SPECIFICATION.

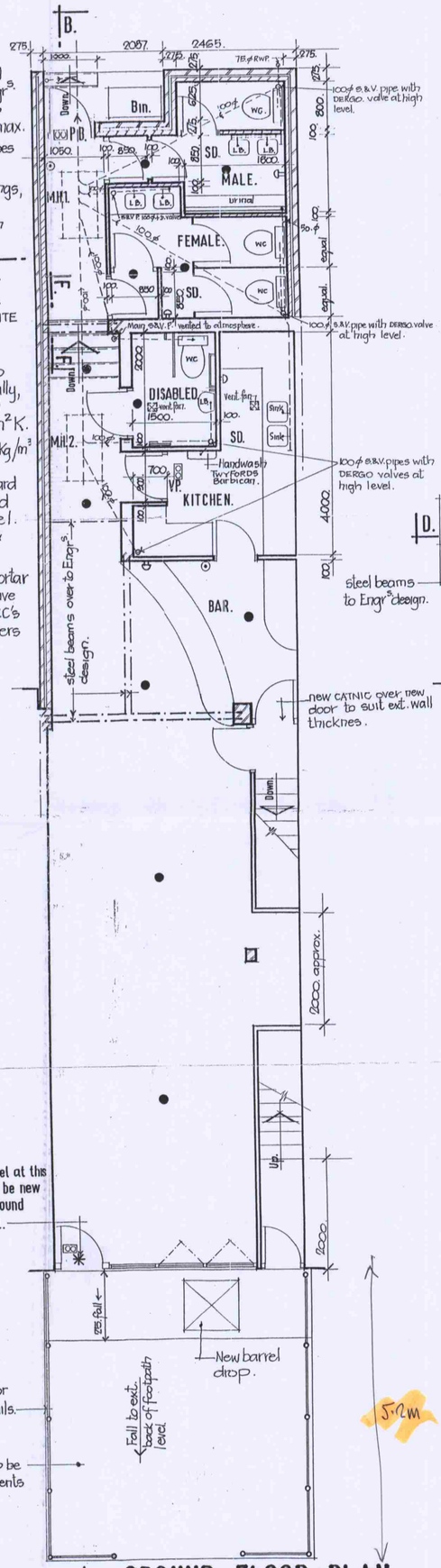
Rear extension - Roof. Interlocking roof tiles to match existing mono pitch roof on 25. x 50. s/w. treated battens on MONAFOL 250 underliers felt on trussed rafters to Specialists design, fixed with S/steel truss clips to 75. x 100. s/w. wall plates bolted to R.S. Joists to Engr.s design. All underdrawn with 12. plasterboard & skim. Fibreglass insulation laid 100. thick between joists & 100. on top, all to give a max. 'U' value of 0·45. w/m² K. New glazed roof, gutters & rain water pipes as described elsewhere on drawings.

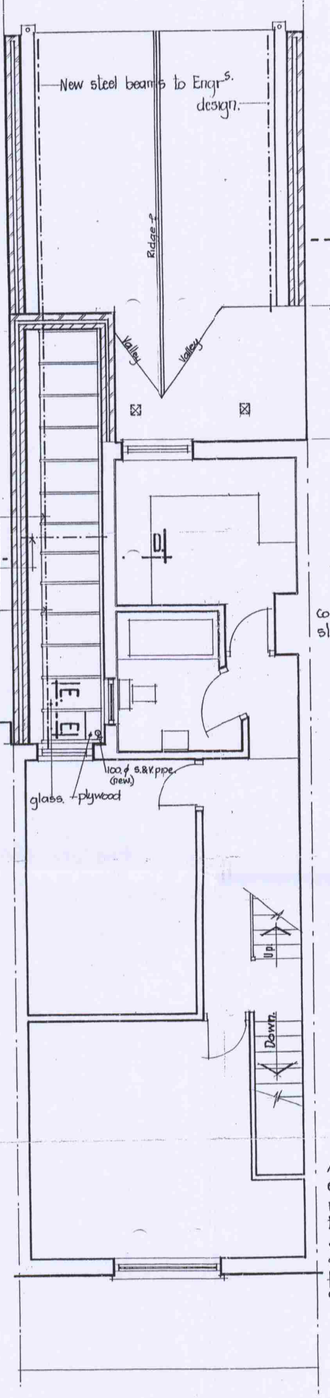
Leadwork. Code 4. lead to stepped flashings, flashings & cover flashings, new valleys and lead slates. All new leadwork shall be treated with COOKSONS Patination Oil (or similar approved) in accordance with manufacturers instructions.

