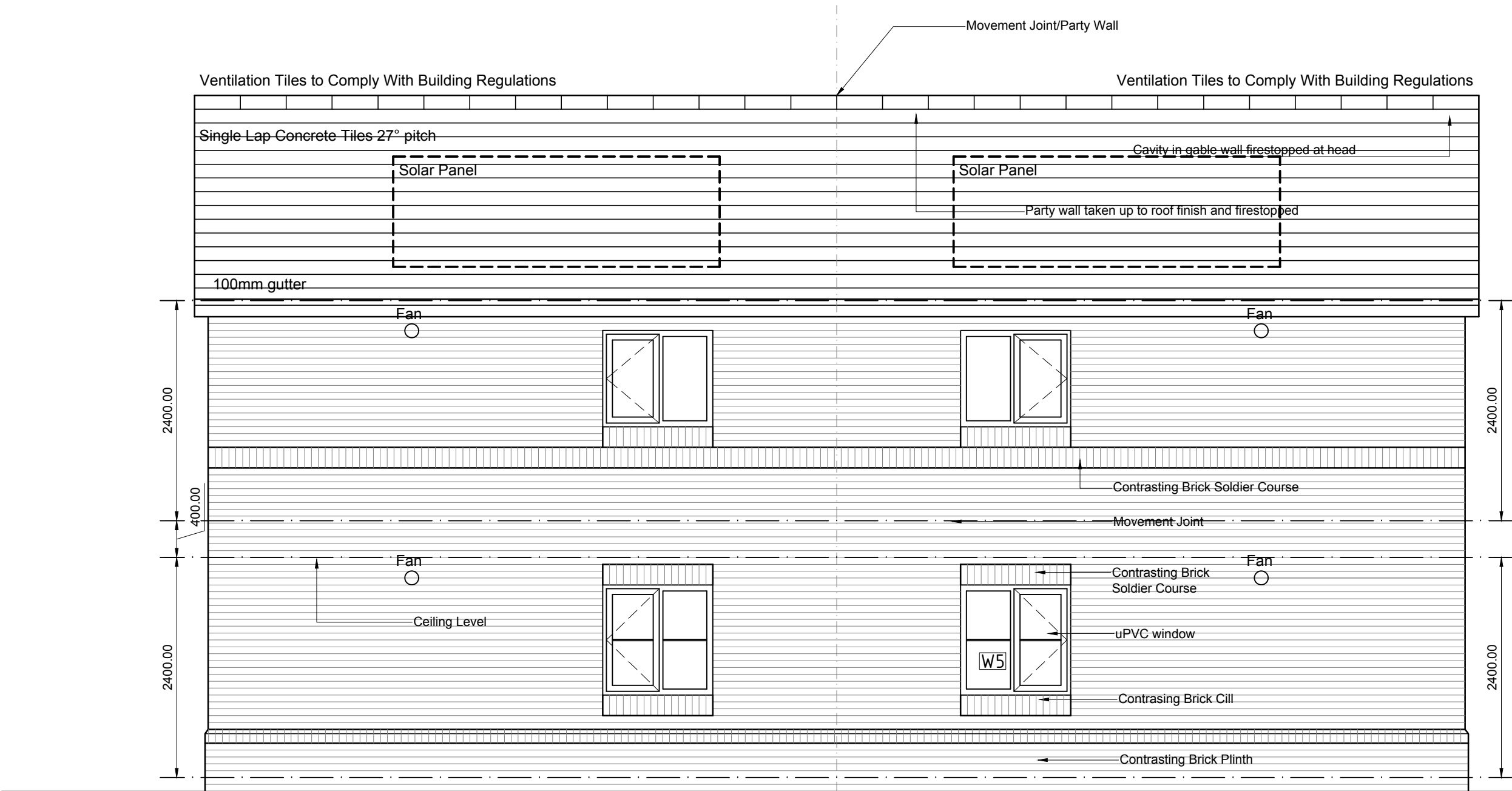
