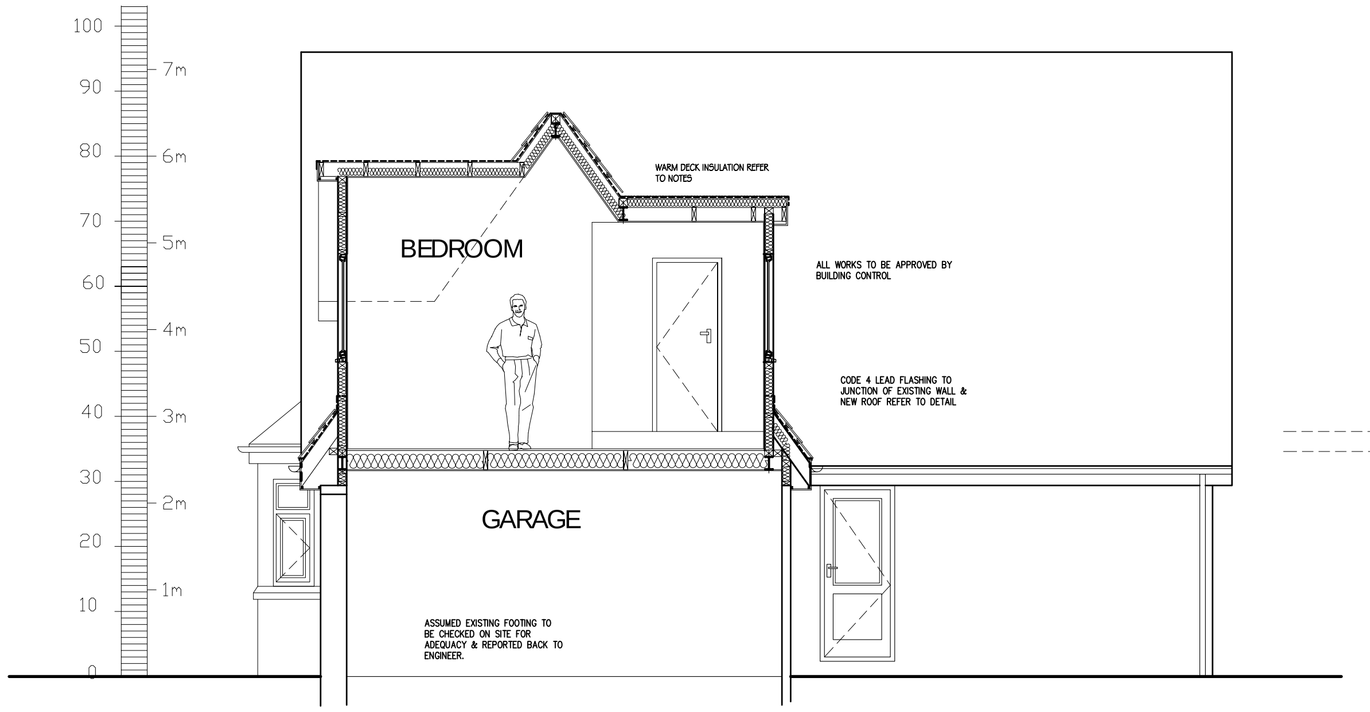
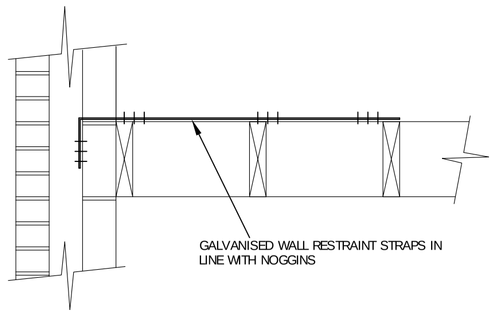
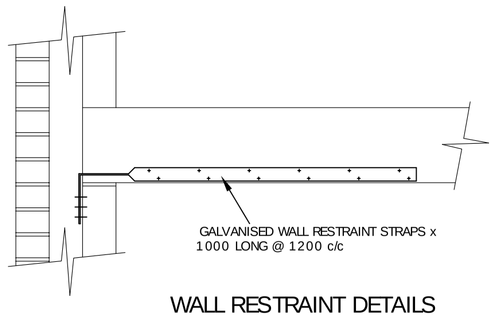
DO NOT SCALE DIMENSIONS FROM DRAWING

