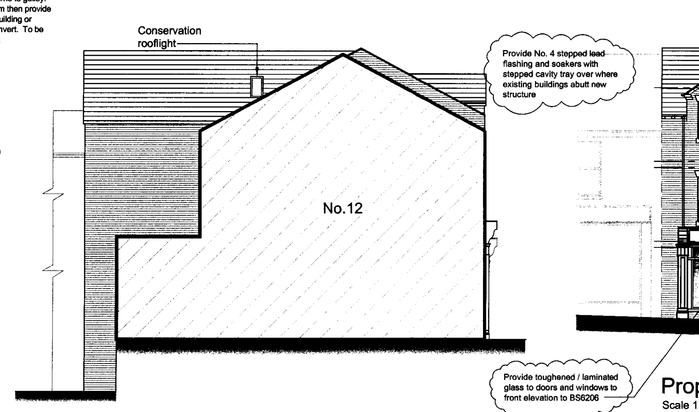
RAINWATER
New rainwater goods to be round section upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required. Rainwater goods to be BS4514. New rainwater pipes to connect in new storm gulley with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gulley. If storm water does not connect into existing drainage system then provide new via 1100 mm dia soakaway min 4.6 m away from any building or boundary and to be 1000 mm deep below lowest incoming invert. To be filled with clean stone or broken bricks with top soil replaced.

WINDOWS
All windows to be glazed to achieve a max U value of 1.8 w/m2k in accordance with BS6262 and for safety glazing BSEN 12150.
All windows to first floor habitable rooms to be fitted with escape windows total area of 0.33m2 - when opened at right angles to the frame with a minimum clear opening of 450mm in any direction.
provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 8000mm2 to all habitable rooms & 4000mm2 to kitchen, bathroom, utility and wc.

All windows to be escape windows to inner rooms - min 450mm clear opening - opening lights indicated thus.
Cill height set between 800mm & 1100mm



Proposed side elevation
Scale 1:100

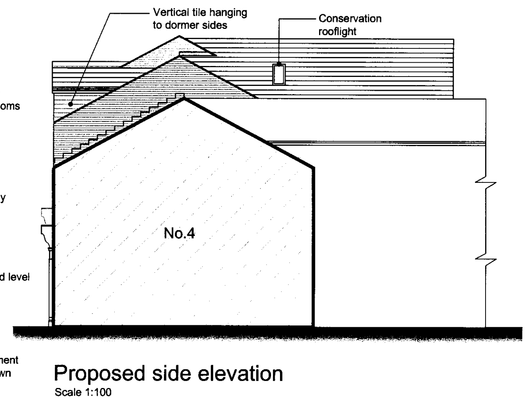


Proposed front elevation
Scale 1:100

All external timbers to be painted in 'conservation'colours to local authority approval

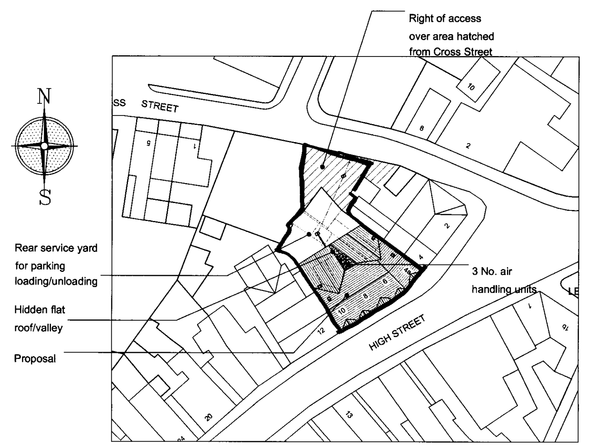


Proposed rear elevation
Scale 1:100



Proposed side elevation
Scale 1:100

Rev.	Drawn	Comments	Date
A	ME	Roof plan amended	Apr 09
B	ME	Elevational changes	Aug 09
C	ME	Additional notes added for building regs.	Nov 09
D	ME	Undercroft parking added	Dec 09



Site plan
Scale 1:500

DDA
Provide level landing outside front entrance door min 900 mm wide with ramped approach to same not exceeding 1 in 12 with 1200mm level landing to top.
Provide level threshold to front entrance door max 15mm upstand.
All switches and sockets to be at a height of between 450 and 1200 mm above floor level.
All Internal doors to be 838mm wide.

