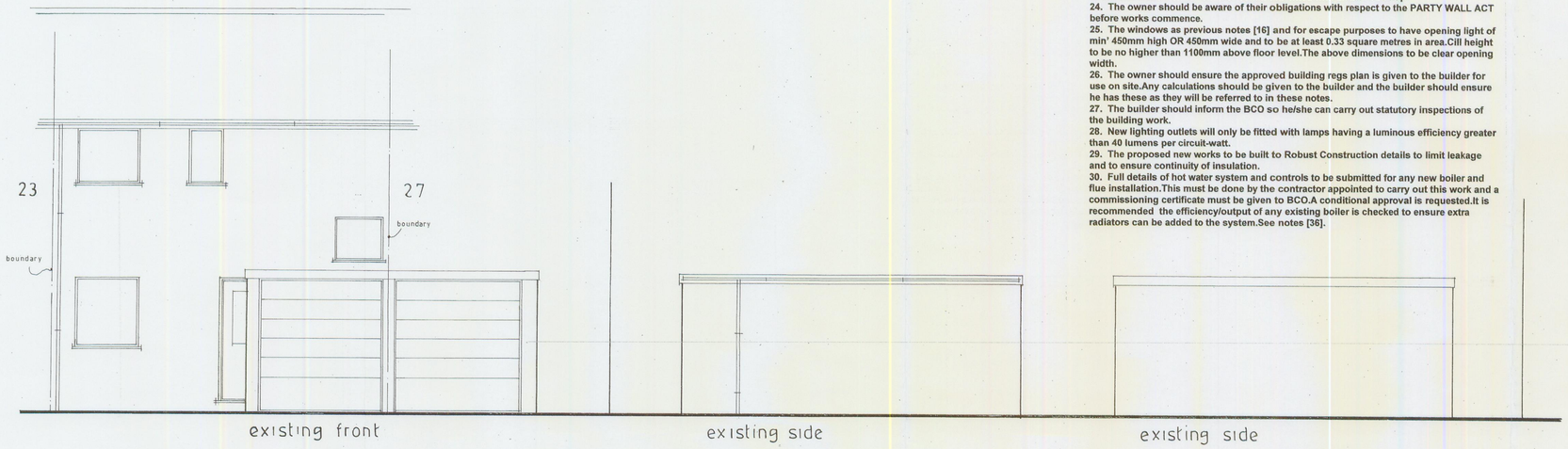

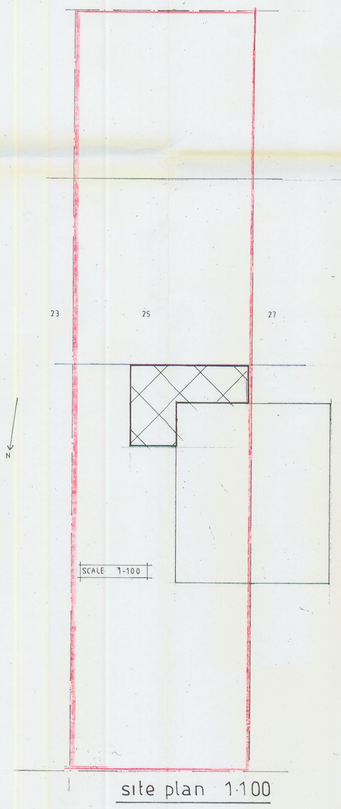

site plan 1·100

NOTES 1 TO 39 ARE STANDARD NOTES AND NOTES 40 ONWARDS RELATE TO THE LETTERS NOTED ON THE FLOOR PLANS AND ELEVATIONS. NOTES 12-14 DELETED

1. CAVITY WALLING to be 103mm facing brick to match house with 85mm cavity filled with dritherm [cavity slab plus] insulation and the inside leaf to be 100mm thermalite shield block with 9.5mm plasterboard and skim on dabs.Use 100mm dense block on outside leaf if wall to be rendered.
2. Use stainless steel butterfly type wall ties in cavity at 750mm and 450mm centres and at 225mm vertical centres to reveals.
3. Cavity to be closed at reveals with insulated d.p.c for example thermabate or similar.

