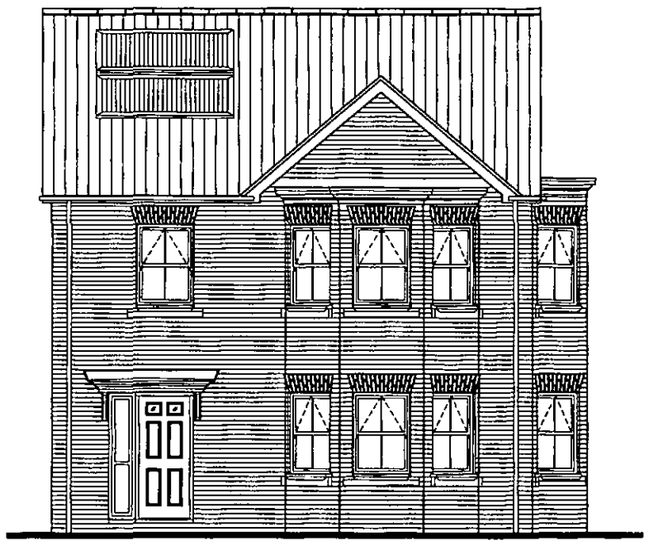



PLANNING AND
BUILDING CONTROL
06 FEB 2013

# CONSTRUCTION MANUAL 2010
# DIDSBURY

*Total Net Floor Area:* **121.58 sq.m (1308 sq.ft)**

*Site Name: EGERTON ROAD - FALLOWFIELDS, MANCHESTER*

*Plot No's:* *9(opp)SPECIAL* **118.10 sq.m (1271 sq.ft)**
*10(as),11(opp)*

***Contents:*** ***REV***


| | |
|---|---|
| ***F.00.00-*** **General Speciifcation** | **A** |
| ***F.00.01-*** **Setting Out Layout** | **A** |
| ***F.00.02-*** **Ground Floor Structural Layout** | **A** |
| ***F.00.03-*** **Ground Floor Service Layout** | **A** |
| ***F.00.04-*** **First Floor Chamber Joist Layout** | **A** |
| ***F.00.05-*** **First Floor Structural Layout** | **A** |
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CARTREFI
WATKIN JONES
HOMES

# GENERAL NOTES FOR DETACHED HOUSES

**SUBSTRUCTURE:**
Ground floor construction and foundations on drawings are **illustrative** and are to be confirmed with the Structural Engineers drawings and specifications. Should any of the following conditions be present on site then advise must be sought from a Structural Engineer: Trees located on or around the site: this will effect the overall floor contruction. Presence of ponds etc: may effect the water table and ground movement. Signs of contamination such as waste etc: remediation works and strategy may be required. Knowledge or discovery of mines,quarry workings, basements, sloping ground and sudden changes in level etc: overall engineering solutions for entire site may be required.

**GROUND FLOOR CONSTRUCTION:**
Block and Beam floor: 65mm thick concrete screed finish with anti crack mesh on 500 gauge visqueen dpm layed over 75mm kingspan thermafloor TF70 insulation and 30mm perimeter insulation on engineer/ specialist approved 2000 gauge gas proof membrane over 175mm deep concrete beams. 150mm void to be mantained to provide crossflow ventilation.

**FOUNDATIONS:**
Foundations shown on drawings are **illustrative** and reference must be made to Engineers details and specifications. Foundations to external walls to Structural Engineers design with Thermalite 'Trenchblocks' laid in 1:4 mortar. Facing brickwork to extend min. 2 courses below ground level. Foundations to party walls may vary as a result of levels and relationship with adjacent building. Formation level of foundations should be no less than 1000mm in clay soil and 625mm in sand. All to Structural Engineers details and specifications and Building Control Authority Approval.

**BLOCK STRENGTHS:**
TO BE CONFIRMED BY STRUCTURAL ENGINEERS.

**CAVITY WALL CONSTRUCTION:**
Overall cavity wall construction to be 302.5mm. comprising of 102.5mm thick facing brickwork outer leaf with 100mm full fill blown insulation, 100mm aircrete blockwork inner leaf, finished internally with 12.5mm Gyproc 'Wallboard' on dabs with 3mm skim finish. 225mm stainless steel wall ties at max. 900mm horizontal centres and 450mm vertical c/c. Additional ties to be provided around openings at 225mm vertical c/c and 150mm max from opening and 300mm c/c at movement joints. Cavity to be closed at openings with suitable 100mm insulated closers, installed to manufacturers instructions. Cavity to be closed at eaves and verges. Junctions between separating floors and party walls to be closed with flexible cavity closers with combined dpc, such as 'Cavi 150' type PM1B party wall fire integrity barrier and damp course or similar approved. Please refer to standard details.

**INTERNAL LOAD-BEARING BLOCK WALLS:**
100mm lightweight aggregate blockwork either on foundation or built off slab as required by Structural Engineer. DPC under all ground floor walls. 15mm Gyproc 'SoundBloc' plasterboard on 10mm dabs to each side with 3mm skim finish.

**INTERNAL STUD PARTITIONS:**
63x38 sw timber studs at max. 600 c/c with 15mm Gyproc 'SoundBloc' plasterboard fixed to each side with 3mm skim finish. Dpc to be fixed to u/s of timber studwork to ground floors. Fix 15mm ply pattressing where additional fixing is required.

**LINTELS:**
Proprietary lintels (heavy duty where required), size and specification to lintel suppliers schedules. Lintels must be laid level and have a min. end bearing of 150mm and lined internally to give a min. 1/2hr fire protection. Steel lintels used for external walls must be insulated with polystyrene insulation. Windows and door soffit reveal to be lined with 22mm Gyproc 'Thermaline Basic' or similar approved. Installation of board must not effect trickle vents. All structural steelwork must be to Structural Engineers specifications and must be encased to give min. 1/2hr fire protection.

**UPPER FLOOR CONSTRUCTION:**
18mm T & G chipboard (as site spec.) min. 15kg/m² on 241 or 302mm TJI engineered 'I' joists as manufacturer's design. Joists to be generally built in to external & party walls with 'TJ-EnergyStop' end cap to joist ends. Joists to have min. 90mm end bearing and joist spans to be approved by Structural Engineer. Ceiling to be 15mm Gyproc Wallboard TEN with skim finish.

**PITCHED ROOF CONSTRUCTION:**
Natural slate roof tiles with min. lap & fixings as agreed with Building Control Authority and in accordance with manufacturer's recommendations on 50 x 25mm s.w. battens on Tyvek Supro Membrane (type 5U at eaves) on roof trusses to approved manufacturer's design at 600mm max. centres to BS 5268:Part 3.100 x 25mm s.w. bracing also in accordance with BS 5268. Wall-plates to be 100 x 75mm (unless otherwise stated on drawings), strapped down to wall at 2.0m max. centres with 30 x 5mm galvanised m.s. straps. 30 x 5mm galvanised m.s. restraint anchors to blockwork at each gable at ceiling and verge / parapet level at 2.0m max. centres. 175x25mm PVCu fascia boards (Unless otherwise stated) white with 10mm continuous soffit ventilator for the full length of eaves on both sides of roof space in accordance with Part F of the Building Regulations.Ceiling to be 15mm Gyproc Wallboard TEN with skim finish.

**RENDER**
Tyrolean 2 coat render finish.
1 x 8mm thick scratch coat sand & cement render with waterproof additive. 1 x 12mm thick top coat sand & cement render, finished with Tyrolean in colour specified. All angle beads/bellcast beads to be stainless steel.

**STAIRCASES:**
Timber staircases to be generally softwood construction to BS585 & BS5395 and comply with Building Regulations K1 & K2/3. Handrails / balustrades to flights to be min. 900mm / max. 1000mm above pitch line. Balustrades to landings to be min. 900mm. Balustrades to be unclimable and must prevent the passage of a 100mm dia. sphere. Landings to be at least equal to width of staircase. 2000mm min. clear vertical headroom over whole of staircase width.

**BALCONY & JULIET GUARDING:**
Balcony & Juliet guarding to be 1100mm high and comply with Building Regulations K2/3. Balcony guarding to be to detail. Juliet guarding to be a standard product to approved design.

**WINDOWS & DOORS:**
**Windows** to be PVCu and double glazed with 16mm air gap filled with Argon gas to achieve max. 'U' value of 1.8 W/sq.m.K. Heads of windows to incorporate controllable trickle vents with an area of 2500mm² (assuming continuous mechanical extract is included for kitchens, utilities, bathrooms and wc's). Area of opening lights to habitable rooms to be 1/20 min. of floor area of habitable rooms. An opening window (no min. size) to be provided as indicated in kitchens and bathrooms. Glazing to comply with BS 6262, BS 6206 & Part N1. Glazing below 800mm above floor level in walls & partitions or below 1500mm above floor level in doors/side panels to be fitted with safety glass in accordance with BS 6206. Opening windows above projecting ground floor features (such as canopies) and where a safe ladder angle of 75° cannot be achieved are to be fitted with 'Easi-clean' hinges.
**External doors** to be insulated doors to achieve a max. 'U' value of 1.8 W/sq.m.K.

**PLUMBING:**
All guttering to be polypipe 100mm deepflow in black on white gutter board, all downpipes to be polypipe 63mm in black.100mm Ø PVC single-stack soil & vent pipes (SVP's) to BS 5572 with terminal cage min. 900mm above window opening lights. Where possible air admittance valves to be included below roof level. Access for maintenance to be provided throughout stack. 38mm bath wastes, 32mm basin wastes (or 40mm if waste length exceeds 1.7m) with deep-seal anti-vac traps. 38mm sink wastes with 75mm deep traps to back-inlet gullies (BIG's). Combined wastes to be 50mm min. Where necessary, pipes & hot water storage vessels to be thermally insulated with insulation material in accordance with the Heating Specification. Ensure boxings for concealed services are sealed at floor & ceiling levels and pipes sealed around where penetrating into hollow construction voids.

**HEATING / HOT WATER:**
Central heating to be supplied via gas fired system to all dwellings.
Refer to heating layouts for type specific system design.

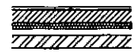
**VENTILATION:**
Window opening lights and tricklevents to be as above. Kitchen, bathrooms/en-suites, utilities & cloakrooms to have continuous extract fans such as Xpelair CX100 or appropriate fan for location / ducting requirements. System design to be submitted for Building Control Approval.
NOTE: Cooker hood to be re-cycling type hood and is not part of ventilation system.

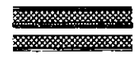
**ELECTRICAL:**
Installation to comply with Part P of the Building Regulations and certificate issued on completion. In rooms where lighting is expected to have most use, provide lighting outlets to accept only lamps with luminous efficiency greater than 40 lumens per circuit watt. Quantity and locations to be approved by Building Control.


LOAD BEARING WALL - 100MM BLOCK - 50MM KINGSPAN K8 INSULATION - 15MM FOIL BACKED PLASTERBOARD ON DABS WITH 3MM SKIM.


LOAD BEARING WALL - 100MM BLOCK - 12.5MM PLASTERBOARD ON DABS WITH 3MM SKIM.