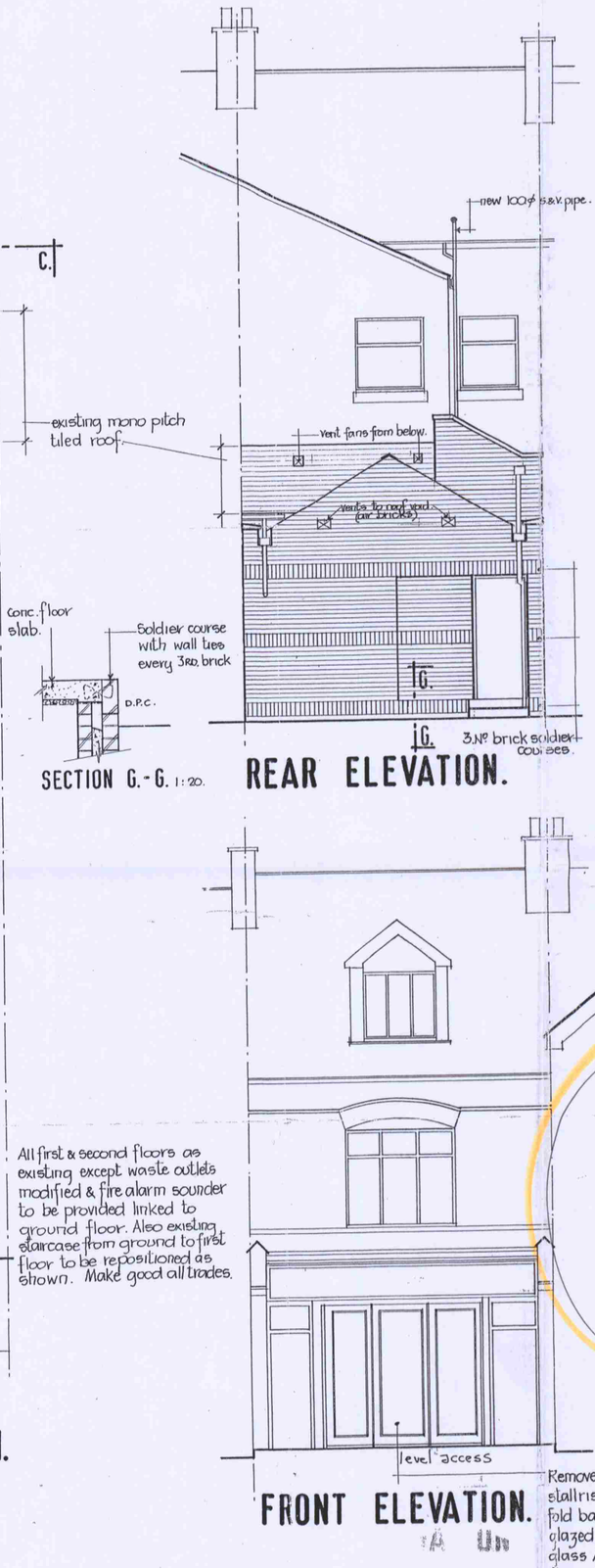
Walls. 275. thick cavity construction with outer leaf in facing bricks to approval. Inner leaf in dense concrete blocks 3·5 N/mm² laid voids downwards. Bricks & blocks set in (by volume) 1: 1: 6. cement, lime, sand mortar. Blocks flush to receive two coat CARLITE plaster, bricks given a "bucket handle" finish. 75. cavity with 25. 'KOOLTHERM K8. cavity insulation fixed with ANCON CLARK wall ties Ref: ST1. x 200. long & Ref: AC. insulation retaining clips to give a 50. clear cavity. Ties positioned approx. 900. horizontally, 450. vertical centres, staggered & at 225. vertical centres at all reveals & cavity closers. All to give a max. 'U' value of 0·45. w/m² K.

