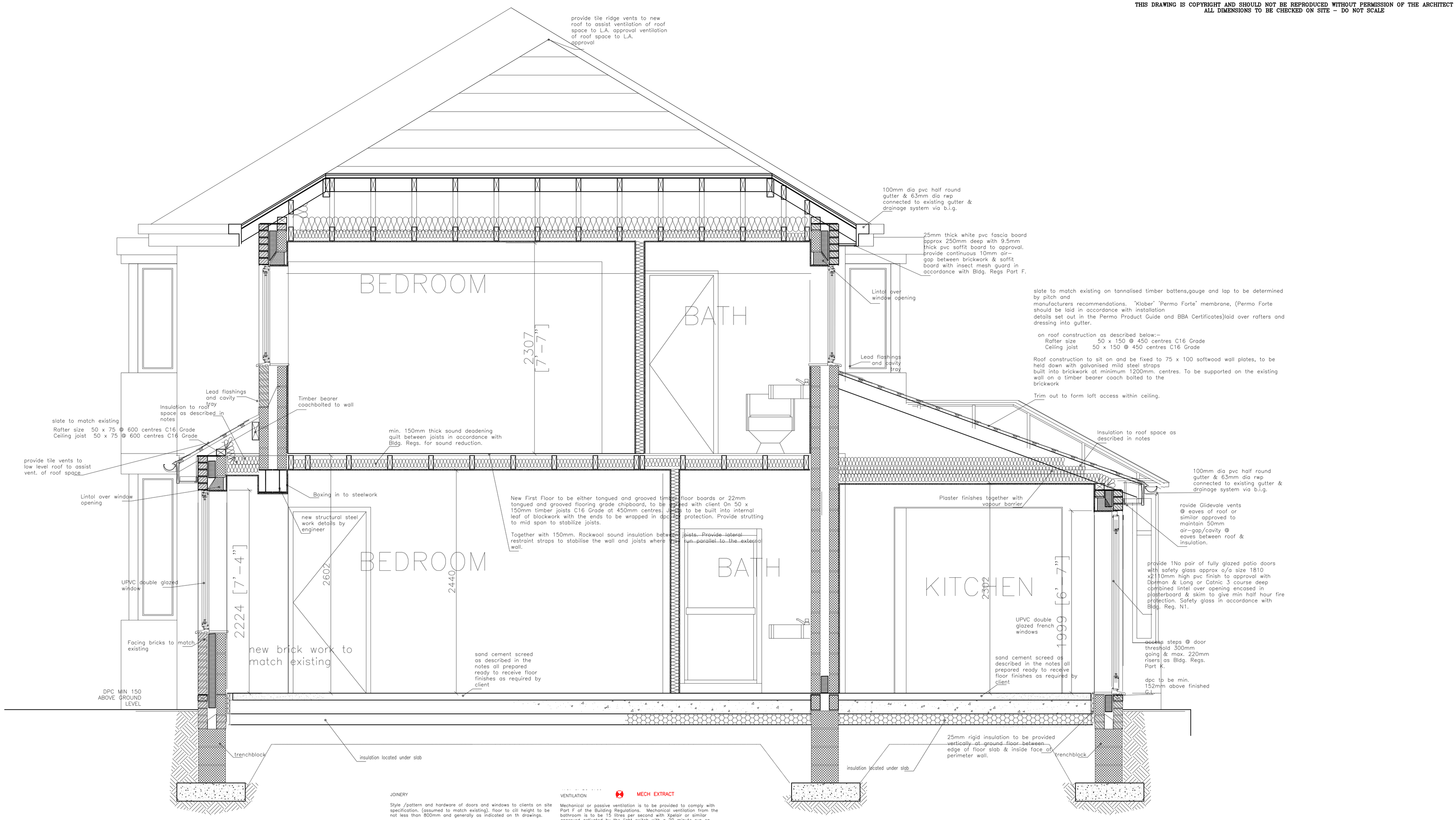
THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT
ALL DIMENSIONS TO BE CHECKED ON SITE – DO NOT SCALE



Lead work

All lead flashings to be installed in accordance with lead association details and recommendations, all joints and seals to be checked for water penetration
prior to completion of the works lead to be treated with protective paternation oil solution as recommended by lead association.