63X38 SW TIMBER STUDS AT MAX. 600 C/C WITH 15MM GYPROC 'SOUNDBLOC' PLASTERBOARD WITH 3MM SKIM


CAVITY WALL - 302.5MM. - 102.5MM FACING BRICKWORK - 100MM FULL FILL BLOWN INSULATION - 100MM AIRCRETE BLOCKWORK - 12.5MM PLASTERBOARD ON DABS WITH 3MM SKIM


PARTY WALL - 100MM BLOCK - CAVITY OF 100MM WITH ISOWOOL 'HI-THERM RD35' PARTIAL FILL - 1 2.5MM PLASTERBOARD WITH 3MM SKIM

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

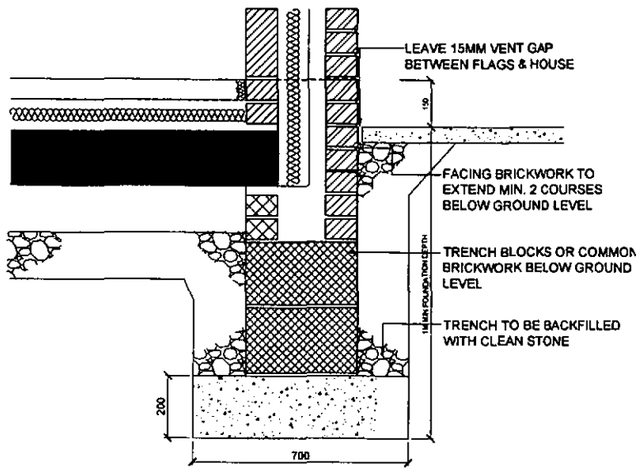
GENERAL NOTES

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | N/A |
| DATE | MAR'12 | REVISION | A |

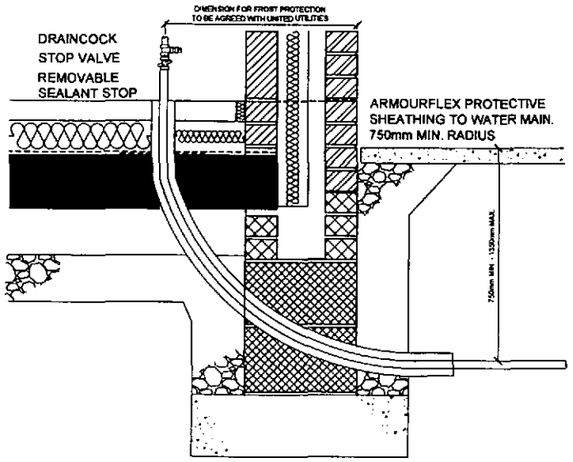
DRAWING NUMBER
F.00.00

CARTREFI WATKIN JONES HOMES
55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA, Tel: 01745 538200 Fax: 01745 538201

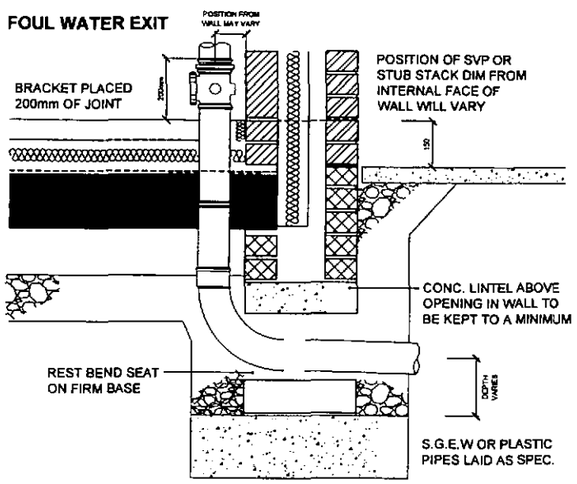
## BASIC FOUNDATION LAYOUT

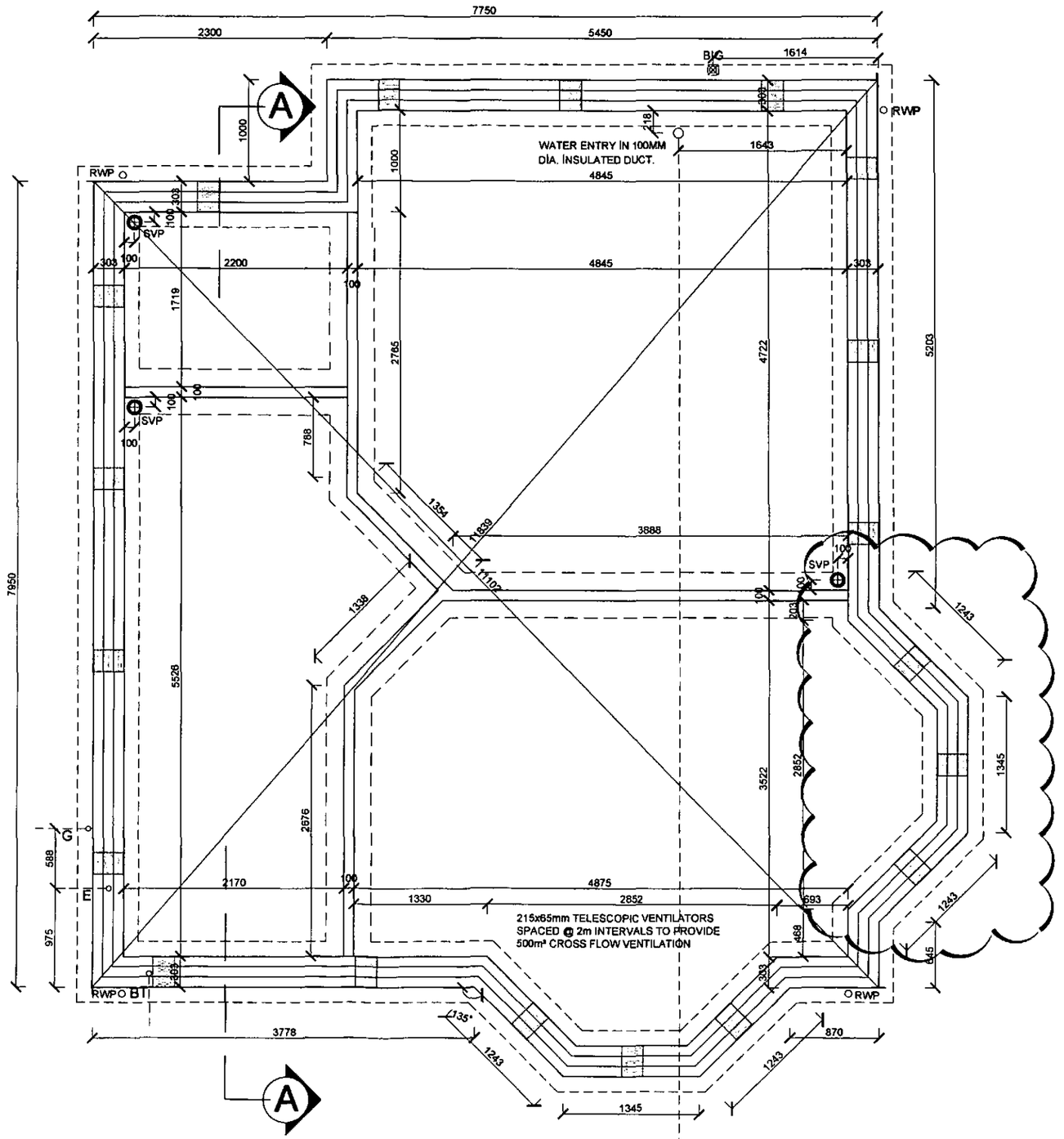



## WATER ENTRY POINT DETAIL (METER IN DRIVE)




## FOUL WATER EXIT




**GROUND WORKS:**

IT IS NOT INTENDED THIS DRAWING DETAILS SPECIFIC FOUNDATIONS, GROUND CONDITIONS OR CONTAMINATES THE GROUND AREA RELIED UPON TO SUPPORT THE BUILDING OR DRAINAGE MUST BE INVESTIGATED. THE SITE MUST CONFORM TO THE CDM & COSHH REGULATIONS.
PLEASE ENSURE THE FOLLOWING BEFORE WORKS COMMENCE:
CHECK & VERIFY ALL SITE & BUILDING DIMENSION LEVELS, SEWER INVERT LEVELS & CONNECTION POINTS.

CHECK THE DRAWING AGAINST THE GRD. FLOOR PLAN & ANY STRUCTURAL ENGINEERS DETAILS SUCH AS RAFTS, PILING ETC WHICH MAY BE RELEVANT.

CHECK FOR ANY ADDITIONAL INTERNAL WALLS THAT MAY BE REQUIRED FOR THE SUSPENDED SLAB.
ALL DRAINS PASSING THROUGH A WALL WILL REQUIRE A LINTEL ABOVE & A CLEAR OPENING OF 50MM ALL ROUND.

CONCRETE MUST CONFORM TO NHBC STANDARDS OR STRUCTURAL ENGINEERS DESIGN- IF IN DOUBT ASK.

READY MIXED CONCRETE MUST BE OBTAINED FROM A SUPPLIER HOLDING THE RELEVANT CERTIFICATES TO MEET THE REQUIREMENTS OF THE NACCB.
ALL MIXES TO BE OBTAINED FROM THE SAME SOURCE.
TRENCH BLOCK FOUNDATION CAN BE USED.

ALL DRAINAGE TO HAVE 150MM BED AND SURROUND 10MM DOWN BEDDING STONE.

CDM ASSESMENT IS REQUIRED FOR:
1. WORKING IN OR AROUND TRENCH EXCAVATION
2. THE STORAGE OF MATERIALS NEAR EXCAVATIONS
3. WORKING NEAR OR WITH EXISTING SERVICES
4. THE USE OF CONCRETE
5. THE USE OF HAZARDOUS MATERIALS

THIS DRAWING MUST BE READ IN CONJUCTION WITH THE STRUCTURAL ENGINEERS DESIGN DETAILS AND THE SITE LAYOUT PLAN.
THIS DRAWING IS FOR A TYPICAL GROUND BEARING SLAB. STRIP FOOTING SHOWN ARE INDICATIVE.

*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

FOUNDATION LAYOUT

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| DRAWN BY | DB | SCALE(S) | 1:50,1:20 |
| DATE | MAR'12 | REVISION | A |

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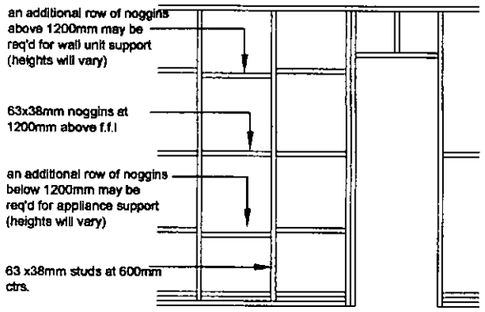
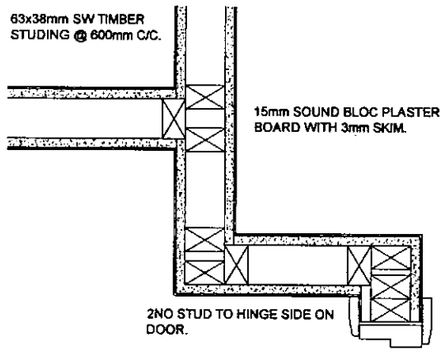
F.00.01