Floor. Lower ground floor to be 125. thick concrete (C30. with 300 Kg/m³ O.P.C. & 20. max. aggregate.) reinforced with one layer of A142. mesh. in top on 20. thick KOOLTHERM K5. insulation board on 2000 gauge VISQUEEN D.P.M. turned up at edges & tucked into horizontal D.P.C. on 200. blinded & compacted D.O.T. Type 1. stone on approved formation. Slab to have a floated finish & treated with a surface hardner.

D.P.C's. Horizontal to be HYLOAD 100. girth laid on an even bed of mortar with all laps completely sealed using either HYLOAD contact adhesive or mastic. Where cavities are closed horizontally & vertically, D.P.C's to be formed by using THERMABATE 75. insulated cavity closers in accordance with manufacturers instructions.







Drainage. Inspect existing main drain, re use if suitable & approved. Otherwise lay new 100.ϕ drain & construct 2. No new manholes 750. x 1200. min. internal dimensions. All new drain runs in 100.ϕ HEPWORTH Supersleve at 1:40. gradients & in accordance with manufacturers instructions. All existing redundant drains to be either removed or concrete filled. Manholes to have mesh reinforced concrete base & top & fitted with a screwdown, recessed top, double sealed cover & frame. 600. x 600. opening size.

Plumbing. Sanitary ware to approval. W.C's. with 100ϕ waste, handwash & lavatory basins & each kitchen sink bowl fitted with 38.ϕ wastes & 75. deep seal traps into 100.ϕ S.&V. pipes as indicated. Basins to be fitted with tiled splash backs 300 high & full wall width.

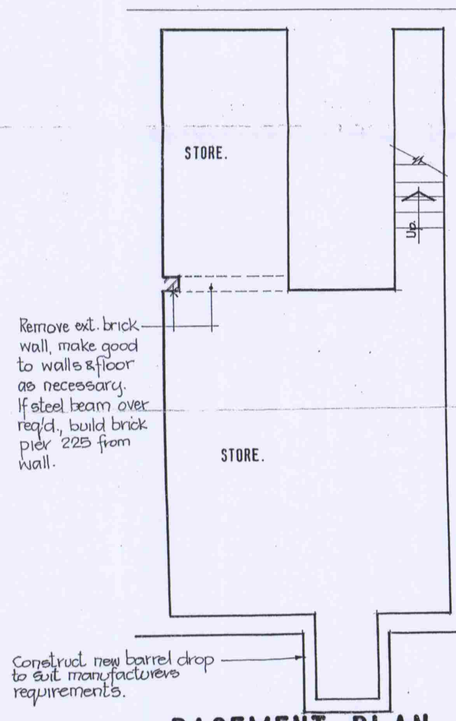
Ventilation. Electric fans are to be fitted in toilets, toilet lobbys, disabled toilet all to give a min. of 15. litres/second. The kitchen to have a fan giving 60. litres/second. Fans wired to room light switch with a 15. min. over run.

Internally. Remove all redundant walls, windows, doors etc. as shown & brick up, cut out all new openings, build partitions & make good all trades. Fix new steel beams on padstones to Engineers design, encase with ½ hour fire rating. Level ground floor throughout as indicated.

Glazing to screen to have manifestation to App Doc N.

Section of bar to be set at 850 high to App Doc M.

Unisex toilet to comply with App Doc M.



BASEMENT PLAN.

B. GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

All first & second floors as existing except waste outlets modified & fire alarm sounder to be provided linked to ground floor. Also existing staircase from ground to first floor to be repositioned as shown. Make good all trades.

LEGEND

- Emergency light - 2. hour maintained.
- Illuminated exit signs.
- Fire alarm sounder.
- Fire alarm call point.
- PB. Panic bars.
- VP. Vision panel.
- SD. Smoke detector.

FRONT ELEVATION.

Remove existing glazed front & stallriser. Fit new glazed H/Wood fold back screen with double glazed units in 6mm safety glass Alter steel shutters to drop to floor level.

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The Building Regulations 2000. The contractor must be responsible for compliance with this drawing and associated documentation. Approval to remain in force for three years from the date of deposit of the plans.

B 18/3/05

Rev:	Date	Description
A.	23:3:00.	Barrel drop added, stairs repositioned GF & FF.

Issued for : .....

Project :
REFURBISHMENT OF CAFE/DINER AT 127, MANCHESTER ROAD, CHORLTON.