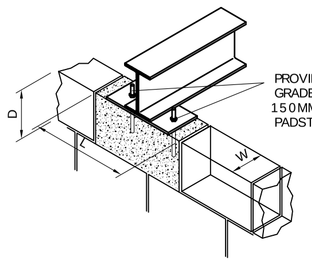


SECTION THROUGH B-B

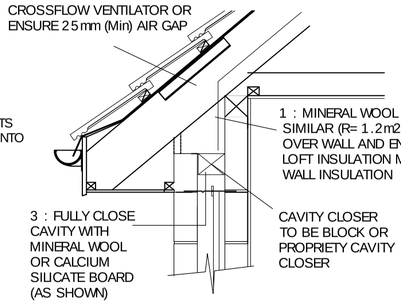




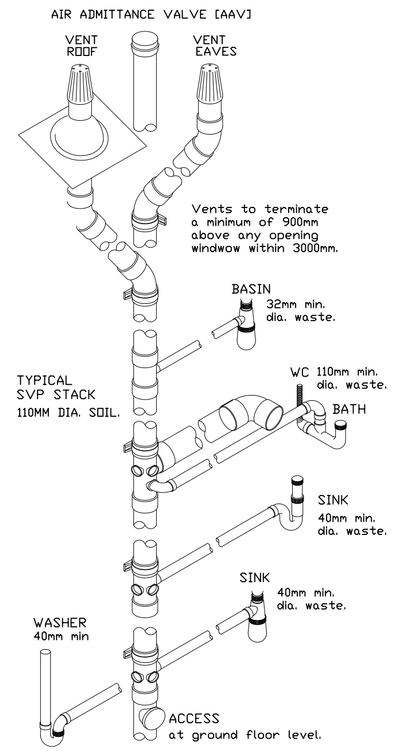
WALL RESTRAINT DETAILS

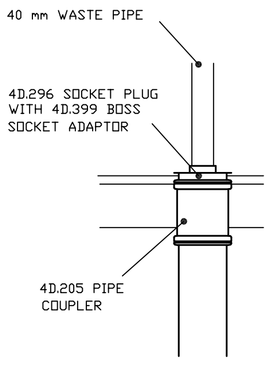


TYPICAL PADSTONE DETAIL

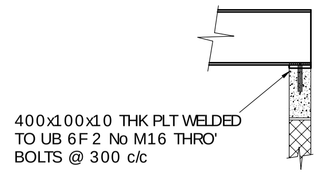


EAVES DETAIL

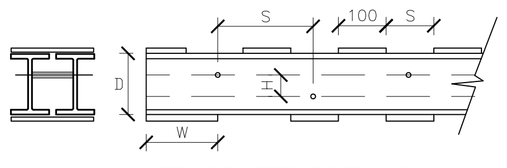




ANY SOIL PIPES THAT PASS THROUGH THE FLOOR TO BE FITTED WITH INTUMESCENT QUELFIRE COLLARS & BOXED OFF WITH 13mm PLASTER BOARD



TYPICAL PADSTONE DETAIL
(SCALE 1:20)