4. ROOF construction to be tiles or slate as specified in notes [40] on 50mm x 50mm treated battens on tyvec or similar breathable felt to BS 747 on roof trusses to BS 5268 PART 3 1985 at 600mm c/c birdsmouthed over a 100mm x 50mm s.w mortar bedded wallplate.See notes [40] for alternative to roof trusses.Install a 12.5mm plasterboard and skim ceiling and insulate with 270mm rockwool laid in 100mm and 170mm layers laid perpendicular to each other.Install upvc barge/soffit/fasia boards.All trusses to be braced to BS 5268.Support rafters at high level by birdsmouthing over a 100mm x 50mm poleplate rawlbolted at 600mm c/c.All ceiling joists ends to be built into existing wall.Install wallplate straps at 1200mm c/c.Where roof lights installed install a circular glide vale vent to prevent stagnant air forming.See notes [6] re. cross venting.
5. Install 100mm diameter p.v.c gutters and rainwater pipes.
6. Effective cross venting to be provided with glidevale or similar continuous strip vent to soffit with min' 25mm air gap.Install high level vent tiles as detailed on plans.Install vent trays at eaves to ensure free flow of air not blocked by insulation.See also notes [40].

7. STEEL to be encased in 2 x 12.5mm plasterboard and skim and sat onto 250mm long x 100mm wide x 2 course deep p.c.c padstones.
8. DRAINS to be 100mm dia' super sleeve or similar laid at min' 1 in 40 fall on pea gravel.All unused drains to be grubbed up with concrete.Use Hepworth or similar 600mm dia' inspection chambers at max 900mm drain depth and where deeper use a brick manhole in 225mm engineering brick on a 150mm deep concrete base.All new gullies to be roddable and trapped.Encase drains below floor slab with concrete with flexceil on joints if BCO requests.Ensure a separate system is maintained if this is found on site.
9. FOUNDATION to be a strip foundation at min ' 1000mm depth with a 600mm wide x 200mm deep concrete pad and to be stepped in accordance with part A if necessary.Bridge any drain passing through the foundation with a p.c.c 2 course lintol.When excavating the footing the builder should ensure the original foundation is a strip and if this is not the case contact the owner as soon as possible.Any foundation within 1000mm of a drain to be taken to the same depth as the drain.A trail hole must be dug to check adequacy of the existing foundation when building at first floor level.
10. LINTOLS to be catnic 'cougar' lintols with min' 150mm end bearings over new openings.

11. CONCRETE FLOOR to be 100mm concrete on sand blinding on 1200 gauge visqueen d.p.m on 125mm polystyrene insulation on 150mm deep clean compacted hardcore.If the existing floor is timber duct through with 100mm dia' pvc pipes laid in hardcore and use 225mm x 150mm p.v.c airbricks on outside wall.Install edge insulation to floor slab, see notes [41] and [32a] also.Use 125mm 'jab floor 70' insulation.

15. All new floor and roof timbers to be strapped at 1800mm c/c with 1200mm long 30mm x 5mm mild steel straps.
16. WINDOWS AND DOORS to be upvc white in colour with 8000mm squared trickle vent to windows and 10000mm squared night vent to doors.All glazing below 1500mm above floor level to be safety glass to BS 6206.Opening lights to be at least a twentieth of the floor area of the room they serve.Glazing to be double gazing with a 16mm air gap and a soft low E coating to give 1.8 U value.Windows with glass lower than 800mm above floor level to be safety glass to BS 6206.See also note [25].Any glazing panels adjacent to doors to be to BS 6206.

17. D.P.C to be at least 150mm above outside g.l and the visqueen must be lapped to the d.p.c.
18. CAVITIES must be continuous.
19. FLASHING to be 150mm upstand 4.lb lead flashed upto a preformed pvc cavity tray at the roof/wall abutment and the flashing to be stepped as necessary.Install stepped cavity tray at roof/wall abutments where required.
20. VALLEYS on roofs to be formed using 200mm x 19mm lay boards with 5.lb lead lining.
21. SMOKE DETECTORS to be interlinked, mains wired with a battery back up and provided on first floor extensions on the first and ground floor landing areas/hall.
22. The owners must agree all SOCKET/SWITCH/LIGHT FITTING/RADIATOR positions before works on site commence.

