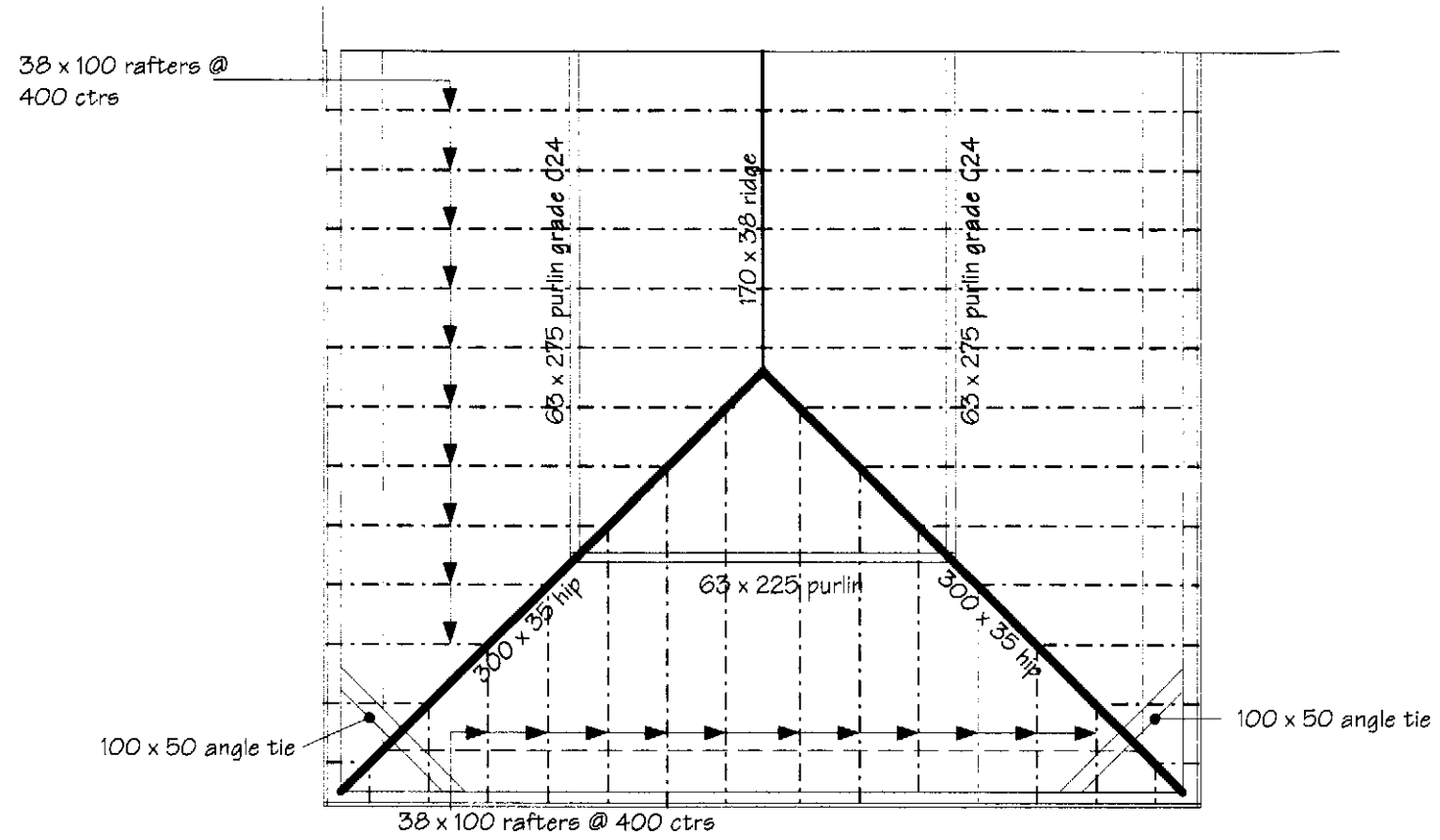


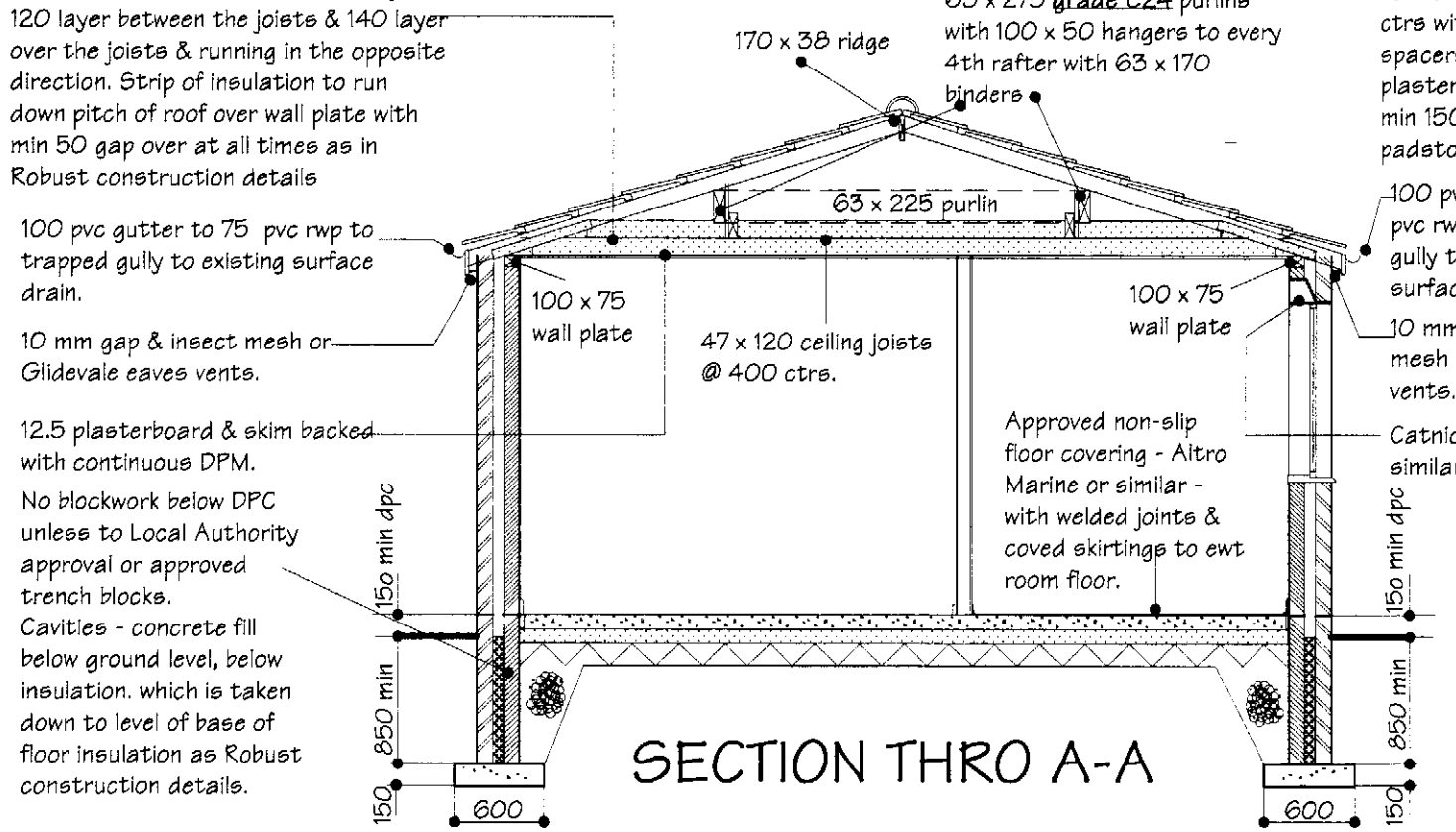
ROOF DETAIL

Note: Structural timbers: All structural timbers specified in this set of plans are to the Trada span tables for dwellings & are to grade C16 unless otherwise stated.