DETAIL OF FULL RESTRAINT TO BEAMS N.T.S

STEELWORK

1. All steelwork to be grade 43A in accordance with BS355, unless specified otherwise.
2. The Contractor is to ensure all existing structure is adequately propped prior to forming new openings. Brickwork is to be wedged and packed with dry mix mortar and slates over new beams prior to the removal of the props.
3. Where so marked as battened together beams are to be secured together with M12 blackbolts in sleeves at 600mm c/c along web staggered top and bottom, together with 6mm thk x 125mm wide plate welded to top and bot. Flanges at 600mm c/c. Bearing plates to be 12mm thk minimum 450mm wide welded to bot.flange.
4. All welds to be 6mm Fillet welds unless specified otherwise.
5. All beams to be seated on minimum 100mm bearing on C20 cast insitu concrete padstones as shown on drawing. Nominal size to be 100mm thk x 225mm deep x 215mm long, ie 1# dense concrete block.
6. All proprietary systems to be fixed in accordance with manufacturers details and specifications
7. All steelwork to be free from rust and mill scale and shot blasted to standard 2A. To be spray painted in the fabrication shop with 1No. Coat of zinc rich primer, 50 microns, zincatech or similar. All chips and handling scars to be touched up on site when in position.
8. Fire resistance to be a minimum of 1 hour; provided by 2 ply plasterboard and skim, with staggered joints; or an approved intumescent paint such as Nullifire or similar.
9. All steelwork joints to be detailed by steelwork fabricator, unless indicated on the drawing
10. All bolts to be M12 4.6 Black bolts unless specified otherwise, to be spun hot dip galvanised.

WINDOWS

1. All windows are to be double glazed, U=1.6w/m² – 16mm cavity with 90% argon Fill & low E coating
2. All frames are to be proprietary systen UPVC system, to match existing.
3. Trickle ventilation to be fitted to all frames, minimum 8000mm2 to new habitable areas, 4000mm2 to other areas.
4. All windows to be fitted with window locks
5. Minimum openers to be 1/20th floor area, to be as indicated on the drawing.
6. New escape windows to be min. 0.33 sqm no dimensions smaller than 450mm clear opening, maximum cill height 1100mm min all height 800mm. windows with cills below 800mm to be fitted with BS safety glass & reelease catch in accordance with approved document "B" note 2
7. BS Toughened Safety glazing to be provided on all windows up to 800mm above finished floor level and 1500mm on doors + 300mm side panels
8. Existing windows and doors must achieve, Min U= 1.8 w/m2/k and contain safety glazing in all critical areas
9. Glazing not to exceed 25% of floor area to extended dwelling
10. When ventilation not from existing windows ventilation to be 1/20 of floor area to 8000mm2 in accordance with approved doc F

EXTERNAL WALLS

1. All blockwork to comply with BS5628
2. External walls to be constructed from 102mm thk clay facing brick to match existing structure. Cavity to be cleared of all internal snots, closed with propriety cavity closure or slate or soldier course.
3. Insulation to be provided by 50mm thick kingspan threwall TW50 zero odp or similar approved
4. Inner leaf to be 100mm thk Thermalite 'Shield 2000' concrete blocks. (U=0.28W/mC), Fk=5N/mm2
5. Internal blockwork to have 2 coat plaster and skim 13mm thk
6. Cavity ties to be stainless steel double drip triangular ties to BS1243, at staggered centres 750mm c/c horizontally and 450mm c/c vertically
7. Openings to be closed with 'Thermabate' proprietary insulated cavity closer system.
8. Cavity trays to be placed above all openings to be supplied by Cavity Tray type E or similar approved, installed as detailed in manufacturers instructions, unless specified on drawing.
9. Lintels to be type 7N as supplied by Catnic, or similar, unless specified on drawing. Minimum bearing to be 150mm. Weep holes at 400mmc/c to be provided above all openings, as supplied by Glidevale
10. Mortar to be class III 6:1 sand/cement mix with Feb plasticiser in accordance with BS5628
11. All Flashings to be lead code 4 to BLM Handbook.
12. Ensure continuous 50mm clear cavity throught
13. Existing building comprising thermal envelope to be checked for compliance with approved document L1 B table 3 2010. where inadequate to be replaced
14. Brickwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level. the dpc to be reinforced pvc or bitumen polymer as supplied by permnite (class d); to be minimum of 150mm above ground level.
15. External envelope of building to be upgraded in accordance with approved document L table 3 . Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary . all works to approved site by building control.