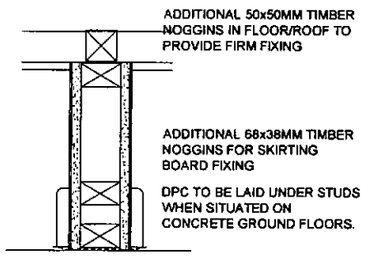
CARTREFI WATKIN JONES HOMES

55 Ffordd William Morgam St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA, Tel: 01745 538200 Fax: 01745 538201

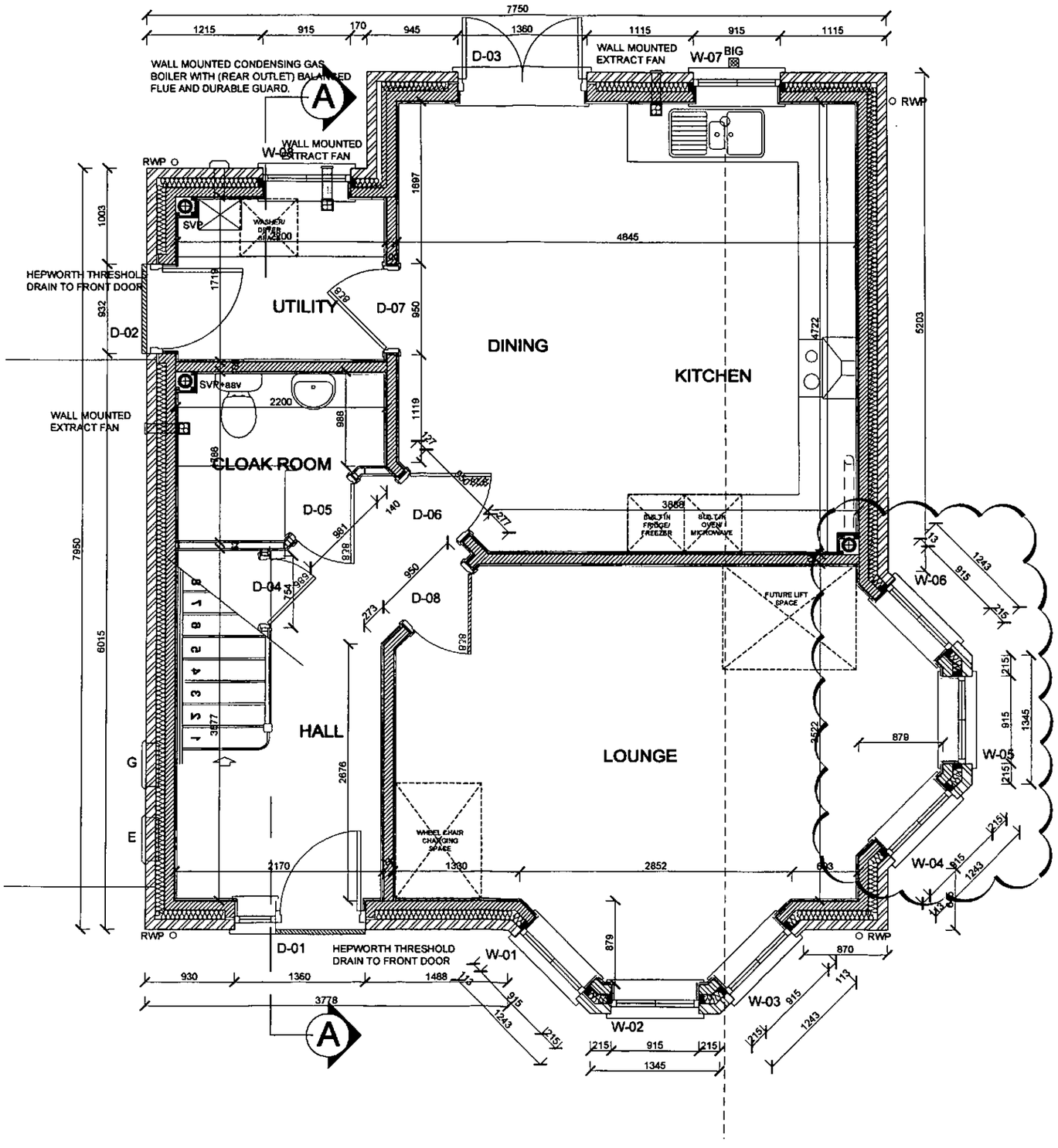
**STUD PARTITION DETAIL**




*NOTE*:
THERE IS NO PERMANENT VENTILATION ALLOWED FOR IN THE LOUNGE. ANY GAS OR OTHER FUEL FED FIRE MUST BE INSTALLED BY A CORGI REGISTERED INSTALLER. IF THE INPUT OF THE FIRE EXCEEDS 7.0KW PERMANENT VENTILATION IS REQUIRED AS PER BUILDING REGULATIONS APPROVED DOCUMENT J OCCUPIER MUST BE MADE AWARE OF THIS PRIOR TO OCCUPATION.




*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

**CAVITY WALL CONSTRUCTION:**
Overall cavity wall construction to be 302.5mm. comprising of 102.5mm thick facing brickwork outer leaf with 100mm full fill blown insulation, 100mm aircrete blockwork inner leaf, finished internally with 12.5mm Gyproc 'Wallboard' on dabs with 3mm skim finish. 225mm stainless steel wall ties at max. 900mm horizontal centres and 450mm vertical c/c. Additional ties to be provided around openings at 225mm vertical c/c and 150mm max from opening and 300mm c/c at movement joints. Cavity to be closed at openings with suitable 100mm insulated closers, installed to manufacturers instructions. Cavity to be closed at eaves and verges. Junctions between separating floors and party walls to be closed with flexible cavity closers with combined dpc, such as 'Cavi 150' type PM1B party wall fire integrity barrier and damp course or similar approved. Please refer to standard details.

**INTERNAL LOAD-BEARING BLOCK WALLS:**
100mm lightweight aggregate blockwork either on foundation or built off slab as required by Structural Engineer. DPC under all ground floor walls. 15mm Gyproc 'SoundBloc' plasterboard on 10mm dabs to each side with 3mm skim finish.

**INTERNAL STUD PARTITIONS:**
63x38 sw timber studs at max. 600 c/c with 15mm Gyproc 'SoundBloc' plasterboard fixed to each side with 3mm skim finish. Dpc to be fixed to u/s of timber studwork to ground floors. Fix 15mm ply pattressing where additional fixing is required.

Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preference to scaling. These plans are intended as an illustration only and are not to be taken as a representation made on negotiating individual sales or as part of contract documents.

CARTREFI
WATKIN JONES
HOMES

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA, Tel: 01745 538200 Fax: 01745 538201

REVISIONS
Rev A - Floor plan amended to Sales Comments DB 07.11.12

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

GROUND FLOOR - STRUCTURAL

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| DATE | MAR'12 | REVISION | A |

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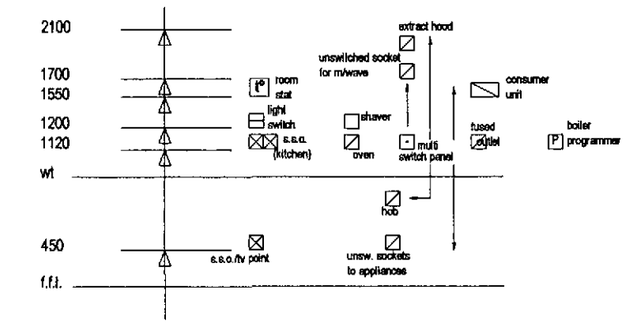
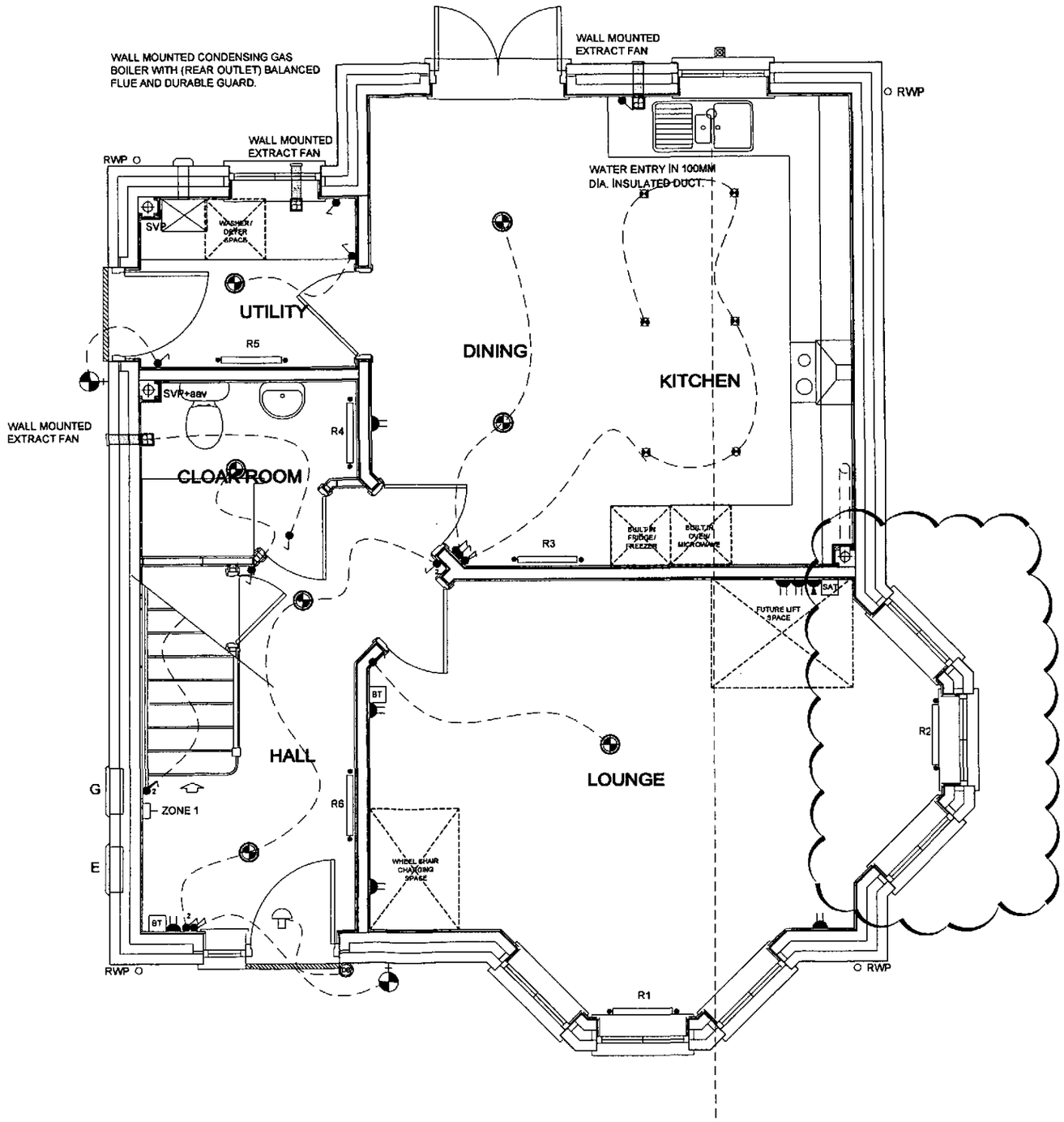
F.00.02




KEY & HEIGHTS OF ELECTRICAL FITTINGS




## KEY

- PENDANT CEILING LIGHT
- ENERGY EFFICIENT PENDANT CEILING LIGHT
- ENERGY EFFICIENT DOWN LIGHTERS
- DAWN TILL DUST WALL MOUNTED LIGHT
- ONE WAY LIGHT SWITCH
- TWO WAY LIGHT SWITCH
- DOUBLE SWITCH SOCKET OUTLET 450mm ABOVE FINISH FLOOR LEVEL
- SINGLE SWITCH SOCKET OUTLET 450mm ABOVE FINISH FLOOR LEVEL
- DOUBLE SWITCH SOCKET OUTLET 1200mm ABOVE FINISH FLOOR LEVEL
- SINGLE SWITCH SOCKET OUTLET 1200mm ABOVE FINISH FLOOR LEVEL
- TV AERIAL OUTLET
- SAT — SATALITE POINT
- BT — TELEPHONE POINT
- S/S — SHAVER SOCKET
- GAS POINT
- COOKER CONTROL PANEL
- CONSUMER UNIT 1500mm ABOVE FINISH FLOOR LEVEL MAX
- (S)(H) SMOKE/HEAT DETECTOR - MAINS OPERATED TO B.S. 5446 PT1 INTER CONNECTED BETWEEN FLOORS & POSITIONED 300mm AWAY FROM ANY WALL OR CEILING FIXTURE & TO BE EASY ACCESSIBLE
- DOOR BELL (BATTERY OPERATED)
- PANEL RADIATOR
- HTR — HEATED TOWEL RAIL
- ROOM THERMOSTAT
- SHOWER HEAD

*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

DEDICATED / FITTED FRAME MOUNTED TYPE BINS INSIDE KITCHEN UNIT FOR RE-CYCLING; MIN 3NO. 10 LITRES BINS ~ FITTED INTO BASE UNIT 5, BINS TO BE FITTED OFF CENTRE TO ALLOW STORAGE TO ONE SIDE OF THE UNIT.

**ELECTRICAL:**
Installation to comply with Part P of the Building Regulations and certificate issued on completion. In rooms where lighting is expected to have most use, provide lighting outlets to accept only lamps with luminous efficiency greater than 40 lumens per circuit watt. Quantity and locations to be approved by Building Control.