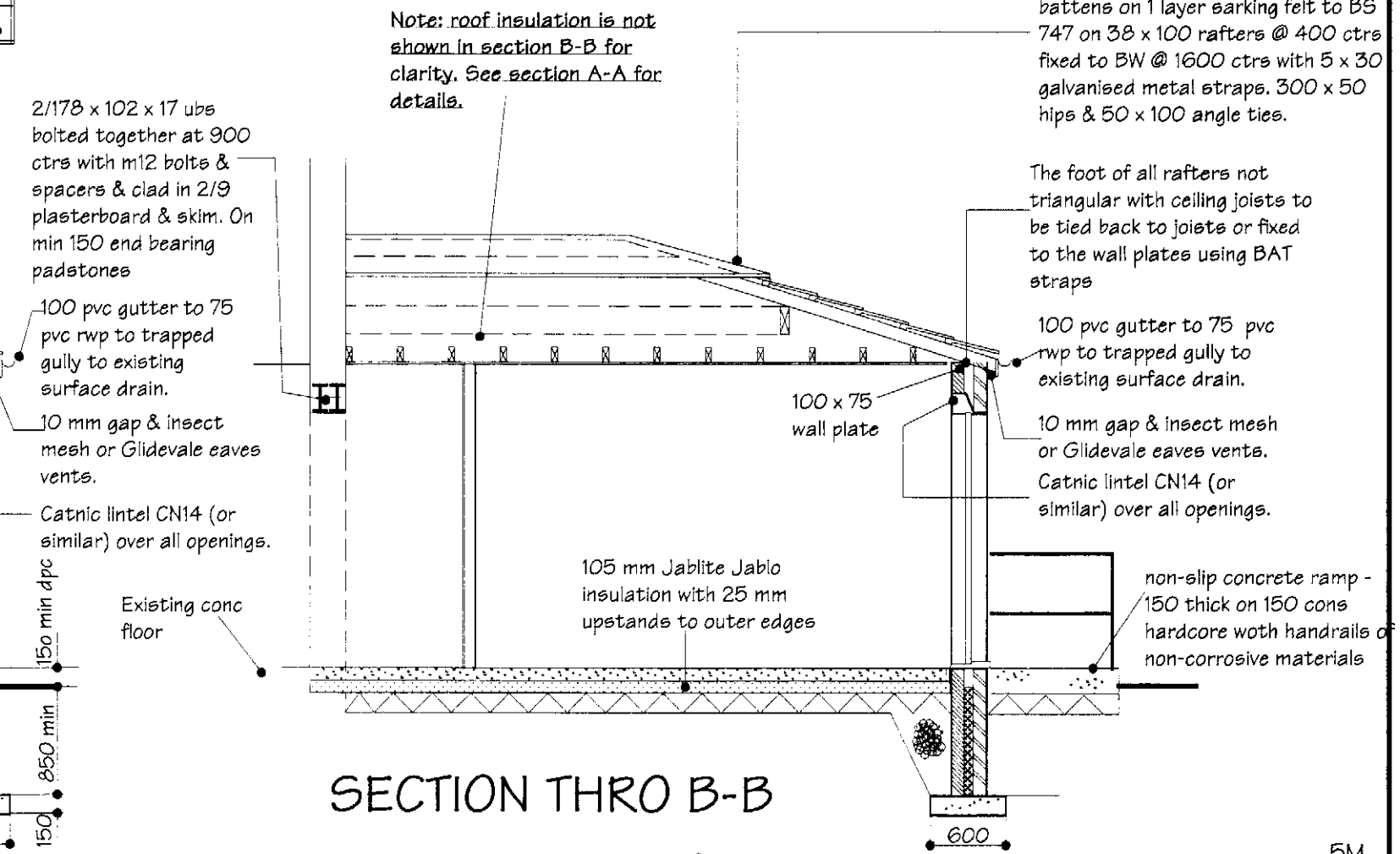
Note: "U" values:
The "U" values used in this set of plans are:

Walls:	0.30
Floor:	0.22
Roof-pitched:	0.16 insulation at ceiling level.
Roof pitched:	0.20 insulation at rafter level.
Roof - flat:	0.20.

As Part "L1B" 2006.
If insulation materials are used which differ from the plan, contractor to check with manufacturers that the above "U" values are achieved, then seek approval from the Local Authority.



SECTION THRO A-A



SECTION THRO B-B

ALAN BUTTERWORTH DESIGN SERVICE
32 LEICESTER ROAD
FAILSWORTH,
MANCHESTER M35 OGN
TEL: 0161 681 3581 FAX: 0161 682 5670

TITLE:
PROPOSED GROUND FLOOR EXTENSION TO FORM BEDROOM & WET-ROOM (SECTIONS & ROOF DETAIL)

FOR
MRS C CONNORS
AT 71 BROADWAY
NEW MOSTON
MANCHESTER M40 3PP

SCALE: 1:50 (AT A3)

DRG NO: **AB0867**

DATE: 8.2.08

SHEET 4
OF 5 SHEETS

APPROVED DOCUMENT PART L1 (2002) Where Applicable

*Internal Lighting:

*Where more than one room is created, A percentage of the rooms to be fitted with energy efficient lighting. Note: The light fittings should ONLY take lamp having a luminous efficiency greater than 50 lumins per cuicuit watt. For one - three rooms - one energy efficient location - for four - six rooms - two energy efficient locations.

