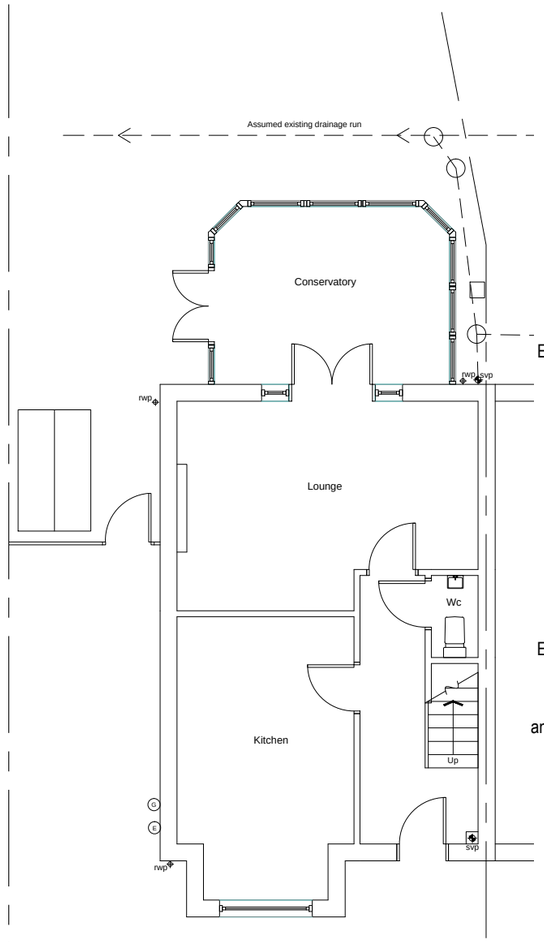
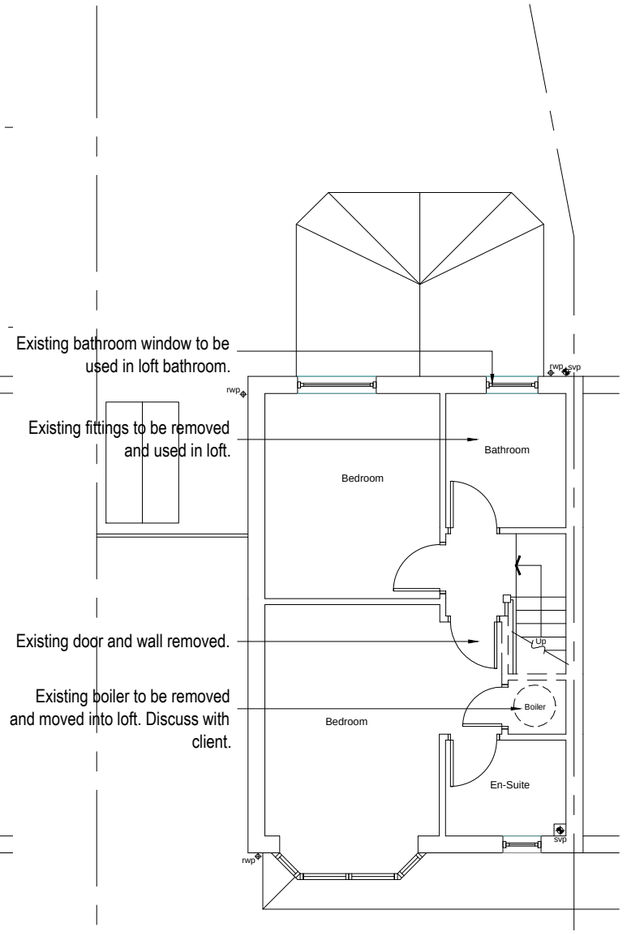
Existing drainage to be checked before construction commences and Architect informed of discrepancies.

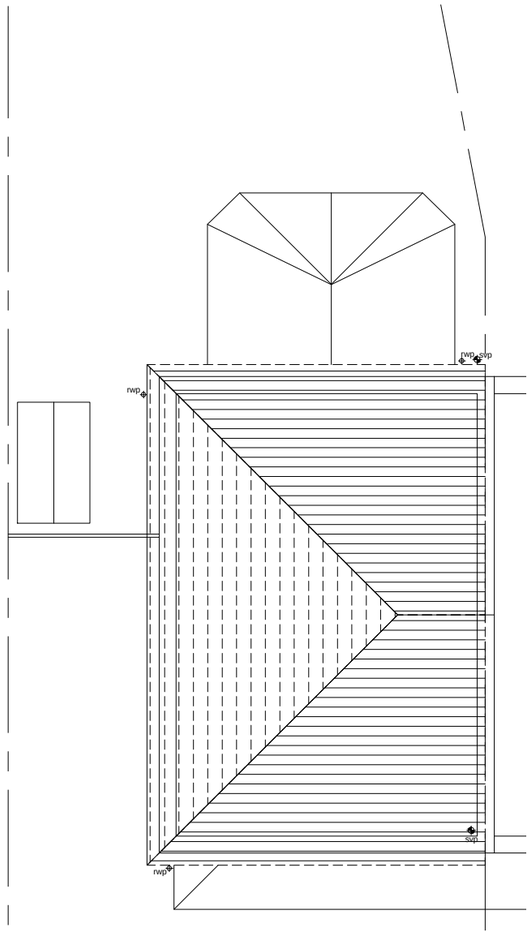
— — — Hatched line indicates demolition.



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Existing Plans
Project Ref: 12 - 54	Drawing No: 01
Scale: 1 : 100	
Drawn: IG	Revision: /
Date: Nov 2012	

