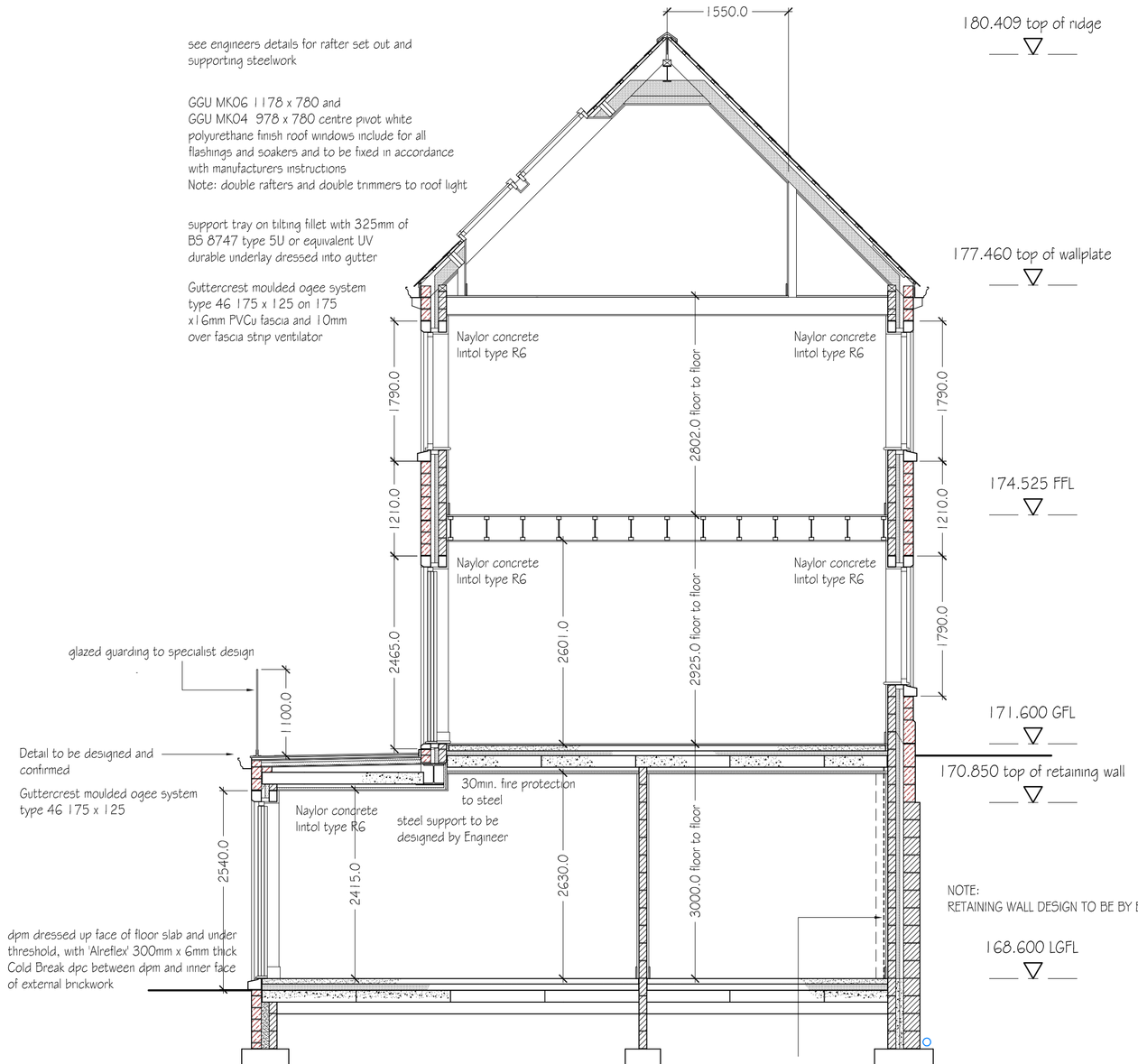
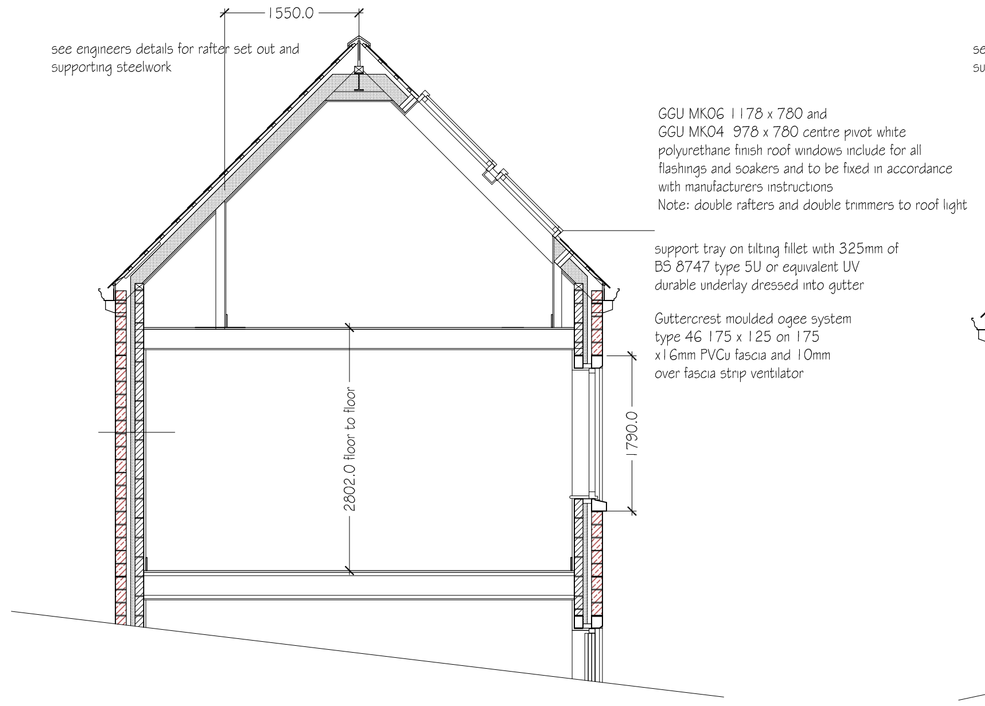