23. SOIL AND VENT PIPES installed to be 100mm dia' stack with a metal cage at head at min' 900mm above opening lights.Install a rodding eye to base of stack.Install a intumescent collar where s.v.p passes through floor over a garage.Box in s.v.p with 12.5mm plasterboard and skim with an access hatch at base, pack with rockwool.Fit any existing wastes connecting to a new s.v.p with 75mm deep seal traps.Any new bathroom or ensuite wastes to be 40mm or 50mm dia' fitted with an anti-vac trap.
24. The owner should be aware of their obligations with respect to the PARTY WALL ACT before works commence.
25. The windows as previous notes [16] and for escape purposes to have opening light of min' 450mm high OR 450mm wide and to be at least 0.33 square metres in area.Cill height to be no higher than 1100mm above floor level.The above dimensions to be clear opening width.
26. The owner should ensure the approved building regs plan is given to the builder for use on site.Any calculations should be given to the builder and the builder should ensure he has these as they will be referred to in these notes.
27. The builder should inform the BCO so he/she can carry out statutory inspections of the building work.
28. New lighting outlets will only be fitted with lamps having a luminous efficiency greater than 40 lumens per circuit-watt.
29. The proposed new works to be built to Robust Construction details to limit leakage and to ensure continuity of insulation.
30. Full details of hot water system and controls to be submitted for any new boiler and flue installation.This must be done by the contractor appointed to carry out this work and a commissioning certificate must be given to BCO.A conditional approval is requested.It is recommended the efficiency/output of any existing boiler is checked to ensure extra radiators can be added to the system.See notes [36].

31. STUDDING to be 100mm x 50mm s.w frame infilled with 100mm rockwool with 9.5mm plasterboard and skim each side with a double joists below when at f.f.l.Plasterboard to have a density of 10 kg/m3.
32. EXTRACT FAN to bathroom and ensuite to give not less than 15 litre/sec extract and for a utility room not less than 30 litre/sec, kitchen to be not less than 60 litre/sec.
32a. If the extension is within 250 metres of a known landfill site use 2000 gauge visqueen in concrete floor to act as a gas membrane to extend across the cavity and also install a cavity tray in the cavity above the visqueen.

33. The space heating and hot water systems must be inspected and commissioned to ensure the relevant requirements of L1 [b] and [d] have been complied with.Upon completion of the installation the person responsible for achieving compliance must give the client and the BCO a certificate stating that a successful commissioning has been carried out.The installer must have a recognised qualification and be registered under the CAPITA gas registration and ancillary services registration.
34. The combustion installation must be checked by a competent person with relevant experience and qualifications and a report drawn up showing that the materials and components appropriate to the intended application have been used and that the flues have passed the appropriate tests.A full report must be given to BCO and client.
35. For the purposes of determining that combustion appliances can be safely installed where a hearth, fireplace [including a flue box] flue or chimney is provided or extended a durable notice displaying their information /details must be provided.

36. NEW BOILERS must be given a SEDBUK rating and details provided, any new boiler to be a 100000 BTU condensing combi boiler, use lower BTU output if installer advises it to be suitable.
37. RADIATORS to be fitted with thermostatic controls.The builder should include for a 1400mm x 600mm double for lounge/1200mm x 600mm double dining room/900mm x 600mm double kitchen/900mm x 600mm double large bedroom/900mm x 600mm single for bathroom and small bedroom.Owner to agree positions before works commence.
38. SOCKETS to be included in 'pricing' job to be three double sockets per room, include for a lights switch and one light fitting per room and it is advised the owner agrees all the positions once they have nominated a builder to carry out the work.See notes [39].
39. ELECTRICAL works must be inspected by a competent electrician registered with N.I.C.E.I.C or E.C.A. If this is not the case the electrician must be a member of the following; N.I.C.E.I.C. certification limited: B.R.E. certification limited : B.S.I : E.L.E.C.S.A limited : N.A.P.I.T.
Electrical installation to be designed, installed, inspected and tested to BS 7671/ I.E.E 17th edition wiring guidance and to Building Regulation Part P.Installer to be either a competent person registered with an electrical self certification scheme authorised by O.D.P.M, or an electrical installer who is a member of N.I.C.E.I.C/E.C.A or qualified with City and Guilds cert' 2391 who, within 30 days of completing the installation will issue a test cert' to the owner with a copy to be forwarded to the building control dept'.

PLANNING
ACK'D
REPLIED
RECD 27 MAY 2009
M
M
M
VALIDATED

ISSUED FOR APPROVAL

PROPOSAL
extension and garage conversion

CLIENT

ADDRESS
25 ROLLS CRESENT
HULME
M15 5FT

CONTRACT 2·4110

SCALE 1·50

07836 351816
STEVEN DORSEY
SITE MANAGEMENT - ARCHITECTURAL DRAWINGS - BUILDING PLANS