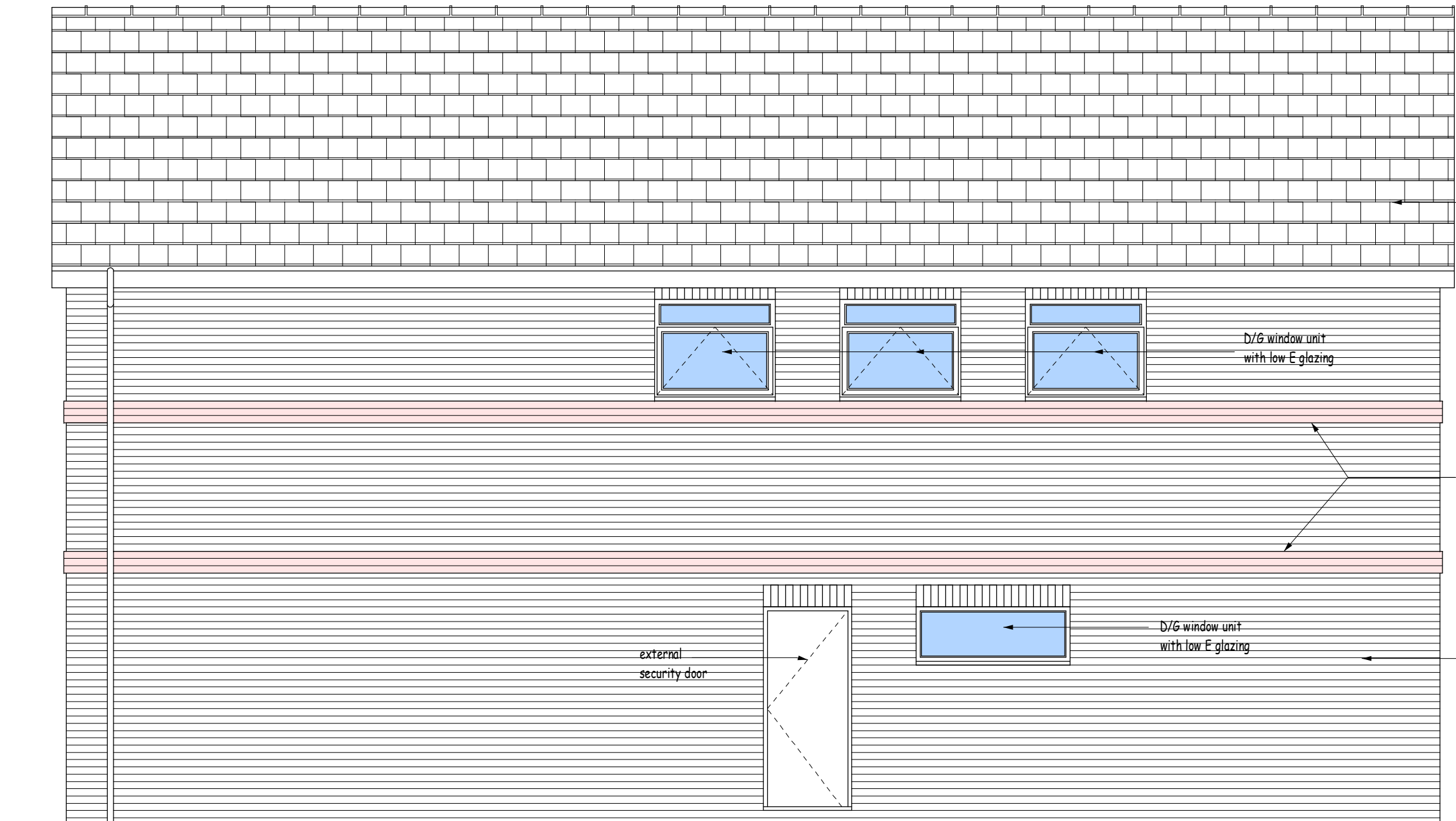




side elevation

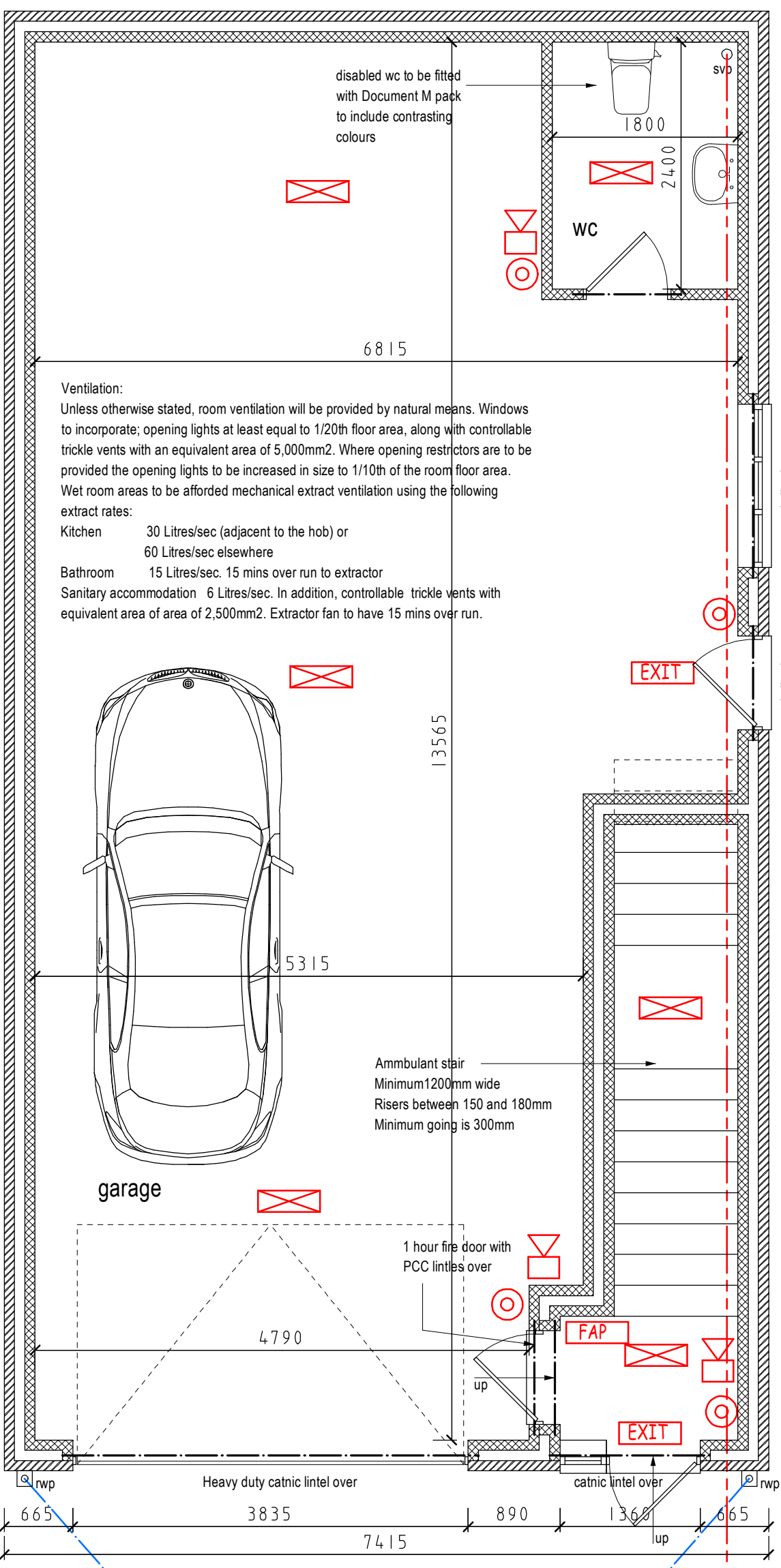


side elevation

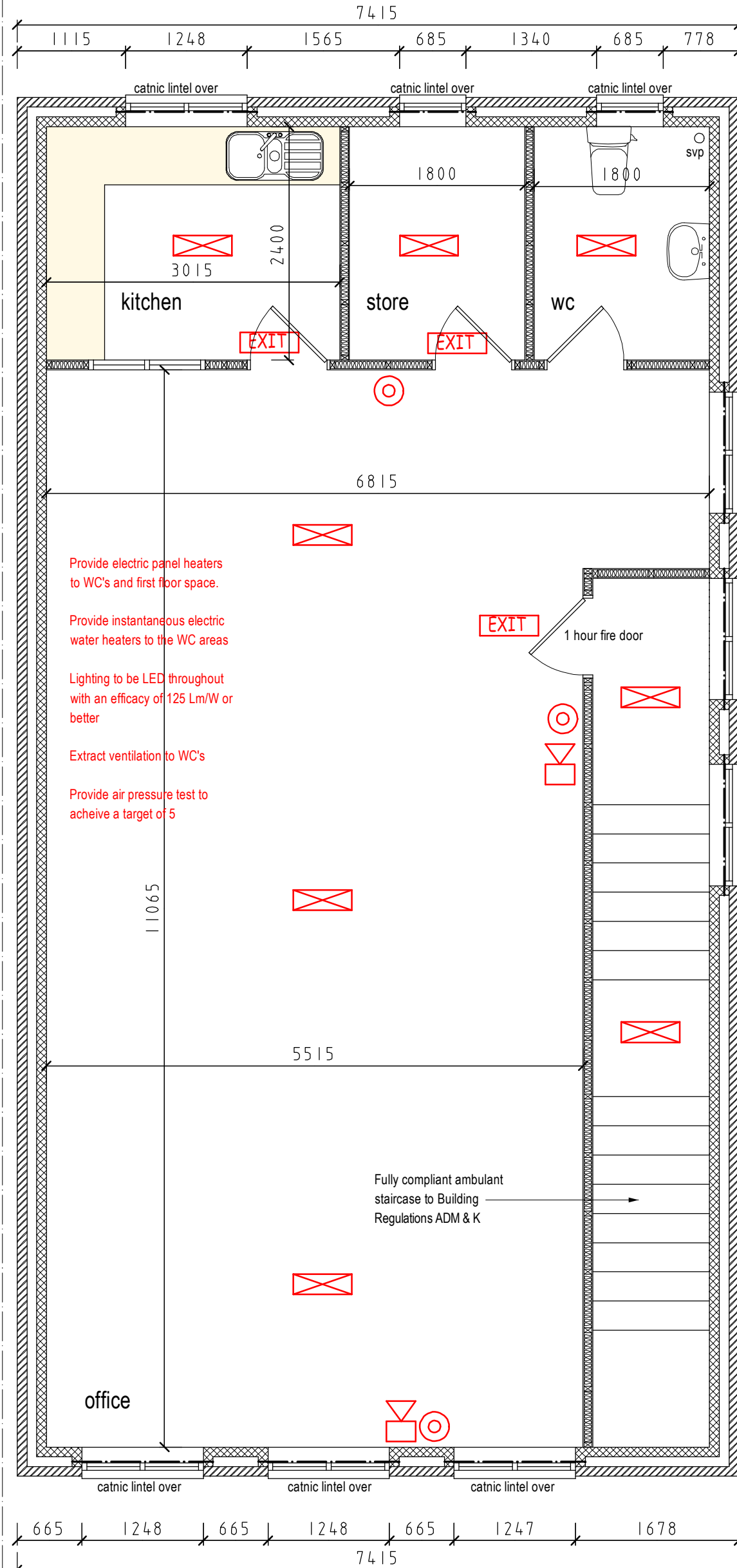


rear elevation

STAIRS:
Ambulant Stairs to be designed by SE/specialist stair manufacturer. All dimensions to be confirmed by site measure. Stair construction to be determined, either standard pre-cast concrete or specialist steel design. Maximum rise 170mm and minimum going 300mm. Maximum 42 deg pitch. Minimum 2.0 metre clear headroom.
Handrails and balustrading to be minimum 1100mm high. Allow 300mm extension to top and bottom of stairflights. Landing to be confirmed by stair design. Tackle floor covering to bottom of stairflights with contrasting nosings to treads. Stairs to be designed in accordance with Approved Documents K & M of the Building Regulations.



proposed ground floor plan



proposed first floor plan

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polytype Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable.
NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system. All cover & invert levels of inspection chambers to be determined on site. All inspection chambers to be preformed GRP 300mm dia up to 600mm deep, 450mm dia up to 900mm deep, all inspection chambers over 900mm deep to be formed in PCC rings.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.
The new 'automatic fire detection and fire alarm system' should comply with BS 5839-1: 2002 and connected back to the existing approved system.