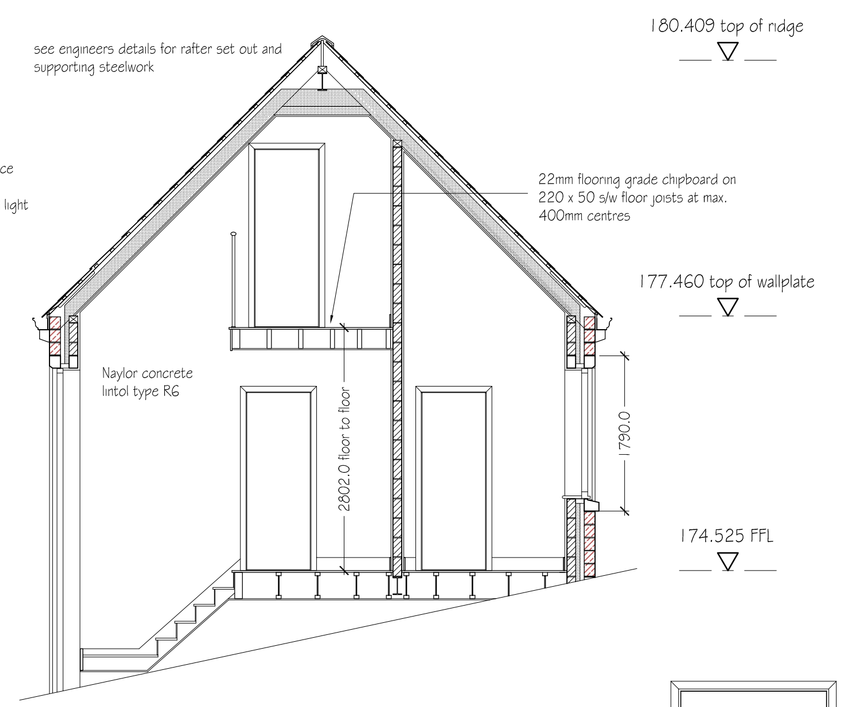