CARTREFI WATKIN JONES HOMES

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

GROUND FLOOR - SERVICES

| | | | |
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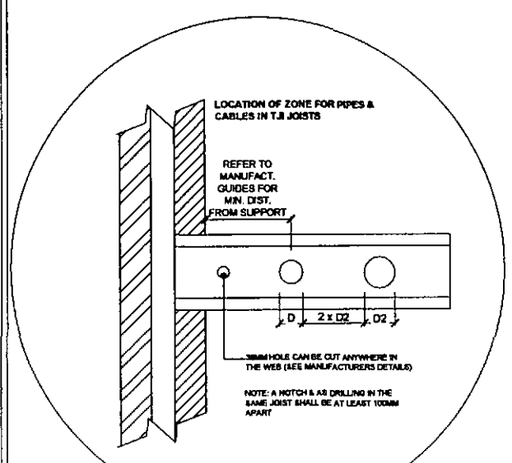
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

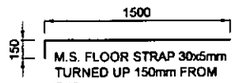
DRAWING NUMBER
F.00.03

55 Ffordd William Morgam St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA, Tel: 01745 538200 Fax: 01745 538201

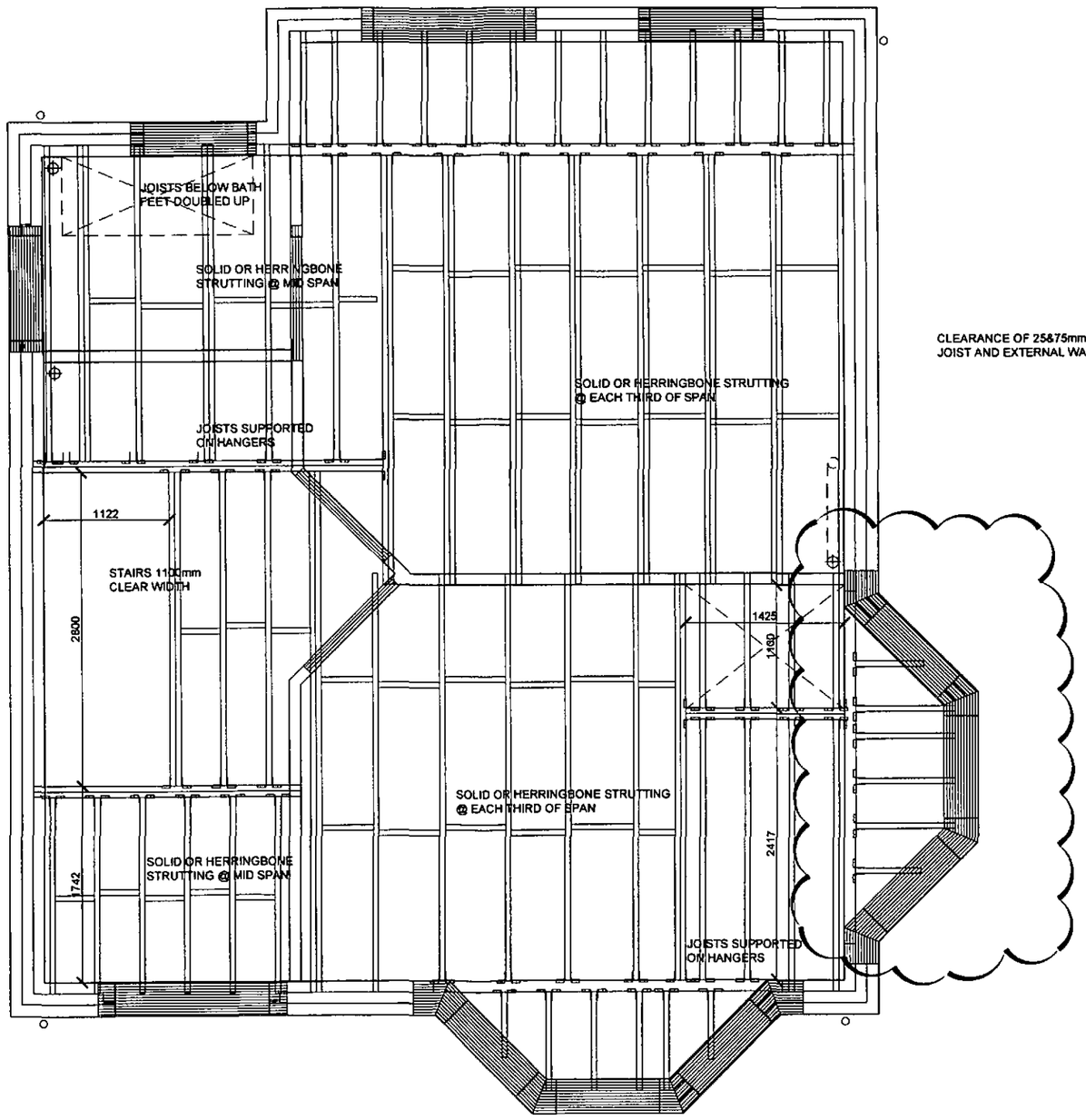



Detail A

**FLOOR/ROOF STRAP DETAIL**




FIX STRAPS WITH 12x50mm WOOD SCREWS OR 8SWG.x75 LONG NAILS




CLEARANCE OF 25&75mm BETW JOIST AND EXTERNAL WALL

**UPPER FLOOR CONSTRUCTION:**

18mm T & G chipboard (as site spec.) min. 15kg/m² on 241 or 302mm TJI engineered 'I' joists as manufacturer's design. Joists to be generally built in to external & party walls with 'TJ-EnergyStop' end cap to joist ends. Joists to have min. 90mm end bearing and joist spans to be approved by Structural Engineer. Ceiling to be 15mm Gyproc Wallboard TEN with skim finish.

**STAIRCASES:**

Timber staircases to be generally softwood construction to BS585 & BS5395 and comply with Building Regulations K1 & K2/3. Handrails / balustrades to flights to be min. 900mm / max. 1000mm above pitch line. Balustrades to landings to be min. 900mm. Balustrades to be unclimable and must prevent the passage of a 100mm dia. sphere. Landings to be at least equal to width of staircase. 2000mm min. clear vertical headroom over whole of staircase width.

**LINTELS:**

Proprietary lintels (heavy duty where required), size and specification to lintel suppliers schedules. Lintels must be laid level and have a min. end bearing of 150mm and lined internally to give a min. 1/2hr fire protection. Steel lintels used for external walls must be insulated with polystyrene insulation. Windows and door soffit reveal to be lined with 22mm Gyproc 'Thermaline Basic' or similar approved. Installation of board must not effect trickle vents. All structural steelwork must be to Structural Engineers specifications and must be encased to give min. 1/2hr fire protection.

*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE EGERTON ROAD
MANCHESTER

**DIDSBURY**

FIRST FLOOR CHAMBER JOIST LAYOUT

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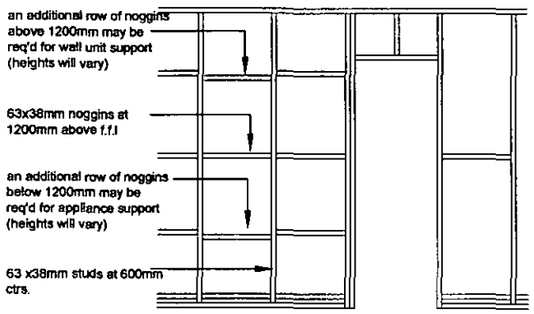
| DRAWN BY | DB | SCALE(S) | 1:50,1:20 |
| DATE | MAR'12 | REVISION | A |

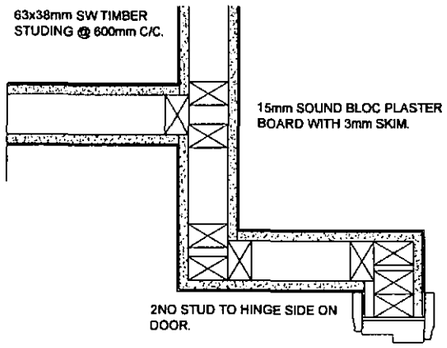
DRAWING NUMBER
F.00.04

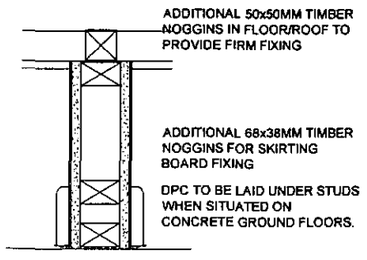
CARTREFI WATKIN JONES HOMES

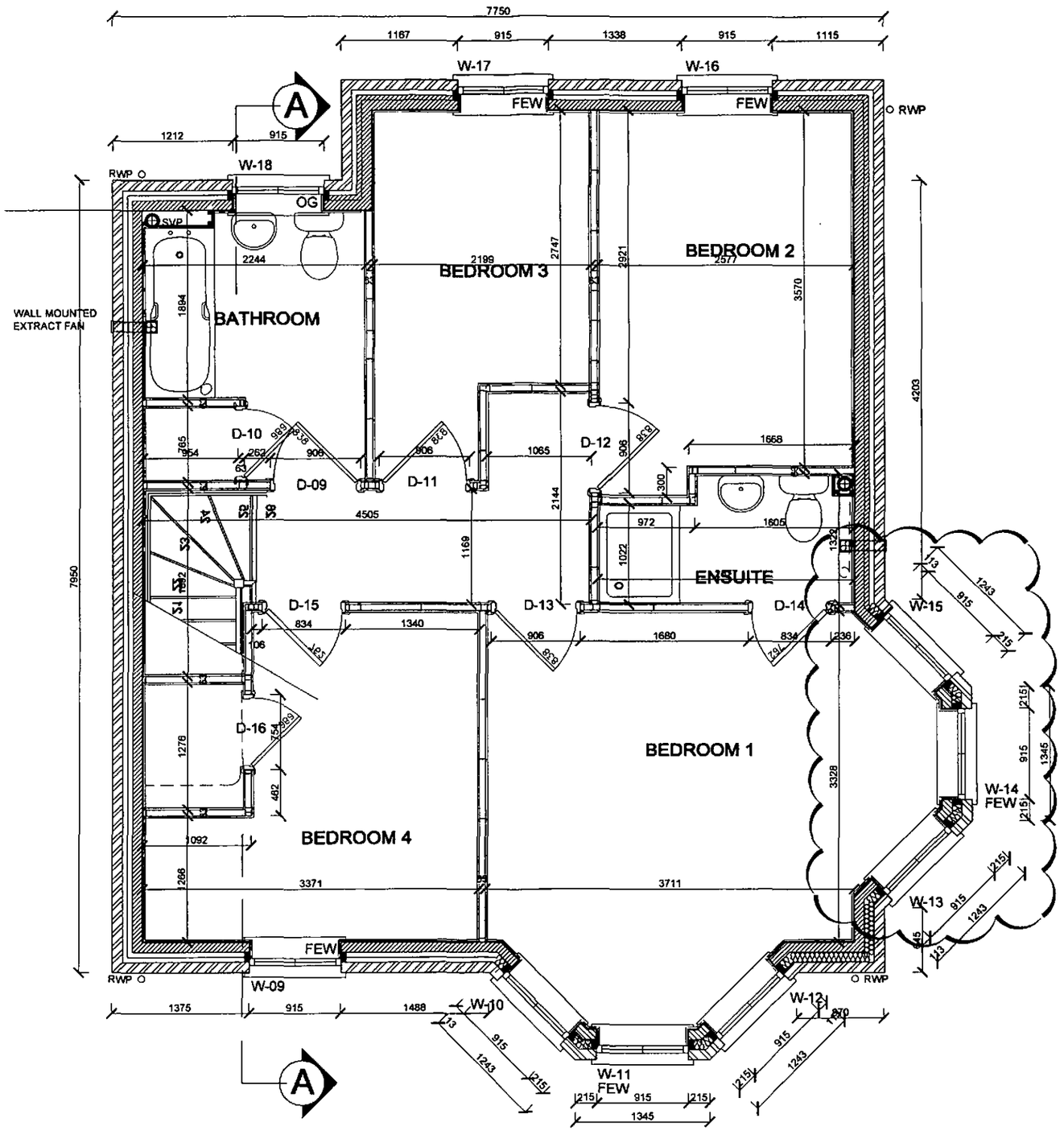
55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA, Tel: 01745 538200 Fax: 01745 538201

**STUD PARTITION DETAIL**




**INTERNAL STUD PARTITIONS:**
63x38 sw timber studs at max. 600 c/c with 15mm Gyproc 'SoundBloc' plasterboard fixed to each side with 3mm skim finish. Dpc to be fixed to u/s of timber studwork to ground floors. Fix 15mm ply pattressing where additional fixing is required.

**LINTELS:**
Proprietary lintels (heavy duty where required), size and specification to lintel suppliers schedules. Lintels must be laid level and have a min. end bearing of 150mm and lined internally to give a min. 1/2hr fire protection. Steel lintels used for external walls must be insulated with polystyrene insulation. Windows and door soffit reveal to be lined with 22mm Gyproc 'Thermaline Basic' or similar approved. Installation of board must not effect trickle vents. All structural steelwork must be to Structural Engineers specifications and must be encased to give min. 1/2hr fire protection.

**UPPER FLOOR CONSTRUCTION:**
18mm T & G chipboard (as site spec.) min. 15kg/m² on 241 or 302mm TJI engineered 'I' joists as manufacturer's design. Joists to be generally built in to external & party walls with 'TJ-EnergyStop' end cap to joist ends. Joists to have min. 90mm end bearing and joist spans to be approved by Structural Engineer. Ceiling to be 15mm Gyproc Wallboard TEN with skim finish.