Flashings and cavity trays provided at the juntion of the new flat roof and adjacent wall and pitched roof.

TO BE code 4 lead to BS 1178 and to over–lap min 150mm above abutments Code 5 lead to be used for valleys with non–woven polyester isolation underlay provided underneath (all lead work to be CP 143 part 2) cavity trays to be installed at abutments of roof/walls – sited min 150mm above any such abutments trays to be installed over lintels as required, provide weep holes every 4th perpend with proprietary weep vents

FASCIAS AND SOFFITS

UPVC fascias and soffits to be provided (20mm. square jumbo by Swish or similar approved) to the lines as indicated on the drawing.

CONCRETE GROUND FLOOR

Ground floor to consist of 75mm sand cement screed with fibremesh reinforcement on 150mm reinforced concrete slab with A142 mesh reinforcement minimum 50mm cover. Concrete slabs to be laid on Visqueen on Insulation to be provided under the slab to be Kingspan Thermafloor T70 Insulation 120mm thick installed in accordance with manufacturer's recommendations. The perimeter of the rooms/slab is to be insulated to prevent cold bridging. insulation to be laid on Visqueen 2000 DPM dressed up and tucked in to dpc course on 25mm sand blinding, together with minimum 150mm crushed hardcore laid in layers and compacted. Allow adequate drying out time prior to the laying and fixing of finishes as required by the client

SUSPENDED FIRST FLOOR

New First Floor to be either tongued and grooved timber floor boards or 22mm tongued and grooved flooring grade chipboard, to be agreed with client On 50 x 150mm timber joists C16 Grade at 450mm centres, joists to be built into internal leaf of blockwork with the ends to be wrapped in dpc for protection. Provide strutting to mid span to stabilize joists.

Together with 150mm. Rockwool sound insulation between joists. Provide lateral restraint straps to stabilise the wall and joists where they run parallel to the external wall.

WINDOWS AND FRAMES

U.P.V.C. frames generally as indicated with internal beads and locking handles to be securely fixed with galvanised mild steel lugs every fourth course. Seal with gun mastic pointing, to manufacturers instructions. Glazing to be double glazed units to part L of the Building Regulations by a FENSA approved contractor. All to match existing. Glazing below 900mm to be in safety glass.

INTERNAL STUD PARTITIONS

New internal walls to be in timber stud construction using 75 x 50mm studs at 400mm centres minimum 75 x 50mm sole and head plates fixed to floor and ceiling joists, with fibreglass quilt sound insulation to the cavity in the walls i.e. between the studs. 12mm plaster board and skim to both faces. Finishes to be confirmed by client.

GLAZING TO DOORS

Glazing to doors to be in safety glass and to comply with Part N of the Building Regulations. Manifestations to be provided to full height glazed areas.

JOINERY

Style /pattern and hardware of doors and windows to clients on site specification, (assumed to match existing). floor to cill height to be not less than 800mm and generally as indicated on th drawings.

mdf board cill. Softwood skirtings., linings and architraves unless otherwise directed by client

Paint finish to wood work to be 1No coat primer, 1no coat u/coat and 2 No coats gloss/matt finish clour and finish as required by client.

LINTOLS

Lintols to be to BS 5977 Existing lintols to be checked for stability. New lintols type – L1 SWL 70 or similar approved All To have 150mm minimum bearing and galvanized or pre–painted finish with cavity trays or DPC's over as required Allow for 1/2 hour fire Protection to soffit and other surfaces of lintols as necessary by fixing 12mm plaster board, Master board or similar approved fixed with proprietary fixings. Cavities to be closed and insulated.

STRUCTURAL WORK – fire protection

All structural work to be in accordance with structural engineers details and recommendations. All structural steelwork to be encased to provide minimum half hour fire resistance, with 12.5mm. plasterboard and skim (if applicable).

ELECTRICAL

The work is to comply with Part P of the Building Regulations, work to be carried out by Approved Contractors NICEIC registered or similar and to provide a certificate of compliance.