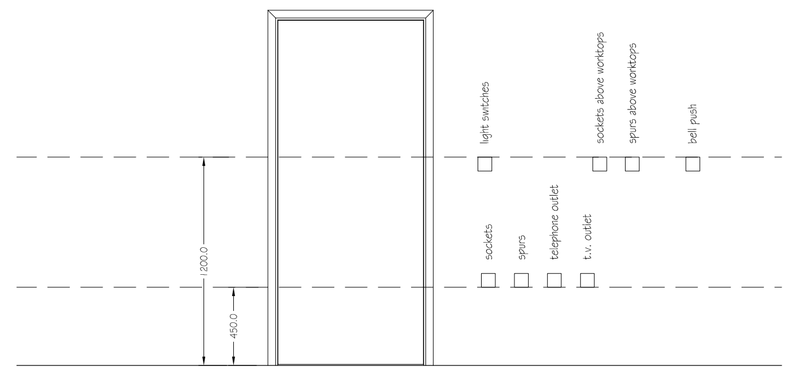
SECTION A - A



SECTION B - B



SECTION D - D



ELEVATION SHOWING LOCATION OF ALL SWITCHES AND SOCKET OUTLETS

MAIN ROOF CUT TIMBER (coldroof):
Natural roofing slates (grey 600 x 300) on 25x50 s/w battens on 'Tyvek Supro' underlay on 200 X 50 rafters at 450mm cts. set at 45° pitch. deep. Lateral restraint provided by 30x5 m/s straps (min. 1200mm long) at max. 2m centres positioned at rafter and ceiling chord level (if required). 100mm Kingspan Kooltherm K7 positioned between rafters and finished to u/s with 15mm insulation bonded to 12.5mm plasterboard. 2 layers of quilt insulation comprising a 100mm deep layer between ceiling joists and 300mm deep layer laid at right angles over. all giving a 'U' value W/m² K not exceeding 0.17. Finish to u/s ceiling 12.5mm plasterboard and skim. 100 x 75 s/w wallplates strapped down at 1200mm cts. Glidevale or similar approved eaves, soffitt and tile ventilators to provide cross ventilation. note roof slates to be fixed in accordance with BS5534

GARAGE ROOF:
Natural roofing slates (grey 600 x 300) on 25x50 s/w battens on 'Tyvek Supro' underlay on trussed rafter (to specialist design) at nom. 600mm cts. set at 38° pitch. Lateral restraint provided by 30x5 m/s straps (min. 1200mm long) at max. 2m centres positioned at rafter and ceiling chord level (if required). 2 layers of quilt insulation comprising a 100mm deep layer between ceiling joists and 300mm deep layer laid at right angles over. all giving a 'U' value W/m² K not exceeding 0.16. Finish to u/s ceiling to be 1 layer of 12.5mm plasterboard and bottom layer of 15mm fireline board with staggered joints and paint finish. 100 x 75 s/w wallplates strapped down at 1200mm cts. Glidevale or similar approved eaves, soffitt and tile ventilators to provide cross ventilation. note roof slates to be fixed in accordance with BS5534

FLAT ROOF:
Timber decking on battens supported by batten fixers to manufacturers instructions laid on single ply membrane on 25mm kingspan thermaroof TR27 LPC/FM on 50mm Kingspan OPTIMA-R on protection layer (as mnufacturers instructions) on 18mm exterior quality plywood deck on s/w firrings (to give fall of 1in 80) on 150mm concrete planks. finish to underside to be 12.5mm plasterboard & skim on Gasoline MF ceiling system with 25mm Isover insulation giving a 'U' value W/m²K not exceeding 0.14.