*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

Dimensions must be checked on site and any discrepancies reported immediately. Written dimensions to be taken in preferance to scaling. These plans are intended as an illustration only and are not to be taken as a representation made on negotiating individual sales or as part of contract documents.

CARTREFI
WATKIN JONES HOMES

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

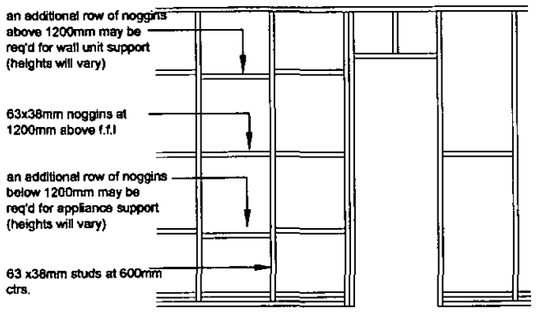
**DIDSBURY**

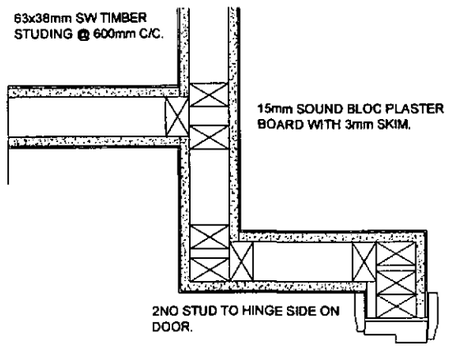
FIRST FLOOR - STRUCTURAL

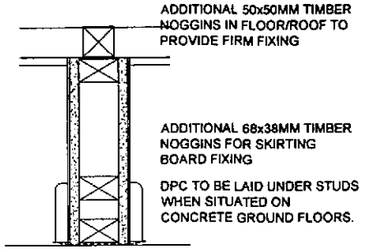
| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

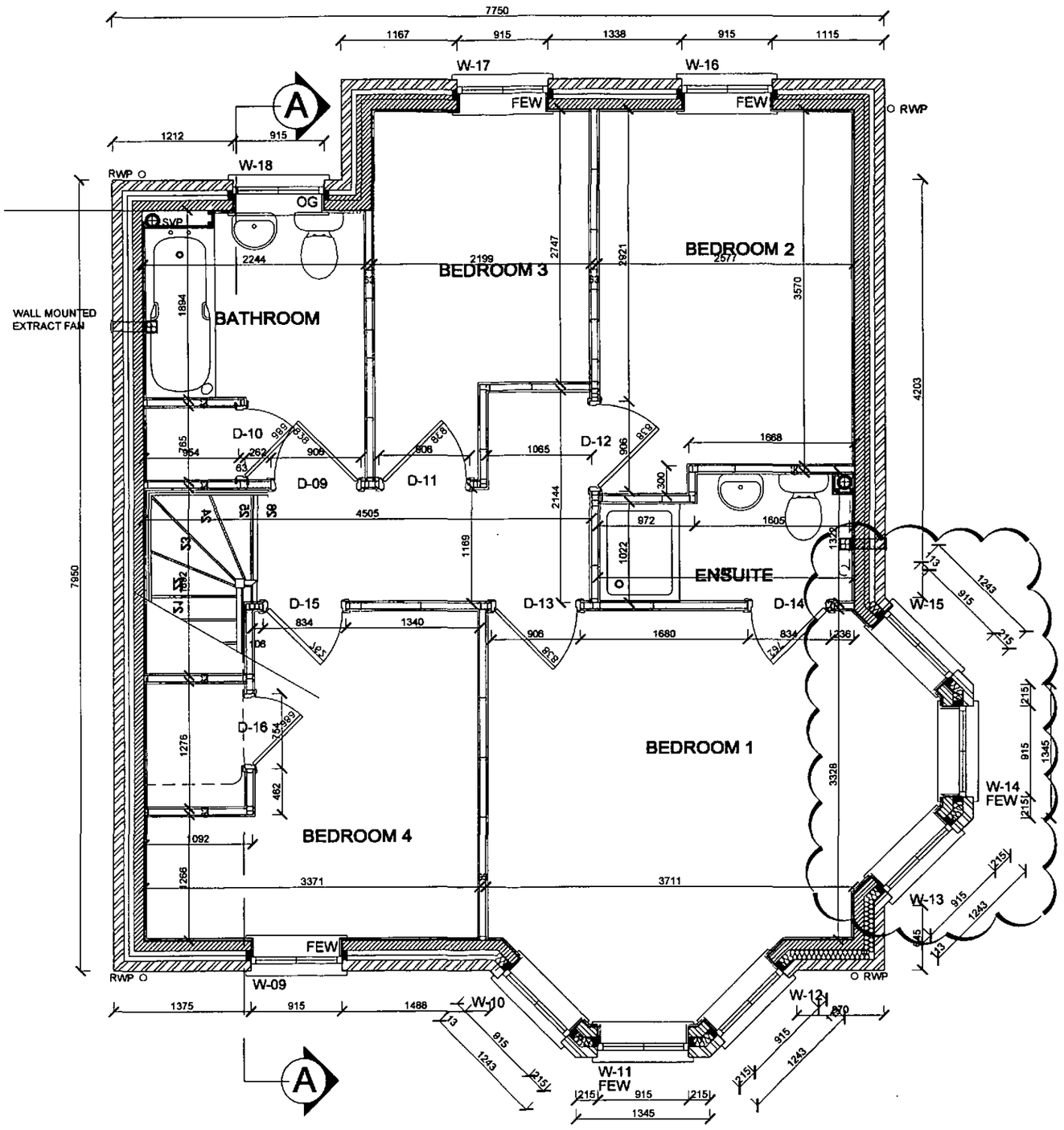
DRAWING NUMBER
F.00.05

**STUD PARTITION DETAIL**




*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

**INTERNAL STUD PARTITIONS:**
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CARTREFI
WATKIN JONES HOMES

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

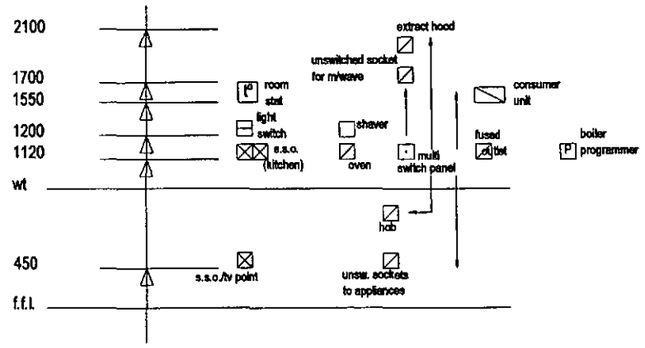
**DIDSBURY**

FIRST FLOOR - STRUCTURAL

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

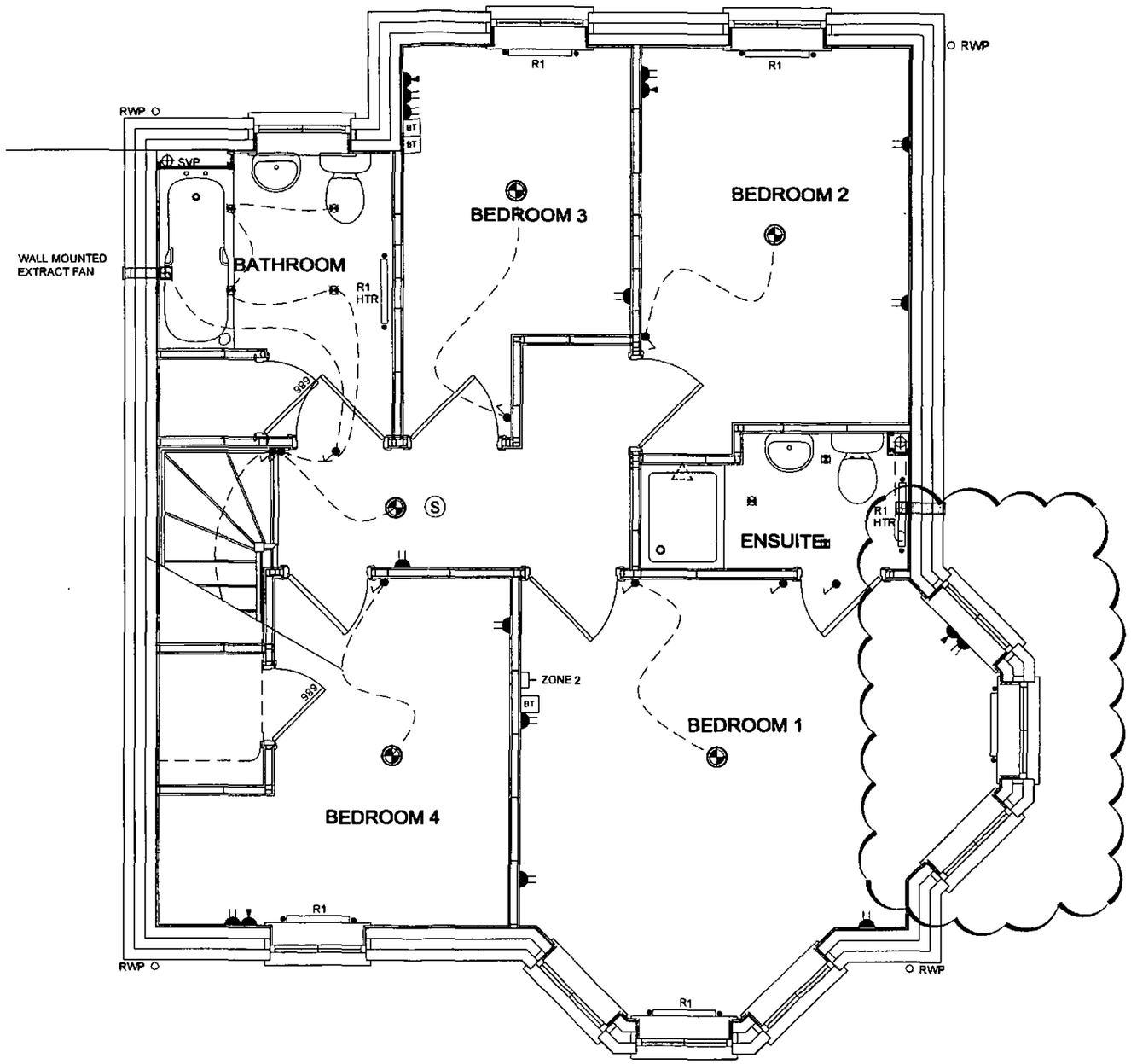
DRAWING NUMBER
F.00.05

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201




KEY & HEIGHTS OF ELECTRICAL FITTINGS

BEDROOM 3 TO HAVE DEDICATED SPACE FOR HOME OFFICE WITH A MINIMUM WALL SPACE OF 1.8M TO ALLOW FOR OFFICE FURNITURE. THE ROOM MUST HAVE AN OPENABLE WINDOW WITH AN OPENABLE CASEMENT OF A MINIMUM OF 0.5M2 TO MEET THE REQUIREMENT FOR ADEQUATE VENTILATION.




## KEY

- PENDANT CEILING LIGHT
- ENERGY EFFICIENT PENDANT CEILING LIGHT
- ENERGY EFFICIENT DOWN LIGHTERS
- DAWN TILL DUST WALL MOUNTED LIGHT
- ONE WAY LIGHT SWITCH
- TWO WAY LIGHT SWITCH
- DOUBLE SWITCH SOCKET OUTLET 450mm ABOVE FINISH FLOOR LEVEL
- SINGLE SWITCH SOCKET OUTLET 450mm ABOVE FINISH FLOOR LEVEL
- DOUBLE SWITCH SOCKET OUTLET 1200mm ABOVE FINISH FLOOR LEVEL
- SINGLE SWITCH SOCKET OUTLET 1200mm ABOVE FINISH FLOOR LEVEL
- TV AERIAL OUTLET
- SAT — SATALITE POINT
- BT — TELEPHONE POINT
- S/S — SHAVER SOCKET
- GAS POINT
- COOKER CONTROL PANEL
- CONSUMER UNIT 1500mm ABOVE FINISH FLOOR LEVEL MAX
- (S)(H) SMOKE/HEAT DETECTOR - MAINS OPERATED TO B.S. 5446 PT1 INTER CONNECTED BETWEEN FLOORS & POSITIONED 300mm AWAY FROM ANY WALL OR CEILING FIXTURE & TO BE EASY ACCESSIBLE
- DOOR BELL (BATTERY OPERATED)
- PANEL RADIATOR
- HTR — HEATED TOWEL RAIL
- ROOM THERMOSTAT
- SHOWER HEAD

*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

**ELECTRICAL:**
Installation to comply with Part P of the Building Regulations and certificate issued on completion. In rooms where lighting is expected to have most use, provide lighting outlets to accept only lamps with luminous efficiency greater than 40 lumens per circuit watt. Quantity and locations to be approved by Building Control.