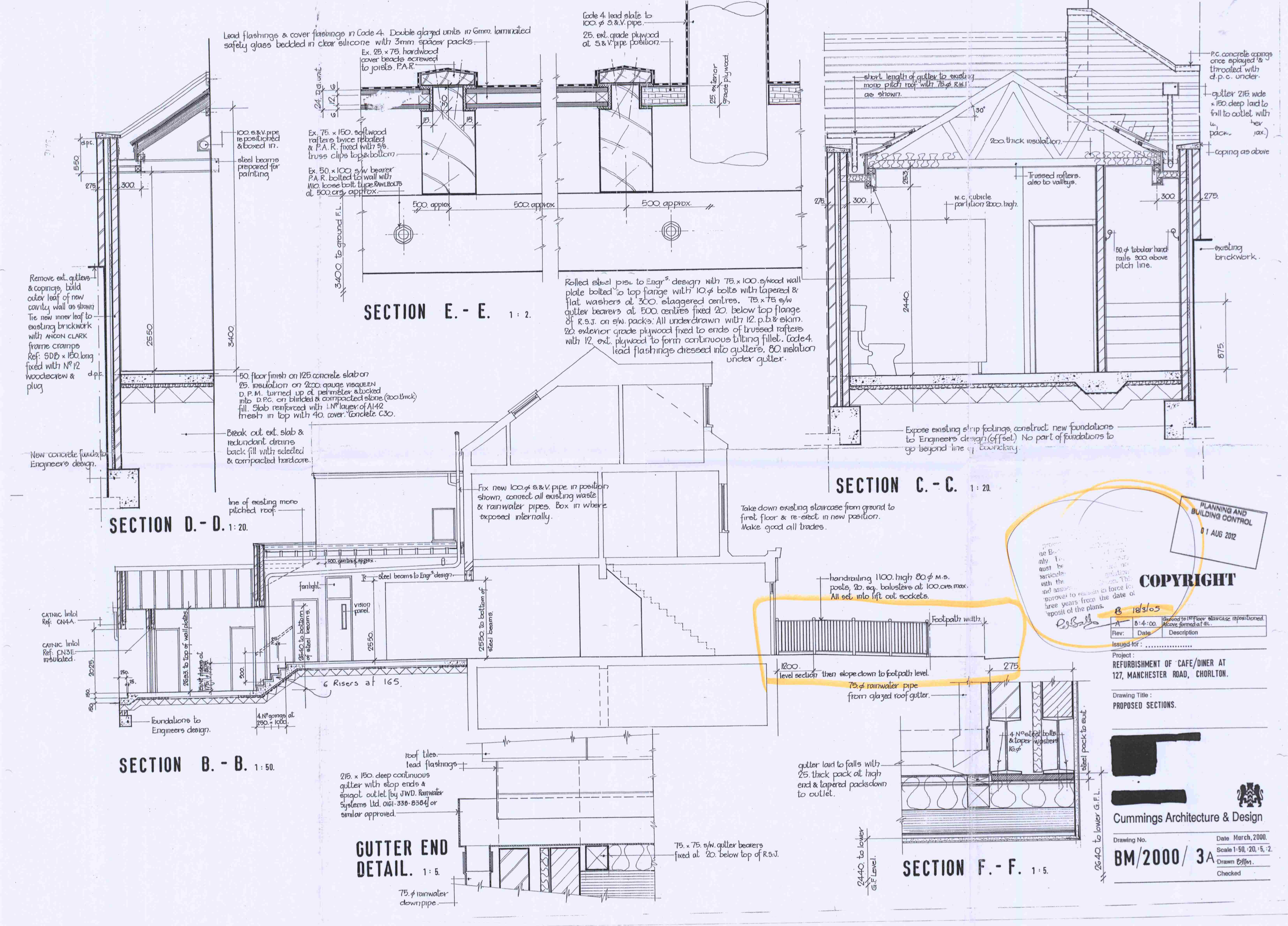
Drawing Title :
PROPOSED PLANS AND ELEVATIONS.