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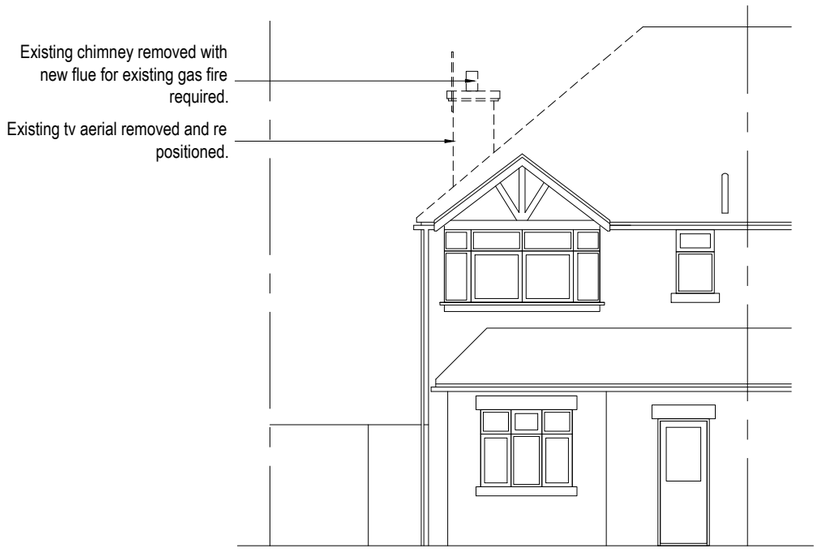
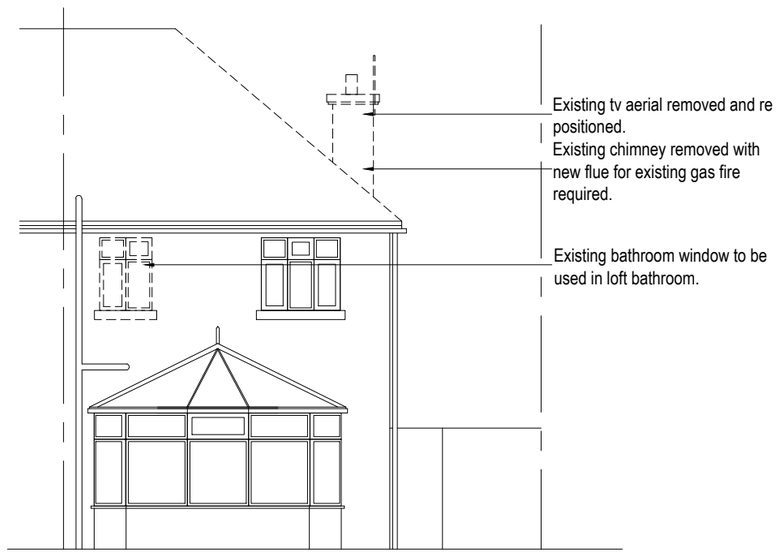
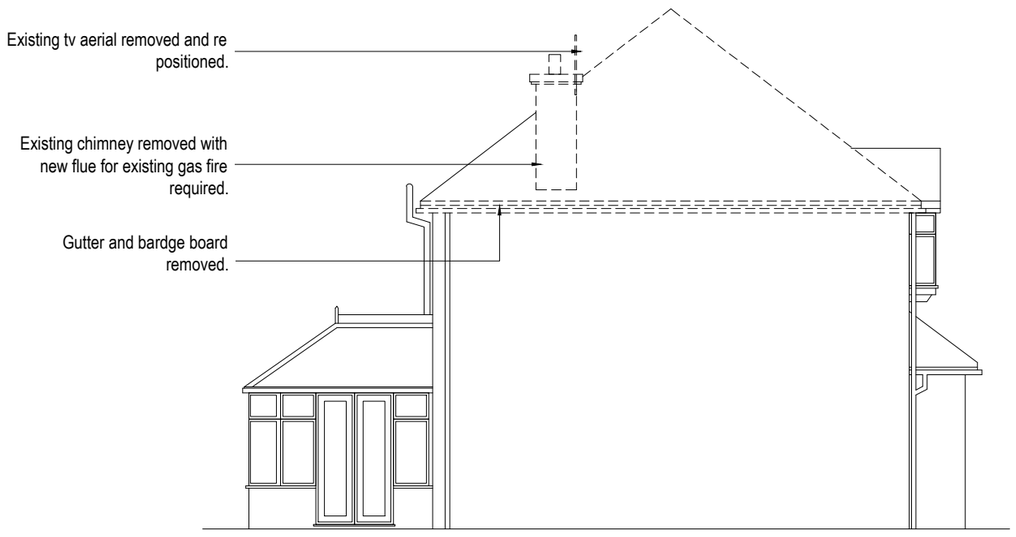


Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Existing Elevations
Project Ref: 12 - 54	Drawing No: 02
Scale: 1 : 100	
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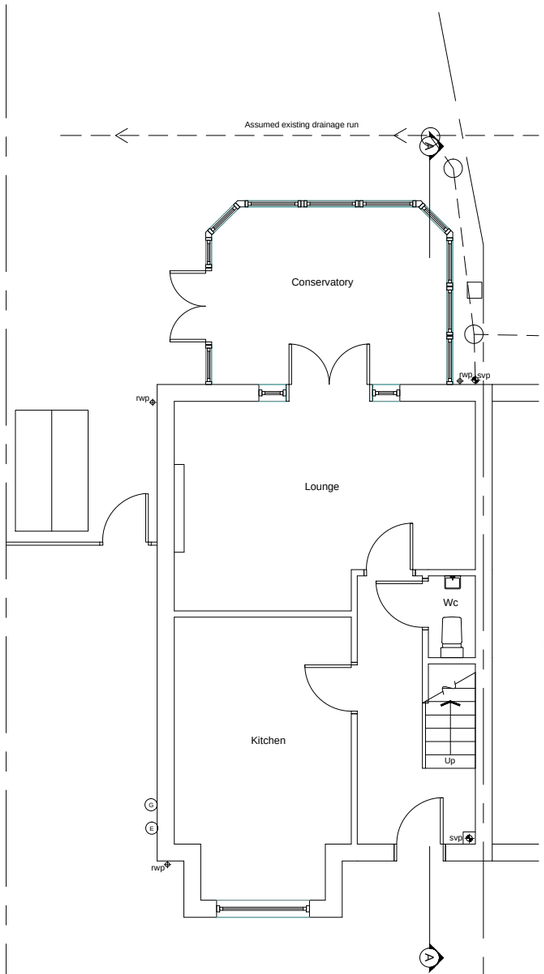
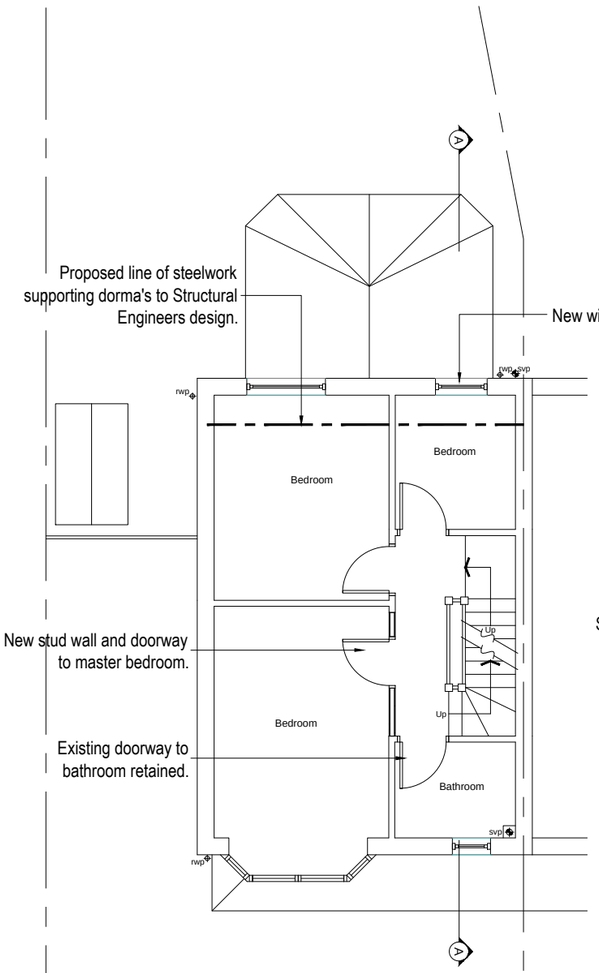
Existing drainage to be checked before construction commences and Architect informed of discrepancies.