CARTREFI WATKIN JONES HOMES

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

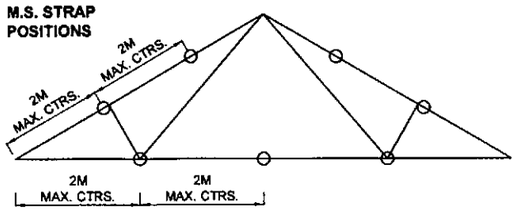
FIRST FLOOR - SERVICES

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

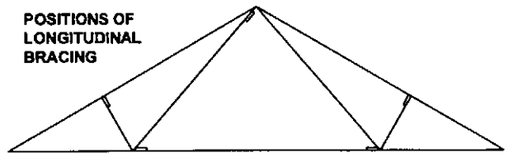
DRAWING NUMBER
F.00.06

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201

**M.S. STRAP POSITIONS**

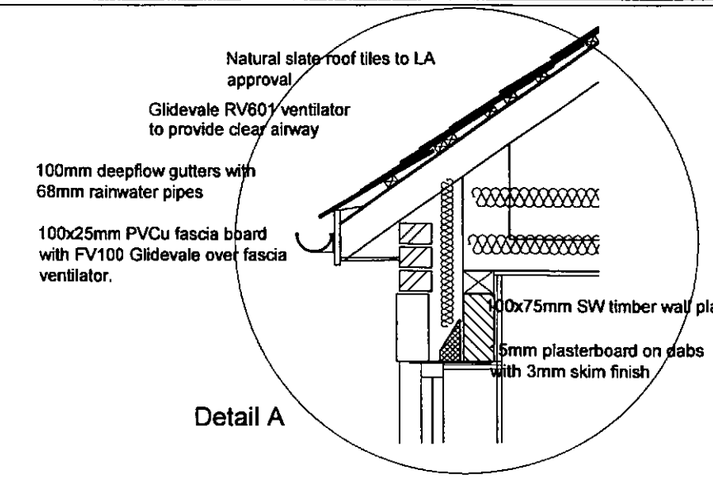



**POSITIONS OF LONGITUDINAL BRACING**

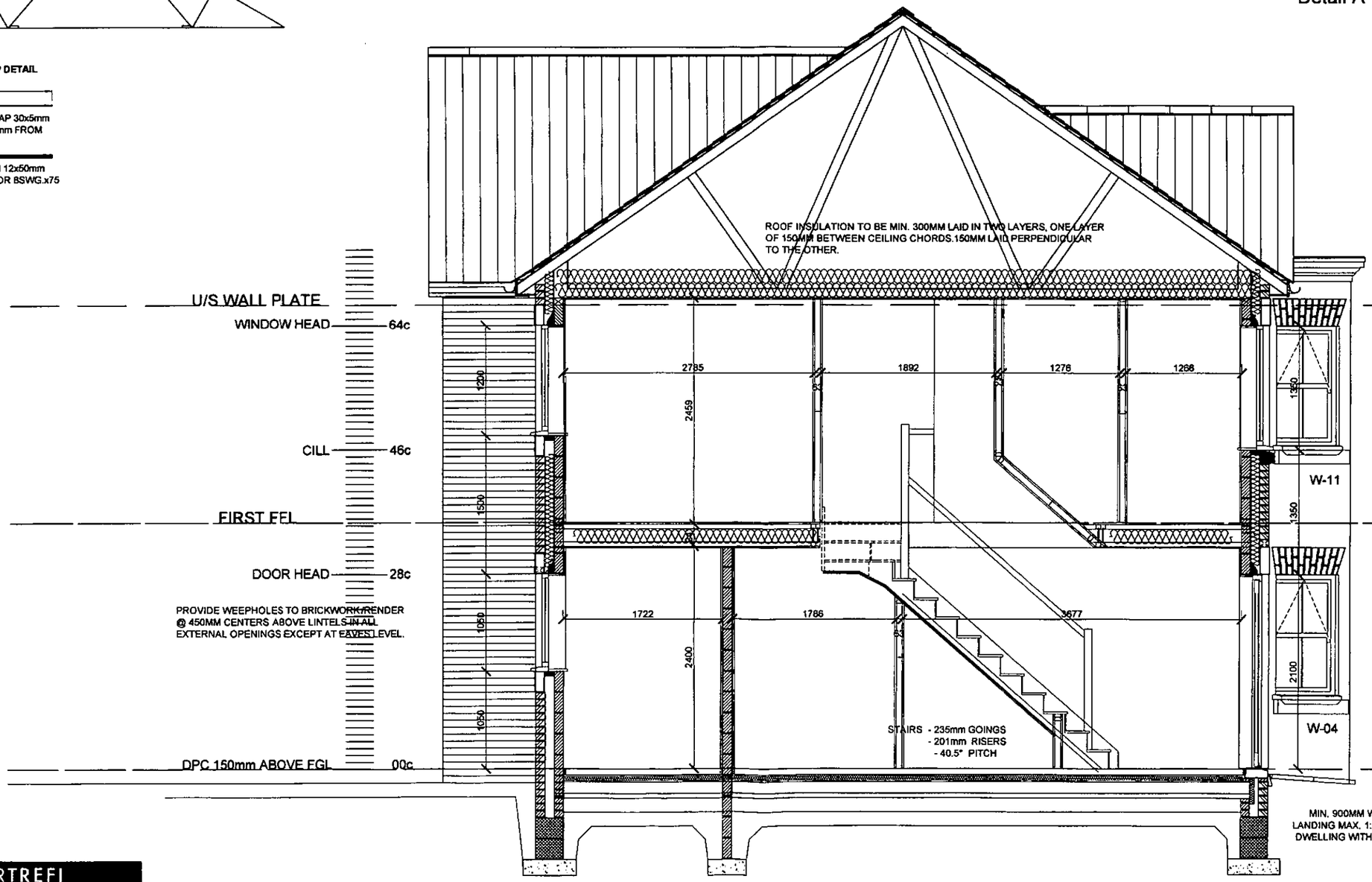


**FLOOR/ROOF STRAP DETAIL**




Detail A




MIN. 900MM WIDE X 1200MM DEEP LANDING MAX. 1:60 FALL AWAY FROM DWELLING WITH LEVEL THRESHOLD.

