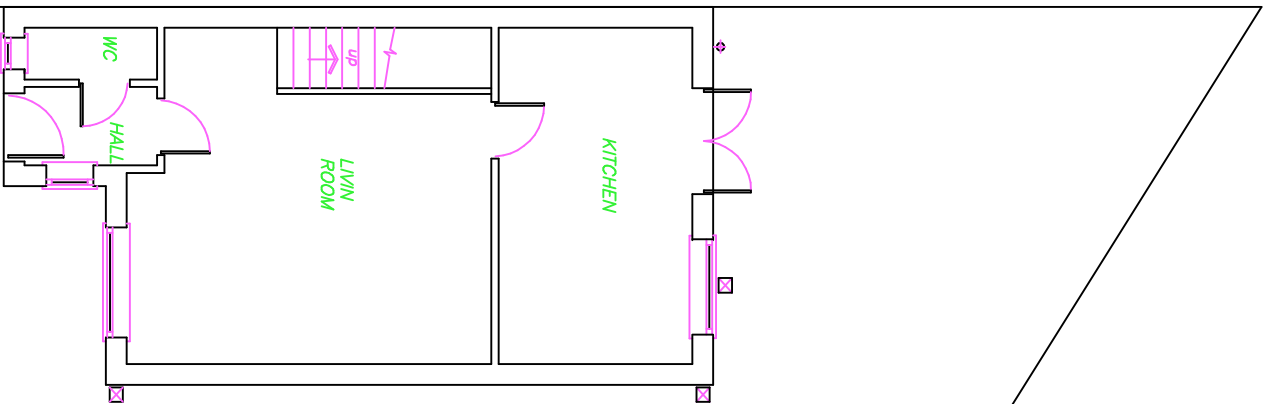
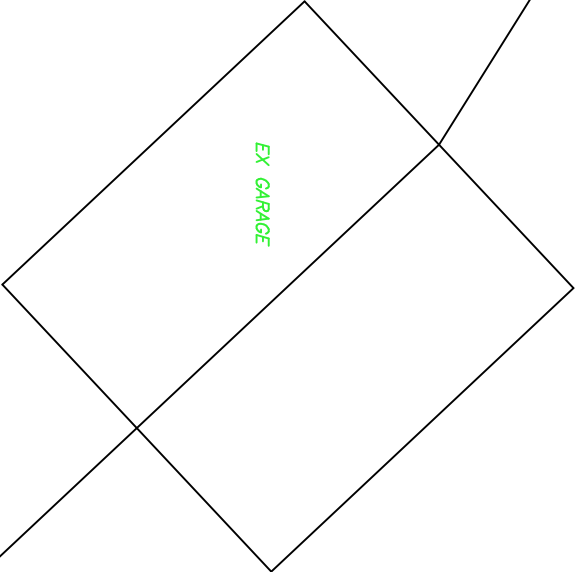