Provide efficiency light fittings which will only accept lamps with a luminous efficiency greater than 40 lumens per circuit– watt locations of proposed fittings as indicated on service drawings,

Switches and sockets are to be positioned between 450 and 1200mm from finished floor level to comply with part M. Lighting to all external and vulnerable areas to be operated by photo – electric cell time switch or P.I.R detectors

Power provision for installation for intruder alarms to comply with BS 4737 or BS 6799

VENTILATION MECH EXTRACT

Mechanical or passive ventilation is to be provided to comply with Part F of the Building Regulations. Mechanical ventilation from the bathroom is to be 15 litres per second with Xpelair or similar approved activated by the light switch with a 20 minute run on. Ventilation to the kitchen is to be 60 litres per second with a 20 minute run on as described for the bathroom or alternately a cooker hood or similar adjacent to the hob with an extract rate of 30 litres per second.

SMOKE ALARMS SMOKE DETECTOR

Smoke Detection is to be provided to circulation spaces i.e one in the hall and one on the landing ceiling to comply with Part B of the Building Regulations. To be mains powered interlinked with battery back up Grade D Cat. LD3. BS 5839–6:2004 Provide heat detection in the kitchen area

HEATING

The system is to be altered to suite the new layout and is to be carried out by a registered "GAS–SAFE" specialist contractor and in compliance with current Regulations.

ROOF DRAINAGE

Roof drainage to be via Marley or similar approved 100mm UPVC gutter fixed to fascia and laid to falls at 1:600 into 75mm upvc down pipe fixed to wall colour to be black. All to connect to BIG below grid evel and above water line to discharge to main drains.

PLUMBING SERVICES, SANITARY INSTALLATION

Provide, fix and plumb in sanitary fittings as indicated on the drawings including bathroom suites, bidets, w.cs etc including taps and fittings in accordance with client instructions.

SANITARY PIPEWORK

S & VP to be 100mm dia and shall discharge into drain via a min 200mm radius rest bend with invert min 450mm
below lowest connection S & VP to run direct to outside air, min 900mm above any openings within 3mtrs
Branch connections from sinks, baths and showers to be min 40mm dia. fitted with 75mm deep
seal anti– vac traps
Generally:
w.c. – Soil vent pipe to be 100mm diameter U.P.V.C.

Bath – 50mm dia upvc waste with 75mm deep seal anti–vac trap
LB – 40mm dia waste with 75mm deep seal anti–vac trap
Shower – 50mm dia waste together with anti–vac trap.

Branch connections from washing machines to be 38mm dia with washing machine trap.
Combined branch connections to be min 50mm dia, max length of 32mm dia branch 1.7mts, max length of 40mm branch 4.0mtrs
Rodding points to be provided at points where access cannot be obtained by removing traps
All sanitary pipework to comply with the recommendations of BS EN 12056–2:2000
All waste pipes to be UPVC 'CARADON TERRAIN' or similar approved.

INSPECTION CHAMBERS

IC concrete ring system on 200mm concrete base and haunching. Rodding points to be provided at points where access cannot be obtained by removing traps cast iron cover double seal medium duty Polypropylene chambers are only to be used to a depth of 1200mm with 450mm diameter cover all bases to be concrete with haunching and benched as applicable, cover slabs to BS 5911, min reinforcement A142 mesh with covers to suit usage.

Rocker pipes to be used where required. Provide lintols over drains passing through walls
Heads of runs without an IC shall be fitted with rodding access points provide rodding point to base of all swp,s. Provide step irons as necessary.

MODIFICATIONS

All modifications to the above to be specifically agreed with the Local Authority prior to carrying out of the modifications.

0 20cm 40cm 80cm 1M 2M
1 = 20

A1 10CM 20CM

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CLIENT. Mr Mohammed Munir
SITE/CONTRACT ALTERATIONS AND EXTENSIONS AT 30 ARDERN ROAD MANCHESTER M8 4NW
TITLE. PROPOSED SECTION A AND NOTES
DATE. APRIL 12 | SCALE. 1:50 | DRG No. 30115 / 09 /
DRAWN. | CHECKED.