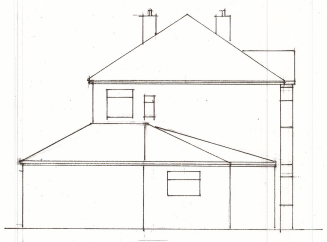
EXISTING ELEVATIONS 1:100



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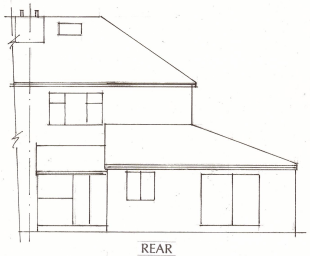

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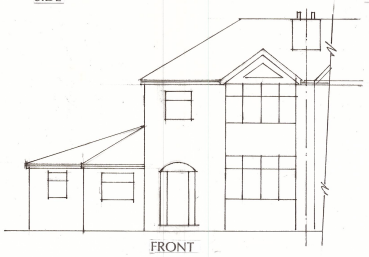
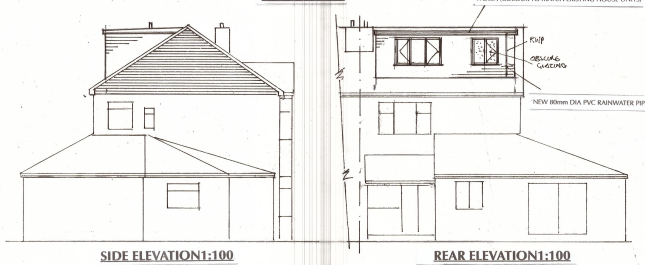