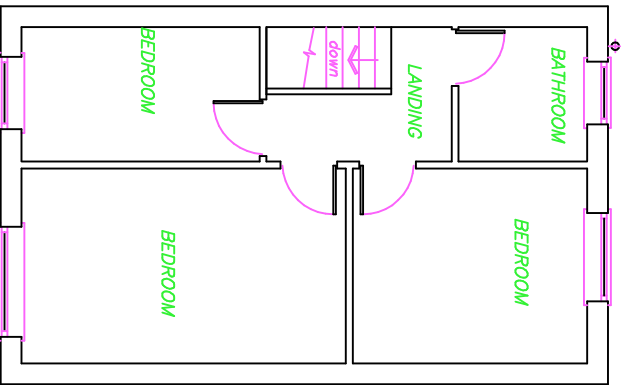


EX.GROUND FLOOR PLAN



EX GARDEN

WATERMANS CLOSE

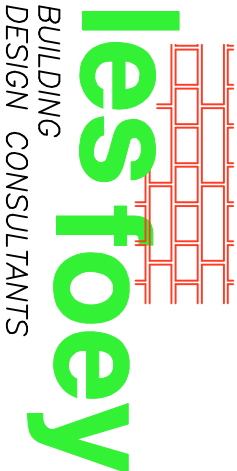


EX.FIRST FLOOR PLAN

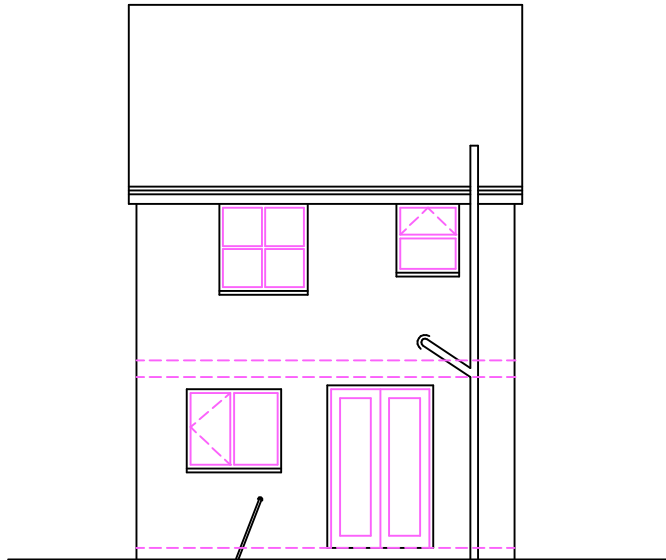
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PROPOSED 2-STOREY SIDE
EXTENSION AT
4, WATERMANS CLOSE,
MOSTON, MANCHESTER. M9 4QD
FOR
MR. WALE HAMZAT.
TEL 07828115313

SCALE: - 1:100 DATE: - JULY'07



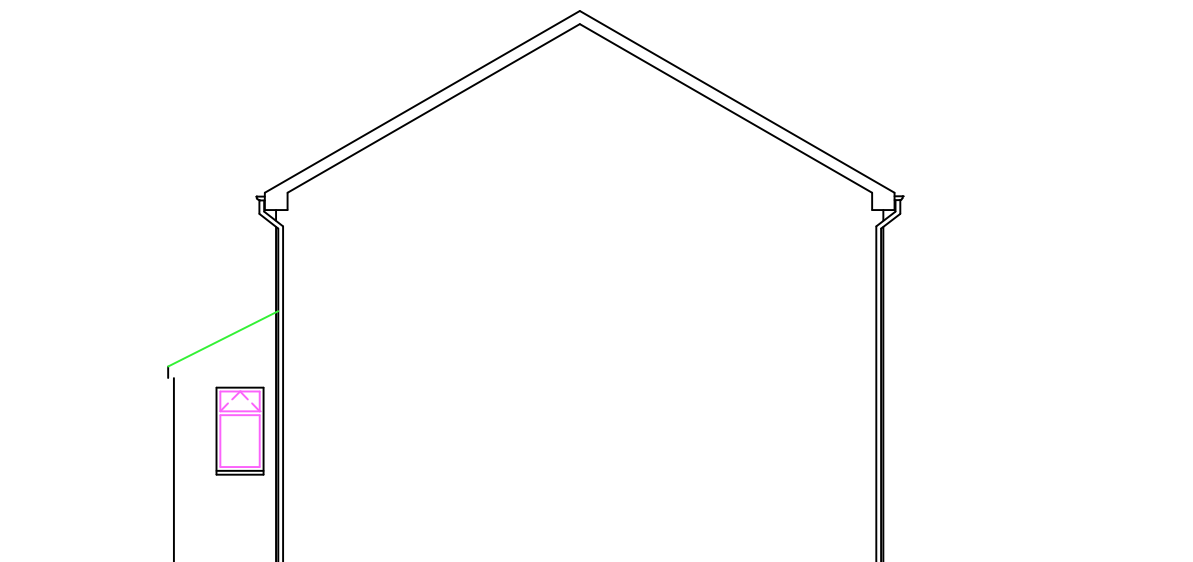
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EX.REAR ELEVATION



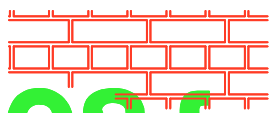
EX.FRONT ELEVATION



EXISTING SIDE ELEV.

