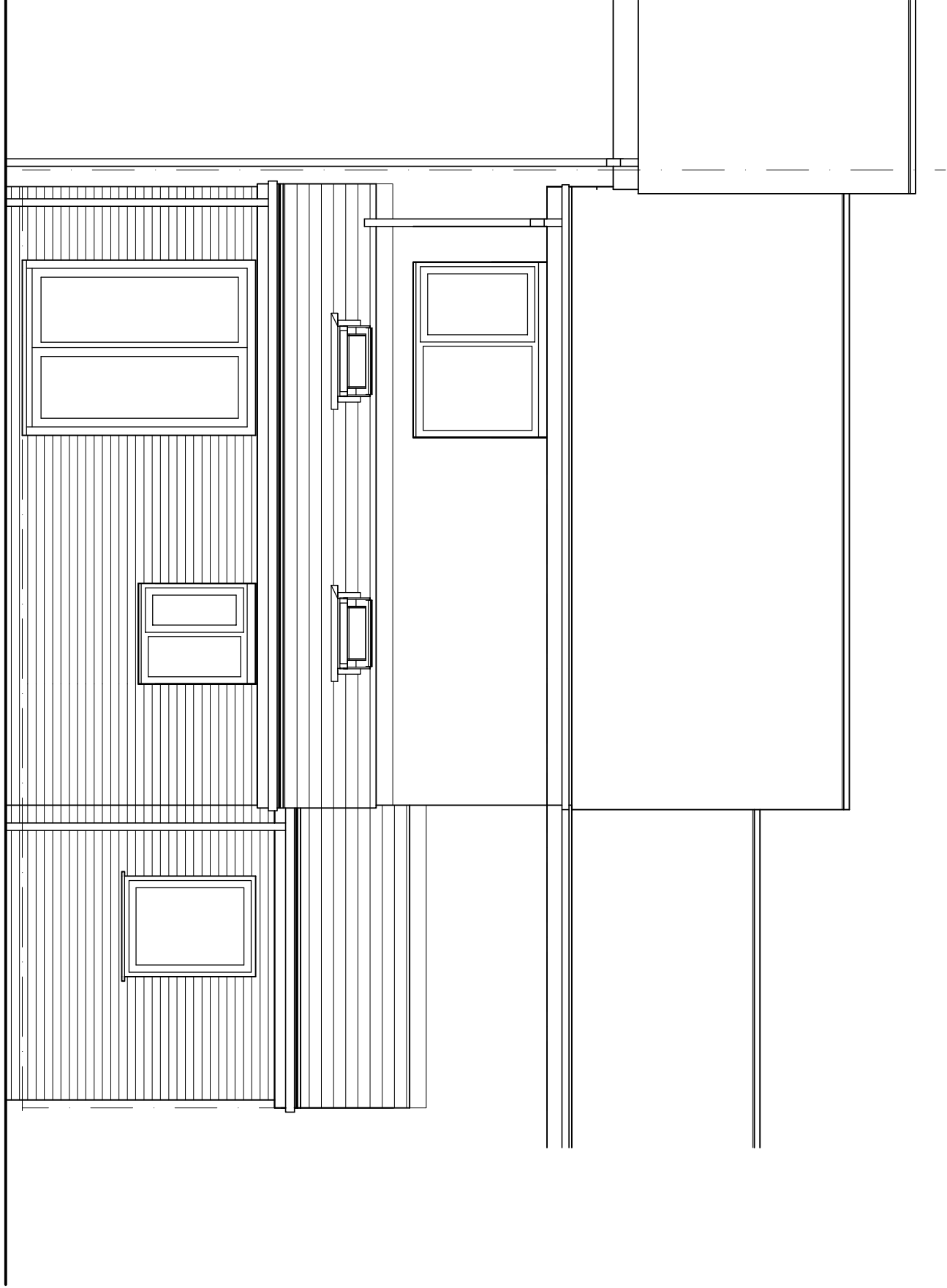