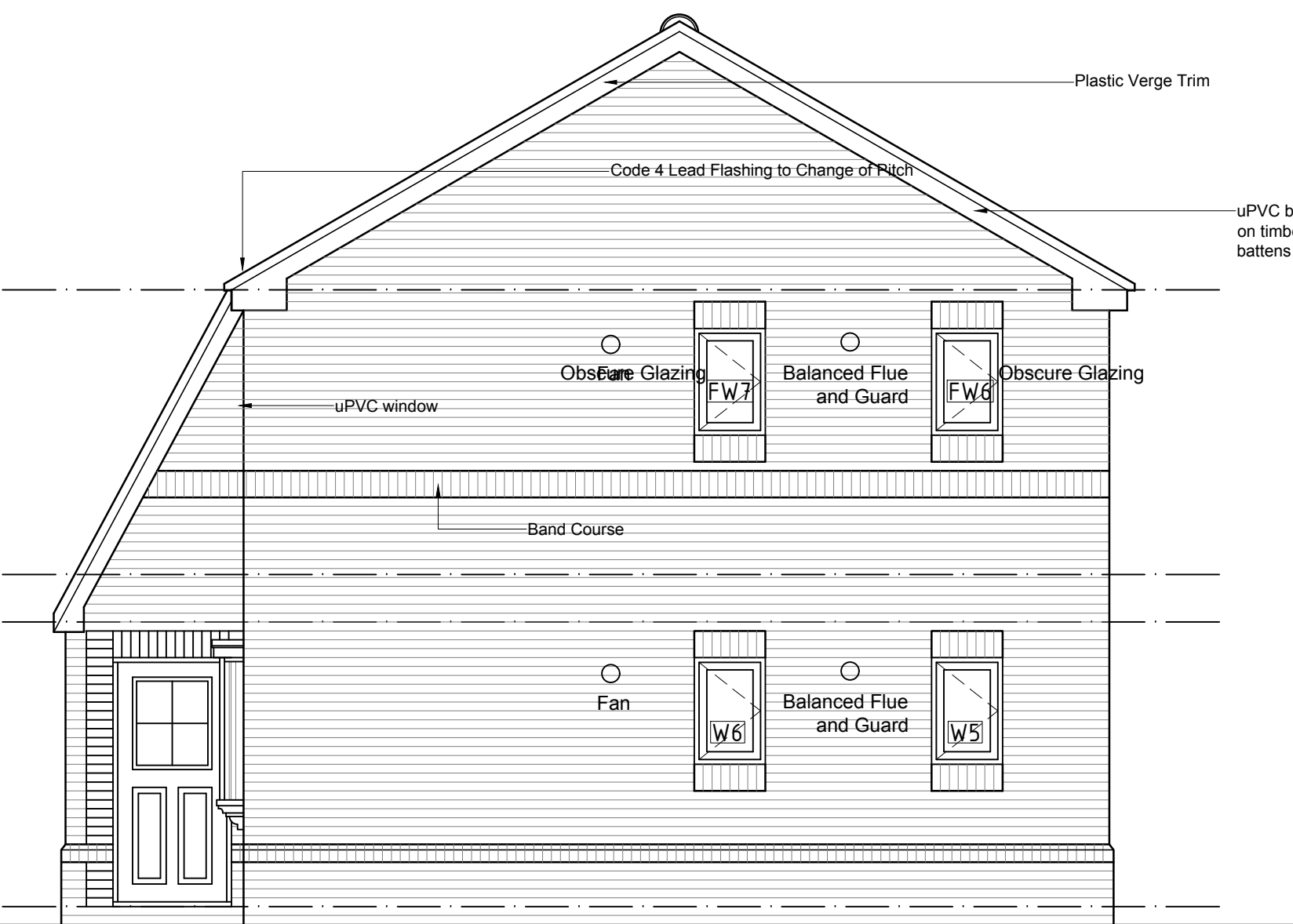