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PROPOSED FRONT ELEVATION

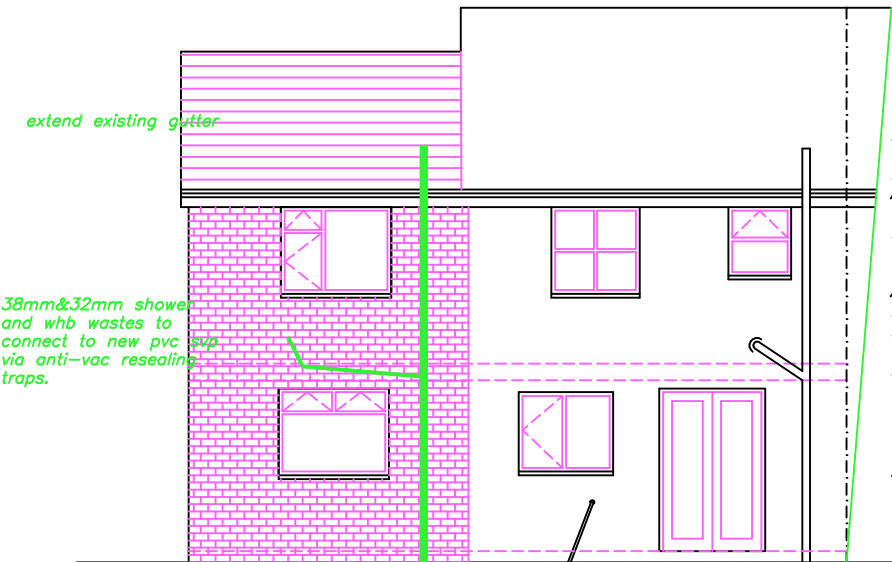
ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on 100x50 rafters & ceiling joists@400mm ccs
100mm fibreglass quilt insulation draped between joists & 170mm draped across joists u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides.

STAIRCASE CONSTRUCTION
Timber staircase to comply with building regs 1992
750 mm wide, equal risers of 200 mm going 225 mm and pitch 42deg, risers solid (25mm softwood rebated into treads). Headroom and width as detailed. Fixed continuous handrail 900mm above pitch with vertical rails 100mm maximum spacing between. Posts at top and bottom of stairs to protrude 50mm above handrail.

WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM FILLED) 100mm celcon walling blocks with stainless steel wall ties (16mm lightweight plaster) (brickwork only below dpc).
Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.28

FIRST FLOOR CONSTRUCTION
20mm thick flooring
grade chipboard on 175 x 50mm timber joists at 400mm ccs underdrawn 12.5mm fireline plasterboard and skim.
chipboard used on bathroom floors to be moisture resistant to BS 7331.100mm quilt insulation to be included.

GROUND FLOOR CONSTRUCTION U Value=0.22
100mm concrete slab
laid directly over 100mm kingspan thermafloor TF70 on
1200g gas proof continuous dpm lapped onto dpc on sand blinded consolidated hardcore. 25mm insulated upstand to ext'n perimeter.



PROPOSED REAR ELEVATION

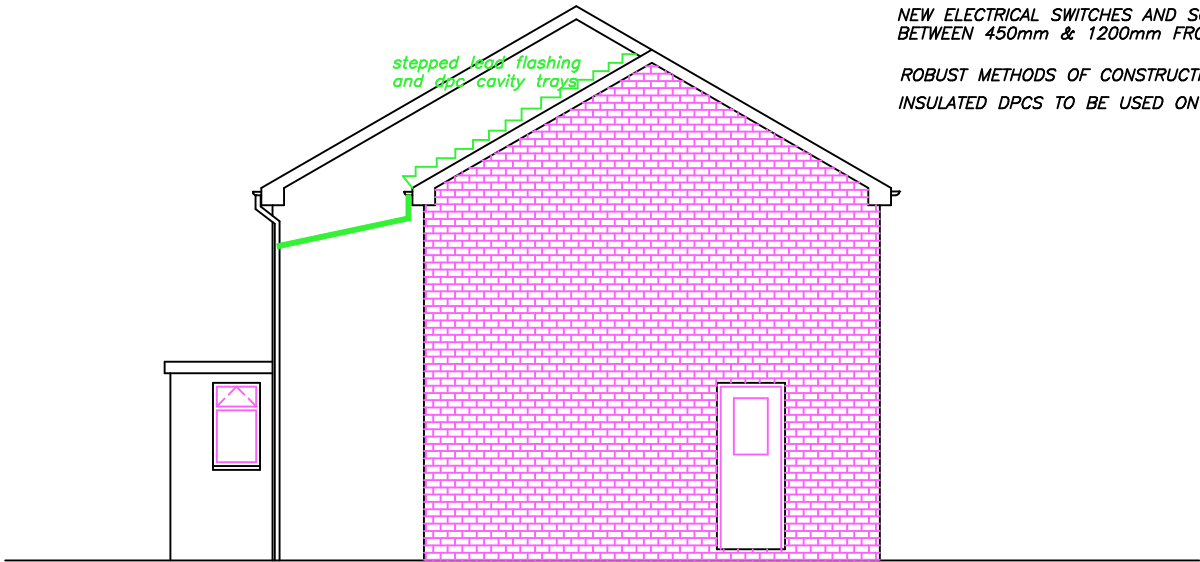
ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 20mm(argon filled).Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2 WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx730mm height.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