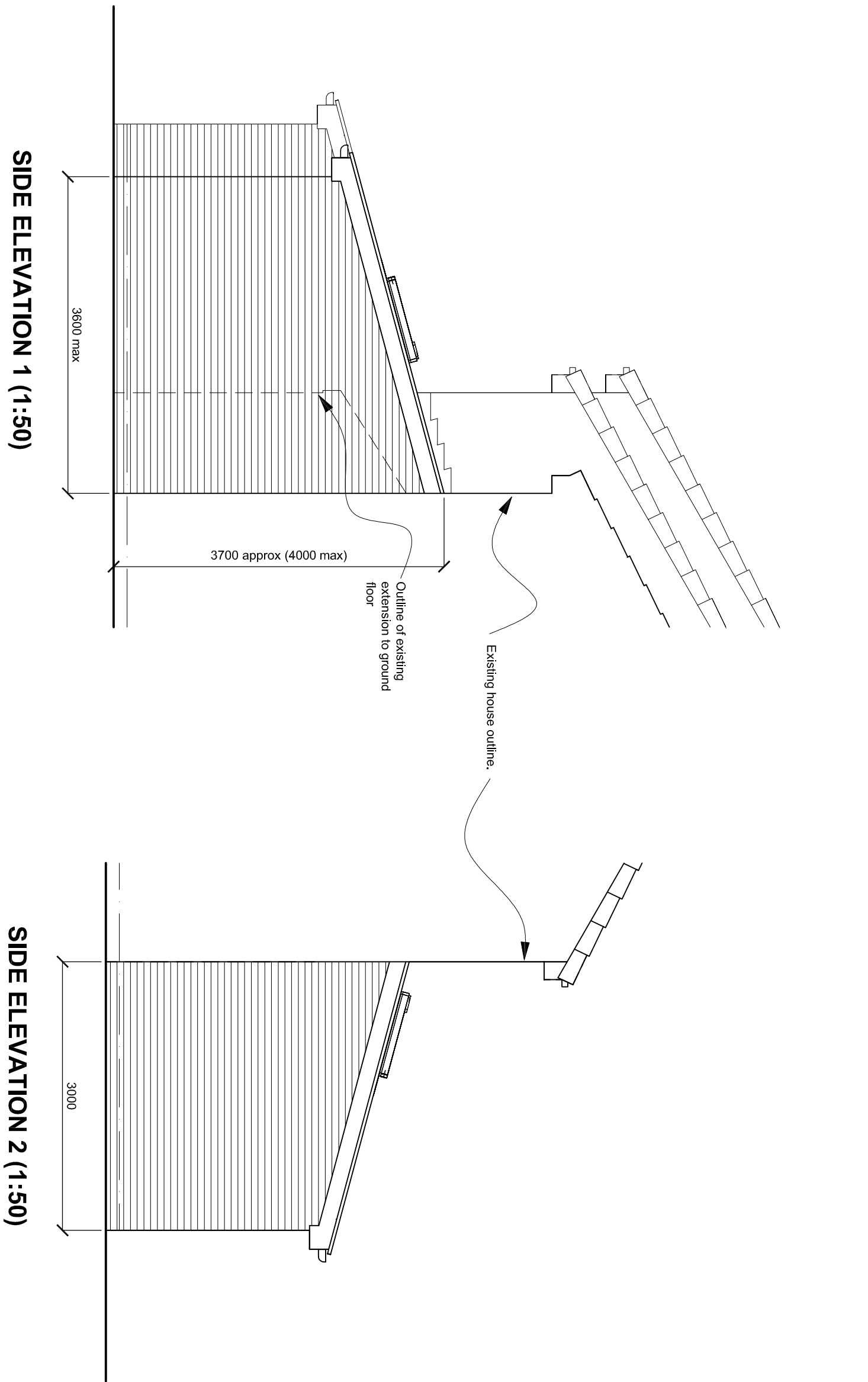