Front Elevation



Rear Elevation



Side Elevation

Notes and Specification.
Insitu concrete to approval of building inspector.
Structural Engineer's details to be provided if called for.
Min 750mm cover unless in clay (1000 cover).
Overlaps 2 x thickness, or 300 whichever is greater.

First Floor
Beam and Block concrete floor to be provided.
Full details and calculations to be supplied by manufacturer.

Walls
External 300 width with 100 facings.
125mm cavity with 75mm Recticel Surethene Insulation. > 20km3 rated MN or better. 100 cavity (50 clear), 100 Thermalite 7KN Everlast block, 2 coat plaster. Party walls, 2 skins concrete block 7KN density, 1850 kg/m3, 100 cavity. Scratch coat and 2 plasterboard on dabs. S5 type A wall ties - See NHMC Robust detail EWM-4.
Load Bearing Internal Thermalite Sheild 7KN block
Non Loadbearing Internal 75 x 25 insulated partition 12PB + skim

Electrical
All to be designed and installed to latest requirements of NICEIC and BS5997. Smoke alarms to BS5446 part 1, separate circuit and battery back up. Energy efficient bulbs to NHBC requirements. Commissioning test sheets to be provided.
Work to be carried out by a qualified engineer.

Lintels
Calculations to be submitted for approval before work is begun.
Min 150 end bearing to all lintels.
Min 2 no weep holes to be provided to each lintel max 450 apart.

Catnic lintols and windows

W1 & W8 - 600 X 900 (CLA 90/100)
W2 & W7 - 1800 X 1400 (CLB 90/100)
W3, W4, W5 & W6 - 600 X 900 (CLA 90/100)
W9, W10, - 1200 X 1000 - (CLA90/100)
FW1 & FW8 - 1800 X 1000 - (CLB 90/100)
FW2, FW3, FW6, FW7 - 600 X 900 (CLA 90/100)
FW4 & FW5 - 1200 X 1000 (CLA 90/100)

Cavity stop to party walls (and at first floor) cavity tray and weepholes @ 1500 c/c to external walls.

Roof
BS5628 trusses @600mm c/c (Minera Trusses Ltd) fixed and braced in accordance with manufacturer's details. End 3 no trusses tied to walling with metal straps @ max 1800 c/c (BS112) with 100 x 50 nogging under. End trusses to be wedged solid. Calcs by Minera Trusses. Single lap tiles 50 x 37 s/w battens, felt to BS747, tiles nailed and clipped to manufacturer's details and good practice. Roof void insulated 350 f/g quilt. Visqueen 1000 vapour barrier and 12mm plaster board and skim. Structure to comply with requirements for air penetration and subject to air test on completion. Roof pitch 27.5 degrees. 100 x 50mm wall plate tied to walling @1200 c/c. Cavity firs stopped below plate level. DPC to head cill and jambs of openings in external walls. Cavity closed with DACTIE or similar cavity closer.

Windows
uPVC frames draught stripped, 20 air space and low 'e' glass. Glazing below 1800mm windows and 1500mm in doors and sidelights within 300 to be toughened glass to BS6206. All habitable rooms to have min one opening 450mm x 750mm max height 1050mm.

Ventilation
Rooms to meet requirements of Building Regs.

Bathrooms
Mechanical ventilation 15 litres/second with 15 minute overrun.

Kitchen
Mechanical ventilations 60 litres/second or hood with 30 litres/second. All rooms to have trickle ventilation to comply with Building Regulations and NHBC requirements.

Lintels
Galvanised steel insulated Catnic to BSEN150 9001.2000 to have minimum 150mm end bearing. Calcs to be submitted by Catnic Ltd

Gutters

100mm dia uPVC with 80 dia rwp to trapped gullies with 100 branch drains to approved soakaway. Pourosity details to be submitted.

Staircase
Timber to section 'K' Building Regulations , 900mm wide, 13 risers 176.9, treads 220, pitch 40°. 2000 vertical headroom , handrail 900 above nosings. Mopstick handrail on brackets. All dimensions to be checked on site. Stairs to be sound proofed and fireproof to comply with Building Regs requirements. Solid risers 205 x 37 strings to BS585 part 1 1989 (Revised)

Central Heating
Gas fired boiler - balanced flue + guard flue min 300mm from any opening or obstruction and below any overhang. RADS fitted, room control stats controlled by room stat. SEDBUK rating 85% to be forwarded to BR prior to installation. Appliances to be labelled as document "J" section "M" of BR. test commission certificate to be supplied on handing over + instruction book.

Drainage
Foul 100mm dia or 150mm sg pipework at min grad 1 in 60. uPVC manholes to comply with BS and best drainage practice.

Surface Water
Trapped gullies with cleaning eye 100sg pipework to approved soakaway Foul drain to discharge with new manhole and H.D. cover to existing foul drain. Full details to be submitted.

Wastes
To have 75mm d/s traps. L/B 37 dia bath, 40 dia sink, 40 dia to discharge to SVP in accordance with regulations. WC's to be trapped and connected by 100 dia branch.

Project; Erection of 4 Flats at Brynffynnon Road, Brymbo, Wrexham		
Title; General Arrangement (Elevations)	Scale (A1); 1:50	
Dwg No; 2009.4321.7D(a)	Date; February 2015	
Revision;		