- 1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
- 2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
- 3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
- 4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 90%
- 5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
- 6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3/4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS
NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.
INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.



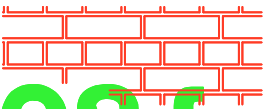
PROPOSED SIDE ELEV.

revised plan

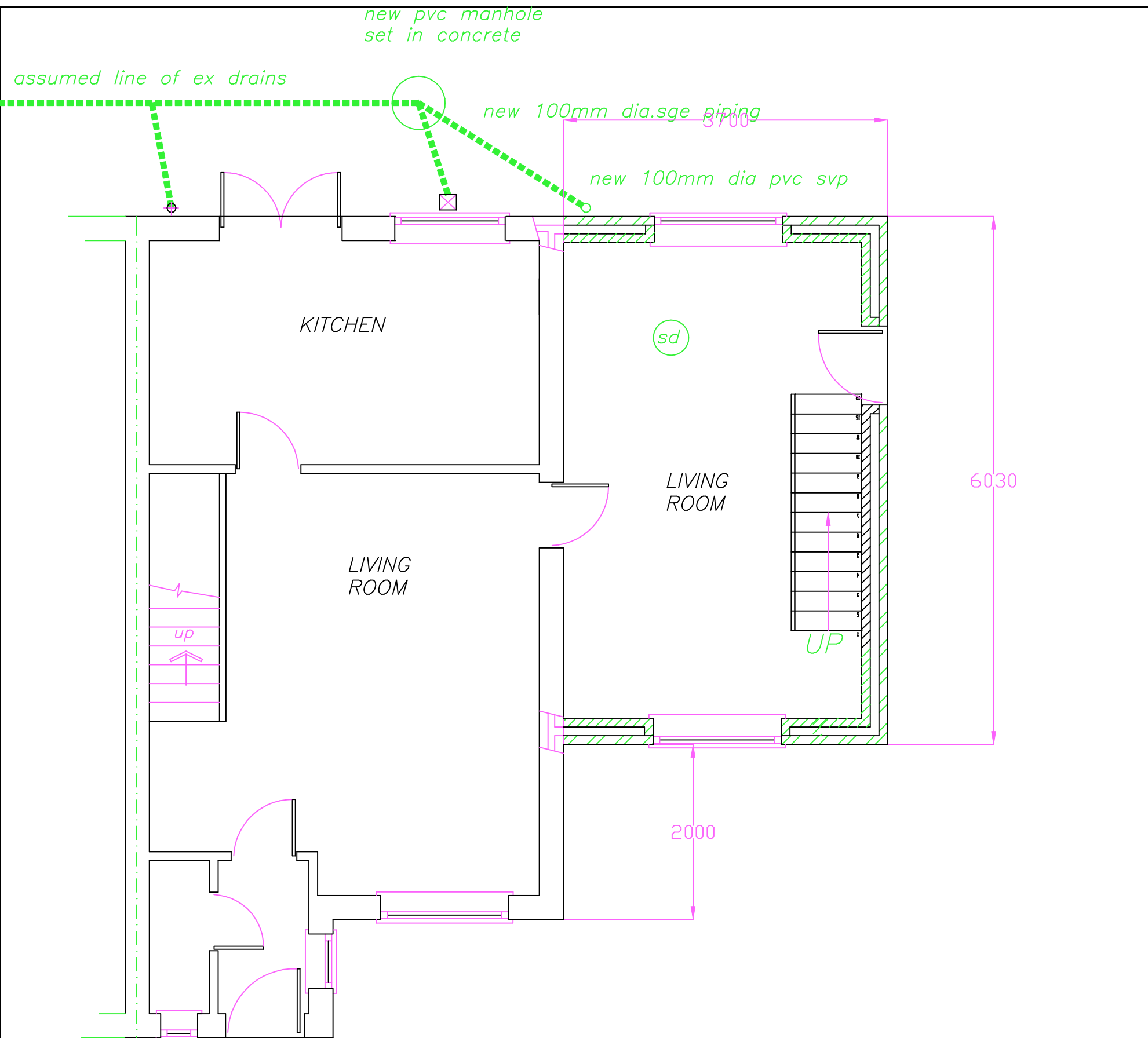
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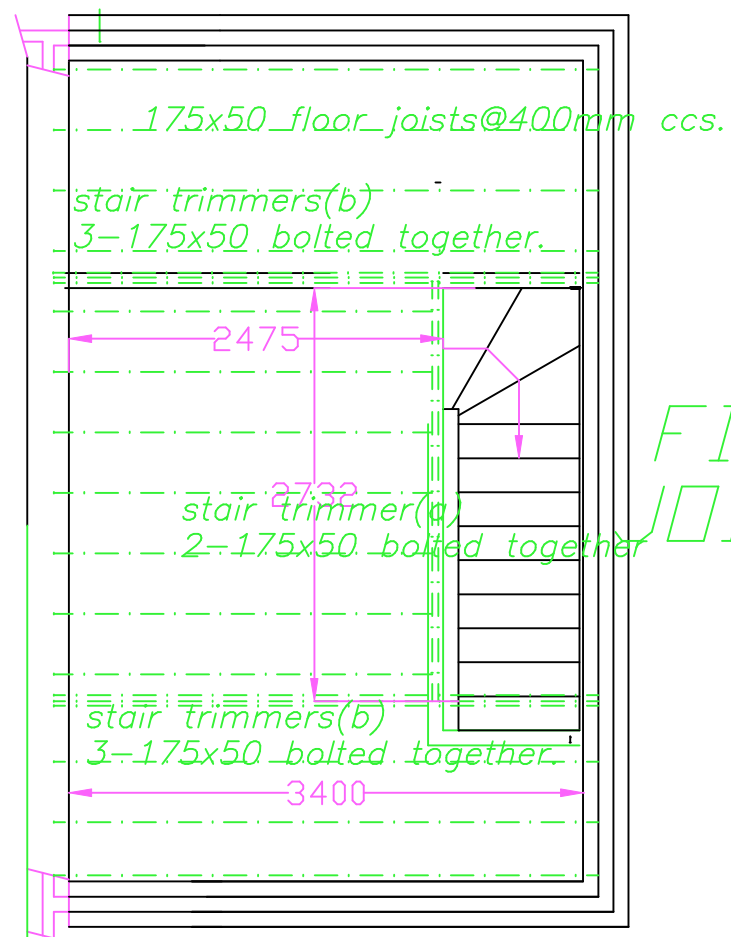
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PROPOSED GRD FLOOR PLAN