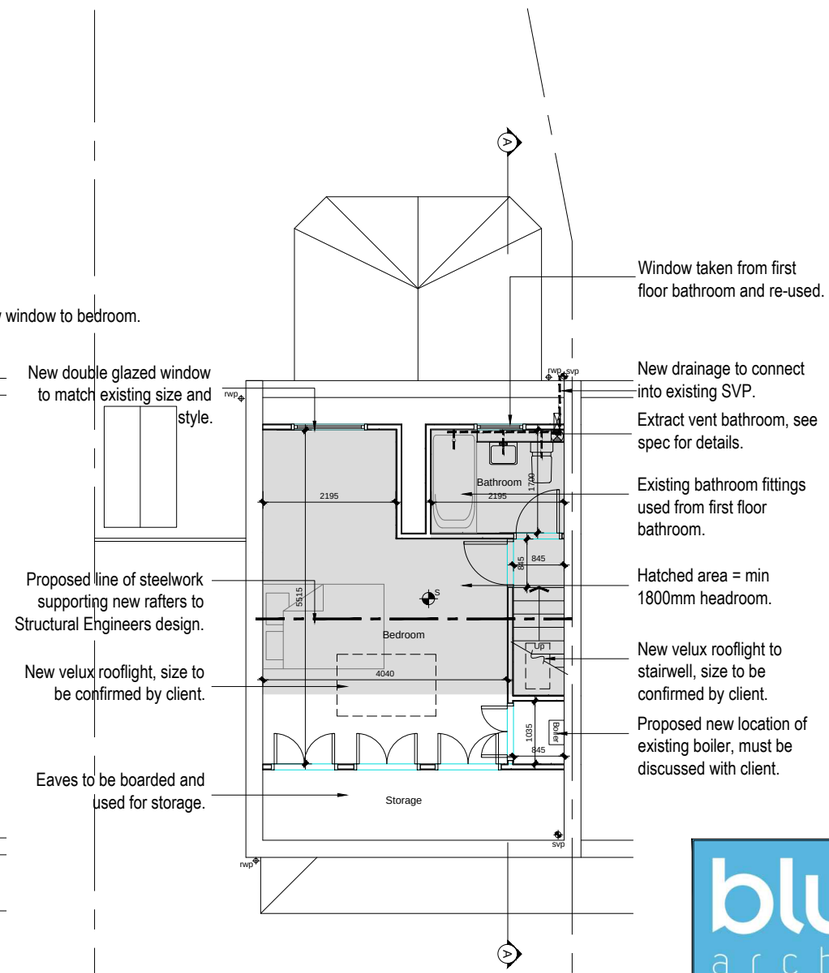
— — — Hatched line indicates demolition.



Ground Floor Plan



First Floor Plan



Loft Plan

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Proposed Plans
Project Ref: 12 - 54	Drawing No: 03
Scale: 1 : 100	
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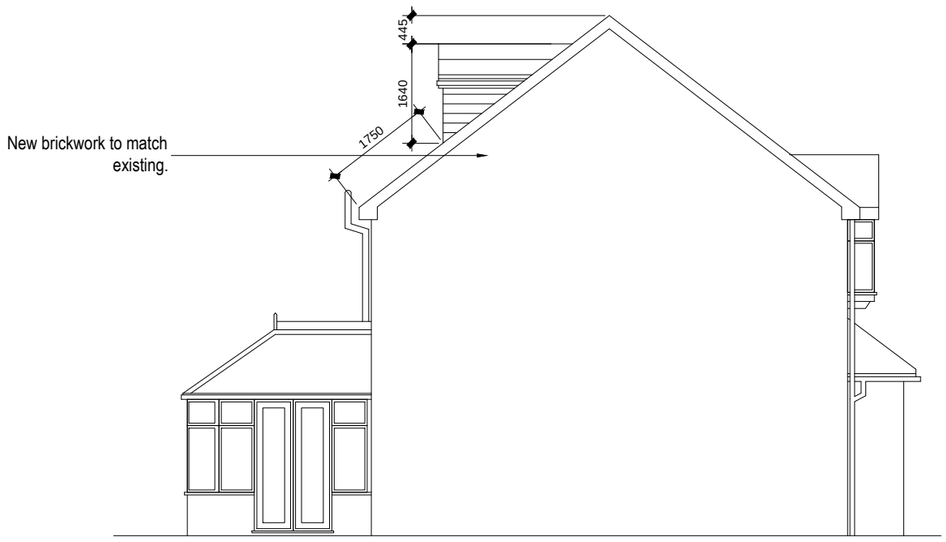
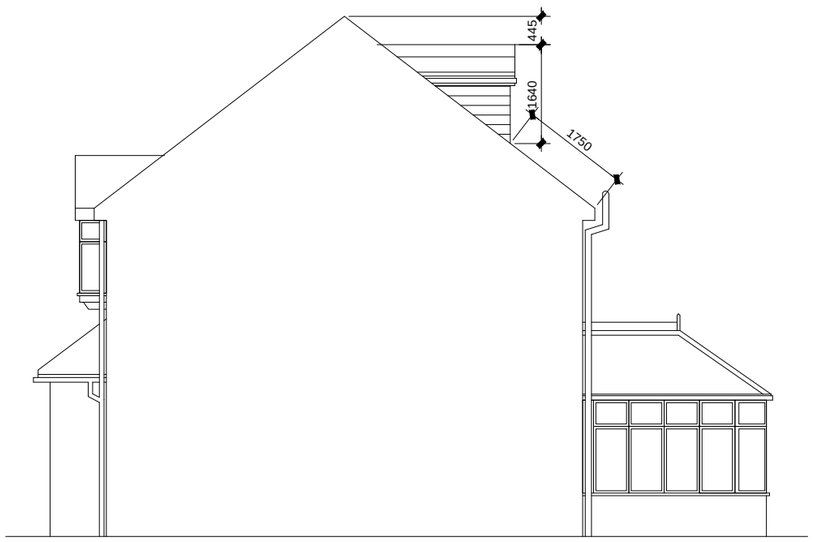
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Rev A - 22.01.13 - Amended to planners comments.