*Heating & hot water systems:

*Areas with differing heating needs such as seperate sleeping & living areas should have individual temperature control - by the use or room thermostats or individual radiator valves.

* All heating & hot water systems to be fully commissioned & certification provided.

* Instructions for all the relevant controls to be given to the owner.

*Limiting air leakage:-

*The cavity wall insulation to be taken below DPC level to the under side of floor insulation.

* The cavity wall insulation & roof insulation must meet the top of the wall. But maintaining roof insulation.

* A 25mm upstand insulation to be provided around perimeter of floors.

* All cavity closures must be insulated

*Draught seals to be fitted on the open able element of all door & window frames.

*All wall/frame junctures & service entries to be sealed.

*Trickle vents to habitable rooms to have Min. open area of 8,000mm^2

*Any new loft access doors to be fitted with catch & draught seals.

*All windows to be double glazed.

Water cylinders to have factory applied insulation min. 35mm thick.

*All pipes passing througfh unheated spaces to be insulated as described above.

*Any new heating system, or extension of an existing system to incorporate: zonal timing, and boiler interlock controls as outlined in Approved Document L

*The first metre of all pipes attached to the cylinder to be insulated with materials having a K value of not exceeding 0.045w/mk with a thickness equel to the outside of diameter of the pipe (up to a max dia of 40mm)

ROOF: Marley Modern tiles at a pitch of 17.5° min with 100 headlap on battens on 1 layer sarking felt to BS 747 on 38 x 100 rafters @ 400 ctrs fixed to BW @ 1600 ctrs with 5 x 30 galvanised metal straps. 300 x 50 hips & 50 x 100 angle ties.

WALLS: 110 facing brick to outer skin & 100 load bearing Thermalite block to inner skin with 100 cavity filled with 100mm Rockwool mineral fibre cavity wall bats to agrement cert 79/696 with ties at 750 horizontally & 450 vertically. Ties to be spaced not more than 300 vertically within 225 of vertical edges of openings. All cavities to be continuous with cavity insulation to carry up to meet roof insulation. No blockwork below dpc. Cavities concrete filled below ground level.

FLOOR - SOLID: 12 mastic asphalt on 100 concrete on 105 mm Jablite Jabio on 1200 gauge dpm. on 150 min consolidated hardcore with sandblinding.

FOUNDATIONS: 600 X 150 concrete strip to 1000 below ground level to firm sub-soil & to the satisfaction of the Local Authority. This plan assumes good ground conditions.

SUPPORTS: All steelwork clad in 2/9 plasterboard & skim & on padstones as shown. See plan for details of any steelwork.

OPENINGS: To have horizontal & vertical dpc. & to be supported over with Catnic lintels CN14 (or similar) on 150 end bearings & filled with glass fibre wool.

WINDOWS: To be double glazed in low immissary "K" glass having 20mm gap to the double glazing & have opening lights = 1/20th. floor area & trickle vents 8000 sq mm.

GLAZING: Glazing to doors & adjacent glazing to be safety glazing to BS6206 & marked thus. All glazing to Part "N" of the Building Regulations.

DRAINAGE: Rainwater to 100 gutter to 75 rwp to trapped gulley to existing surface drain. WC to 100 drain to svp. Shower & bath to have ds trap to 38 mm waste pip to svp. Wash basin to have ds trap & 38 waste pipe to svp. (or below grating of trapped gulley but above the water line.. Any new below ground drainage to be bedded on "P" gravel at a fall of 1:40 min.

PROTECTION OF DRAINS: Any drain under new work to be excavated for Local Authority inspection (& encased in 200 concrete if L.A. deems necessary.) any drain through b.w. to be bridged with r.c. lintel. Foundations down to invert level of any drain within 1000. Any drain under new work to have rodding access.

INSPECTION CHAMBERS: Any inspection chamber to be constructed of Engish Bonded Engineering brick class 'B' on 150 min. concrete base & with cast iron cover plate. (or other method agreed by the L.A.)