Rev A - Floor plan amended to Sales Comments DB 07.11.12

REVISIONS

TITLE

# EGERTON ROAD
MANCHESTER

**DIDSBURY**

SECTION A-A

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

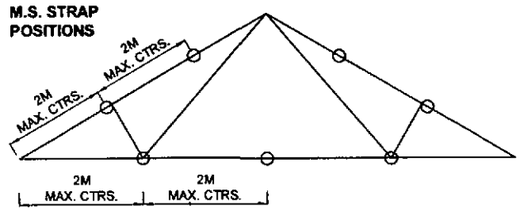
DRAWING NUMBER

F.00.07

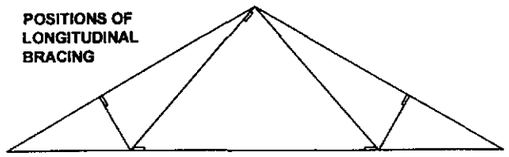
CARTREFI WATKIN JONES HOMES

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201

**M.S. STRAP POSITIONS**

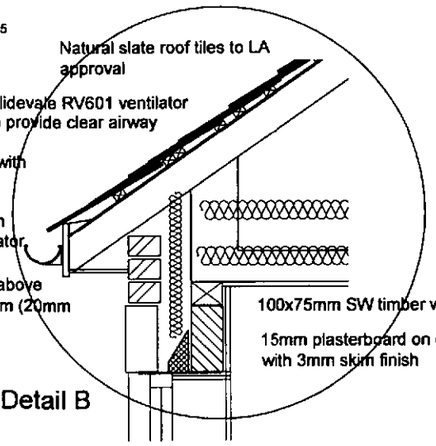



**POSITIONS OF LONGITUDINAL BRACING**

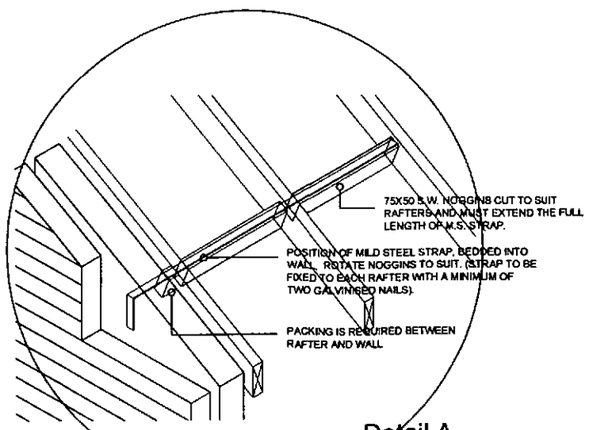


**FLOOR/ROOF STRAP DETAIL**

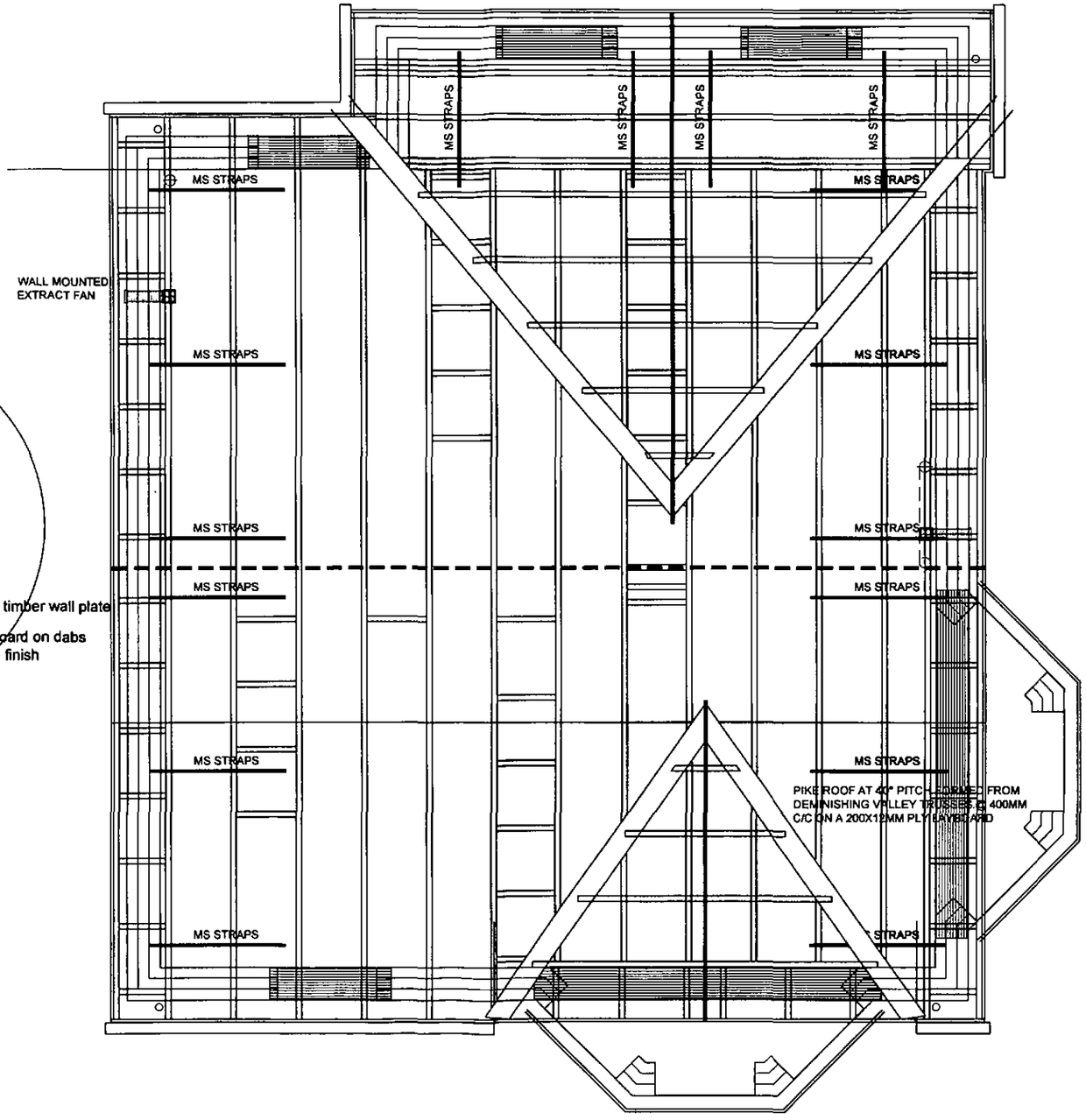



Detail B




Detail A




**PITCHED ROOF CONSTRUCTION:**

Natural slate roof tiles with min. lap & fixings as agreed with Building Control Authority and in accordance with manufacturer's recommendations on 50 x 25mm s.w. battens on Tyvek Supro Membrane (type 5U at eaves) on roof trusses to approved manufacturer's design at 600mm max. centres to BS 5268:Part 3.100 x 25mm s.w. bracing also in accordance with BS 5268. Wall-plates to be 100 x 75mm (unless otherwise stated on drawings), strapped down to wall at 2.0m max. centres with 30 x 5mm galvanised m.s. straps. 30 x 5mm galvanised m.s. restraint anchors to blockwork at each gable at ceiling and verge / parapet level at 2.0m max. centres. 175x25mm PVCu fascia boards (Unless otherwise stated) white with 10mm continuous soffit ventilator for the full length of eaves on both sides of roof space in accordance with Part F of the Building Regulations. Ceiling to be 15mm Gyproc Wallboard TEN with skim finish.

**LINTELS:**

Proprietary lintels (heavy duty where required), size and specification to lintel suppliers schedules. Lintels must be laid level and have a min. end bearing of 150mm and lined internally to give a min. 1/2hr fire protection. Steel lintels used for external walls must be insulated with polystyrene insulation. Windows and door soffit reveal to be lined with 22mm Gyproc 'Thermaline Basic' or similar approved. Installation of board must not effect trickle vents. All structural steelwork must be to Structural Engineers specifications and must be encased to give min. 1/2hr fire protection.

**VENTILATION:**

Window opening lights and tricklevents to be as above. Kitchen, bathrooms/en-suites, utilities & cloakrooms to have continuous extract fans such as Xpelair CX100 or appropriate fan for location / ducting requirements. System design to be submitted for Building Control Approval.
NOTE: Cooker hood to be re-cycling type hood and is not part of ventilation system.

CARTREFI
WATKIN JONES
HOMES

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE

# EGERTON ROAD
MANCHESTER

**DIDSBURY**

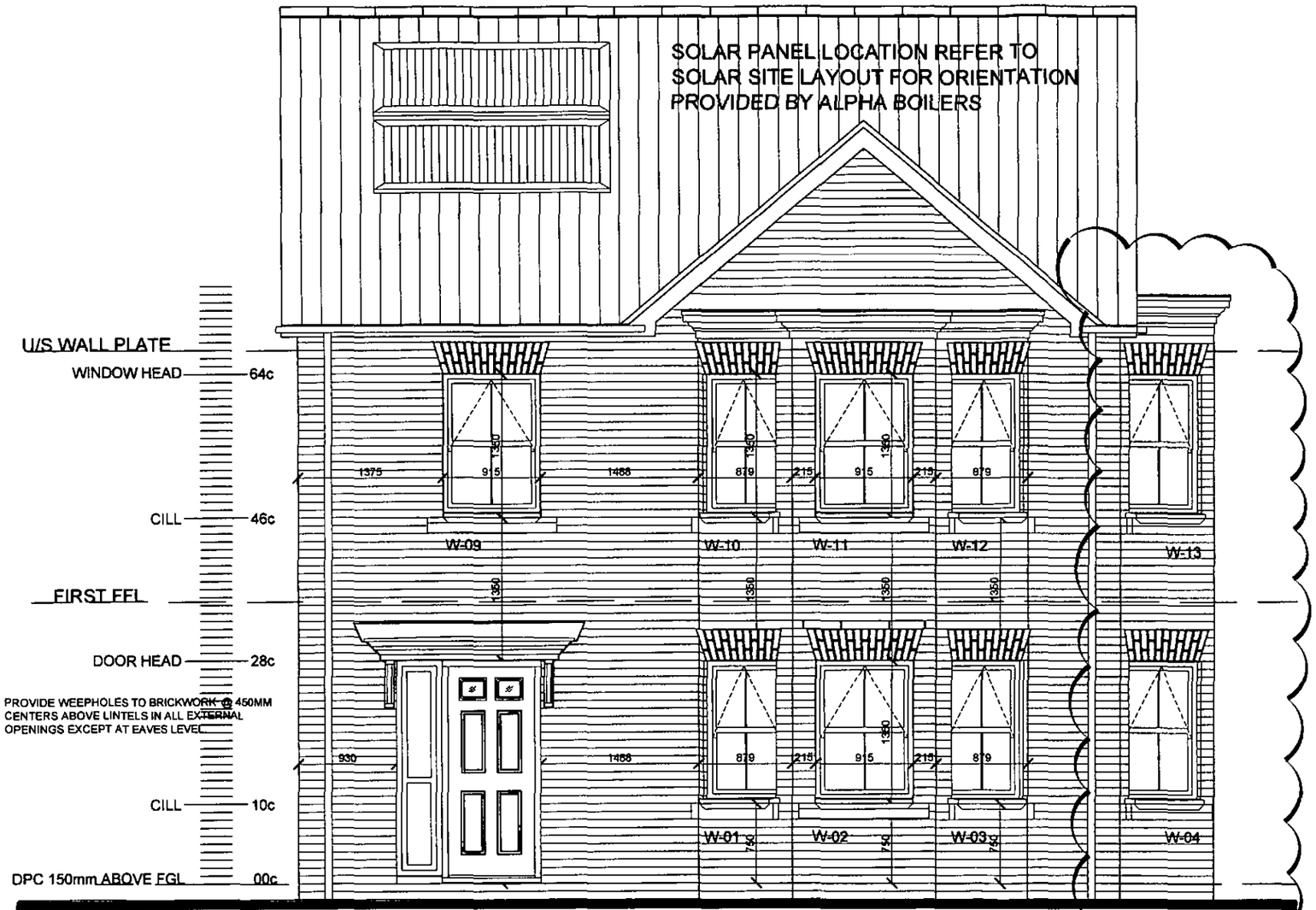
ROOF LAYOUT

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

DRAWING NUMBER

F.00.08

Refer to Street Scenes for individual external treatments.




*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

FINISHES:

WALLS TO BE FACING BRICK TO LOCAL AUTHORITY APPROVAL.
ROOF TO BE NATURAL SLATE TO LOCAL AUTHORITY APPROVAL.

RIDGE TILE TO BE ANGULAR SLATE GREY.

WINDOWS TO BE MOCK SASH WHITE PVCu DOUBLE GLAZED, TOUGHENED GLASS TO BE FITTED IN ALL CRITICAL AREAS, IN ACCORDANCE WITH PART N OF THE CURRENT BUILDING REGULATIONS AND TO BE SET BACK INTO REVEALS BY 70MM TO LOCAL AUTHORITY APPROVAL .

WINDOW HEADS ON FRONT ELEVATION TO HAVE BRICK VOUSIOURS AND REAR TO HAVE BRICK ON EDGE SOLIDER WHERE APPLICABLE.
WINDOW CILLS TO FRONT AND FEATURE SIDE TO BE RECONSTITUTED STONE, REAR TO BE BRICK SOILDERS.

LEVEL THRESHOLD TO FRONT AND REAR FRENCH DOOR. ALL EXTERNAL WORKS TO COMPLY WITH PART M OF THE CURRENT BUILDING REGULATIONS. (AMENDEMENTS 1999)

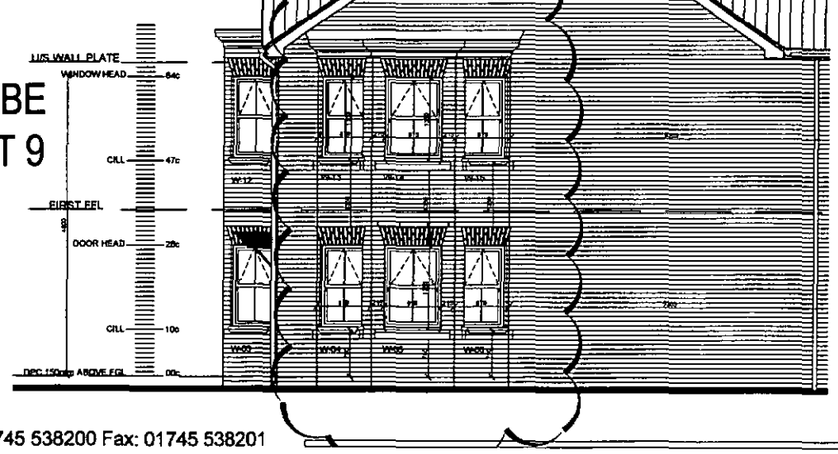
DOOR STYLES TO BE BIRTLY ALNWICK - REFER TO INDIVIDUAL SITE SPEC FOR PLOT COLOURS.

ALL GUTTERING TO BE POLYPIPE 100MM DEEPFLOW IN BLACK.
ALL DOWNPIPES TO BE POLYPIPE 68MM IN BLACK.

FASCIA SOFFITS AND BARDGEBOARDS TO BE WHITE PVCu.

GRP CANOPY OVER FRONT DOOR WITH CODE 4 LEAD FLASHING.

SOLAR PANELS POSSIBLE LOCATIONS



*NOTE*:
BAY WINDOW TO BE OMITTED TO PLOT 9

CARTREFI
WATKIN JONES
HOMES

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

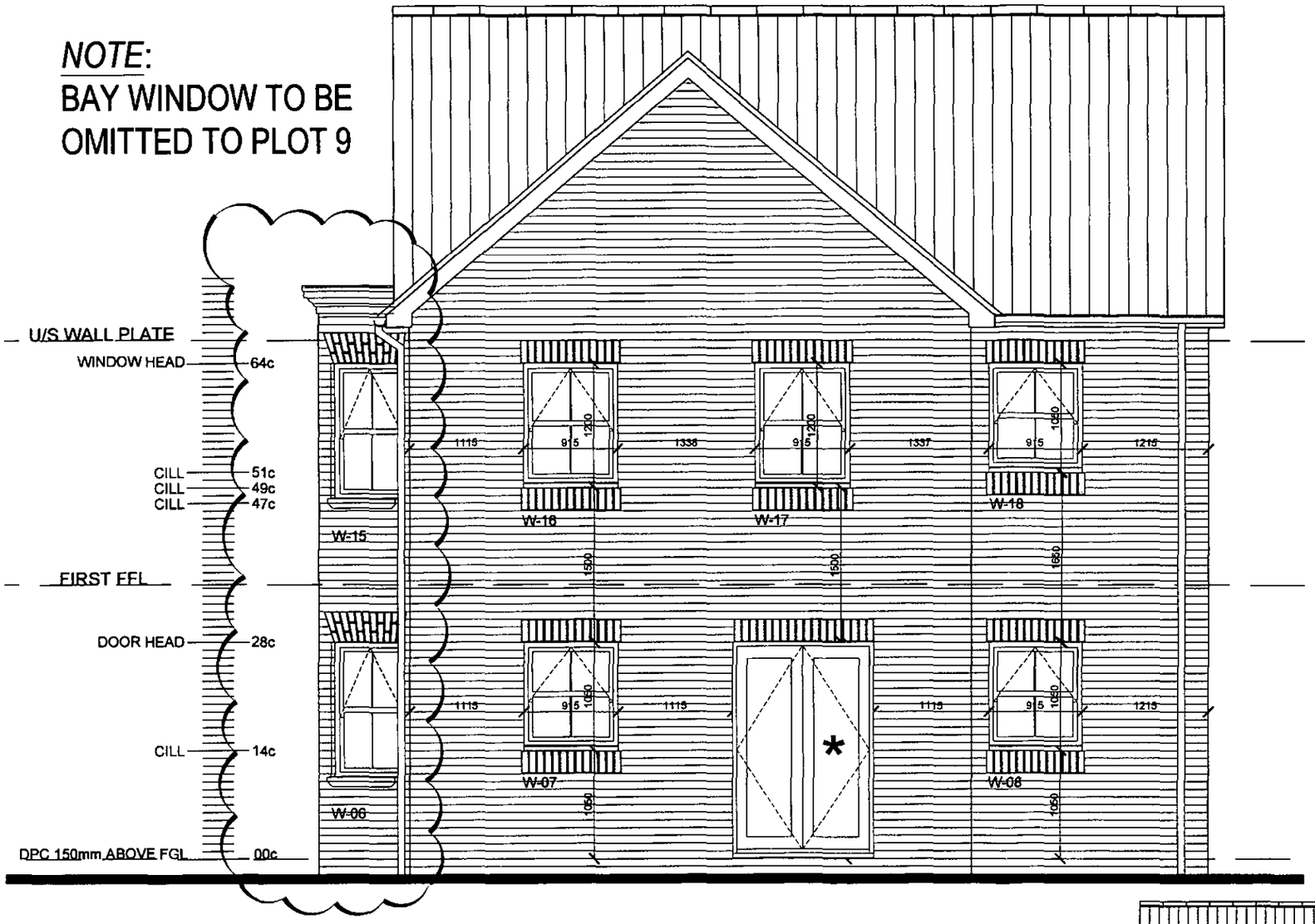
ELEVATIONS (1 of 2)