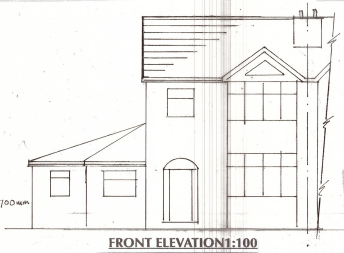
FRONT

PROPOSED

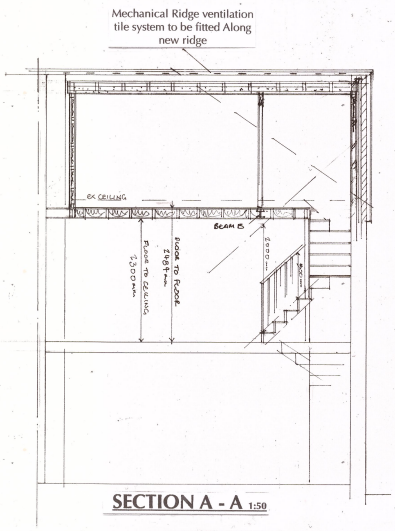


SIDE ELEVATION1:100

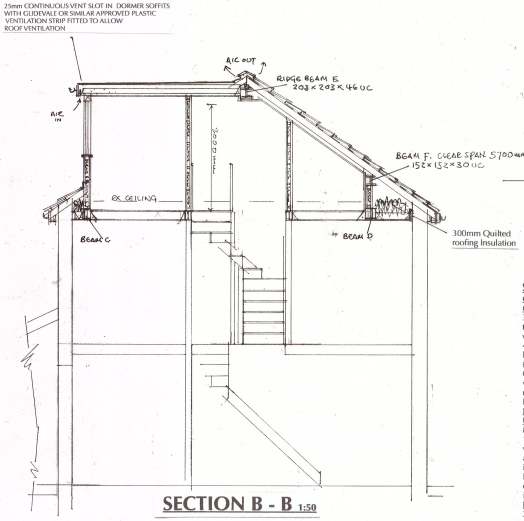
REAR ELEVATION1:100



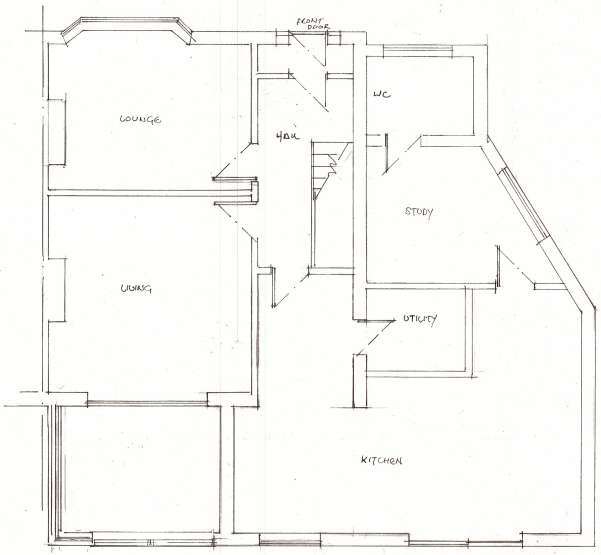
FRONT ELEVATION1:100



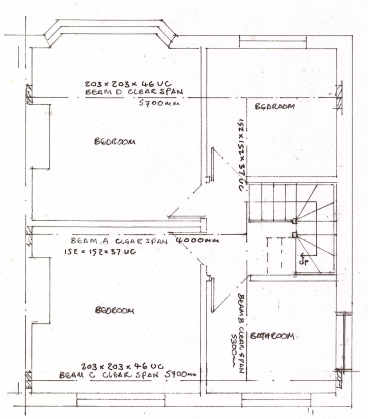
SECTION A - A 1:50



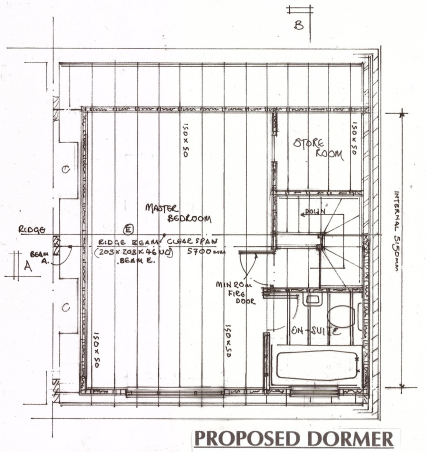
SECTION B - B 1:50



EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



PROPOSED DORMER FLOOR PLAN 1:50

Hi - strength Supreme concrete padstones to be fitted/used under all steel bearings

SPECIFICATION

GABLE WALL BUILD UP "U" Value achieved 0.25W/m2K
Calculated in accordance with BS EN ISO 6946:2007
100mm Cavity construction comprising 102.5mm facing Brick to match & key into existing, 100mm cavity with stainless steel wall ties to B.S 1243 1978. Maximum spacing 750mm Horizontal 450mm Vertical and 300mm vertical near any openings. The inner leaf to be 100mm 7n Dense concrete Blockwork 1400kg/m3 (K - Value = 0.51W/mK)
Cavity Insulation to be 50mm Kingspan K108 Insulation with a minimum of 50mm airspace. The cavity must be clear of mortar. Inside to plasterboard & skim on Plaster dabs.

REAR DORMER ROOF - MARLEY FLAT ROOF SYSTEM
U value Achieved 0.16W/m2k
Marley cap sheet type 350E on marley elastomeric underlay 180Eon Marley elastomeric SU preparation layer up on 18mm waterproof plywood on firring on C16 175mm x 75mm roof joists at 400mm ctrs , with one layer K107 125mm Kingspan Kooltherm insulation between roof joists and a layer of 37.5mm skim coated Kingspan Kooltherm K118 Insulated Plasterboard fixed to under side of joists.There must be a min 50mm Airspace Ventilation above insulation

DORMER FLOOR (NEW CEILING)
22mm T & G Flooring grade chipboard on 150mm x 50mm Joists at 400mm ctrs with 150mm rock wool insulation laid between secured with metal chicken wire U/S to be 12.5 plasterboard & skim finish

DORMER WALLS
UPVC or Hung tile finish on treated timber battons on sarking felt on 12mm waterproof plywood on 110mm x 50mm timber crossed brace studding at 400mm ctrs with layer of supalux fire protection board fitted ,100mm Kingspan K12 Insulation between to give a min of U 0.28, The inside of cheeks to have additional 20mm Kingspan insulation board. Dormer cheeks to have additional layer of 10mm superlux beneath the sarking felt.