ROOM VENTILATION: Any toilet without natural ventilation to be vented mechanically to give 3 air changes per hour - with 15 minutes overide & to operate with the light switch. Method shown on plan. Any new bathroom with window to have mechanical ventilation to give 15 litres per second extraction. (By means of electric extraction fan thro convenient location - wall/window or roof) New kitchen to have mechanical extraction to give 60 litres per second extraction (30 litres per second if cooker has hood extraction) any patio door/french doors, to a room that has no other ventilation to have 10,000 mm sq. vent head. Utility room to have mechanical ventilation to give 30 litrs per second extraction.

HEATING: If by means of the alterations, a new or replacent boiler is to be installed, the new boiler must have a min SEDBUk rating of 86% & to Local Authority approval. Radiater positions to clients instructions.

ELECTRICAL: The installation will be designed, installed, inspected & tested to the standards required by Part "P" of the Building Regulations. A "competent" electrician will undertake the work & an installation certificate will be provided. Prior to commissioning, the installation will be tested by an electrician competent in testing & holding a suitable qualification. Testing will be comprehensive with tests for continuity & earth loop impedance. Any electrical installation undertaken by someone who is not registered with the NICEIC or ECA must provide an installation certificate together with a test certificate by a member of NICEIC or ECA. The proposed domestic electrical installation will be installed in accordance with BS 7671 & the current 16th. Edition of the wiring regulations. The best practice endorsed within the IEE on site guide will be applied.

ELECTRICAL NOTE:

Socket outlets must be positioned to comply with Part M between 450mm and 1200 above floor level, and light switches max 1200 high.

Cables passing through timber joists will be located on the centreline of the joist to avoid mechanical damage.

In undertaking the work the electrical installer will comply with Part "P" and with all other relevent Building Regulations. Socket & switch positions to client's instructions.

INSULATION - PART "L" 2006: Upon completion a report must be submitted by the contractor or other suitably qualified person which confirms that "Continuity of Insulation & Airtightness" has been achieved.

NOTE: ALL SIZES & DIMENSIONS TO BE CHECKED & VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT & ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO ALAN BUTTERWORTH DESIGN SERVICE BEFORE COMMENCEMENT

NOTE: PARTY WALL ACT.

SOME OF THIS WORK MAY FALL WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996. IF SO, IT IS IMPORTANT THAT THE CLIENT OR HIS/HER REPRESENTATIVE, SERVES NOTICE TO THE OWNER/S OF ADJOINING PROPERTY (WHERE NECESSARY) OF THE INTENTION TO BUILD, TWO MONTHS BEFORE COMMENCEMENT OF ANY WORK & THAT WRITTEN PERMISSION IS OBTAINED. ALL PROVISIONS OF THE PARTY WALL ACT 1996 (WHERE NECESSARY) TO BE ADHERED TO.

NOTE:

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION (IF REQUIRED) IS GRANTED (NOT REQUIRED IN THIS CASE)

NO WORK TO COMMENCE UNTIL APPROVAL IS OBTAINED UNDER THE BUILDING REGULATIONS

ALAN BUTTERWORTH DESIGN SERVICE ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE APPROVAL UNDER THE BUILDING REGULATIONS IS OBTAINED.

NOTE: THE CONTRACTOR MUST WORK TO THE PLANS AS APPROVED UNDER THE BUILDING REGULATIONS - IE: THE SET OF PLANS THAT HAVE BEEN STAMPED & APPROVED BY THE LOCAL AUTHORITY AS THIS SET MAY HAVE BEEN AMENDED/REVISED BY THE ARCHITECT OR BY THE LOCAL AUTHORITY. ALAN BUTTERWORTH DESIGN SERVICE ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BASED ON ANY OTHER SET OF PLANS. IF IN DOUBT CONTACT ALAN BUTTERWORT DESIGN SERVICE.

ALL WORK TO THE BUILDING REGULATIONS & TO THE SATISFACTIONOF THE LOCAL AUTHORITY.

ALAN BUTTERWORTH DESIGN SERVICE
32 LEICESTER ROAD
FAILSWORTH,
MANCHESTER M35 OGN
TEL: 0161 681 3581 FAX: 0161 682 5670

TITLE:
PROPOSED GROUND FLOOR EXTENSION TO FORM BEDROOM & WET-ROOM (CONSTRUCTION NOTES)

FOR
MRS C CONNORS
AT 71 BROADWAY
NEW MOSTON
MANCHESTER M40 3PP

SCALE: 1:50 (AT A3)

DRG NO: **AB0867**

DATE: 8.2.08

SHEET 5 OF 5 SHEETS