All escape routes (other than the principal entrance) should be distinctively and conspicuously marked by emergency exit signs of adequate size which will conform to BS 5499-1: 2002.

All escape routes should also have adequate artificial lighting. In addition, areas within the building requiring escape lighting should have some form of secondary lighting to ensure that, if the main supply fails the route will remain illuminated. The secondary lighting (emergency lighting) should comply with BS 5266-1: 2005.

All exit doors on escape routes to be openable from escape side without use of key.

All exit signage to be to BS 5499 and to be installed to identify alternative escape routes.
Emergency/escape lighting system to be installed to BS 5266 Pt 1.

Ventilation:
New mechanical ventilation is to be provided in new offices in accordance with BS 5720:1979.

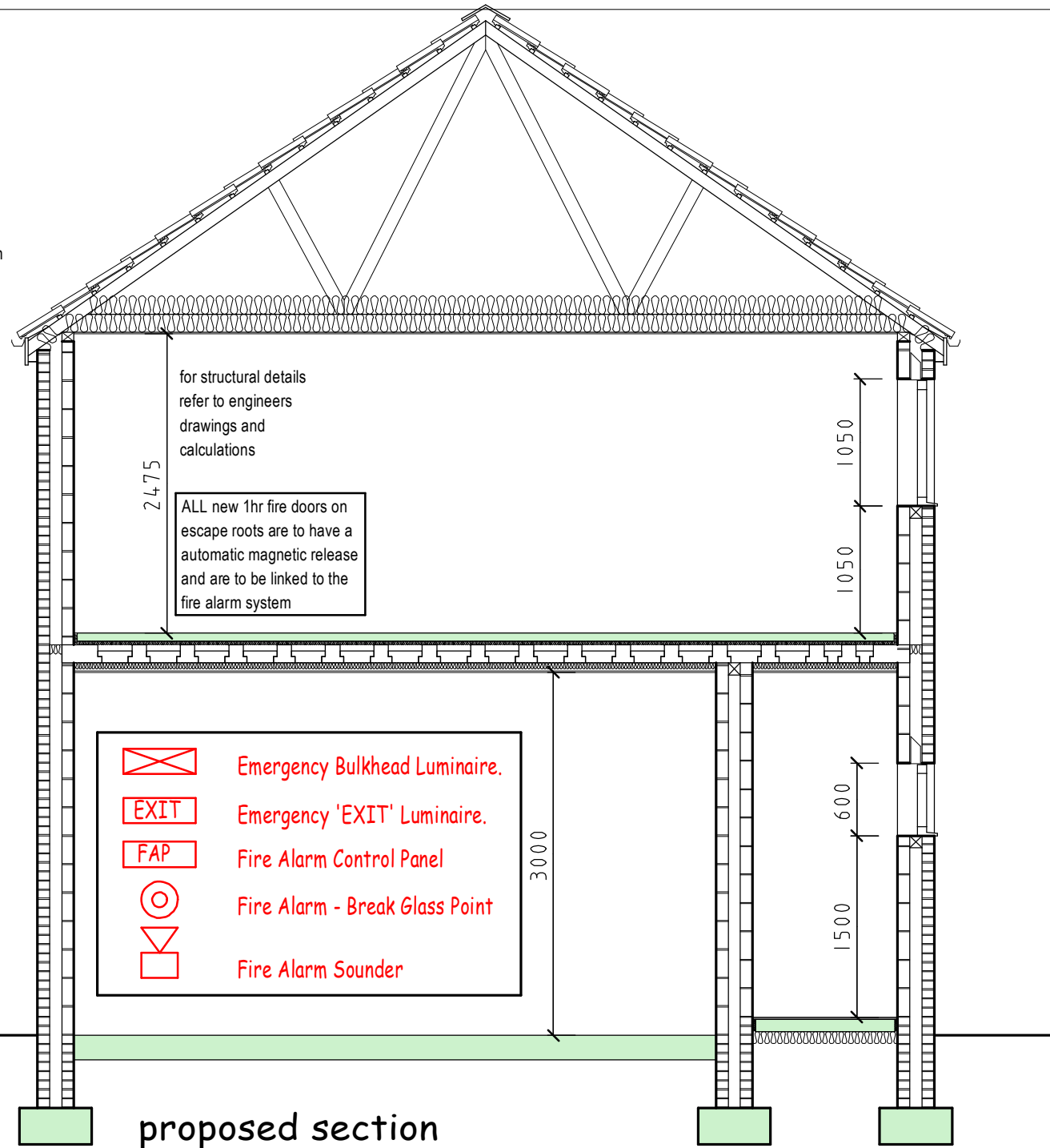
General Note:
All workmanship and materials to comply with the Building Regulations Approved Documents and Building Standard requirement. All materials to be fixed, applied or mixed strictly in accordance with the Manufacturers instructions or specifications. All materials shall be suitable for their purpose and the contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the Building Control Officer whether or not indicated on the drawing.