DOORS

1. All doors to meet U-Value = 1.8
2. All internal doors to have 10mm gap under door for ventilation
All internal rooms without direct ventilation to have louvred vents in doors fitted with smoke seals
4. All internal doors to common areas to be min 750mm clear opening
5. All door to comply with doc m table 4 in relation to corridor widths
6. All windows & doors are to be made in accordance with bs standards & building regulations.
7. Where necessary existing door frames to be checked for suitability to fit fd20 doors with intumescent strip
8. Where necessary all fd20 door frames to be specialist made to incorporate fd30 doors all frames to have a 44mm rebate, and grouted to incorporate intumescent strip in accordance with building regulations approved doc b volume 2 all works to be approved by building control

INTERNAL WALLS

1. All internal walls to be 100mm blockwork with 13mm two-coat plaster skim to both sides
2. Non load bearing walls are to be timber stud walls, 12.5mm thk plaster board taped and skimmed both sides on 105 x 50mm timber framing at 600mm c/c, 100mm rockwool insulation infill to void
3. all walls between habital rooms and washrooms to be sound insulated
4. Where relevant walls to comly with doc E should be 15mm plaster board or 12mm sound block
5. Stud partition up to underside of floor to provide protected escape route. min 1 hour fire protection required
6. Kingspan assessment required & target 'u' value calculated for every flat before works commence
7. Sound testing to be undertaken after development to any separating walls & floors between two dwellings
8. All walls to the apartment entrance halls and common areas to give 30min fire protection
9. External envelope of building to be upgraded in accordance with approved document L table 3 . Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary . all works to approved site by building control.

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATEI DRAWINGS AND DOCUMENTS. THE USER SHOULD CONSULT THE DRAWINC ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOI TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELEY IF TH ASSUMPTIONS USED IN THE DESIGN AND DRAWING PREPARARTION DIFFER T(THAT FOUND ON SITE.

INTERNAL PLUMBING

1. All plumbing to comply with CP5572:
2. Sink to have 42mm diameter plastic waste pipe with 75mm deep seal bottle traps.
3. Mechanical ventilation to be provided in all confined roons providing 5 air changes/hour discharging to external environment, connected to the light switch with 20 minute overrun, and mandatory to kitchen and bathroom areas, pull operated expel air ducted fans
KITCHEN RATE 60 LITRES/ SEC via wall/ceiling mounted extractor
KITCHEN RATE 30 LITRES/ SEC above hob
BATHROOM 15 LITRES/ SEC
UTILITY RM 30 LITRES/ SEC
4. All gas and heating appliances to be design by specialist and installed by CORGI registered fitter.
5. Radiators posn marked on drw, rads to be fitted with thermostatic valves to every roon
6. Boiler condenser – combi boiler to be seasonally adjusted TRV/ therno st. controlled Sealbuk rating of boiler to be 86%
7. Any soil pipes that pass through the floor to be fitted with intumescent quelfire collars & boxed off with 13mm plaster board and sound insulated
8. heat recovery fans. sfp. cont. 0.8l/s.s minimum 66% efficiency
9. All svps to be clad with 2 ply plasterboard to achieve one hour fire resistance and sound insulated with rockwool
10. Where waste runs are excessive use anti siphon traps or 50mm pipes and or air admittance valves to be fitted in accordance with building regulations approved document L1B1
11. all Extractors & ventilation rates in accordance with approve document f

SPECIFICATION

Standards
All work to be in accordance with British Standards and to manufacturers recommendations. If Contractor wishes to use manufacturers different to that specified they shall only be permitted if prior approval given by Architect/Supervising Officer.

