENT, NP44 1XY. TEL; 01633 486486. FAX; 01633 486465. EMAIL; info@igltd.co.uk Specification design intent to be; L1/S 100 for use with 100mm cavity, min 150mm end bearing and weepvents.

WINDOW LEVELS – READ IN CONJ WITH APPROVED ELEVATION DRAWINGS.

WORKS SPECIFIC TO OPENINGS TO REAR ELEVATION AND IN PARTICULAR FIRST FLOOR WINDOWS NOTED; READ IN CONJ WITH PLANNING CONDITION NUMBER 16 AND REAR ELEVATION. To be provided with OBSCURE glazed, to height shown AND FIXED NON-OPERNING. Therefore first floor windows NON ESCAPE TYPE.

WINDOW CILL

WORK TO PROVIDE EXTERNAL WALL ABOVE GROUND; READ IN CONJ WITH APPROVED / ELEVATION DRAWINGS, USE OF THRESHOLD DETAIL.

EXTERNAL CAVITY WALL CONSTRUCTION; Approved Planning drawings suggest proprietary RED coloured face brickwork with min 50mm clear cavity, insulation as noted and 100mm block inner skin as noted in u-value calc. Wall ties as noted and close cavity / form opg as noted. Finish internally with 12.5mm plasterboard on dabs , dry-lined or with 3mm plaster skim.

WALL INSULATION / MAKE-UP TO BE AGREED, ALLOW FOR THE FOLLOWING. CAVITY WALL INSULATION; U-VALUE REQUIRED 0.18 MIN AS FOR NEW DWELLINGS NOTED. WITH MIN 50 CLEAR CAVITY, MIN 85MM PHENOLIC INSULATION, KINGSPAN KOOLTHERM K108 CAVITY BOARD OR SIMILAR. INNER SKIN DESIGNED AS PROPRIATORY DENSE CONCRETE BLOCKWORK (1.13) CELCON SOLAR. O/L THICKNESS APX. 338 (EXCLUDING INTERNAL AND EXTERNAL FINISH). COURSING TO SUIT. SUBJECT TO SAP CALCULATION. DETAIL TAKEN FROM PAGE 15. WALL THICKNESS FOR INFORMATION. ADJUST GA PLANS.

WALL TIES SPACING; Walls tied using stainless steel wall ties at 750mm centres horiz and 450m vert with horizontal courses staggered. Additional ties to be provided around openings at 225mm centres. Manuf typical ANCON and to suit cavity width of 150mm UNO.

FIRST FLOOR LEVEL

THE EXISTING SITE IS DEEMED AS FLAT AND THEREFORE THE DESIGN OF A RETAINING WALL IS NOT REQUIRED.

WINDOW HEAD

WORKS CONNECTED WITH NEW EXTERNAL OPENINGS; Lintol section as desc. Windows and doors to be LIGHT STAINED TIMBER AS APPROVED PLANNING DRAWINGS. COLOUR TO BE AGREED. AGREE USE OF UPVC. All to be fitted with trickle vents capable of 8000mm2. Configuration as elevation drawings. Close cavity with insulated cavity closers by THERMABITE, CAVITY TRAYS of YEOVIL or similar. DO NOT CLOSE BY ANY OTHER METHOD. Internal cillboard to be either 22mm MDF or sw. timber. with rounded edges and mastic sealant at junctions with frame. FOR S/O SIZES READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN AND ELEVATION DRAWINGS.

PLANNING CONDITION NUMBER 16 REQUIRES THAT ALL OPENINGS TO REAR ELEVATION ARE TO HAVE OBSCURE GLAZING (AGREE GROUND FLOOR) AND SPECIFICATION TO BE. LEVEL 5 PILKINGTON GLASS SCALE.

WINDOW CILL

FFL. TO BE EXTERNAL GROUND LEVEL + 150MM.

GROUND FLOOR LEVEL

APX. EXT GROUND LEVEL

ARCHIVE INFORMATION SUGGESTS LEVEL SITE – SUBJECT TO DETAILED LEVEL SURVEY.

WORKS CONNECTED WITH SURFACE WATER DRAINAGE; The approved planning drawings suggest downpipes connected to FRENCH DRAIN (ASSUMED SOAKAWAY) and the use of a permeable system where noted as consisting of 50mm HYDROPAVE BLOCKS on min 50mm sand bed on min 250mm thick sub-base. NOTE; THIS IS NOT POSSIBLE DUE TO GROUND INVESTIGATION REPORT. READ IN CONJ WITH SITE PLAN AND ATTENUATION TANK CALCULATION AND DETAIL.

WORK TO PROVIDE TYPICAL PROPOSED FOUNDATIONS; GROUND BEAMS TO AGREED SIZE, REINFORCEMENT AND LEVEL WITH 300MM DIA PILES. READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.

Tyical Section A – A

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This drawing is copyright:–

Figured dimensions must be taken in preference to scaled dimensions and ALL contractors and suppliers must check and verify all dimensions on site before preparing shop drawings,commencing work or pre-odering of fixtures and fittings.It is deemed as part of good building practice that ALL contractors will have read and understood manufacturers instructions in relation to materials specified.

ALL contractors are to carry out the works indicated in accordance with the latest Building Regulations,British Standards,Codes of Practice, specifications and any legislation that may be in force @ the time of construction, together with latest robust standard details, NHBC specification of works and practices covered under both the Health and Safety at Work Act and current CDM regulations.

Work should only be undertaken from drawings referred to in the Local Authority approval documents.

Notes;

REV	DATE	ISSUE RECORD	AUTHOR
E	29/11/20	RIDGE DETAILING UPDATED. BEAM REFS CORRECTED. FLOOR JOIST SPAN CORRECTED. NOTES ADDED AND UPDATED.	KNJ

Scale; 1;25 @ A1
Date; OCT. 20.
Dwg. no; 2017-AL(3-)01
Rev. no; E

Client; DERZIS CONSTRUCT LIMITED.
Title; AS SHOWN

Project; PLOT KNOWN AS 11, SLAITHWAITE DRIVE, MANCHESTER, M11 4BA.

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