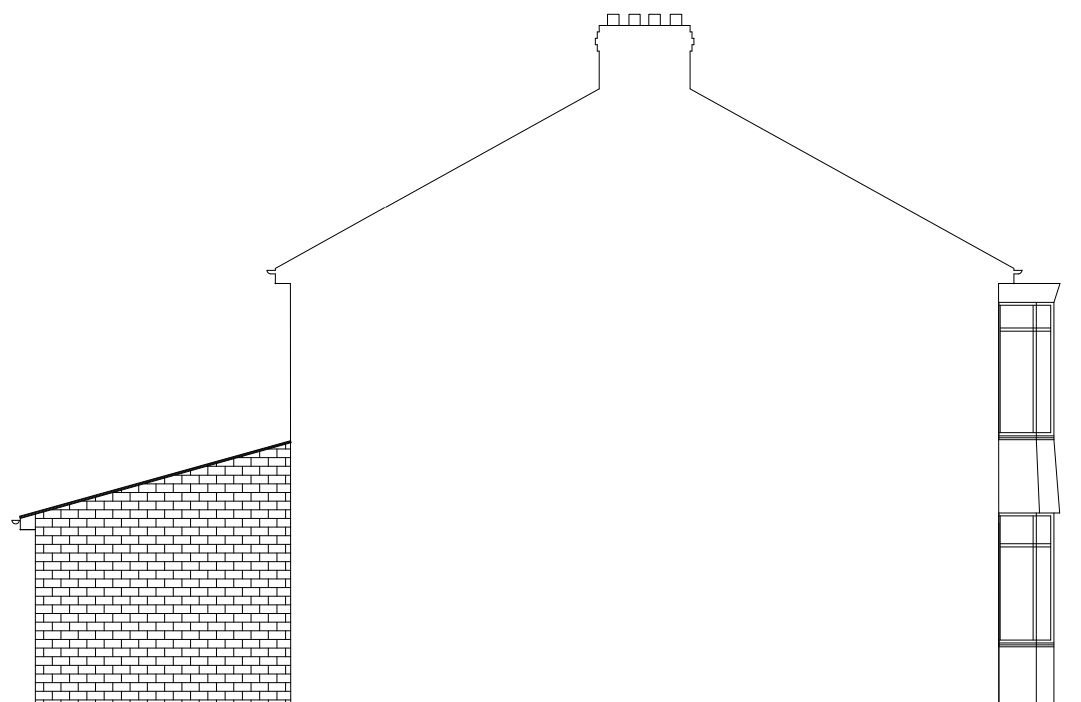




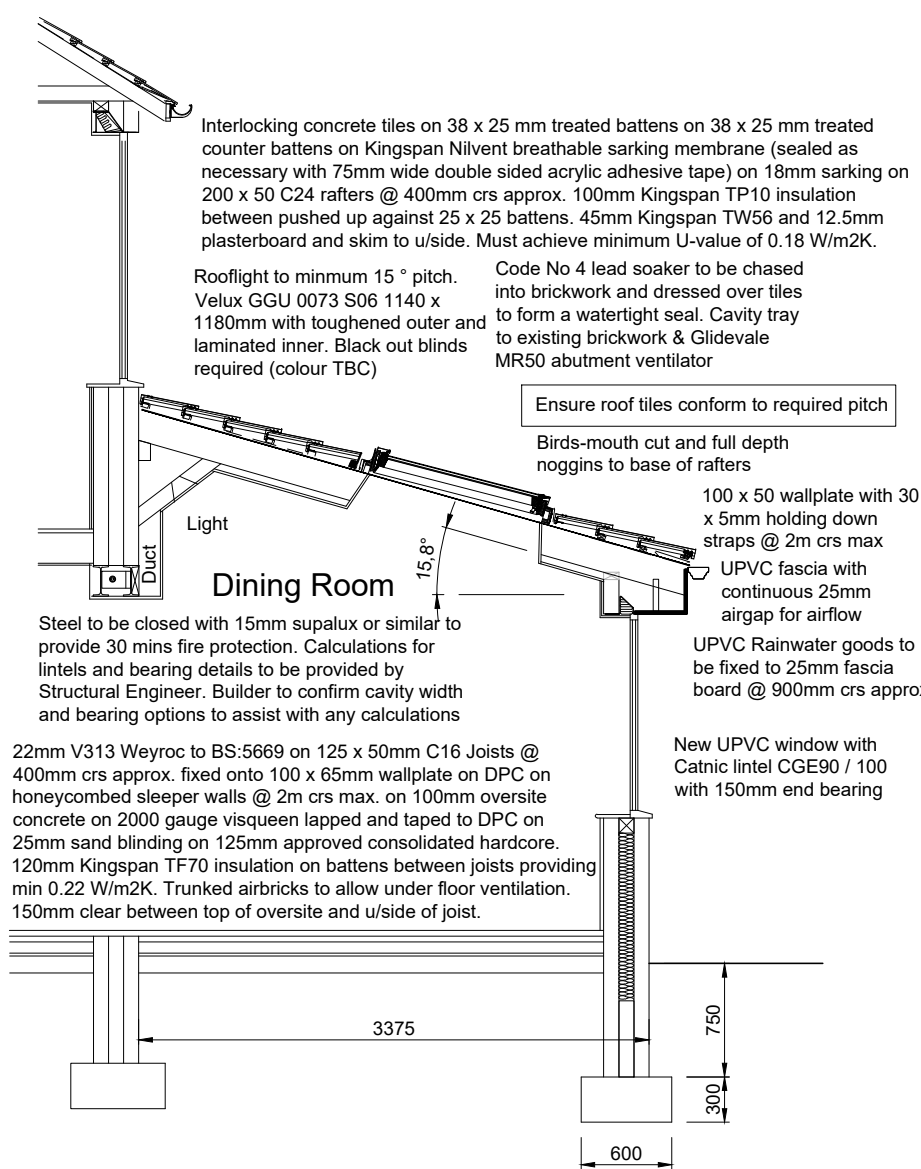
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