Materials
Manufacturers/Supplier: Osma Soil pipes to BS4514 in PVC-U normal size 110mm. Wastes to BS5255/3493 as appropriate in ABS or PP nominal sizes 50mm, 40mm and 32mm. Traps to BS5255/3493 as appropriate in PP or PE Overflows to BS5255/3493 as appropriate in PVC-U or PE.

Workmanship
All to be installed to BS5572. All soil pipes to have rodding access points at changes of direction: all solvent welded wastes to have cleaning access points at changes of direction.

Finishes
Soil pipes to be self colour or painted to specification Wastes and overflows self colour but, to be painted when exposed to view or sunlight.
Hot water system to be confirmed & kitchen layout to be finalised

EXTERNAL DRAINAGE SPECIFICATION

1. All existing sewer information has been supplied by Client. The contractor should verify invert levels assumed prior to construction. Any variation should be reported to this office immediately.
2. All work shall canply with Roads for adoption edition No.4 and United Utilities PLC standard document coupled with the CESWI spec., and the Building Regulations Approved document part H, in the event of conflicting rea the United Utilities PLC spec takes precedence.
3. All pipes are to be class M vitrified clay pipe to BS 65 with flexible sleeve connections or concrete pipes with spigot and socket joints to BS 5911: Prt 100 as detailed on the drawing
4. Pipes are to be laid straight in trenches to gradients as detailed, where none are given defaults shall be

	Dia.	Min.	Max
1.	100	1:100	1:40
2.	150	1:150	1:60

5. Pipes are to bedded on single size 'pea' gravel nominal dia 10mm to BS 882, minimum thk 100mm with selected stone surround, nominal size 40mm. Backfill as detailed.
6. Where cover is less than 400mm or adjacent to foundations the surround and backfill is to be C20 concrete with flexcell at pipe joints.
7. All cut ends to be treated with epoxy resin.
8. Pipes to be tested using a standard air test allowing 38mm loss of head in any 3 minute period.
9. Connection to the main sewer to the satisfaction of the Local Authority.
10. Back drop connection to be made at soffit level, pipe diameter to be 150mm.
11. All manhole covers to be class A heavy duty cast iron, minimum opening 600 x 600mm bedded on class 1 mortar and class B eng brick, min 1 course max. 3 course. Note Bricks shall not contain frogs or holes
12. Manhole rings to BS 5911: Prt 200 sizes as

Pipe	Dia	Depth	MH Dia	Channel
1.	150	2.50	1200	950
2.	150	3.00	1500	1050
3.	225	2.50	1200	950
4.	975	3.50	2400	1400

Manhole to have rocker pipes 750mm long with 18mm compressible filler.
Rings to have min 150mm C20 concrete surround. Base min 225 mm thk C30 concrete with A142 mesh in bot. All manholes to have step irons as detailed Safety chains reqd in manhole S2, up stream of 975mm pipe Connection of all pipes to be to soffit, unless detailed differently
13. all rainwater good to be UPVC 112mm Half Round Gutter Systems Fascia brackets should be spaced no more than 1000mm apart on straight Gutter runs with 68mm down pipes.
14. Ensure lintle over where waste pipe passes through wall

Rev.	Amendments	Date	By

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PROJECT ADDRESS
29A ALDER GROVE
POULTON LE FYLDE, LANCASHIRE

PROJECT TITLE
FIRST FLOOR SIDE EXTENSION & GROUND FLOOR

DRAWING TITLE
PROPOSED ELEVATIONS & FLOOR PLANS

Client	Scales
MR BROADHURST	1:20/50@A1

Drawn	Checked	Date
DDH		30/04/21

DRAWING No. A021/053/BR/02 Revision

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H:\Documents\Drawings\2021\Alder Grove 29A

Revision
DRAWING No. A021/053/BR/02

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