EXTERNAL WALLS:
325mm cavity work compnsing nom. 125mm natural pitch faced coursed stone (140 deep course bucket handle joints, mortar colour TBA) outer leaf, 100mm cavity and 100mm block inner leaf (min. density 1350 kg/m³) finished with one layer of 12.5mm plasterboard (min. surface density 10 kg/m²) and skim on dabs nom. 25mm o/all. stainless steel wire ties positioned in a diamond pattern at 750 honzontal and 450 vertical, 225 vertical at openings 150mm from reveal. partial fill insulation (Kingspan or similar approved) giving a 'U' value W/m² K not exceeding 0.27. cavities closed with thermabate insulated closers. Block strength / density to be confirmed by Engineer
NOTE: Ashlar plinth to front elevation to be 150 wide with top course having a 45 splay (see section)
Ashlar coins to be 150 x 300 x 440 deep

RETAINING WALLS:
410mm cavity work compnsing, 210mm concrete blockwork, cavity face finished with Sheetseal primer with Sheetseal 226 membrane which is to be lapped with RIW Sheetseal 226 membrane to floor (all as manufacturers instructions). 100mm cavity and 100mm block inner leaf (min. density 1350 kg/m³) finished with one layer of 12.5mm plasterboard (min. surface density 10 kg/m²) and skim on dabs nom. 25mm o/all. partial fill insulation (Kingspan or similar approved) giving a 'U' value W/m² K not exceeding 0.27. cavities closed with thermabate insulated closers. Block strength / density and details to be confirmed by Engineer / Manufacturer.
NOTE: RETAINING WALL DESIGN TO BE BY ENGINEER / SPECIALIST

FIRST FLOOR:
22mm flooring grade chipboard on TJI joists 350 series 302 deep at max 480mm centres supported on joist hangers (or as Engineers recommendations) including 75x50 noggins or doubling up under stud partition where required. 30 x 5 ms straps on noggings at 2m max. cts. u/side finished with 12.5mm plasterboard with skim finish. (joist sizes to be confirmed by Engineer).

GROUND FLOOR:
20mm floor finish zone on Nom. 70mm sand cement screed (with underfloor heating to specialist design) with 30mm rigid insulation to edge on seperation layer on 60mm Kingspan Thermafloor TF70 insulation on 150mm deep concrete plank floor units. finish to underside to be 12.5 plasterboard & skim on Gasoline MF ceiling system with 25mm Isover insulation giving a 'U' value W/m² K not exceeding 0.19

LOWER GROUND FLOOR:
Nom. 75mm fibre re-inforced sand cement screed with 30mm rigid insulation to edge on 500 guage visqueen seperation layer on 75mm Kingspan Thermafloor TF70 insulation on RIW Sheetseal 226 membrane as per manufacturers details on150mm deep concrete plank floor units to Specialists design giving a 'U' value W/m² K not exceeding 0.19. 150mm vented void to underside of concrete plan floor units

GARAGE FLOOR:
Nom. 70mm sand cement screed nsing to nom.75mm to give a 25mm fall to doors on RIW Sheetseal 226 membrane on 150mm deep concrete plank floor units. finish to underside to be 12.5 plasterboard & skim on Casoline MF ceiling system with 25mm Isover insulation giving a 'U' value W/m² K not exceeding 0.19

INTERNAL PARTITIONS:
89x38 timber stud partition with 15mm ply sheathing and 12.5mm plasterboard and skim finish both sides (o/all nom. 150mm)
50mm Isover APR 1200 to all stud cavities between bathroom / wc and bedrooms. to comply with Part E Building Regs.
100mm concrete block finished with 12.5mm plasterboard and skim on dabs. (o/all thickness nom. 150mm).
140mm concrete block finished with 12.5mm plasterboard and skim on dabs. (o/all thickness nom. 190mm).
all block strengths / densities to be confirmed by Engineer.