FIRST FLOOR JOIST LAYOUT

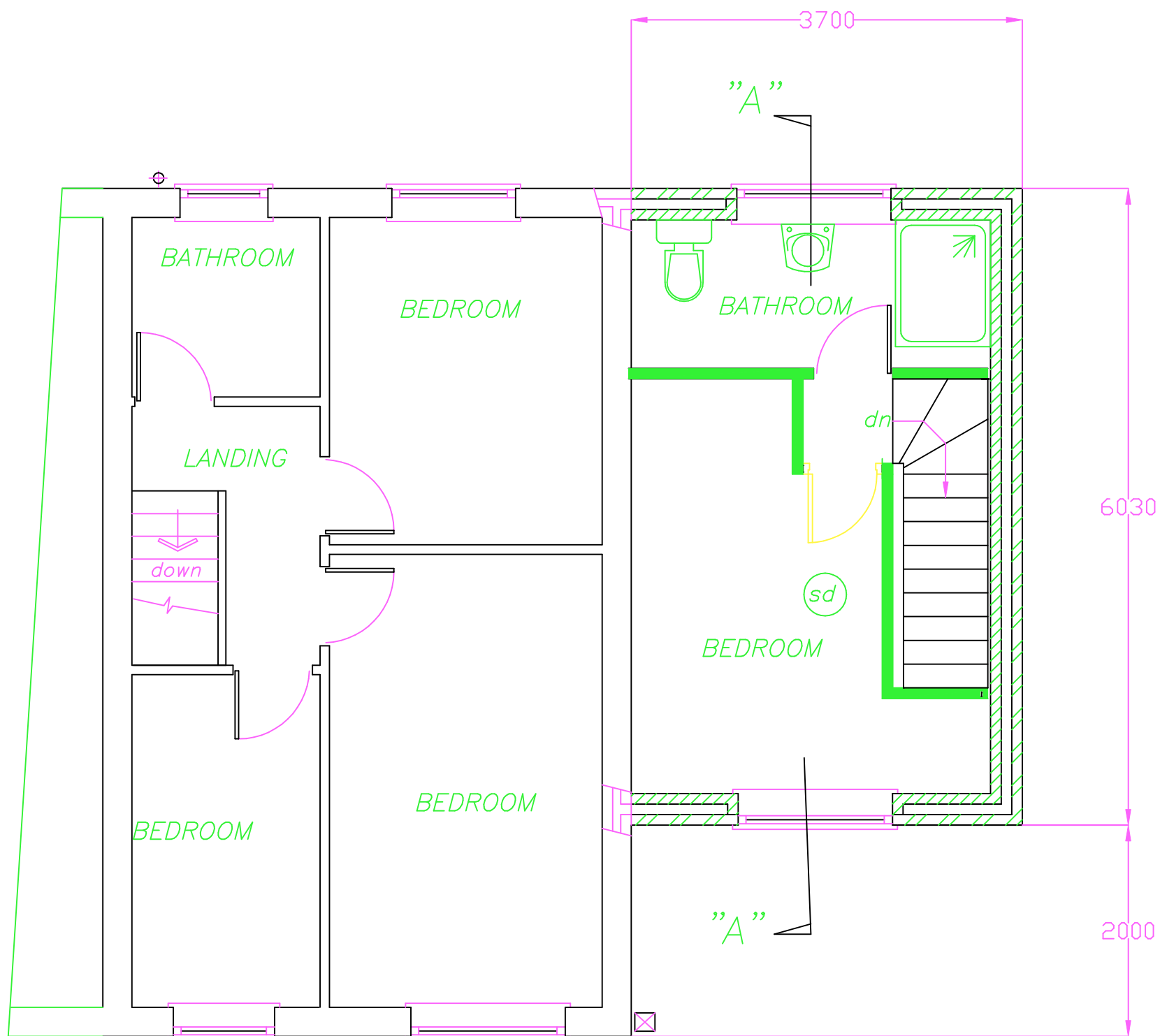
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PROPOSED FIRST FL. PLAN

Tiles must be mechanically fixed.
50x25mm S.W. battens.
Air flow.
Ventilation tray min. 25mm gap.
Mineral wool cavity closer.
275mm thk insulation.
Insulation to U/s of tray linked to cavity closure.

EAVES DETAIL

Ensure seal between frame and lintel is airtight with mastic sealant.
Fully fill cavity insulation.
Insulation to inside of lintel to prevent cold bridging.
Expanding foam gap filler as secondary seal to internal perimeter of window frame.
Min. 30mm overlap between frame & cavity stop.
proprietary Insulated cavity stop
Ensure seal between cill & brickwork is airtight with mastic sealant.

WINDOW HEAD & CILL DETAIL

Mastic pointing as primary seal
proprietary Insulated cavity stop
Expanding foam gap filler as secondary seal to perimeter of window frame.

WINDOW JAMB DETAIL

Insulation to specification.
Plastic weep holes every fourth perp.
Dpc to lap dpm by 150mm bonded with jointing tape.
Polysulphide pointing.
25mm insulated upstand
1200's gauge visquene dpm.
80mm Kingspan insulation.
50mm thk sandblinding.
100mm foundation grade blockwork below dpc or brick.
provide & fill the cavity with weak concrete mix upto ground level.

FOUNDATION DETAIL

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