This drawing is to be checked and verified by the contractor prior to work commencing on site. All discrepancies should be clarified by the contractor before purchase of materials, third party service, or construction. For clarification or queries contact the drawing office. All dimensions to be checked on site. All specialist design to be measured from site.

Substructure:
For all foundations details refer to Structural Engineers calculations and details.

External Walls traditional:
100mm brickwork outer leaf, 100mm cavity batt insulation to the cavity - 100mm 7N thermatite block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermatite insulated cavity closers. NB all masonry below ground level to be in concrete common brick.
DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course. Expansion joints in brickwork are to be provided at 12m max centres and 6m max centres in blockwork and as details by Structural Engineer.

Foundations:
600 x 500mm concrete trench fill taken down to firm bearing strata at min 300mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.



proposed section

Garage Slab:
200mm thick concrete thickened to 350mm at garage threshold on 120kg DPM on sand blinding on 150mm consolidated hardcore. Provide reinforced mesh to garage slab designed by SE.

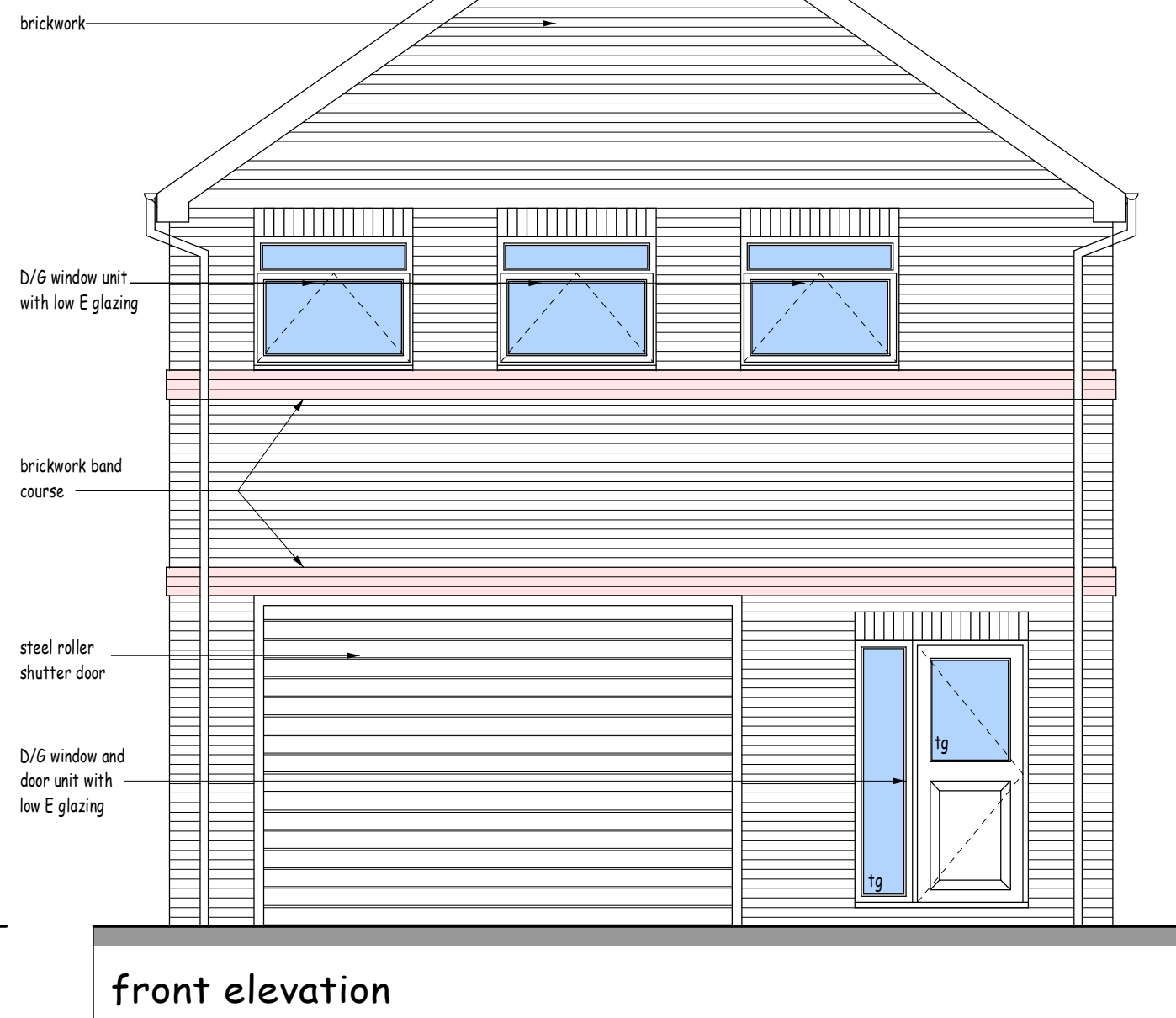
FIRST FLOOR
Bison or similar precast concrete beam units to Structural Engineers' design. 75mm cement/sand screed. Service void to be provided under concrete floor units with a flaming and 12.5mm plaster board, skimmed ceiling.