CONSTRUCTION NOTES

ROOF: To be Merley Wessex concrete interlocking tiles to match existing on 38x25mm s/b patterns on breathable roofing felt or 150x47mm C24 solidwood rafters spaced at 400mm centres at 15° fall pitch secured to 100x25s at 15° fall pitch secured to 200x25s at 2000mm centres with 30x5mm galvanised nail steel strip. Profile double rafters to trim opening for valve windows. Rafters running parallel to external walls to be strapped to blockwork at 1500mm max centres. Straps to be 30x5mm galv rns sections, taken across 3No rafters with nogrips of size to match and secured between rafters. Straps to be screwed to rafters and nogrips. 225 x 72mm C24 purlin where indicated.

Provide over fascia vents to provide the equivalent of 25mm continuous vent along entire eaves with proprietary felt support trays, and provide abundant vents to provide 5mm continuous ventilation.

Ceilings (where indicated): to be 97x47mm SC16 timber joists at 400mm centres and 125x63mm binders at 1200mm max centres supported from rafters or purlin as indicated with hangers at 1600mm max centres. Underdraw ceiling joists with 12.5mm folbacked plasterboard and skim finish. Insulate roof void with 1 layer of 100mm fibre glass between ceiling joists overlaid with 170mm fibre glass laid counter to ceiling joists. Ensure insulation does not obstruct air flow with the use of vent trays. U value of roof to be 0.16W/m2K.

Insulate sloping soffit with 100mm Celotex GA4000 between rafters forming 50mm air space over and Celotex PL4050 thermal laminate, (50mm insulation and 12.5mm plasterboard) fixed to underside of rafters and with skim finish. U value of roof to be 0.18W/m2K.

RAINWATER GOODS: Provide eaves gutters, and 63mm rainwater pipes to match existing.

CAVITY WALL: Construct new cavity wall of outer leaf 102.5mm facing brickwork to match existing bed across 100mm cavity to inner leaf of 100mm Thermale Shield blockwork with stainless steel cavity wall ties set at 450mm vertically & 750mm horizontally, and at 300mm centres vertically within 225mm of opening reveals. Provide dpc min 150mm above ground level. Close cavities at jambs and cills with proprietary insulated cavity closers. Provide new IG factory insulated steel linings over new window and door openings with 150mm min and bearing and cavity ray over. Insulate cavity with 100mm full fill Isover Cavity Wall Slab (CWS) 34. U value 0.25W/m2K. Brickwork cavities to be fire stopped at roof level. Wall insulation to be carried up to meet roof insulation. Maintain continuity of cavities at junction with existing external walls.

FOUNDATIONS: To new external walls to be 600mm wide x 175mm thick off firm base, min 900 mm deep, to local authority's satisfaction. Cavity wall of 2 leaves of Thermale Shield blockwork tied across 100mm cavity built of concrete stich to ground level. Provide weak mix conc cavity fill with splayed top edges at ground level. **NB Foundations within 1000mm of drains to be taken down to drains invert level, see drainage notes also.**

GROUND FLOOR: To be 100mm concrete with smooth trowel finish on polythene vapour control on 70mm thick Celotex GA4070 insulation 1200 gauge polythene damp proofed up walls, over cavity and with cavity ray over and capped dpc, on 60mm thick on 150mm wall compacted hardcore, include for insulation upward at abutment of foot and walls. U value of floor to be 0.22W/m2K.

PARTITIONS: To be 75x50mm s/w studs with 12.5mm plasterboard and skim both sides. Partitions to have sound absorbent layer suspended within partitions cavities with 25mm (min) thick mineral wool batts of min density of 10kg/cu.m, where indicated o

STRUCTURAL STEEL to be encased in 2 layers plasterboard and skim to give half hour fire resistance.

WINDOWS: New habitable rooms to have a min operable window area of 5% of the rooms floor area and to have trickle ventilators to give 8000mm2 background ventilation.

GLAZING: Double glaze new windows. Double glazing units to have 16mm Argon filled gap between panes of glass and to have low emissivity coating. Upright sash window. Glazing to windows below 900mm above floor level to be in laminated glass and in accordance with Part K of the Building Regulations. U value of windows to be 1.5W/m2K

PLUMBING: All new wastes to have 75mm deep airbricks traps sizes 32mm dia to lb, 110mm OD waste for w.c. All to be connected to exisg 110mm OD soil pipe which is to be extended vertically to terminate 900mm above roof

HEATING: Exisg boiler and balanced flue to be retained. Radiators to new rooms a to be fitted with thermostatic valves.