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Proposed Elevations
Project Ref: 12 - 54	Drawing No: 04
Scale: 1 : 100	
Drawn: IG	Revision: A
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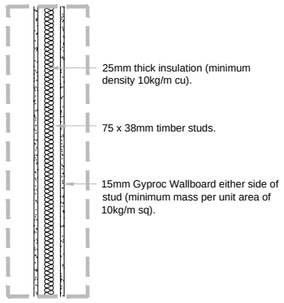
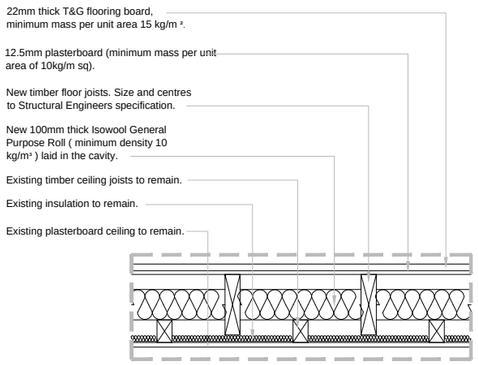
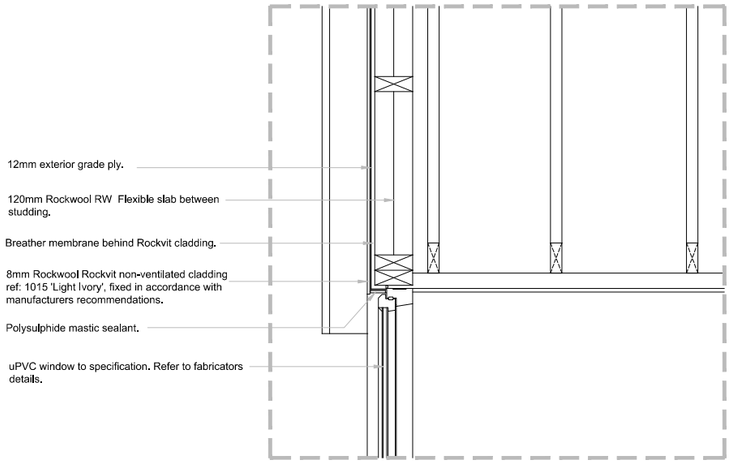


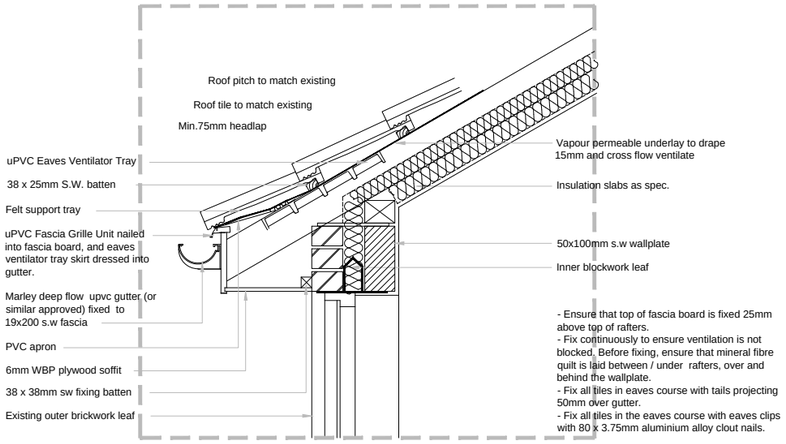
Proposed Timber Stud Partition (Achieves 30min Fire Resistance)



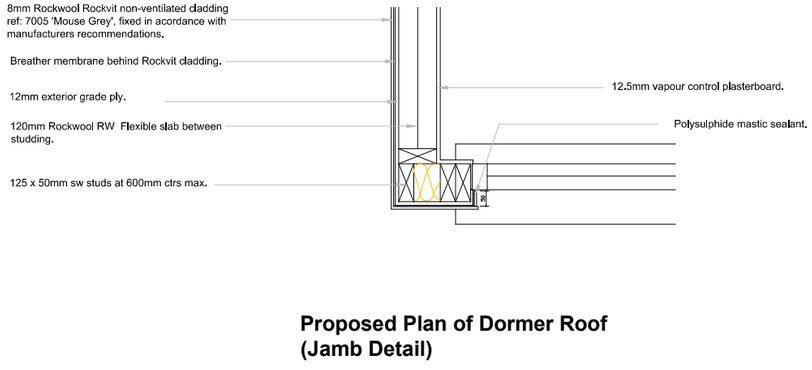
Proposed Upper Floor Detail Loft Coversion 2nd Floor



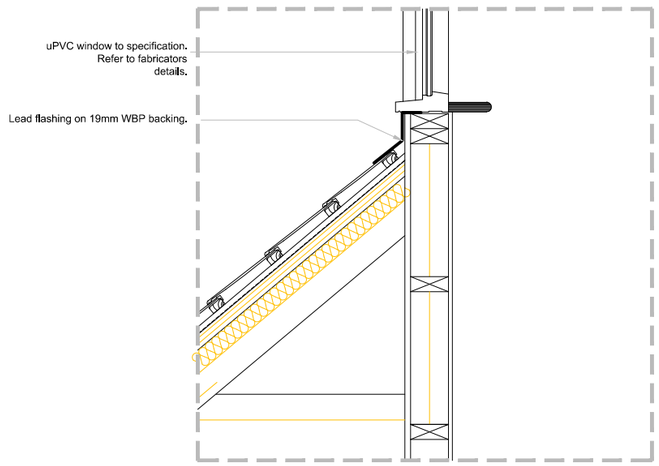
Proposed Section of Dormer Roof (Head Detail)