INSPECTION CHAMBERS
The contractor shall excavate for and construct new inspection chambers, size 450 mm dia to depths as shown on drawings in precast concrete bedded to manufacturers instructions with 450 mm dia medium duty manhole covers and frames set in mortar. Provide all necessary bending and channelling to suit connections, all to the approval of the Local Authority Inspector. Storm and foul manholes greater than 930 depth to comprise of 215 mm brick chambers to BS3921 internal dimensions 1200 x 750 mm build off 150 mm thick concrete (1:2:4) slab. All connections formed in half channels and finished with 1:3 cement/sand benching.

NEW DRAINAGE
All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 in falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

WATER SERVICE
Provide 100 mm dia Hepworth water service entry duct under external wall in kitchen or as shown on drawing and provide 150 mm deep precast concrete lintels over pipes passing through walls.

GAS AND ELECTRIC SERVICE
Include for building in gas and electric meter boxes with 100 x 75 mm steel angle over opening, build in duct pipe for electric mains, all fixed to outside.

HEATING
New gas boiler to be condensing type with a minimum 'SEDBUK' value of 86 % complete with balance flue and guard to outside wall.

SANITARY
Drawings to be read in conjunction with R. Rhodes' structural engineers' details

EMERGENCY LIGHTING
Emergency lighting to be provided in the communal areas.

Provide mains operated self contained smoke alarms which conform to BS 5446 to showroom & embroidery areas

Mains operated smoke detectors to be provided to all internal lobbies to the flats.

COMPARTMENTATION
Compartment walls to be continued within the roof space with adequate fire stopping at the wall/roof junctions to maintain the continuity of fire resistance (Rockwool Fire Barrier or similar approved). Alternatively if the line of compartmentation is proposed to be at ceiling level, 60mins fire resistance is required with surface mounted light fittings.

PARTY WALL ACT
Any works that are carried out within close vicinity of party wall to be carried after any regd notification to adjoining owner under the terms of the party wall act 1996.

sprinklers
provide sprinkler system to first & second floor areas as reqd -code of practice and DD 252:2002 - all by specialist design & installation.

PARTY WALL
Party walls to be taken up to the underside of the roof works

FIRE COLLARS
Provide fire collars to all svp's where they pass through the compartment floors

SANITARY
New sanitaryware to be Clients choice of bath, wash hand basin and WC. Bath to have
40 mm dia pvc waste pipe with a 76 mm deep seal trap. Wash hand basin to have 32 mm dia pvc waste pipe with a 76 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into svp back inlet gulley or manhole. See drawing for position and runs of pipework.
Also shower tray to have 75 mm deep seal trap with 50 mm dia upvc waste pipe.
Provide 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gulley via 76 mm deep seal trap.

Provide new 100 mm svp in position shown to collect waste from sanitaryware. Connection of bath waste pipe into svp to be min 200 mm below connection of WC, svp to connect into main drains via slow radius curve (min 300 mm radius) and to cease 900 mm above head height of nearest window - head of pipe to be connected to a tile terminal with flexible hose connector. Provide lead collar at junction of roof where svp terminates roof structure. Box in svp as shown with 12.5 mm plasterboard, filled and taped joints with skim finish, provide glass fibre insulation to lag pipe.
Air admittance valves to be fitted to soil pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.

GENERAL NOTES
All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 stress graded and pressure impregnated with an approved preservative.
Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

If no automatic fire detection is installed then there should be a suitable number of mains operated self-contained smoke alarms which confirm to BS5839-6: 2004 - Grade D - category LD3 standard. The system must be mains operated to BS5446-1: 2000 standard with standby power (battery backed up or capacitor) All self-contained smoke alarms to be fixed to ceilings at least 300 mm away from any light fittings and within 7 m of kitchen and living room and 3m of bedrooms interconnected and permanently wired to a separate fused circuit.

All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance prepared by that person in the Building Control upon completion of the works.
Type 3 alarm system to be fitted to communal areas with associated manual call/point on each level and sounder on each level or within the flats to achieve 75db within the bedroom areas

FINISHES
Plaster all internal masonry walls with light weight gypsum plaster total 13 mm. Provide concrete apron to suit site levels and conditions.
Provide contrasting brick plinths, soldier course, dog tooth corbelling etc.