Roof Construction:
Marley Modern Concrete Roof tiles to suit 35 deg pitch on sw lanalised battens on Du Pont Tyvek breathable roof membrane (ensure breathable felt system is installed & vented in accordance with manufacturers recommendations) on standard fink trusses at 600mm c/c. 100 x 75 wall plates bedded on and strapped to blockwork @ 200mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrained 12.5mm plasterboard and skim.

Cavity Barriers
Provide rockwool cavity barriers or similar approved products to all openings in external walls, at compartment floor and wall levels and to give 30mins fire protection. All fixed in strict accordance with manufacturers instructions at to BS 9991.

Investigate exg drainage system
and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate (i.e. foul to foul, sw to sw).

Partitions:
Partitions at first floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides.



front elevation

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:

Kitchen 30 Litres/sec (adjacent to the hob) 60 Litres/sec elsewhere
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of areas of 2,500mm². All extracts to open air. Extractor to have minimum 15mins over run.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows opening a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'X' glass to give a 'U' value of 1.6w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Heating:
Mode of heating to units as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer.

Plumbing to new WC's:
WC to have 100mm connection to soil pipes. Shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to new SVP.

Internal Solid walls:
100mm thermalite block built off new strip foundations.

This drawing has been prepared for the sole purpose of obtaining Planning permission and Building Regulations approval (B.R.). All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, and any discrepancies reported to the drawing office prior to any work undertaken. Any work undertaken prior to full planning & building regulations approval is at the builder's own risk. Contractors will not be held responsible for any variations arising.

In witness whereof, the signatories of this document and any reproduction in whole or part is strictly forbidden without the written consent of the drawing office.

Drawn by: Mr P McKenna
Checked by: Mr P McKenna
Date: Aug 19

SCALE: 1:50
DRAWN: JCU
DATE: Aug 19

CUSTOMER:
Mr P McKenna

PROJECT:
Detached building

LOCATION:
New Unit at Reliance St, Newton Heath, M40 SAG.

LOCAL AUTHORITY:
Manchester City Council

JCU: Mr P McKenna
M40: M40 SAG
M40: M40 SAG

JOB No: 2542 - 02
REV: 02