GENERAL

All works to comply with Building Regulations 2000 and associated legislation and to the satisfaction of the Local Authorities Building Control Officer. All building materials to comply with BSS and used in accordance with the relevant Codes of Practice. All structural timber to be C16 or C24 grade. All openings to be fitted with vertical and horizontal DPM. All lintels to have 150mm end bearing and 1/2 hour fire resistance. All new electrical work to be 13A ring main and lighting circuit to comply to IEE standards and to clients instructions.

FOUNDATIONS

Subject to suitable ground conditions, new strip foundations to comply to BS:8004 on suitable loadbearing strata and to the satisfaction of the Local Authority Building Control Officer. Top of foundations to be min 750mm below ground level and reinforced with A193 mesh with 50mm cover top and bottom. Foundations to be taken below invert levels of existing drains. Check existing foundations and underpin if necessary at staggered stages. Any deviation from a strip foundation may require design and calculations from Structural Engineer.

NOTE - Should the Builder prefer using a raft foundation in lieu of a strip foundation, they must provide details and calculations to the LA Building control officer prior to commencement of works.

EXTERNAL WALL

300mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing, an inner leaf of 100mm thick blockwork "Toplite" or similar, 100mm Dritherm full fill insulation taken 225mm below dpc providing minimum U-Value of 0.3W/m2K. Stainless steel vertical twist type wall ties to BS 1243:1978 every 750mm horizontally and 450mm vertically and ties within 150mm of openings to be at 225mm crs vertically. Lateral restraint provided by means of 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum and carried across at least 3 timber members. Vertical strapping required to joists / wallplates by 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum. All masonry below ground level externally and dpc level internally shall be either Class B engineering bricks or loadbearing solid type A blocks. Cavity fill below ground level shall be ordinary prescribed mix to BS 5328, grade C10P. All cavities to be continuous, all openings trimmed with Kingspan Thermabate (or similar) insulated cavity closers. Where pipes pass through wall PC Lintel to be provided and 50mm compressible material to surround pipework. Dpc,s to all openings shall be a minimum width of 150mm Horizontal Dpc located 150 mm above ground level. Blockwork walls shall be finished in 12.5mm Gyproc wallboard on Dri-wall dabs with all joints to be taped and sealed. Insulated cavity closers to all openings.

EFFICIENCY LIGHT FITTINGS

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.

Number not less than three per four of all the light fittings.

ABOVE GROUND DRAINAGE

All waste pipes and fittings from sanitary appliances are to be upvc to BS5255: 1076. Branch pipes and vent pipes to be UPVC to BS 4514 : 1983. All pipes to be fitted with rodding access to all changes of direction and at junctions. All wastes to be fitted with 75 mm deep seal traps.

SMOKE DETECTORS

Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations. Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.

GROUND FLOOR CONSTRUCTION

22mm V313 Weyroc to BS:5669 on 125 x 50mm C16 Joists @ 400mm crs approx. fixed onto 100 x 65mm wallplate on DPC on honeycombed sleeper walls @ 2m crs max. on 100mm oversite concrete on 2000 gauge visqueen lapped and taped to DPC on 25mm sand blinding on 125mm approved consolidated hardcore. 120mm Kingspan TF70 insulation on battens between joists providing min 0.22 W/m2K. Trunked airbricks to allow under floor ventilation. 150mm clear between top of oversite and u/side of joist.

RADIATORS

All new radiators to be provided with Thermostatic valves. Client to agree locations with Builder prior to commencement of works.

WINDOWS

New windows to be double glazed in UPVC frame to match existing to pattern shown and are to be supplied pre-fitted with permanently fixed controllable trickle ventilators having an area not less than 8000 square millimeters.

All glazing below 800mm above floor level, and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206:1981.

Soft coat Low E glass to inner skin.

Certification to verify Part L1 compliance 1.8W/m2K) to be issued from suppliers.

RAINWATER GOODS

Gutters to be molded upvc to match existing Rainwater pipe to connect to existing drains. All pipes to be fitted with rodding access to all changes of direction and at junctions. All new underground pipes to be 110mm UPVC laid 1:40 fall min. with granular encasement. Rainwater gully to be trapped.

INTERNAL WALL CONSTRUCTION

Non loadbearing internal walls shall be stud partitions comprising 100 x 75mm sole and head plates and 100 x 50 mm vertical studs at 600 mm maximum centres. 100 x 50mm noggins are to be incorporated between studs at 600 mm centres vertically. 50 x 38 mm intermediate noggins as required for radiators, shelves, socket and switch boxes etc. Stud Partitions to be dry-lined with 12.7 mm British Gypsum wallboard, Ames mechanical jointing, Topcoat finish.

VENTILATION

Mechanical extractor capable of 60 litres / second (or 30 L/s adjacent to or incorporated in cooker hood) to be vented through roof and discharged through ventilation tile

ELECTRICS

Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

Rev.	Revision Note	Date
-	-	-
Proposed alterations to No. 18 Wansbeck Avenue Cullercoats Tyne & Wear - NE30 3DU		Scale 1:100, 1:50
		Date 22.02.21
Title Proposed Elevations and Section		Sheet No. 002