[redacted]

Cummings Architecture & Design

Drawing No.
BM/2000/ 2A

Date March, 2000.
Scale 1 : 50.
Drawn BJM.
Checked



Lead flashings & cover flashings in Code 4. Double glazed units in 6mm. laminated safety glass bedded in clear silicone with 3mm spacer packs.
Ex. 25. x 75. hardwood cover beads screwed to joists. P.A.R.
Code 4. lead slate to 100. ø S.&V. pipe.
25. ext. grade plywood at S.&V. pipe position.
25. exterior grade plywood.
Ex. 75. x 150. softwood rafters twice rebated & P.A.R. fixed with S/S. truss clips top & bottom.
Ex. 50. x 100. s/w bearer P.A.R. bolted to wall with M10. loose bolt type RAWLBOLTS at 500. crs. approx.
500. approx.
3400. to ground F.L.
SECTION E. - E. 1 : 2.
Rolled steel joist to Engrs. design with 75. x 100. s/wood wall plate bolted to top flange with 10. ø bolts with tapered & flat washers at 300. staggered centres. 75. x 75. s/w gutter bearers at 500. centres fixed 20. below top flange of R.S.J. on s/w. packs. All underdrawn with 12. p.b. & skim. 20. exterior grade plywood fixed to ends of trussed rafters with 12. ext. plywood to form continuous tilting fillet. Code 4. lead flashings dressed into gutters. 80. inslation under gutter.
100. s.&V. pipe re positioned & boxed in.
steel beams prepared for painting
Remove ext. gutters & copings, build outer leaf of new cavity wall as shown. Tie new inner leaf to existing brickwork with ANCON CLARK frame cramps Ref: SDB x 150. long fixed with No. 12 woodscrew & plug
50. floor finish on 125. concrete slab on 25. insulation on 2000. gauge VISQUEEN D.P.M. turned up at perimeter & tucked into D.P.C. on blinded & compacted stone (200. thick) fill. Slab reinforced with 1. No. layer of A142 mesh in top with 40. cover. Concrete C30.
Break out ext. slab & redundant drains back fill with selected & compacted hardcore.
New concrete funds to Engineers design.
SECTION D. - D. 1 : 20.
short length of gutter to existing mono pitch roof with 75. ø R.W.P. as shown.
200. thick insulation.
Trussed rafters. also to valleys.
w.c. cubicle partition 2000. high.
P.C. concrete copings once splayed & throated with d.p.c. under.
gutter 215. wide x 150. deep laid to fall to outlet with
coping as above
50. ø tubular hand rails 900. above pitch line.
existing brickwork.
Expose existing strip footings, construct new foundations to Engineers design (offset). No part of foundations to go beyond line of boundary.
SECTION C. - C. 1 : 20.
line of existing mono pitched roof.
Fix new 100. ø S.&V. pipe in position shown, connect all existing waste & rainwater pipes. Box in where exposed internally.
Take down existing staircase from ground to first floor & re-erect in new position. Make good all trades.
500. centres approx.
steel beams to Engrs. design.
fanlight.
vision panel.
CATNIC lintol Ref: CN4A.
CATNIC lintol Ref: CN3E. insulated.
2640. to bottom of steel beams.
2550. to bottom of steel beams.
6 Risers at 165.
Foundations to Engineers design.
4. No. goings at 250. = 1000.
SECTION B. - B. 1 : 50.
handrailing 1100. high 80. ø M.S. posts, 20. sq. balusters at 100. crs. max. All set into lift out sockets.
Footpath width.
1200. level section then slope down to footpath level.
75. ø rainwater pipe from glazed roof gutter.
roof tiles.
lead flashings
215. x 150. deep continuous gutter with stop ends & spigot outlet [by JWD. Rainwater Systems Ltd. 0161-338-8384] or similar approved.
75. x 75. s/w. gutter bearers fixed at 20. below top of R.S.J.
75. ø rainwater downpipe.
GUTTER END DETAIL. 1 : 5.
gutter laid to falls with 25. thick pack at high end & tapered packs down to outlet.
4. No. steel bolts & taper washers 16. ø
steel pack to suit.
2440. to lower G.F. Level.
2640. to lower G.F.L.
SECTION F. - F. 1 : 5.
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B 18/3/05
A 8:4:00. Ground to 1st floor staircase repositioned. Alcove formed at GL.
Rev: Date Description
Issued for :
Project :
REFURBISHMENT OF CAFE/DINER AT 127, MANCHESTER ROAD, CHORLTON.
Drawing Title :
PROPOSED SECTIONS.
[redacted]
Cummings Architecture & Design
Drawing No.
BM/2000/ 3A
Date March, 2000.
Scale 1:50, :20, :5, :2.
Drawn
Checked