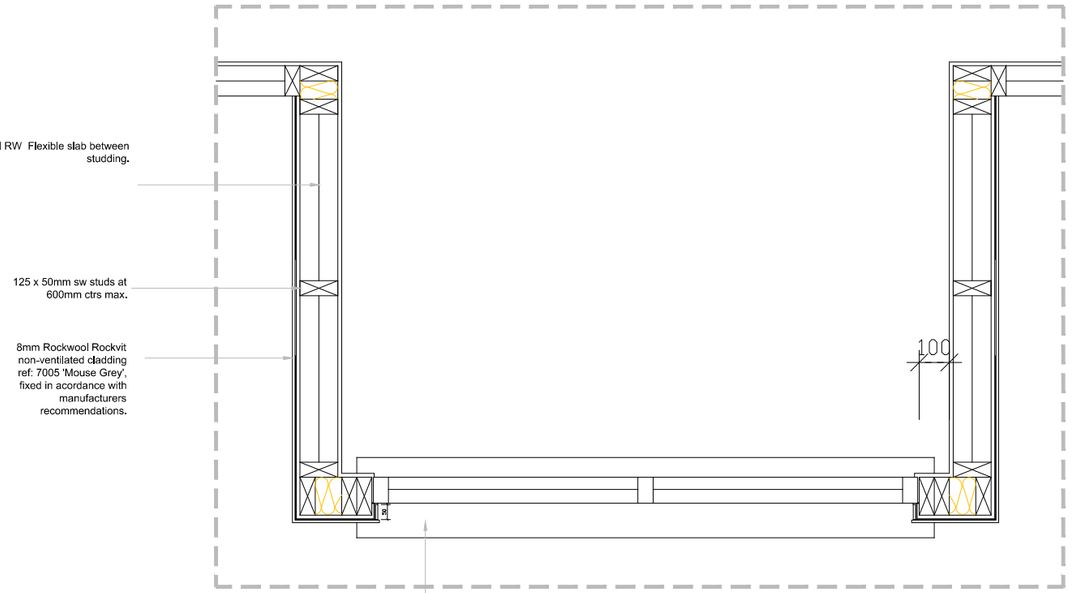
Proposed Eaves Detail



Proposed Plan of Dormer Roof (Jamb Detail)



Proposed Section of Dormer Roof (Cill Detail)



Proposed Plan of Dormer

(Dormer cheeks to achieve 0.30 W/sqm K 'U' value)

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Construction Details
Project Ref: 12 - 54	Drawing No: 09
Scale: 1 : 20	
Drawn: I G	Revision: /
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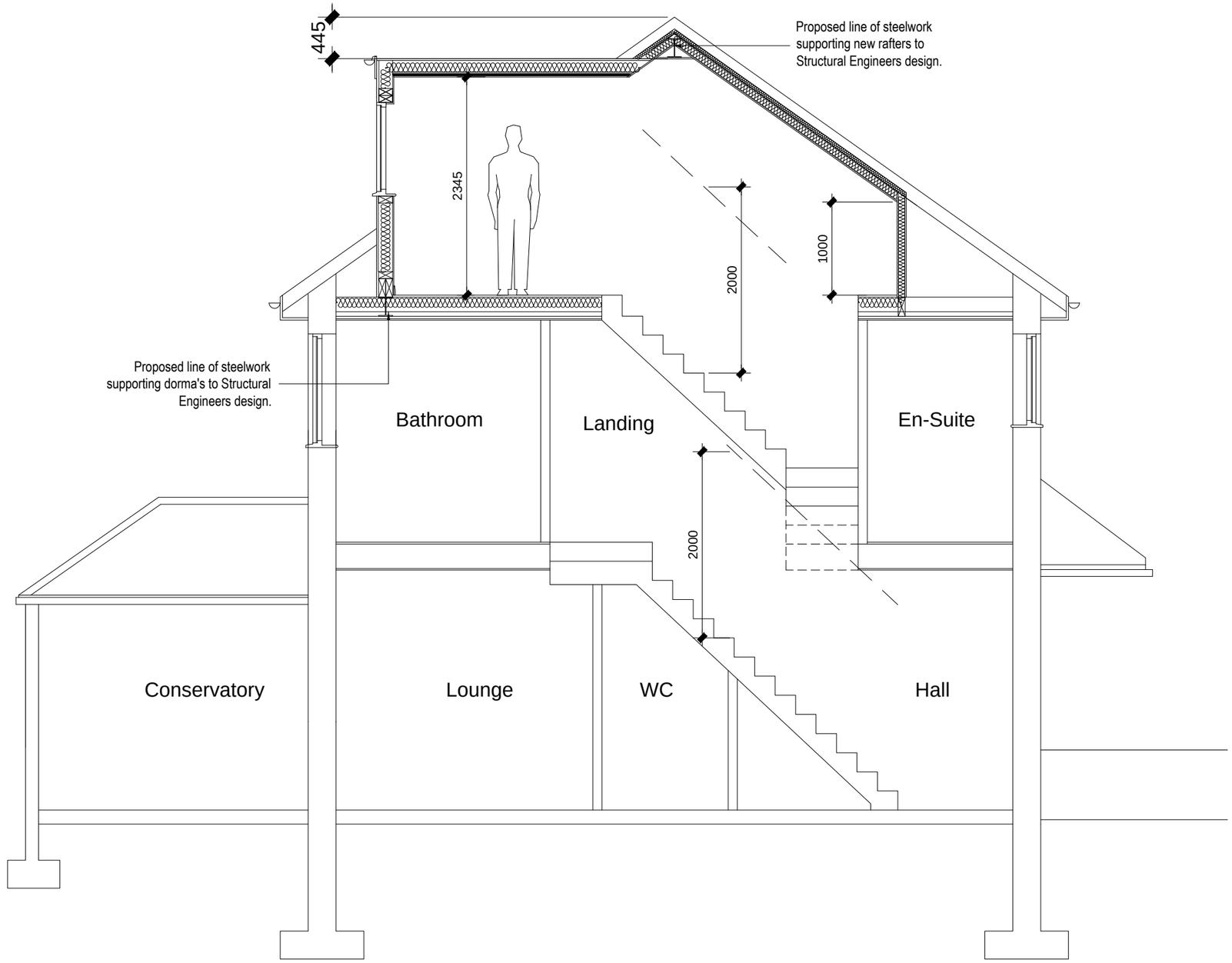

Rev A - 22.01.13 - Amended to planners comments.