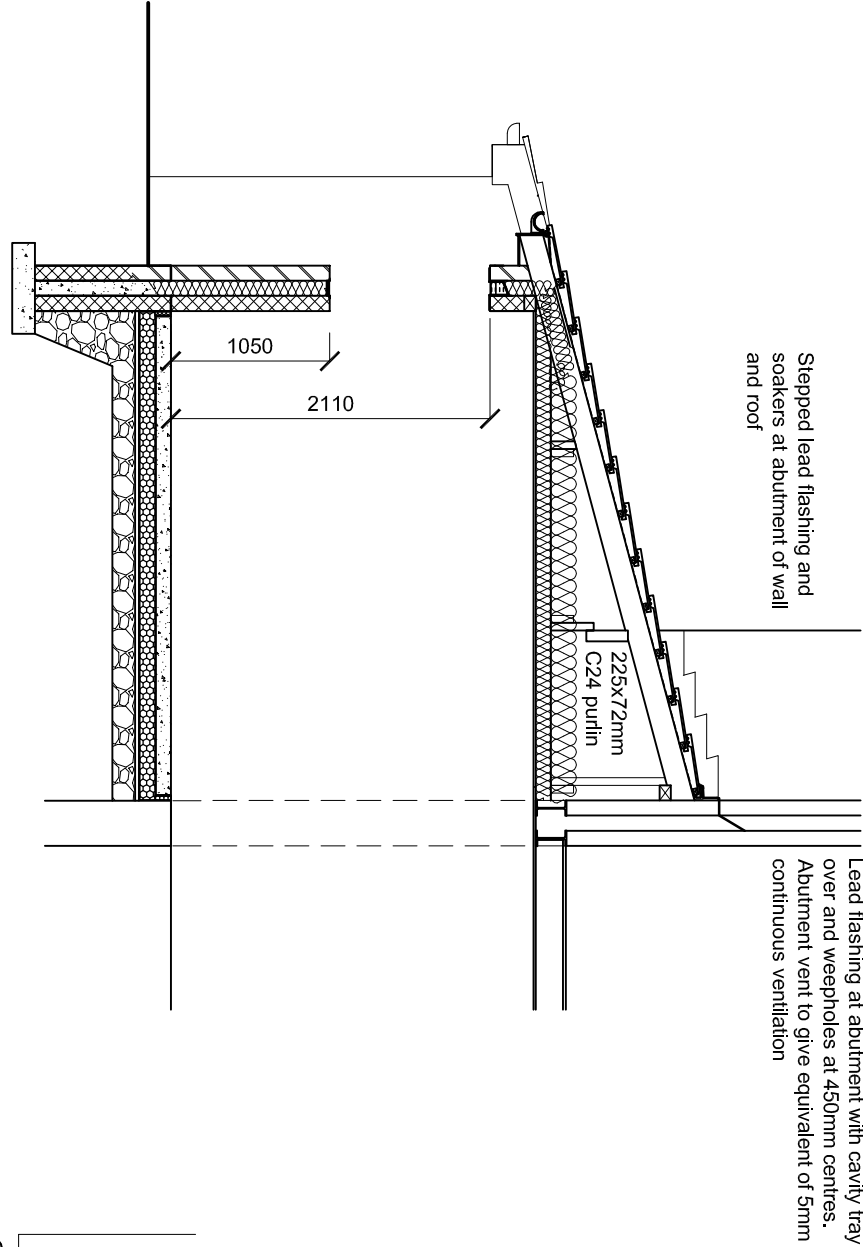
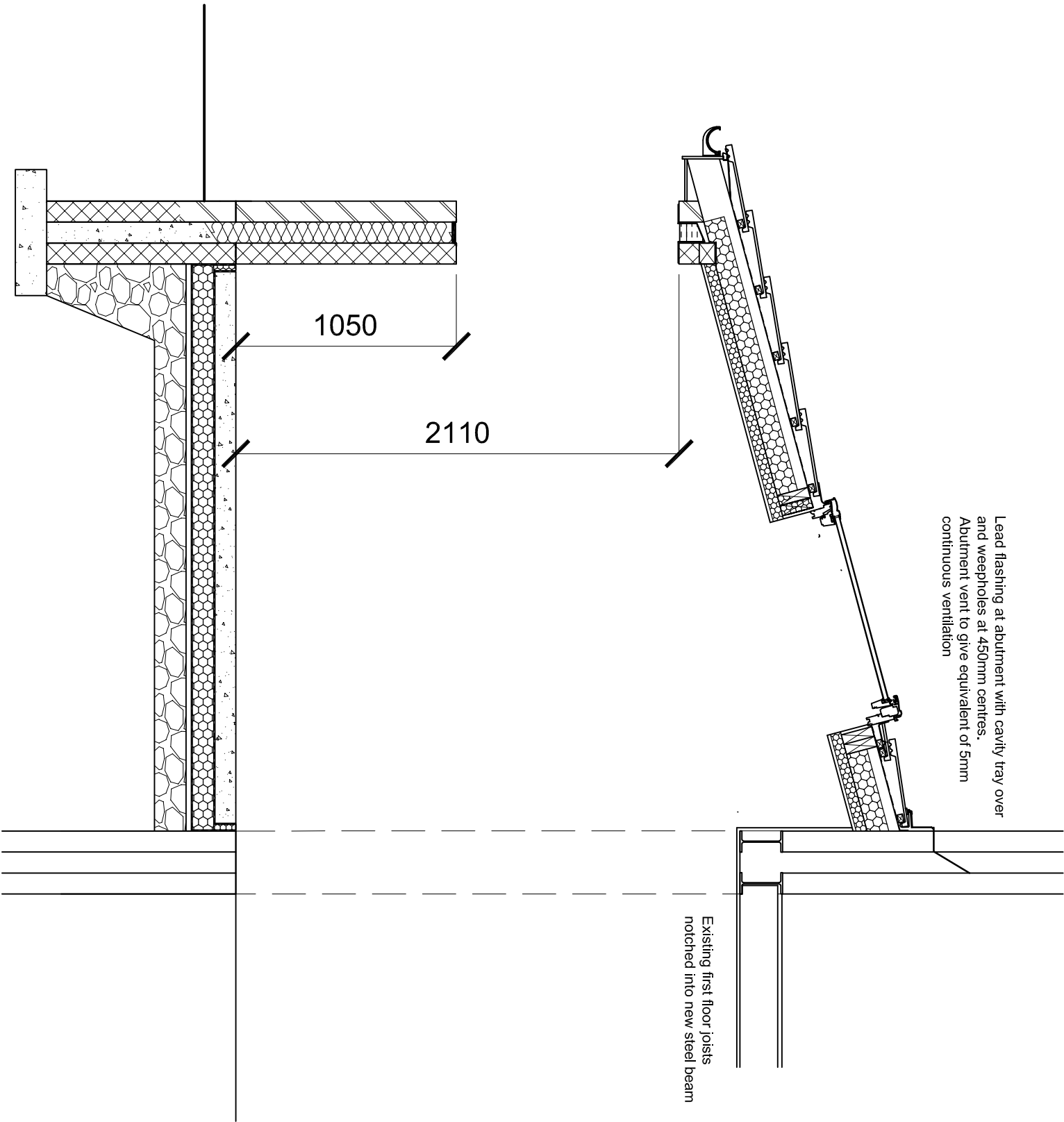
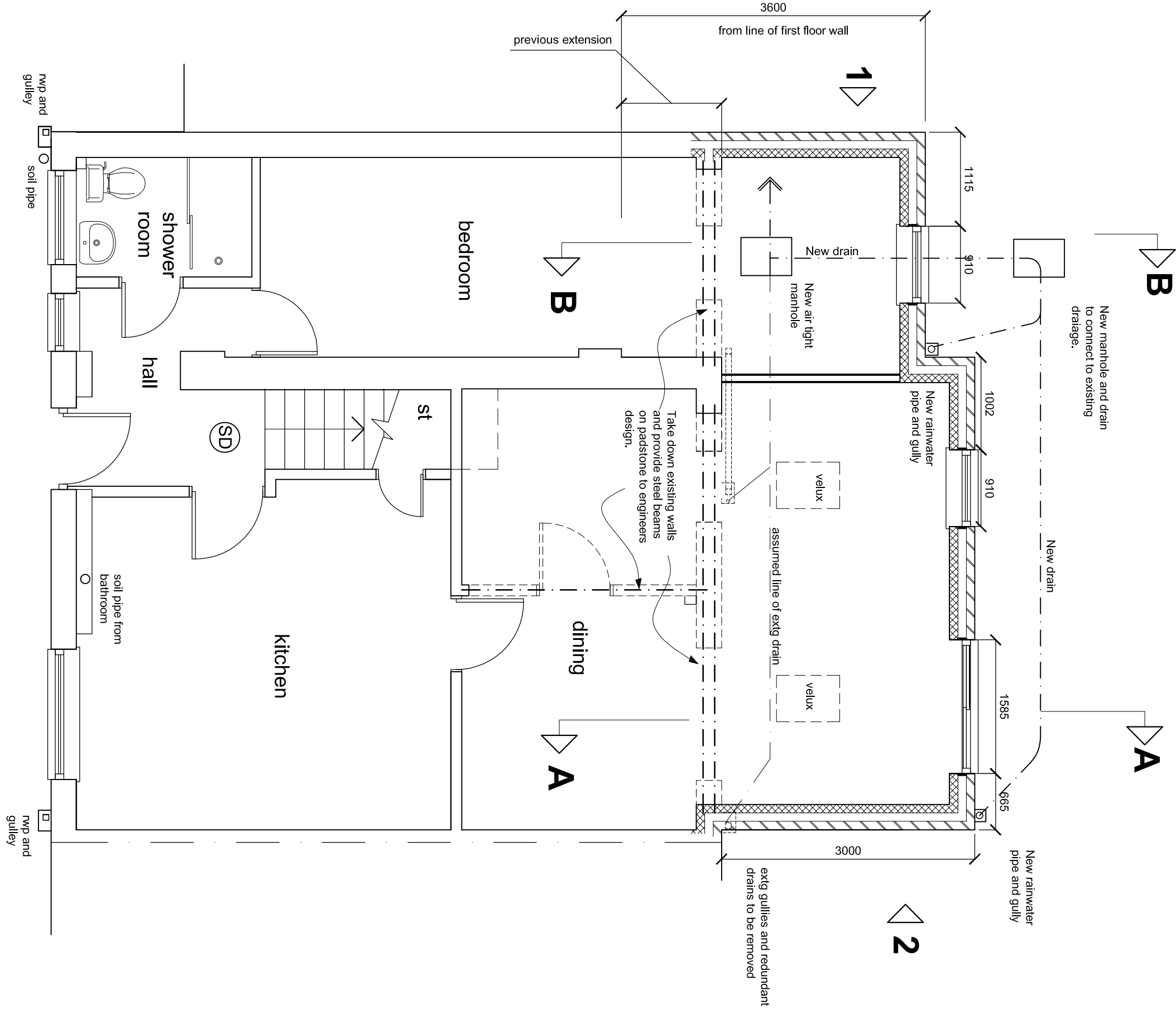
ELECTRICAL WORKS to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the latest Edition of the IEE wiring guidance, and Building Regulations Part P (Electrical Safety), by a member of the DCLG Competent Person Scheme. The competent person is to send to the Local Authority a Self-certification Certificate within 30 days of the electrical works completion. The Client must receive both a copy of the Self certification certificate and a BS 7671 Electrical Installation Test Certificate.