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

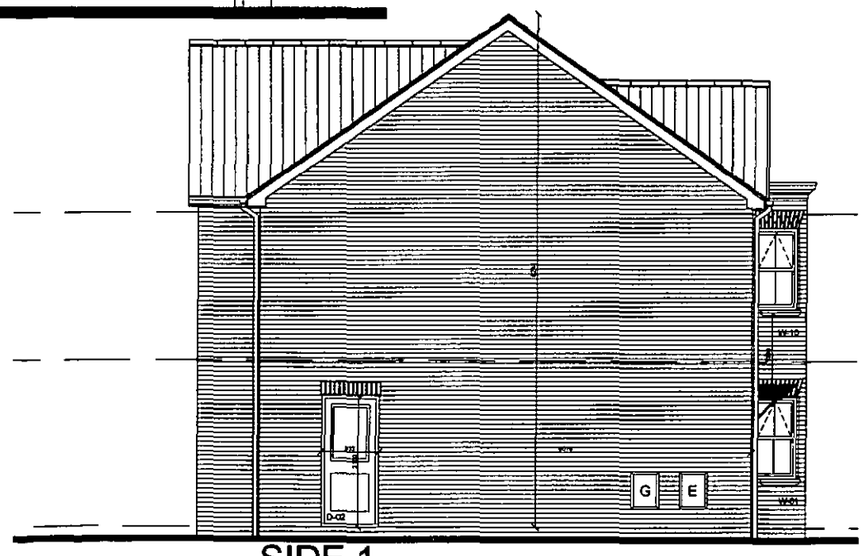
DRAWING NUMBER
F.00.09

Refer to Street Scenes for individual external treatments.

*NOTE*:
BAY WINDOW TO BE
OMITTED TO PLOT 9




REAR ELEVATION




SIDE 1

FINISHES:

WALLS TO BE FACING BRICK TO LOCAL AUTHORITY APPROVAL.
ROOF TO BE NATURAL SLATE TO LOCAL AUTHORITY APPROVAL.

RIDGE TILE TO BE ANGULAR SLATE GREY.

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WINDOW HEADS ON FRONT ELEVATION TO HAVE BRICK VOUSIOURS AND REAR TO HAVE BRICK ON EDGE SOLIDER WHERE APPLICABLE.
WINDOW CILLS TO FRONT AND FEATURE SIDE TO BE RECONSTITUTED STONE, REAR TO BE BRICK SOILDERS.

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GRP CANOPY OVER FRONT DOOR WITH CODE 4 LEAD FLASHING.

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Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

ELEVATIONS (2 of 2)

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50,1:100 |
| DATE | MAR'12 | REVISION | A |

DRAWING NUMBER
F.00.10

Refer to Elevations for handings of opening lights.

WINDOW SCHEDULE

| Ref | Type | Structural Opening (wxh) | Lintel Type | Lintel Sze (wxh) | Comments |
|---|---|---|---|---|---|
| W-01 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-02 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-03 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-04 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-05 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-06 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-07 | Type 3 | 915 x 1050 | CG90/100 | 1200x100 | |
| W-08 | Type 3 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-09 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | Escape Window |
| W-10 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-11 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | Escape Window |
| W-12 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-13 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-14 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | Escape Window |
| W-15 | Type 1 | 915 x 1350 | CG90/100 | 1200x100 | |
| W-16 | Type 2 | 915 x 1200 | CG90/100 | 1200x100 | Escape Window |
| W-17 | Type 2 | 915 x 1200 | CG90/100 | 1200x100 | Escape Window |
| W-18 | Type 3 | 915 x 1050 | CG90/100 | 1200x100 | Obscure Glazed |

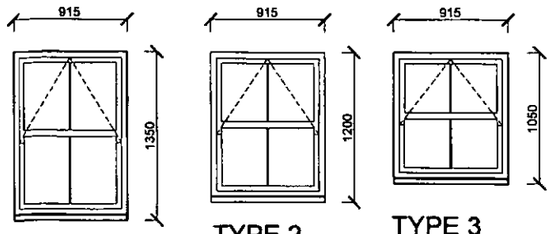
DOOR SCHEDULE

| Ref | Type | Structural Opening (wxh) | Casing Size | Lintel Type | Lintel Size | Handings | Comments |
|---|---|---|---|---|---|---|---|
| D-01 | Type 4 | 1360 x 2100 | | CG90/100 | 1800 x 160 | Right | External door |
| D-02 | Type 5 | 932 x 2100 | | CG90/100 | 1200 x 140 | Left | External door |
| D-03 | Type 6 | 1360 x 2100 | | CG90/100 | 1800 x 160 | Double | French door |
| D-04 | Type 9 | 756 x 2035 | 100x44 | Timber | | Right | Door cut down |
| D-05 | Type 7 | 906 x 2035 | 100x44 | Timber | | Left | |
| D-06 | Type 7 | 950 x 2035 | 150x44 | CN100 | 1200 x 50 | Left | |
| D-07 | Type 7 | 950 x 2035 | 150x44 | CN100 | 1200 x 50 | Left | |
| D-08 | Type 7 | 950 x 2035 | 150x44 | CN100 | 1200 x 50 | Left | |
| D-09 | Type 7 | 906 x 2035 | 100x44 | Timber | | Right | |
| D-10 | Type 8 | 830 x 2035 | 100x44 | Timber | | Left | |
| D-11 | Type 8 | 830 x 2035 | 100x44 | Timber | | Right | |
| D-12 | Type 7 | 906 x 2035 | 100x44 | Timber | | Right | |
| D-13 | Type 9 | 754 x 2035 | 100x44 | Timber | | Left | |
| D-14 | Type 8 | 830 x 2035 | 100x44 | Timber | | Left | |
| D-15 | Type 9 | 754 x 2035 | 100x44 | Timber | | Left | |
| D-16 | Type 9 | 754 x 2035 | 100x44 | Timber | | Left | |
| Arch over Utility | | 1000 x 2035 | 150x44 | CN100 | 1350 x 100 | | |

**GLAZING**

SAFETY GLAZING TO DOORS & SIDE PANELS OR INTERNAL SCREENS WITHIN 800MM OF F.F.L TO BE CLASS C TOUGHENED GLASS.
LOW EMISSIVITY GLAZING TO BE FITTED AS SPECIFIED AS PER REQUIREMENT L1.
ALL WINDOWS & DOORS TO BE DOUBLE GLAZED & FITTED WITH DRAUGHT STRIPPING IN OPENABLE FRAMES & SEALED AROUND THE PERIMETER.

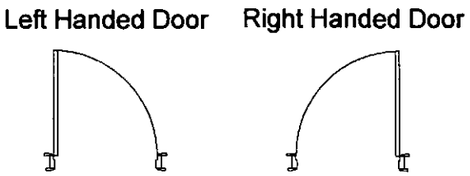
ALL ROOMS TO HAVE OPENING WINDOWS OR MECHANICAL VENTS, HABITABLE ROOMS & SANITARY ACCOMODATION TO HAVE MECHANICAL EXTRACT MIN. 6L/s. ALL HABITABLE ROOMS TO HAVE BACKGROUND (TRICKLE) VENTS MIN. 8000 SQ.MM. ALL OTHER ROOMS TO HAVE BACKGROUND (TRICKLE) VENTS MIN. 4000 SQ.MM.
KITCHENS, UTILITIES & BATHROOMS TO HAVE MECHANICAL VENTILATORS EXTRACTING 60, 30 OR 15 L/s RESPECTIVELY.
ALL SERVICES RUNNING THROUGH ROOF VOIDS MUST BE INSULATEDIF IT DOES NOT PASS THROUGH FIBRE GLASS INSULATION BETWEEN CHORDS.

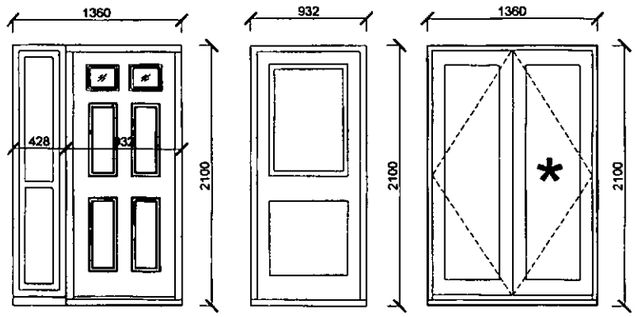



TYPE 1
895x1340

TYPE 2
895x1190

TYPE 3
895x1040

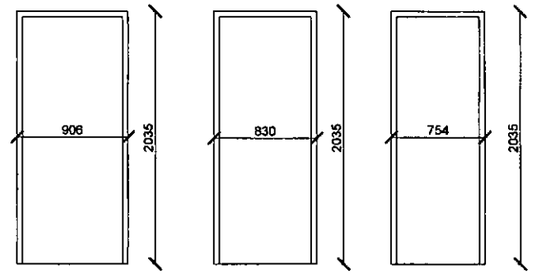



TYPE 4
1981x838

TYPE 5

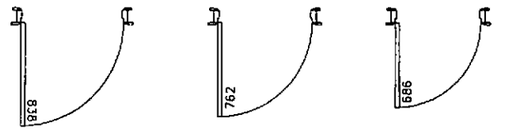
TYPE 6




TYPE 7
1981x838

TYPE 8
1981x762

TYPE 9
1981x686




*NOTES:TYPE 4 WINDOW DOOR COMBINED SET TO BE LAMINATED GLAZING TO MEET SBD REQUIREMENTS*

*EXTERNAL DOORS INCLUDING FRENCH DOORS MUST COMPLY WITH AND CERTIFIED TO BS PAS 24, WCL2 OR LPS 1175 SR2.*

*FRONT DOOR LETTERBOXES MUST BE LOCATED MIN 400MM AWAY FROM INTERNAL HANDLE WITH DOOR CHAIN AND VIEWER TO MEET SBD REQUIREMENTS*

*GLAZING TO A HEIGHT OF 2400MM (OR IF OTHERWISE ACCESSIBLE) MUST INCORPORATE AT LEAST ONE PANE OF GLASS WITH A 0.8MM PVB INTERLAYER (EG 6.8MM LAMINATED GLASS)*

CARTREFI
WATKIN JONES
HOMES

Rev A - Floor plan amended to Sales Comments DB 07.11.12
REVISIONS

TITLE
EGERTON ROAD
MANCHESTER

**DIDSBURY**

WINDOW/DOOR SCHEDULE

| | | | |
|---|---|---|---|
| DRAWN BY | DB | SCALE(S) | 1:50 |
| DATE | MAR'12 | REVISION | A |

DRAWING NUMBER
F.00.11

55 Ffordd William Morgan St Asaph Business Park, St Asaph, Denbighshire, LL17 0JA. Tel: 01745 538200 Fax: 01745 538201