WALL BETWEEN BEDROOM AND ROOF VOID
80mm x 80mm C16 Timber studding at 400mm ctrs with 80mm Kingspan K7 Insulation with 32.5mm Kingspan K118 to inner face of studding to give **U Value of 0.28**

NEW STAIRCASE - ***Builder must check exact floor to floor dimension and pass to S/C manufacturer before ordering / purchasing staircase to ensure correct fit***
Staircase is to be constructed using 12 Equal risers of 230mm with a going of 207mm.Tread Width to be a Minimum of 750mm
A continuous handrail to be fitted at the side of the flight at a height of 900mm measured vertically above the pitch line . Min headroom over the staircase to be 2000mm measured vertically above the pitch line. No gaps allowed that would allow passage of a 100mm dia ball & landings to have a min going of 750mm.Taper treads to have 50mm min going

PARTITION WALLS
80mm x 50mm C16 timber studding at 400mm ctrs with 80mm quilt insulation between, Both sides to have 12.5mm plasterboard & skim

New Drainage specification
Builder is to do a full site survey to assess and decide upon the best way to implement all drainage for the project
New drainage for WC to connect to existing main drains for property. ie 40mm Dia pvc waste water pipes to be connected to existing 100mm sVP via 80mm D.S Anti-vac traps etc , Builder to decide upon best course of action regarding new drainage on site after carrying out appropriate investigatory work. (**All new above ground drainage and plumbing to comply with BS 5572 1978(Sanitary pipework) All new drainage to be in accordance with Part H of the building regulations.**
Wastes to have 75mm deep anti-vac bottle traps & rodding eyes to be provided at changes to direction.Sizes of waste pipes and max length of branch connections.
If max length is exceeded then anti- vacuum traps to be used)
Wash Basin- 1.7m for 32mm pipe, 4m for 40mm pipe
Bath/Shower- 3m for 40mm pipe , 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil & vent pipe terminating min 900mm above any openings within 3m
Or to a 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the W/C Connection.)
Supply hot and cold water to all fittings as appropriate.
Max Temperature to bath limited to 48 degrees C

NOTES (WHERE APPLICABLE)
MUST BE READ BY CLIENT AND BUILDER.
DO NOT SCALE DRAWING.
ALL DIMENSIONS TO BE SITE CHECKED BY BUILDER