LIGHTING: Provide energy efficient lighting in new rooms with the fittings taking lamps having a luminous efficacy greater than 40 lumens/circuit watt.

VENTILATION: Provide new mechanical ventilation to new new kitchen to provide 60 l/sec extraction to outside air, or extract hood to provide 30 l/sec extraction.

DRAINAGE: NB the contractor to investigate the existing drainage to confirm that assumptions made on this drawing are correct, and to modify drainage scheme to suit on site conditions to the BCO approval. All drainage to be carried out to is satisfaction, and in accordance with Part H of the building regulations and CP301:1971.

MANHOLES to be pc concrete rings bedded with c/s mortar, backed in 150mm dry mix concrete, on 150mm concrete base and with medium duty covers. 150mm high steep sided c/s benching to channels with smooth finish. Where manhole or inspection chamber is located within the building it shall have a mechanically fixed airtight cover. Inspection chambers less than 1000mm deep to be plastic chambers. New drains to be 100mm diameter plastic pipes or Hepworth Supastave pipes with flexible joints or pea gravel to fall 1:40. Drains under building to have 150mm concrete surround and to be protected by linings where passed through walls in foundations. Existing drains now redundant to be sealed off or removed.



Client:	MRS FONG
Project:	PROPOSED GROUND FLOOR EXTENSION

Address: 84 DERBY STREET,
CHEETHAM HILL, M8 8JW

Drawing: PROPOSED PLANS SECTIONS & ELEVATIONS

Dwg No: 1880/202 Date: May 2022 Scale: 1:50 & 1:100 @A1 half @A3

Brian Elwell & Co

Building Surveying & Architectural Services

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All dimensions for setting out are to be checked on site.
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