STAIRCASE
Provide standard close string softwood staircase to comprise of 16 no. risers each of 170 mm and a min going of 250 mm -min 1000mm wide. A min of 2000 mm vertical headroom must be provided from pitch line of stairs. Provide and fix hardwood handrail at 900 mm above pitch line with balustrading and newels to Client's choice. Balusters to be set at centres so as to restrict the passage of 100 mm sphere.
provide step nosings that contrast visually with the remainder of the respective tread.
Handrail to extend 300mm beyond first & last nosing.
All to BS 8300:2001

Pressure testing to be carried out as requested by building control dept.

BLOCK PARTITIONS
100 mm dense concrete block generally plastered both sides with lightweight gypsum plaster, except for semi exposed walls.
Internal block walls between habitable rooms and rooms containing sanitary appliances to be constructed to achieve an airborne sound reduction index of 40 2R(db) ,density 470kg/m3

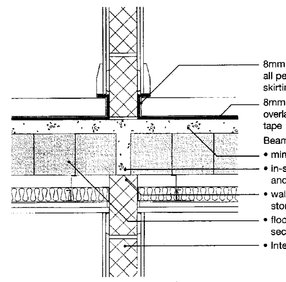
LINTELS
Provide prefabricated Catnic Cougar steel lintels open backed to BS6977 Part 2 1983 with corrosion protection and continuous integral insulation. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Provide weep vents to lintels outer leaf complete with stop ends.

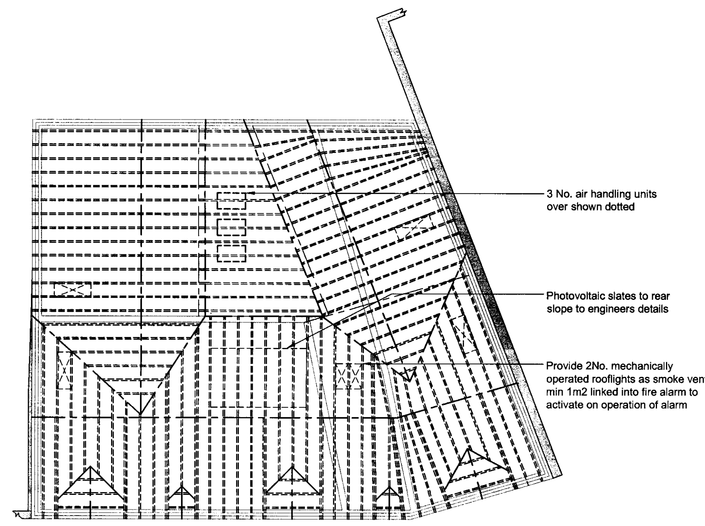
VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening. Also provide mechanical extract ventilation to en-suites and bathroom capable of extracting at a min rate of 15 litres per second. Provide mechanical extract ventilation to utility to extract at a min rate of 30 litres per second and to WC to extract at a min rate of 6 litres per second. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.

TIMBER PARTITIONS
Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts. 75 x 50 mm softwood noggins fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard tan plasterboard with filled and taped joints and skim finish.

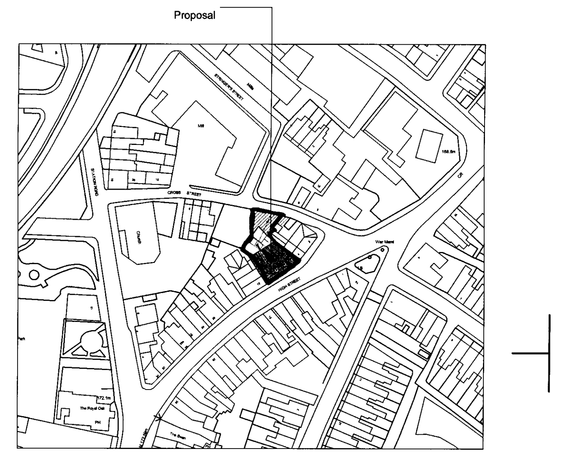
All works carried out in accordance with robust details