5. ANY NEW BRICKWORK TO MATCH AND BY INTO EXISTING
6. GLASED AREAS OF WINDOWS TO BE A MIN OF 1/10 ROOM FLOOR AREA. WINDOWS TO OPEN A MIN OF 1/20 ROOM FLOOR AREA. GLAZING TO BE IN PLAYSTON "P" GLASS LOW "E" WITH 16MM MIN CAVITY ARGON GAS FILLED U=1.6. NEW DOORS UPVC DRAUGHT PROOF "P" GLASS 16MM AR FILLED CAVITY U= 1.8
7. ALL HABITABLE ROOMS TO RECIVE VENTS ROOMWAY AREA - KITCHEN AND LAYERS TO HAVE MIN BEARING OF 100MM. TIMBER MEMBERS MUST HAVE MIN BEARING OF 100MM.
8. ROOF AND FIRST FLOOR TIES DOWN TO WALLS WITH M.S. GALVANISED STRAPS OF 30MM X 5MM AT 1500MM CTRS.
9. ROOF SPACE VENTILATED TO BS. 5250.
10. FOUNDATIONS TO CONFORM TO BY LAWS 3.
11. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT KNOWLEDGE OF SOIL CONDITIONS. THEY MUST BE CHECKED ON SITE AND ANY ADDITIONAL LOADS THEY SHOULD BE SUPPORT AND PASSED BY THE LOCAL AUTHORITY.
12. ANY UNDERCUT DRAINS MUST BE SUPPORTED AND ENCASED IN 150MM OF CONCRETE
13. NEW WALL GAVITIES TO BE INSULATED.
14. NEW STEEL WORK MUST HAVE MIN FIVE RESISTANCE OF ONE HOUR.
15. ALL WALL GAVITIES TO BE CONTINUOUS
16. R.S.J LINTELS TO BE APPROVED IG1
17. R.S.J LINTELS BUILT INTO WALLS OVER DRAINS
18. FOUNDATIONS WITHIN 1000MM OF DRAINS TAKEN DOWN TO DRAIN INVERT LEVEL
19. CAVITY CLOSURES TO HAVE VERTICAL AND HORIZONTAL D.P.C.s INSULATED TYPE
20. ANY NEW PLUMBING TO COMPLY WITH B.S.5572
21. ALL ELECTRICAL WORK TO BE AUTHORISED WITH THE MANUFACTURERS AND REGULATIONS
22. NEW DRAINAGE LAID TO SELF CLEANING FALLS WITH RODDING ACCESS.
23. INSULATION TO BE INSTALLED AS PER " ROBUST DETAILS" ISSUED BY ENTA.
24. LIGHT FITTINGS AND BULBS TO BE HIGH EFFICIENCY TYPE.SO
25. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BE INSTALLED TO BS 5446-1:2000 OR BS5446-2 2003 COMMERCIAL DETECTORS INTERLINKED WITH BATTERY BACK UP SHOWN THUS O
26. THE GUARD MUST BE BUILT ON THE BOUNDARY OR WORK TO BE CARRIED OUT ON THE WRONG SIDE OF THE BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN ERECTING A BOUNDING BUILDING WHERE EXISTING CLIENT IS RESPONSIBLE FOR CORRECT LOCATION OF BOUNDARY
27. THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST SERVE THE NOTICES AS REQUIRED UNDER THE ACT BEFORE COMMENCING WORK.
28. ELECTRICAL WORKS BY COMPETENT PERSON SCHEME MEMBER. THE CLIENT MUST BE TOLD IN WRITING THAT THE ELECTRICIAN WE HAVE EMPLOYED IS NOT REGISTERED WITH THE CHOSEN CERTIFICATION BODY. ON COMPLETION OF THE ELECTRICAL WORK THE TESTING OF ALL PARTS OF THE ELECTRICAL WORK IN ACCORDANCE WITH B.S. 7671 THE IEE 17TH EDITION WIRING GUIDANCE AND IS AUTHORISED TO ISSUE BUILDING REGULATIONS EFFECTIVE 1.1.05. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND WILL BE DESIGNED INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO AND A BUILDING REGULATIONS CERTIFICATE MUST BE ISSUED TO THE LOCAL AUTHORITY BY THIS COMPETANT PERSON WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION.THE CLIENT MUST ALSO RECEIVE A COPY OF THIS SELF CERTIFICATION CERTIFICATE FOR THEIR OWN RECORDS AND FOR FUTURE REFERENCE.
29. ELECTRICAL WORKS NON COMPETENT PERSON SCHEME MEMBER ALL WIRING AND ELECTRICAL WORK MUST BE DESIGNED INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF B.S. 7671, IEE 17TH EDITION WIRING REGULATIONS AND PART P ELECTRICAL SAFETY. ON COMPLETION OF THE WORK A COPY OF THE INSTALLERS TEST CERTIFICATE COMPANY WITH B.S.7671 IS TO BE ISSUED TO THE CLIENT. THE BUILDING CONTROL OFFICER WILL HAVE TO THE COMPLETION OF ALL WIRING AND UNLESS THE INSTALLATION IS TO BE INSPECTED BY AN INDEPENDANT "COMPETANT PERSON" AND ON COMPLETION OF THE WORK IN ADDITION TO THE ABOVE CERTIFICATE AN ADDITIONAL" COMPETANT PERSONS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO CLIENT AND LOCAL AUTHORITY. COMPETANT PERSONS MEANS A MEMBER OF ECA P.A. ELECTRICAL COMPETANT PERSONS SCHEME