DETAILS:
Please note that all construction details are to comply with the guides set down in the DEFRA and DTLR 'ROBUST DETAILS' handbook issued by 'The Stationery Office'. Therefore pressure testing of this building may not be necessary.

CDM REGULATIONS - DOMESTIC CLIENTS:
- On a project where there is more than one contractor the client duties must be carried out by the Principal Contractor.
- Or the Principal Designer where there is a written agreement that they will fulfill these duties.
- If the domestic client fails to make the appointments the duty of Principal Designer falls to the designer in control of the pre-construction phase.

NOTIFICATIONS:
A project is notifiable if it is scheduled to :-
- Last more than 30 working days and have more than 20 workers working simultaneously at any time.
- Exceed 500 person days.
- The client must give this notice as soon as practicable prior to construction phase commencing.
- The client must ensure the up to date copy is displayed in the construction office.

FIRE PRECAUTIONS:
A mains-operated fire detection and alarm system with a battery back up (min Grade D category LD3) all in accordance with the recommendations of BS 5839 part 6 : 2004. At least one smoke alarm to be sited in the hallway and on the staircase landing. All alarms to be permanently wired to a seperately fused circuit at the distribution board operating at a low voltage via. a mains transformer.
A smoke alarm should be sited within 7.5m of each habitable room and a standby power supply eg. battery is required with visual and audible signal of power failure. No smoke alarm should be sited more than 3.0m from a room door.

(H) Heat detector (S) Smoke detector (C) Carbon Monoxide detector

EXPANSION JOINTS:
10mm joints filled with 'Aerofil' or similar and finished with a polysulphide seal, all joints to be either in corners or behind rwp's where possible. see engineers details for positions if joints required.

DRAINAGE:
all drainage to be to Engineers details / design

STAIRS - lower ground to ground: ground to first: first to loft:

Total rise	---- 3000	---- 2925	---- 3000
Width o/all strings	---- 900	---- 900	---- 800
Treads	---- 220	---- 220	---- 220
Risers	---- 15 @ 200	---- 15 @ 195	---- 15 @ 186.8
Min. headroom	---- 2000	---- 2000	---- 2000
Guarding height	---- 1100	---- 1100	---- 1100
Handrail height	---- 900	---- 900	---- 900
Pitch	---- 42.0°	---- 41.5°	---- 40.5°

VENTILATION:
System 1 - Background ventilators and intermittent extract fans, 65000mm² air permeability of 5m³ (h.m²)
Whole dwelling ventilation rate to achieve 21 litres / second
windows to have opening lights equal to 1/ 20th. of the floor area to provide 'purge ventilation'.
background ventillation - accoustic vents internally and externally to windows
habitable room min. 5000mm², Passivent acoustic vents TVAL dB450 (40dB Dn.e.w)
kitchen min. 2500mm² with mechanical ventilation giving 30 litres / second incorporated within cooker hood,
bathroom min. 2500mm² with mechanical ventilation giving 15 litres / second.
wc min. 2500mm² with mechanical ventilation giving 6 litres / second
All first floor vents (second floor apartments) to terminate at roof to an inline tile vent. downstairs wc to wall vent.
Commissioning certificates to be supplied by contractor for all mechanical ventilation systems including cooker hood

LINTOLS:
Internal and internal leaf of external walls to be concrete lintols by Naylor Hi Spec range type R2, R6 and S5 (2course deep) see schedules. suitability of all lintols to be determined prior to commencement of contract by manufacturer and or engineer as applicable.