6. Loadbearing internal wall – floor beams bearing onto wall

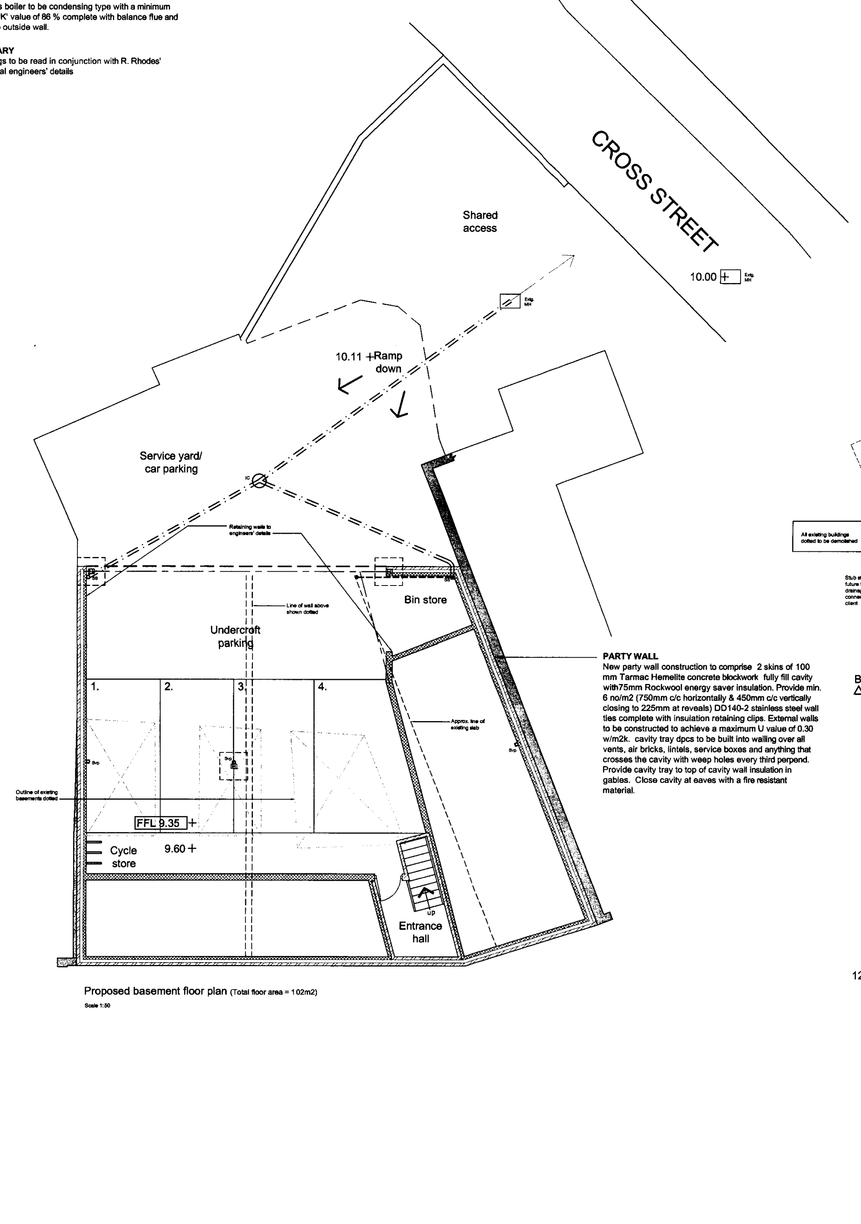




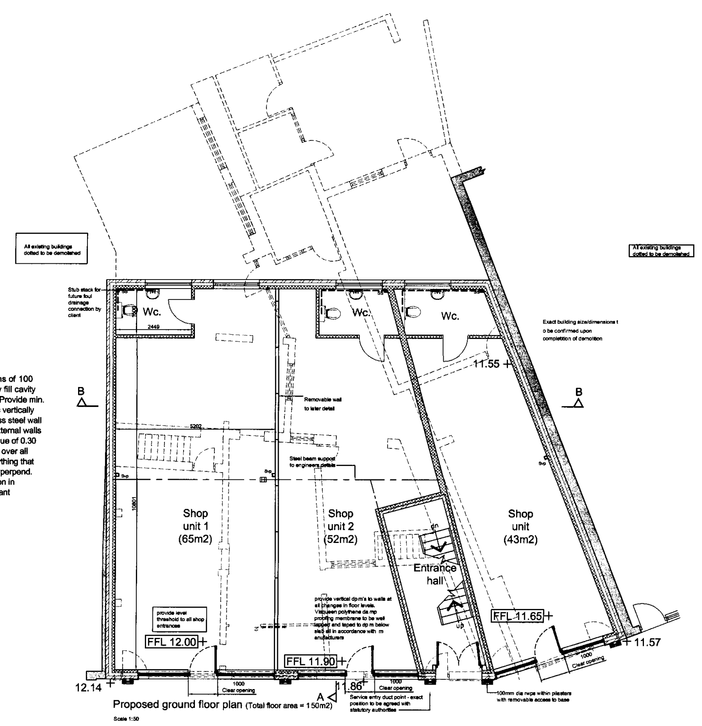
Roof plan
Scale 1:100



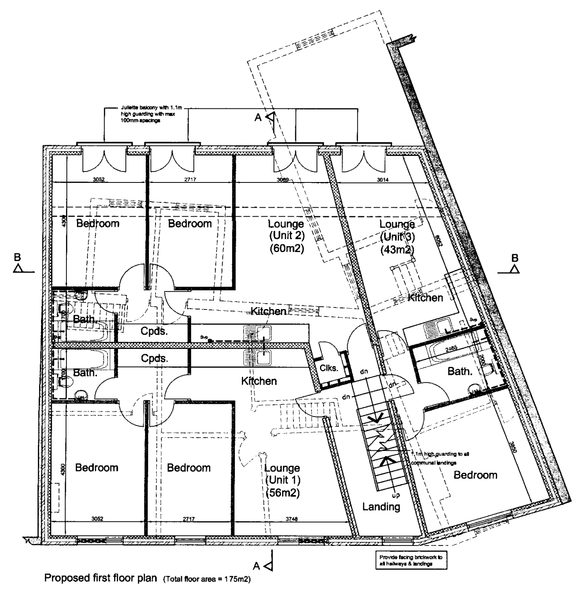
Site location plan
Scale 1:1250



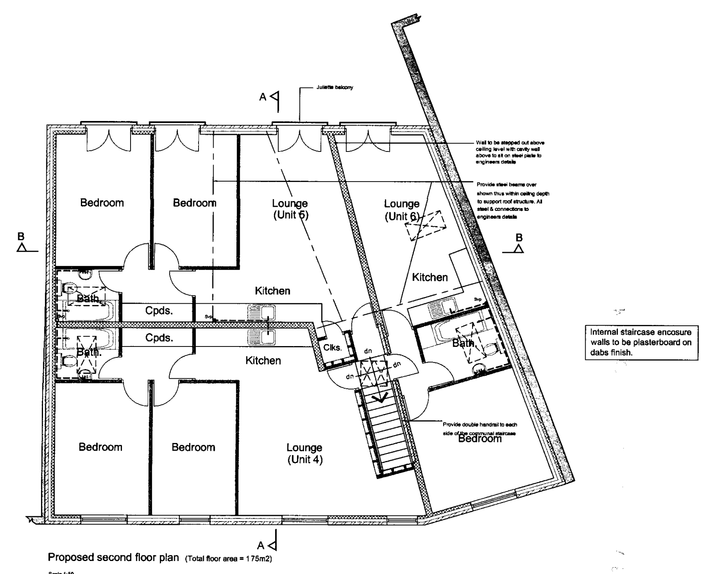
Proposed basement floor plan (Total floor area = 102m2)
Scale 1:50



Proposed ground floor plan (Total floor area = 150m2)
Scale 1:50



Proposed first floor plan (Total floor area = 175m2)
Scale 1:50



Proposed second floor plan (Total floor area = 175m2)
Scale 1:50

hulmeupright
Highpoint
Festival Park
Hanley
Stoke-on-Trent
ST1 5SH
MANCHESTER
STOKE-ON-TRENT
Tel: 01782 208 600
Fax: 01782 206 080
Email: stoke@hu-arch.co.uk
www.hulmeupright.co.uk
architects townplanners interiordesigners cdmco-ordinators landscapearchitects

Client
Mr S. Taylor

Project
Proposed ground floor retail/service units with residential flats over at 4a, 6, 8 & 10 High Street, Biddulph, S-O-T

Title
Plan as Proposed

Status

Date Aug 09
Drawn ME
Scale @A0 As Shown
Checked
Project No 21055_09
Drawing No.
Rev D

File Ref: H:\