30. MECHANICAL VENTILATION AS FOLLOWS:-TOILETS TO HAVE A MIN OF 6LTR PER SEC AN EXTRACT FANS TO HAVE A MIN OF 60LTR PER SEC AN CHARGE DUCTED TO OUTSIDE AIR . FANS TO HAVE 15MIN OVER RUN TIMERS. IN ADDITION WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN AREA 2000MM 2
31. ANY WORK TO BE CARRIED OUT ON GAS FIRED APPLIANCES, OR CENTRAL HEATING SYSTEM CAN ONLY BE DONE BY BY A GAS SAFE REGISTERED INSTALLER . WORK WILL HAVE TO BE OF COMPLIANCE TYPE. SEALED BOILER OIL FIRED SYSTEMS TO BE DONE BY AN OFTEC REGISTERED INSTALLER . ALL SYSTEMS INSTALLED MUST BE CAPABLE OF ACHIEVING CONSIDERING BOILERS, AND MUST HOLD A CURRENT CERTIFICATE IN ENERGY EFFICIENCY FOR DOMESTIC HEATING OR AN EQUIVALENT QUALIFICATION AND ON COMPLETION OF THE WORK INCLUDING TESTING MUST SUPPLY TO THE OWNER. A COMPLETION CERTIFICATE.**IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1A**
32. THERE MAY BE FEES TO PAY THE LOCAL AUTHORITY BEFORE THE BUILDING INSPECTOR PASSES THE BUILDING WORK. THE CLIENT SHOULD CHECK THIS WITH THE BUILDER.
33. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY. IE AIRGAPS BEHIND DOOR AND WINDOW FRAMES TO BE SEALED FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE OUTER WALLS FOR DRAINAGE ECT TO BE SEALED.
34. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH PART M
35. PLY WOOD MUST MEET A MINIMUM STANDARD OF BS 1088 UNTIL THE TIMDA TEST STANDARD HAS BEEN ESTABLISHED.
36. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VOIDS DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS UNDER OR NEAR THE SITE.
37. A PROPER SUPPLY OF AIR MUST BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY AND WITHOUT DANGER TO THE OCCUPANTS.
38. A CERTIFICATE OF SUPPLY OF WATER MUST BE AVAILABLE TO THE KITCHEN AT A TEMPERATURE THAT DOES NOT EXCEED THAT LAID DOWN.
39. ALL NEW STUD WORK TO BE HALF HOUR FIRE PROOF TWO LAYERS OF 10MM PLASTERBOARD AND 50MM OR 50MM NOMINAL TIMBER NOGGINS AT 400mm CTRS.
40. **ALL WORK TO BE INSPECTED APPROVED AND CERTIFIED BY THE BUILDING CONTROL DEPT TO BE SIGNED FOR CONSTRUCTION**
41. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE BOUNDARY POSITIONS SHOWN.
42. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY.
43. IF THE ROOF HAS GABLE NAKED TRUSSES THE BUILDER MUST OBTAIN APPROVAL FOR THIS TRUSS CALCULATIONS AND DESIGN BEFORE WORK COMMENCES.
44. THIS DRAWING IS PRODUCED FOR BUILDING REGULATIONS AND IS NOT REQUIRED FOR PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OR UNDERGROUND OBSTRUCTIONS.
45. AMENDMENTS TO THE DRAWING AFTER PLANNING PERMISSION HAS BEEN GRANTED MAY REQUIRE A NEW PLANNING APPLICATION.
46. EXACT WINDOW SIZES AND POSITIONS TO BE AGREED BETWEEN THE CLIENT AND BUILDER.
47. IT IS THE RESPONSIBILITY OF THE BUILDER TO OBTAIN A COMPLETION CERTIFICATE FROM THE LOCAL AUTHORITY BUILDING CONTROL DEPT AFTER THE BUILDER HAS MADE SURE THAT HIS WORK HAS BEEN CHECKED TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.
48. IF REQUIRED BY THE LESSEE/BUILDER, THE CLIENT MUST INFORM THE LESSEE/BUILDER OF WORK TO BE CARRIED OUT ON THE PROPERTY.
49. AS AGREED D OR JP FETLOP WILL VISIT AND MEASURE THE PROPERTY. ONCE THE DRAWINGS ARE COMPLETE AND APPROVED, COLOURED PRINTS, ADMIN FEE, LOCAL AUTHORITY FEES, PRINTS AND DRAWINGS WILL BE SUBMITTED TO LOCAL AUTHORITY. BUT WILL NOT TAKE PART IN ANY OF THE BUILDING WORK.

PROPOSED REAR DORMER

(incorporating the Gable wall being built up)
Creating a new Master Bedroom & Bathroom/ Ensuite.
for

Mr R Woollen
No21, Astor Road
Manchester
M19 2LY
Drawn by :
JR Heslop
johnheslop@live.co.uk
07593686308

Scale 1:50 / 1:100 / 1:200 @ A1