INTERNAL DRAINAGE: (as applicable).
Bath --- 40mm dia. waste 75mm deep seal trap
Wash basin --- 32mm dia. waste 75mm deep seal trap
Shower --- 40mm dia. waste 75mm deep seal trap
Sink --- 40mm dia. waste 75mm deep seal trap
Internal soil and vent pipes open to air terminating at an inline slate tile
Mixer /blender valve to all bath taps fitted close to outlet to prevent colonisation of waterborne pathogens and to ensure temp. of water leaving outlet does not exceed 48O°C to comply with Part G
Apartments : SVP,s to be set 125mm from wall to centre of pipe to allow for intumescent coller where passing through compartment floor

GENERALLY:
Material of windows and colour to be confirmed with glazing as follows:-
double glazing overall thickness to be max. 24mm (35.0 Rw attenuation)
Bedrooms - 8mm glass 6 to 16mm air cavity and 6mm glass 29.0 Rw + Ctr
All other windows - 4mm glass 6 to 16mm air cavity and 4mm glass 25.0 Rw + Ctr
Windows to use 'low E' glass in accordance with part N of the building regulations. Safety glass to BS 6206 to be fitted where cills are lower than 800mm from finished floor, and glazing to doors lower than 1500mm.

New windows require a WER of band C or better or a U-value of 1.6.
Doors require a U-value of 1.8
Accoustic vents to be fitted both internally and externally to windows
All opening lights to have pivot hinges to allow for ease of cleaning from the inside.
Escape windows should have an unobstructed openable area that is at least 450mm high and 450mm wide. min.0.33m²
The bottom of the openable area should be not more than 1100mm above the floor level.

All electrical work is to meet the requirements of part P (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so. Details of all energy light fittings to be provided by electrical specialists design and to comply with part L1A.
Prior to completion the Local Authority must be satisfied that either:-
Appropriate certificates and forms in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person.
A competent person will have a sound knowledge and experience, relevent to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

If a combi boiler is to be fitted in this contract, the work must be carried out by a Gas Safe Registered installer, and is to fully comply with the current Building Regulations

All loft hatches to be insulated and have integral draught seals.

Boxing for concealed services to be sealed at floor, wall and ceiling levels. Piped services are to be sealed where they penetrate or project into hollow construction and voids. SVP's to be wrapped in 25mm insulation within boxing.

Sanitation, hot water safety and water efficiency all to be to Part G of the building regulations, note: hot water to bath to be limited to 48°C by means of an in-lineblending valve. all works to be completed by a competent person. potential consumption of wholesome water not to exceed 125 litres per person per day, confirmation of same to be deposited with council within 5 days of completion of the works.

PART Q:
Contractor to ensure that all accessible doorsets have PAS24 accreditation and or Appendix B Bespoke timber secure doorsets. Windows to have PAS24 accreditation.
All frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions and installation guides.

PART R:
Single buildings to have access points linked by ducting to a network termination point either:-
a) access point on an outside wall and connected by a through wall duct to the network termination point
b) access point below ground and remote from the building, inside or outside the curtilage, and connected by a below ground duct to the network termination point.
Multi dwelling buildings should have a common access point and dedicated vertical and horizontal service routes to enable service providers to make connections from the access point to the termination point in each dwelling.
The Contractor / Client to consult their chosen service provider for guidance on duct dimensions, bending radii etc.

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

REV	DESCRIPTION	CHECK	DATE
B	sections and notes updated		15.08.2020
A	sections updated		02.03.2020

CLIENT

MR. and MRS. T. HARDCASTLE

PROJECT

Proposed Dwelling in the Grounds of 85 Carr Street, Rambottom, Bury BL0 9EG

DRAWING

Sections A-A B-B and D-D and General Notes Building Regulations

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb. 2020	agw	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-0429-14		B

equilibrium ARCHITECTS
435-437 Walmersley Road Bury Lancashire BL9 5EU T : 0161 797 2077 F : 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk