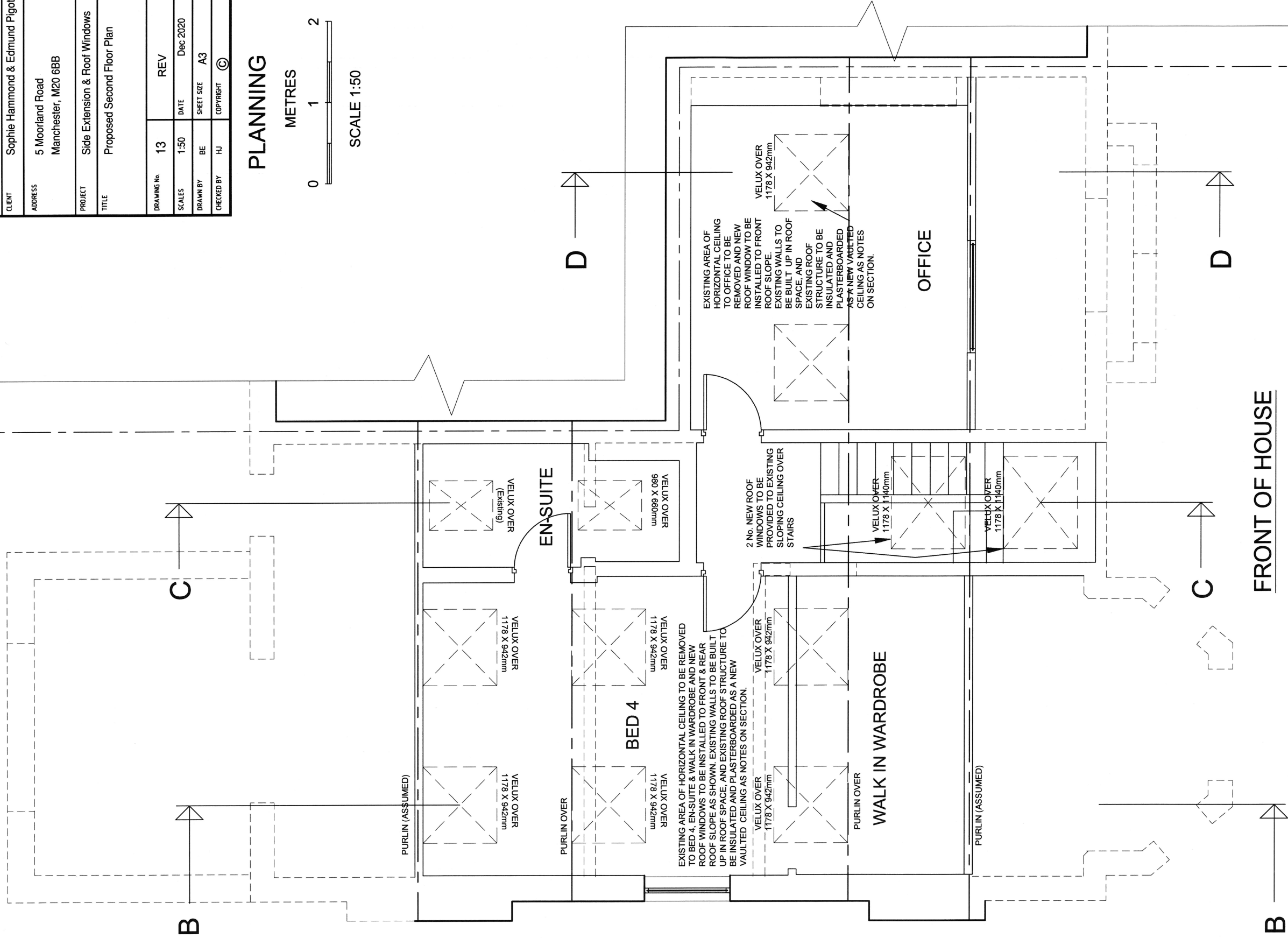


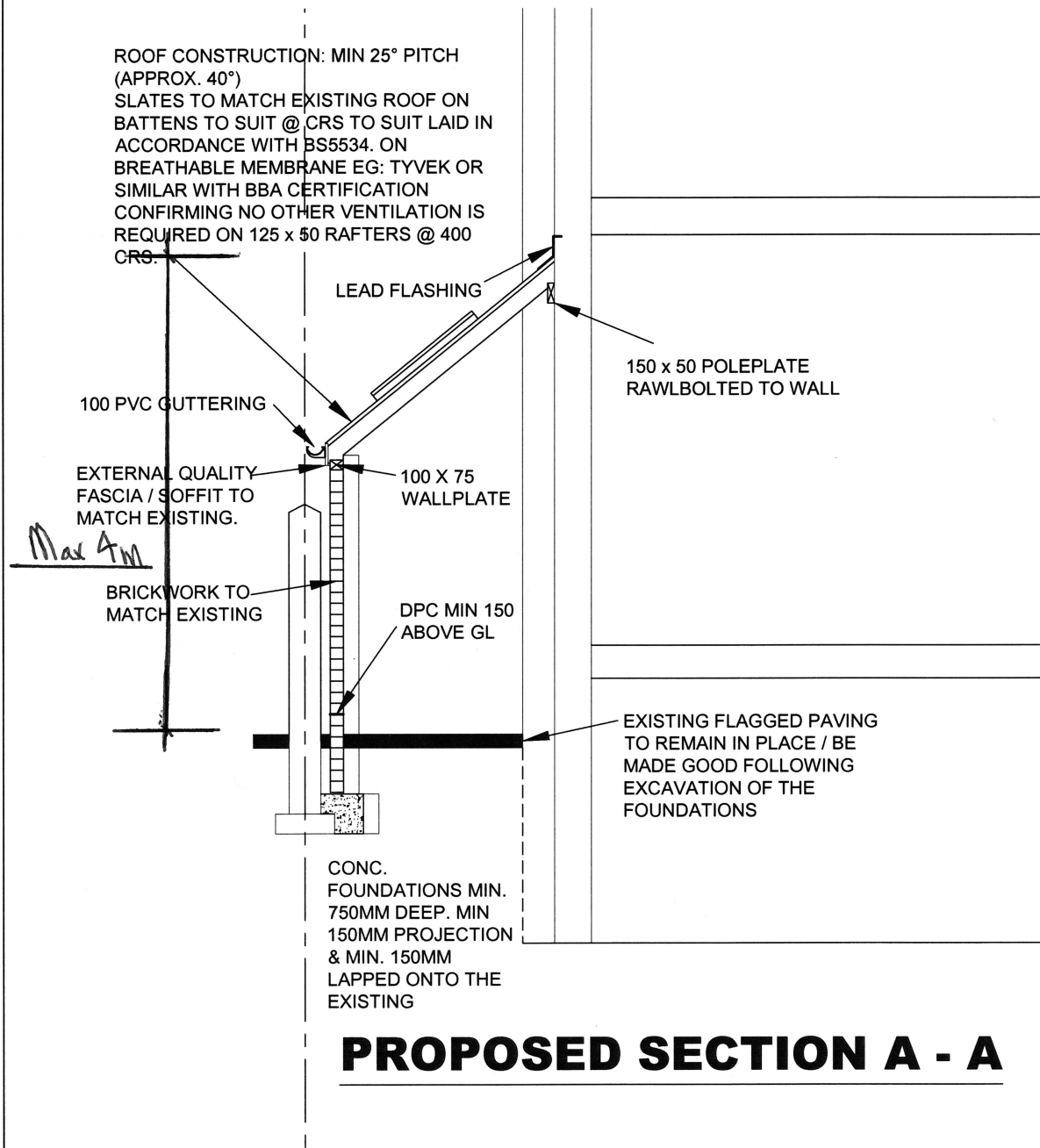
	REV	DATE	AMENDMENTS	INT
			Harry Jackson Surveyors Limited Unit 4A Farnworth Park Industrial Estate Wellington Street, Farnworth, Bolton BL4 7BY Tel: 01204 701740 Mobile: 07931 321879	
			CLIENT Sophie Hammond & Edmund Pigott	
			ADDRESS 5 Moorland Road Manchester, M20 6BB	
			PROJECT Side Extension & Roof Windows	
			TITLE Proposed Second Floor Plan	
			DRAWING No. 13	REV
			SCALES 1:50	DATE Dec 2020
			DRAWN BY BE	SHEET SIZE A3
			CHECKED BY HJ	COPYRIGHT ©

ASSUMED POSITION OF
BOUNDARY (EXACT POSITION OF
BOUNDARY, AND ANY
OVERHANGING, TO BE
DETERMINED BY THE CLIENT AND
AGREED WITH ADJACENT
NEIGHBOUR)



FRONT OF HOUSE

PROPOSED 2ND FLR. PLAN



LINTELS
Suitable steel lintels over all openings in external walls. Suitable steel box lintels over all openings in load bearing internal walls. All lintels to have minimum end bearings as specified by manufacturer or 150mm min. All elements of structure to be encased to give full half fire resistance.

WINDOW AND DOOR FRAMES
Standard double glazed upvc frames with 150mm wide d.p.c. to B.S. 743 to frame prior to fixing. Window opening lights to all rooms 5% min room floor area. 16mm Argon gap and "soft " low E coating max 'u' value 1.6W/m2 deg C. All habitable windows to be fitted with permanent vents to give min 8000mm sq trickle ventilation all non habitable to give min 4000mm sq trickle ventilation.

PITCHED ROOF (Lean to Store Extension)
Slates to match existing on 38 x 25 sw battens on breathable sarking felt on 125 x 50mm rafters @ 400mm centres fixed to 100 x 75mm sw wallplate strapped to wall @ eaves max 1800 cts using 30 x 5 x 1200mm long ms Straps. Straps @ 1200 cts max to verges built into wall and fixed to 3no rafters. 75 x 50 sw blocking noggins under straps.

New UPVC fascia boards and soffit boards to match existing incorporating 25mm fly screened vent gap full length of eaves soffit.

EXISTING STRUCTURE
Foundations, beams, and lintels carrying new or altered loads are to be exposed and checked for adequacy prior to commencement of work as requested by the Local Authority Building Surveyor.

NEW INTERNAL PARTITIONS.
75 x 50mm timber stud partitions with minimum 25mm thick sound insulation quilt with a minimum mass of 10Kg/m3. One layer of 12.5mm plasterboard and skim to each side. Plaster board to be minimum 10kg/m2 - i.e. British Gypsum 12.5mm thick soundblock plasterboard or similar.

Lead flashings to be provided at the abutment of new roofs with existing walls/structures. All leadwork and flashings to be code 5 lead and laid in accordance with Lead Development Association requirements.

RAINWATER GOODS
110mm dia half round or deep flow gutter. 68mm dia rainwater pipes, all to match existing discharging into gully.

ELECTRICAL INSTALLATIONS
All installations to comply with BS 7671 and Part P of Building Regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings to be agreed with client. Switches and socket outlets for lighting and other equipment should be positioned between 450 - 1200 mm above f.f.l. All electrical work required to meet the requirements of Part P must be installed tested and inspected by a competent person and a certificate must be issued under the competent persons self certification scheme.
A minimum of 75% of all new light fittings must be energy efficient lamps.

Main wired interlinked smoke detector (SD) with battery back-up to be provided to the entrance hall and to the first and 2nd floor landing if not already installed.

Additional installations for Satellite/Cable TV, Telephones, Burglar alarms/security systems, CCTV, Fibre Broadband, HDMI cables, Ethernet cables, and other home entertainment and media cables etc. to be agreed with the Client

SERVICES
All work and installations to comply with the regulations and recommendations of the respective BOARD or AUTHORITY to the satisfaction of the inspector

DRAINAGE
All existing drains are assumed and are to be confirmed by contractor to satisfaction of L.A. prior to commencement of work. All new drains are to be 100mm dia Hepworth super sleeve, provide min 1:40 fall to drains. All new connections to L.A. approval.

Manhole Construction:
Up to 1000mm - large glass reinforced polyester. Over 1000mm - P.C. concrete sections built off 150mm concrete raft foundation.

ABOVE GROUND DRAINAGE
To comply with BS 5572 1978 for Sanitary Pipework all traps 75mm Anti Vac traps

Size of wastes as follows
Sinks 3m Run 40mm pipe 4m run 50mm pipe
Washing machines and Dishwashers 50mm pipe
Wash hand basin 1.7m run 37mm pipe 4m run 40mm pipe
Bath/Shower 3m run 40mm pipe 4m run for 50mm pipe
Wc 6m run 100mm pipe
All branch pipes to be connected to 110mm SVP Wastes not to connect within 200mm of the WC connection

GLAZING
All glass to doors and adjacent panels within 300mm of doors, to a height of 1500mm above ffl, and elsewhere to a height of 800mm above ffl to be toughened safety glass to BS6206.

All internal walls to be checked to ascertain if they are load bearing or not before removal. If found to be wrongly designated - architect to be informed immediately.

THE DRAWINGS SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK ON SITE

THE CLIENT IS ADVISED TO SEEK LEGAL ADVICE WITH REGARD THE PARTY WALL ACT

HEALTH AND SAFETY:

ALL WORK DETAILED IS OF BASIC CONSTRUCTION. HOWEVER, ALL RELEVANT SAFETY PRECAUTIONS SHOULD BE OBSERVED. IDENTIFY ALL SERVICE ROUTES AND ISOLATE WHERE NECESSARY. USE ADEQUATE MANPOWER OR MECHANICAL MEANS TO LIFT HEAVY OBJECTS EG: STEEL BEAMS. USE SCAFFOLDING / WORKING PLATFORMS WHEN WORKING AT HEIGHT. WHEN REMOVING WALLS, CHECK IF LOAD BEARING AND NEEDLE AND PROP AS NECESSARY.

THE APPOINTED BUILDER IS RESPONSIBLE FOR PROVIDING CDM PROCEDURES IN ACCORDANCE WITH THE CDM REGULATIONS 2015

THIS DRAWING IS FOR BUILDING REGULATION PURPOSES ONLY

ANY DISCREPANCIES DISCOVERED BY CONTRACTOR THE ARCHITECT TO BE CONSULTED IMMEDIATELY



SCALE 1:50

BUILDING

Specification To Be Read in Conjunction with Working Drawings

GENERAL NOTES
All workmanship and materials to comply with the Building Regulations 2010 & British Standards All materials to be fixed, applied or mixed in accordance with manufacturer's instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the inspector whether or not indicated on the drawing.

FOUNDATIONS
200mm mm thickness concrete strip foundations to project minimum 150mm either side of supported wall (min 600 mm wide).Min 750 mm depth below ground.
Foundations to be taken down to level below invert of any adjacent drainage.
Foundations to suit conditions to the satisfaction of the Local Authority.

WALLS BELOW DPC
"Approved" foundation grade block work/common brick below ground level. 4 courses min facing brick below d.p.c to outer leaf of external walls.

D.P.C.
Horizontal d.p.c to BS 743 to all walls positioned minimum 150mm mm above finished ground level.

EXTERNAL WALLS
102.5mm facing bwk to match existing with piers as shown.

REV	DATE	AMENDMENTS	INT
Harry Jackson Surveyors Limited			
Unit 4A Farnworth Park Industrial Estate Wellington Street, Farnworth, Bolton BL4 7BY Tel: 01204 701740 Mobile: 07931 321879			
CLIENT	Sophie Hammond & Edmund Pigott		
ADDRESS	5 Moorland Road Manchester, M20 6BB		
PROJECT	Side Extension & Roof Windows		
TITLE	Proposed Sections 3 of 3		
DRAWING No.	16	REV	
SCALES	1:50	DATE	Dec 2020
DRAWN BY	BE	SHEET SIZE	A3
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