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Section A-A
Project Ref: 12 - 54	Drawing No: 08
Scale: 1 : 50	
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GENERAL NOTES

Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked andverified by the contractor prior to work commencing on site.
This drawing is for the purpose of achieving local authority approval only and should not be used as a working drawing. Client must have received written approval from both the local authority, planning and building control departments before instruction or commencement of any building works on the relevant site. Client to obtain written permission from relevant bodies for any encroachment whatsoever. All workmanship, materials and construction to comply with Building Regulations, British Standards, Codes of Practice and N.H.B.C requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturers 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 drawings. Sample of external materials to be submitted to la for approval. All external timber to be preservative treated. All air bricks to be ducted through walls. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structuralstability to the satisfaction of local building control officer.
All services (pipes, electric cables etc) must be adapted to suit proposed design.

CDM
If the construction phase for a development from start to finish is deemed likely to go over a 30 day period or 500 man hours, a CDM Coordinator will be required to be appointed by the client. If the client does not appoint a CDM Coordinator, then by default the client will automatically become the CDM Coordinator. The client, making an appointment of a CDM Coordinator is required to be a competent person under the CDM regulations 2007 to prepare Pre construction information and collate the pre-construction information provided by all contractors. The principle contractor and all contractors (including those nominated by the client or developer / landlord) shall allow to provide all documents / certification etc as requested by the CDM Coordinator according to the construction (design and management) regulations 2007. The principle contractor is to provide a construction phase health and safety plan based on the pre- construction information and support documents provided by the developer / landlord and shall ensure all contractors carry out their works in accordance with the plan. The contractors engaged to carry out the works in the following disciplines are to provide thefollowing information upon completion of the installation and shall allow in their costs for doing so:-
- general electrical: schematic diagram, certificates.
- fire detection / alarm system: schematic diagram, certificates.
- sprinkler system: as built drawings, certificates.
- public address

EXTERNAL WALLS - Brick / Block (Dwelling Extension)
275mm overall thickness, outer leaf "Approved" facing brick, 75mm cavity with 75mm Knauf Crown DriTherm 32 full-fill cavity insulation slab and 100mm Thermalite Turbo Aircrete load bearing concrete block with thermal conductivity 0.15 W/mK, Density 600 kg/m³. All blockwork walls spanning in excess of 6m in length must have a vertical expansion joint to allow for movement. Internal finish to be drylined with 12.5mm plasterboard on 15mm dabs. The overall combined wall construction must achieve aminimum 'U' value of 0.3 W/m2/deg C max. All new wall constructions to be bonded into existing, leaving a continuous clear cavity.

WEEPHOLES
Provide proprietary plastic weep vents at approximately 450mm centres to brick course immediately above all external openings and lean to roofs with cavity trays and with aminimum of two weep holes per opening.

CAVITY WALL TIES
Catnic BW2/200 (Type 2 classification) stainless steel wire wall ties for 75mm cavity to BS 5628. Tie size 3.3 x 200mm designed for use up to 3 storeys and up to 15m. BW2 ties to be installed at a minimum density of 2.47 ties per square metre (450 mm vertical and 750 mm horizontal spacing). Ties may be positioned centrally or offset in the cavity provided that they are embedded a minimum of 50 mm in both leaves. Additional ties at 300mm centres vertically adjacent to openings.

CAVITY CLOSER
Cavity Trays 75mm wide Type 'V' Contract Closer to used at all openings within external walls.

LINTELS
To be insulated combined steel 'IG Lintels' as follows:-
- Lintels over openings in 275mm cavity external walls to be 'L1/S75'.
- Lintels over openings in 100mm masonry internal walls to be 'BOX75/100/140'
- Lintels over openings in 102mm masonry external walls to be 'L10'
- Lintels over garage door openings in 215mm external walls to be 'L9'.

All lintels to have minimum end load bearing as specified by manufacturer or 150mm min. All lintels to be encased to give min half hour fire resistance. Provide cavity tray above all lintels within external walls. Provide pre-cast concrete lintels over service ducts passing through foundation walls. Provide secondary s.w. batten. Brickwork not to overhang lintel by more than 25mm. Openings within internal studwork walls to form part of the walls primary frame to manufacturers instructions and recommendations.

WINDOWS
Standard double glazed windows with side hung casement openings hermetically sealed with integrated draught seals (see drawings for material). 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Window face area to be no more than 25% of the associated rooms floor area. Provide proprietary mastic sealant to all external frame / wall junctions. Trickle vents to head of frames. See 'Ventilation'. Habitable opening windows (all rooms except kitchens, bathrooms, en-suites, wc's and utilities) providing emergency escape must have a minimum of 0.33m² opening area, providing unobstructed opening of 850 x 500mm wide (min 800mm & max 1100mm above floor) to comply with emergency egress within building regulations as an alternative means of escape.

DOORS - General
Proprietary external entrance doors (see drawings for material type) with Integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame / wall junctions. External Doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 920 x 2093mm structural opening to achieve a 775mm minimum clear opening width. Proprietary external garage door, size to be Premdor (or similar approved) 2134 x 2134mm door size and 2268 x 2204mm frame size. Proprietary internal doors to be Premdor (or similar approved) 44 x 864 x 1981mm door leaf size fitting within 947 x 2036mm structural opening to achieve a 800mm minimum clear opening width (corridor width not less than 1050mm wide). All doors must comply with Part M of the building regulations.

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Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Construction Specification
Project Ref: 12 - 54	Drawing No: 09
Scale: 1 : 20	
Drawn: IG	Revision: /
Date: Nov 2012	

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DOORS - Loft Conversions
All doors to habitable rooms at first and ground floor level which lead onto the protected escape stair are required to have full 30 minutes fire resistance. Double doors should be single swing unless specifically agreed otherwise by the Fire / Building Control Officer. The doors should be close fitting to the frame and the gap between the two leaves when closed should not exceed 5 mm. The leading edges of the doors should be provided with rebates. A 'Door Selector' device is then required to ensure the correct sequence of closure.

GLAZING - General
Provide toughened or laminated safety glass to panels with glazing below 800mm from floor level (1500mm in a door or side panel) or glazing wider than 250mm. All glazing within external walls must be 'Low E' type - Pilkington 'K' glass with 16mm Air or Argon Gas-Filled Cavity. Combined to achieve 'U' value 1.80W/m²K.

GLAZING - Loft Conversions
Any glazing (whether new or existing) in the enclosure to the existing stair, including all doors (whether or not they need to be fire doors), but excluding glazing to a bathroom or wc, should be ½ hour fire resistant with suitable beads compatible with the type of glass.

VENTILATION
Habitable rooms or sanitary accommodation (without mechanical extract) to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators (or similar approved method) located to top frame of windows to habitable rooms and 4000mm2 to other. Manually operated mechanical extraction to be provided within utility rooms and kitchens adjacent to hob at achieve 30 litre / second, or 60 litre / second elsewhere. To all bathrooms provide a mechanical extract capable of extracting at a rate of 15 litre / second with fifteen minutes overrun, controlled automatically or manually. Continuous roof ventilation provided by Klober Permo Forte Vapour permeable underlay maintaining a 15mm drape / cross flow ventilation gap. Cross flow ventilation maintained over roof insulation with 'Glidevale' RV601 rafter ventilator or similar and approved.

INTERNAL WALLS - Stud Partition
Proprietary system or 70mm wide Gyproc metal studs with 12.5mm plasterboard either side (minimum mass per unit area of 10kg/m sq) to give half hour fire resistance in accordance with British Gypsum white book. Provide sound insulation of 25mm thick (minimum density 10kg/m cu) fixed within wall construction. All internal drainage pipework to be encased in 2 layers 12.5mm plasterboard on stud (minimum mass per unit area of 10kg/m sq). 25mm thick Isowool General Purpose Roll (minimum density 10 kg/m³) fixed around pipe.

UPPER FLOOR - Loft Conversion
22mm t & g boarding (min. mass per unit area 15kg/m2) on treated C16 grade floor joists (section size on drawings) @ 400 centres maximum, supported from proprietary galvanised ms joist hangers to BS 6178, and laid between existing ceiling joists with 100mm thick Isowool (minimum density 10kg/m3). Provide one row of 38 x 38 mm finished size herringbone or solid strutting between floor joists spanning in excess of 2500mm. Provide triple joists bolted together or sw noggins @ 400 cts maximum below stud partitions and bath supports. 38mm toothed plate connectors on the 2no. adjacent bolts where a double joist arrangement exists. Connectors to be 2no. double sided or 4no. single per bolt. Joists bolted together with M12 Bolts and 30 diameter washers at max. 600mm centres. Provide 30 x 5mm galvanised M.S. anchor straps at max. 2m centres (min. 1200mm long) to end of joists and across 3 no. joists where running parallel with external / party walls. Straps to be turned down 150mm and hooked over inner leaf of cavity wall. Solid noggins to be provided between joists and wall and between joists and strap positions with depth of noggin minimum half depth of joist.

STAIRCASE
Contractor to erect a plywood staircase template for approval to show full building regulations compliance prior to commencement of work. Stair to be modified if required to maintain 2m headroom. Prefabricated softwood timber staircase, 800mm minimum width (to be determined on site), 220mm max rise, 220mm min going. The normal relationship between the dimensions of the rise and going should be twice the rise plus the going (2R + G) is between 550mm and 700mm. 50mm min tapered treads at the narrow end, goings measured centre of tread of stair. Where consecutive tapered treads occur a uniform going must be maintained not less than the going of the straight flight. 42 deg maximum pitch, 2m minimum clear headroom full length and width over stair. 900mm high handrail or balustrade to stairs & landings, 99mm maximum gap between balusters and open risers. Guarding must not to be readily climbable. Guarding / balustrade to resist a horizontal force of 0.36 km/m. All heights must be checked on site. Underside of new staircase to be lined with 2 layers 12.5mm plasterboard & skim with staggered joints to achieve half hr fr min.

EXISTING PITCHED ROOF (Loft Conversion)
Fix 50mm Kingspan K7 insulation slab between existing timber rafters leaving an air gap above, with a further 92.5mm Kingspan K18 insulation slab fixed across the face which incorporates 12.5mm foil backed plasterboard and skim soffit to achieve 0.2w/m2 deg C. Minimum 50mm air gap over to allow cross flow ventilation with ridge ventilation terminal supplied by roof tile manufacturer to be installed as per instructions and recommendations. Min 10mm Continuous fly screened ventilation gap full length of eaves soffit to prevent insect attack. 6mm external quality plywood soffit on 38 x 38mm sw framing to eaves and verges. Provide lead flashings and cavity tray to all wall and roof abutments. Rooflights to have doubled up rafters either side with doubled trimmers (timber section size the same as manufactured truss size) to the top and bottom with 50mm tolerance spacing then packed accordingly once installed Rafters bolted together with M12 Bolts and 30 diameter washers at max. 600mm centres.

DORMER CONSTRUCTION
See drawings for tile type (must match existing, to be site checked) individually fixed, screwed & clipped in accordance with manufacturers specification on 38 x 25 sw battens & counter battens on building paper on 147 x 45mm sw timber framing @ 450 cts max & noggins @ 1220 cts max. 140mm thick Rockwool RW Flexi insulation between timber framing. 12.5mm foil backed plasterboard & skim lining. Combined construction is to achieve a maximum 0.3w/m2 deg C 'U' value. Dormer cheek walls within 1000mm of boundary to be clad internally with 6mm master board fixed with 38mm x 14g flat head nails @ 300mm cts & 4.5mm masterboard externally in accordance with Cape specification to give half hr fr from either side.

FLASHINGS
Provide Code 4 stepped lead flashings, with stepped cavity trays at all roof / wall abutments. All lead flashings to have a minimum of 150mm upstand at abutments.

TANK PLATFORMS
Constructed in accordance with BS 5268: Part 3:1985:Section 7 with insulated roof hatch over landing area. Area between cold water tank and roof access hatch boarded to allow safe access. Proprietary sealant of air paths around loft hatches.

DRAINAGE - RAINWATER
Provide 100mm dia. half round, deep flow black upvc gutters, with 68mm dia. rainwater pipes discharging into new trapped gulley with rodding access, connected to 100mm diameter clay pipe laid to a minimum fall of 1 in 80, and to connect into existing system. To be approved on site with Building Inspector.
125mm H.R. mm UPVC gutters laid to fall of 1 in 300 to outlet with 68mm dia. UPVC rainwater pipes.

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Project: 31 Springdale Gardens, Didsbury, M20 2SS

Drawing: Construction Specification

Project Ref: 12 - 54	Drawing No: 09
Scale: 1 : 20	
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DRAINAGE - FOUL WATER

All drainage to be 'supersleve' or 'hepsleve' pipes laid and bedded in accordance with manufacturers' instructions and recommendations. Inspection chambers to be 'hepworth' type polypropylene installed according to manufacturers' specification. Manholes to be constructed in 225mm class 'b' engineering brickwork or proprietary concrete rings on 150mm thick sulphate resisting concrete base with step irons to b.s. 539 - 150mm average benching laid to falls.

Below ground 100mm dia. soil pipes laid at 1:80 minimum gradient. Soil pipes and accessories to B.S. 4514, 100mm dia. soil and vent pipes to be positioned externally with mesh covered outlet positioned 900mm above any opening light. SVP to discharge directly into inspection chamber via 100mm dia. rest bend. SVP to be encased in sound insulated duct (see internal wall spec.) where it passes through living room or bedroom if internally located. Include lead slate and saddle where SVPs pass through the roof.

Sink, Bath, Bidet & Shower = 76mm deep seal trap, 40mm dia. UPVC waste pipe @ 18 to 90mm/m fall.

WC = 50mm deep seal trap, 100mm dia. UPVC waste pipe @ 18mm/m min. fall connected directly to SVP.

Washbasin = 76mm deep seal trap, 32mm dia. UPVC waste pipe @ 20 to 120mm/m fall. Provide anti-syphonic traps & 50mm dia. UPVC waste pipes where pipe run exceed 2.0m. Where common waste pipe is used for one or more appliances it must be a minimum of 50mm diameter and connected to SVP or back inlet gully. Rodding eyes to be provided at head of all drains. All gullies and SVP's to have rodding access. All stub stacks to have an AAV (Air Admittance Valve) fitted and rodding access.

DRAINAGE - GENERAL

All new drainage to route and connect into existing drainage runs and to be approved on site with Building Inspector. All below ground drain pipes should have minimum of 150mm cover below slab level and be encased in 100mm minimum of concrete. All drains passing under buildings to be tested and approved by building inspector and bridged over (see lintel spec.) where passing through walls. All existing drainage lines shown on drawings are assumed and must be checked / verified on site by contractor prior to commencement of works / new drainage construction.

ELECTRICAL INSTALLATIONS

All switches and socket outlets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm and 1200mm from finished floor level. In the areas affected by building work, provide fixed energy efficient light fittings that number not less than the greater of: one per 25m2 of dwelling floor area (excluding garages) or, 1 per 4 fixed light fittings. External lighting to be fitted with a lamp capacity not exceeding 150 Watts per fitting with light and motion sensors. All electrical work must be designed, installed, inspected and tested by a competent professional to comply with I.E.E regulations, Part P of the building regulations and Electrical Safety, Quality and Continuity Regulations 2005. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements.

Prior to completion the local authority must be satisfied that either:-

An electrical installation certificate issued under a competent person scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained within the building regulations and employ adequate testing equipment.

BOILER

Gas or Oil Boiler = Condensing, SEDBUK Rating Band A or B (90% or higher), Council "Approved", wall mounted, gas fired, room sealed combi appliance, with balanced flue fitted with durable, non combustible guard, controlled by full zone control with weather compensation. Provide high level gas and power points where applicable. Flue to be positioned min 300mm from any opening.

HEATING SYSTEM INSTALLATIONS

All installations to be carried out by a 'Gas Safe' registered professional to comply with Part J of the building regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. All heating system installations in part or full must be specified and sized by building contractor / heating engineer to suit specific room / area of installation for adequate heating levels. All new space and hot water heating systems to have full zone control, thermostats, timers and thermostatic radiator valves fitted in accordance with manufacturers instructions and recommendations. 'Gas Safe' registered professional to fit all relevant notice tags and issue all relevant certificates on completion of works.

FLUES

Any new heating appliance to be installed by a 'Gas Safe' registered professional checking the following:-

- Prior inspection and approval of flue with J4 notice.
- Heating appliance specification approved for acceptable use with flue.
- Flue flow and spillage test executed and submitted.

SERVICES (Dwelling Extension + New Build)

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector". Any meters being relocated to new position must be executed by a registered specialist subcontractor.

SMOKE / HEAT DETECTION

Smoke detectors installed at ground & first floor in hall & landing. If there is a third floor an additional smoke detector is to be installed in the landing. All detectors to be permanently wired in on a separately fused circuit with a secondary battery backup. Where more than one smoke alarm is installed they should be linked so that the detection of smoke by one unit operates the alarm signal in all of them. The manufacturers instructions about the maximum number of units that can be linked should be observed. Alarms to be positioned 7m max from kitchen or lounge doors & max 3m from bedroom doors, minimum 300mm from any wall or light fitting. Where a kitchen is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen in addition to whatever smoke alarms have been specified.

STEELWORK

All to structural engineers design, details and Laid / supported on 2 no. Course deep concrete padstones. To be encased in one layer of Fireline board with all joints staggered and taped to achieve 1/2hour fire resistance, all to manufacturers instructions and recommendations.

STRUCTURAL ENGINEER

All calculations provided to be based on full survey carried out by structural engineer. Architectural design and drawings should be read in conjunction with structural design and drawings, with any discrepancies between the two being report to both consultants.

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blu room architecture

Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Construction Specification
Project Ref:	12 - 54
Drawing No:	09
Scale:	1 : 20
Drawn:	I G
Revision:	/
Date:	Nov 2012

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Existing drainage to be checked before construction commences and Architect informed of discrepancies.



N

blu room architecture

Project:	31 Springdale Gardens Didsbury M20 2SS
Drawing:	Location Plan
Project Ref: 12 - 54	Drawing No: 10
Scale: 1 : 500	
Drawn: IG	Revision: /
Date: Nov 2012	

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