SPECIFICATION

(ALL DIMENSIONS IN MILLIMETRES)

ROOF:

PITCH OF ROOF INDICATED ON SECTION. ROOF COVERING INDICATED ON SECTION, TILES LAID IN ACCORDANCE WITH B.S. 8000 PART 6/6 AND MANUFACTURERS INSTRUCTIONS, ON 38*19 SOFTWOOD BATTENS ON REINFORCED BITUMINOUS ROOFING FELT TO B.S.747 LAPPED A MINIMUM OF 150mm.

RAFTERS	SIZE	SCH @ 400 O/C
CEILING JOISTS	SIZE	SCH @ 400 O/C
HIP	SIZE	
PURLIN	SIZE	
RIDGE	SIZE	
PURLIN TIE	SIZE	

ALL ROOF TIMBERS TO BE SPACED AT MAXIMUM 400 O/C'S UNLESS OTHERWISE INDICATED ON PLANS. RAFTERS SUPPORTED AT EASTING WALL ON 100*50 POLYPLATE RAFTERS TO BE INVALIDATE AT 600 O/C'S. RAFTERS SYMMETRICALLY OVER 100*50 WALLPLATE STRAPPED DOWN TO WALL AT 1800 O/C'S WITH 30*1*1000 M.S. GALVANISED ALUMINIUM STRAPS CEILING JOISTS FIXED AS SHOWN ON PLANS. LAY 100mm THICK 'ROCKWOOL' INSULATION BETWEEN CEILING JOISTS AND FIT 'MARLEY' VENT SUPPLIES AT EAVES LEVEL. 12.5mm PLASTERBOARD AND 3 mm SKIM FINISH TO UNDERSIDE OF CEILING JOISTS. 30*5*1000 LATERAL STABILITY STRAPS TO BE FITTED TO RAFTERS AND CEILING JOISTS AT MAXIMUM 2000 O/C'S ACROSS THREE No MEMBERS, AND FIT FULL DEPTH NOGGING BETWEEN.

EAVES:

25mm THICK EXTERIOR GRADE PLYWOOD FASCIA BOARD NAILED TO RAFTER ENDS. FORM SOFFIT WITH 9mm PLYWOOD SUPPORTED FROM 50*50 BATTENS PROVIDE 10mm CONTINUOUS VENT TO SOFFIT (EQUIVALENT TO 600 CONTINUOUS VENT.

WALLS:

BELOW D.P.C. CONSTRUCT TWO SEPARATE LEAVES OF COMMON BRICK WITH DURESS BRICK RETAINING TO FACING BRICK 3 No. COURSES REMAIN RAKE, GROUND LEVEL ON EXTERNAL WALLS. USE SALT 'GRIP' WALL TIES SPACED AT MAX 750 O/C'S HORIZONTALLY, AND MAX 450 O/C'S VERTICALLY. DOUBLE UP ON TIES AROUND OPENINGS. FIT WALL TIES IN ACCORDANCE WITH B.S. 1243 : 1978. 50mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO 150mm BELOW D.P.C. DPC TO BE 'HYDROCHEM' PITCH POLYMER OR SIMILAR LAID ON A MORTAR BED.

ABOVE D.P.C. CONSTRUCT TWO SEPARATE LEAVES.

EXTERNAL LEAF: TO BE 103 BRICKWORK TO MATCH EXISTING.
50mm CAVITY: CAVITY TO BE FILLED WITH 50mm 'DRITHERM' CAVITY BATTS.
INTERNAL LEAF: TO BE 100mm 'THERMALITE SHIELD' BLOCK.
(DENSITY 650 KG/M3 STRENGTH 1.8 N/mm2 MIN)

WALL TIES FITTED AS ABOVE. CAVITY ONLY TO BE BRIDGED WITH WALL TIES AND AT THE REVEALS. PROVIDE VERTICAL AND HORIZONTAL DPC AT ALL REVEALS. PROVIDE CAVITY BARRIER ANY 90M2 BRIDGING CAVITY (i.e. AIR BRICKS, GAS MATER BOXES, VENT DUCTS, ETC...)

INTERNAL FINISH TO BE 12mm CARLITE BROWNING WITH 3mm SKIM FINISH. ALL MOUNTINGS AND SHELVING TO BE PROVIDED AND FITTED BY CONTRACTORS TO OWNERS SPECIFICATION

LINTELS:

PROVIDE 'CATNIC' LINTELS OVER ALL OPENINGS (NOT 90+ OVER OPENINGS, ALL LINTELS TO BE SUPPORTED ON 150 BRICKWORK AND 9" LAID ON A MORTAR BED. ALL LINTELS ACTING AS 'ELEMENTS OF STRUCTURE' ARE TO BE PROVIDED WITH 1 LAYER 12.5mm 'FIRELINE' BOARD AND 3mm SKIM FINISH TO PROVIDE 1/2Hr's FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 150mm 'ROCKWOOL'.

SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL, LAY 1200 GAUGE DPM BEHIND DPC, LAY 100 BLINDING DPM AND LAP WITH NEW AND EXISTING DPC'S ANY JOINTS IN D.P.M TO HAVE A 300 MINIMUM LAP. LAY A 100 THICK BED OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL. FLOOR JOISTS SUPPORTED AS INDICATED ON SECTION. FLOOR JOIST SIZE INDICATED ON SECTION SPACED AT MAXIMUM 400 O/C'S. PROVIDE 100mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC MATERIAL. LAY 50mm THICK T & G CHIPBOARD FLOORING ON FLOOR JOISTS. NOTE : A 25 MIN VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB. PROVIDE AIR BRICKS TO EXTERIOR TO GIVE 1500 SQUARE mm/m FREE VENTILATION AREA PER METRE RUN.

SUSPENDED CEILINGS:

1/2 'PLASTERBOARD' BOARD REQUIRED EITHER SIDE OF A 100*50mm SOFTWOOD FRAMEWORK @ MAX 400 O/C'S. HEAD AND SOLE PLATE TO BE PROVIDED.

PLASTERBOARD AT GROUND FLOOR LEVEL TO BE SKIM ON A PITCH POLYMER D.P.C. 50mm 'DRITHERM' CAVITY BATTS. INSERT 100mm 'ROCKWOOL' INSULATION BETWEEN TIMBER FRAMEWORK.

FIRST FLOOR:

ALL STRUCTURAL TIMBER REQUIRED TO BE USED IN FLOOR AND ROOF CONSTRUCTION TO BE IN COMPLIANCE WITH REGULATION A1 & A2 OF SCHEDULE 1 OF THE BUILDING REGULATIONS AND B.S. 5268 : PT2 1991. 150mm THICK X 50mm WIDE SOFTWOOD FLOOR JOISTS ON SOFTWOOD JOISTS @ MAX 400 O/C'S UNLESS INDICATED ON PLANS. DOUBLE JOIST SUPPORT UNDER FIRST FLOOR STUDWORK PARTITIONS AND JOISTS TOGETHER WITH 30*5 M.S. GALVANISED STRAPS EVERY 2000 O/C'S. SOLID HERRINGBONE STRUTTING 50mm HERRINGBONE STRUTTING REQUIRED BETWEEN JOISTS WHERE INDICATED. FLOOR JOISTS AT RIGHT ANGLES TO PARTY WALLS TO BE SUPPORTED ON 30*5*1000 M.S. GALVANISED JOIST HANGERS. JOISTS TO BE RESTRAINED TO EXTERNAL AND PARTY WALLS WITH 30*5*1000 M.S. GALVANISED STRAPS @ MAX 2000 O/C'S. FLOOR SUPPORTED TO 1 No JOISTS AND THEIR 150mm BOARD CARLITE, 12.5mm PLASTERBOARD AND 3mm SKIM REQUIRED TO UNDERSIDE OF JOISTS. NOTE: NEW FLOOR LEVEL TO MATCH EXISTING FLOOR LEVEL.

STAIRCASE:

TIMBER STAIRCASE TO INSULATION 31 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

- MIN. TOTAL RISE, EXACT HEIGHT TO BE MEASURED ON SITE, AS 2600mm FLOOR THICKNESS ASSUMED.
- No RISERS, STEPS.
- mm RISE.
- mm GOING.
- GOINGS 2 RISES + 2 GOING

MIN 900mm GOING TO WINDERS, HANDRAILS 900mm ABOVE PITCH LINE TO PLANE. LANDING CLEARANCE MIN 900mm ABOVE FINISHED FLOOR LEVEL. MAXIMUM OF 8 RISERS ALLOWED BETWEEN HANDRAILS, TO BE 800mm CLEAR, MAX 180mm SPACING BETWEEN VERTICAL BALUSTERING. MIN 600mm CLEAR HEADROOM VERTICALLY ABOVE THE LINE OF FLIGHT TO BE PROVIDED.

DRAIN LAYING: (REGULATION 16 OF BUILDING REGULATIONS 1976.

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED TO BOTH LIKE AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING COUNCIL OFFICER, and/or LIKEWISE, ANYBASE ON CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAID AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. THIS WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

ROOF TIMBER CONSTRUCTION:

PLAIN TILE HANGING NAILED TO 38*25 PRE-TREATED SOFTWOOD BATTENS ON BUILDING PAPER FIXED TO 18mm EXT GRADE PLYWOOD LAID TO REINFORCED SOFTWOOD RAFTERS @ 400 O/C'S. CROSS BRACED WITH 100*50 TIMBER MEMBERS. PROVIDE 500mm 'ROCKWOOL' INSULATION BETWEEN STUDDING, THEN 18mm EXTERIOR GRADE PLYWOOD TO HANGS AND FIX 12.5mm 'FIRELINE' BOARD AND 3mm SKIM FINISH. PVC CODE 4 LEAD FLASHINGS EXTERNALLY & CODE 4 LEAD FLASHINGS TO COMPLY WITH REGULATION C4 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

ELECTRICAL WORKS:

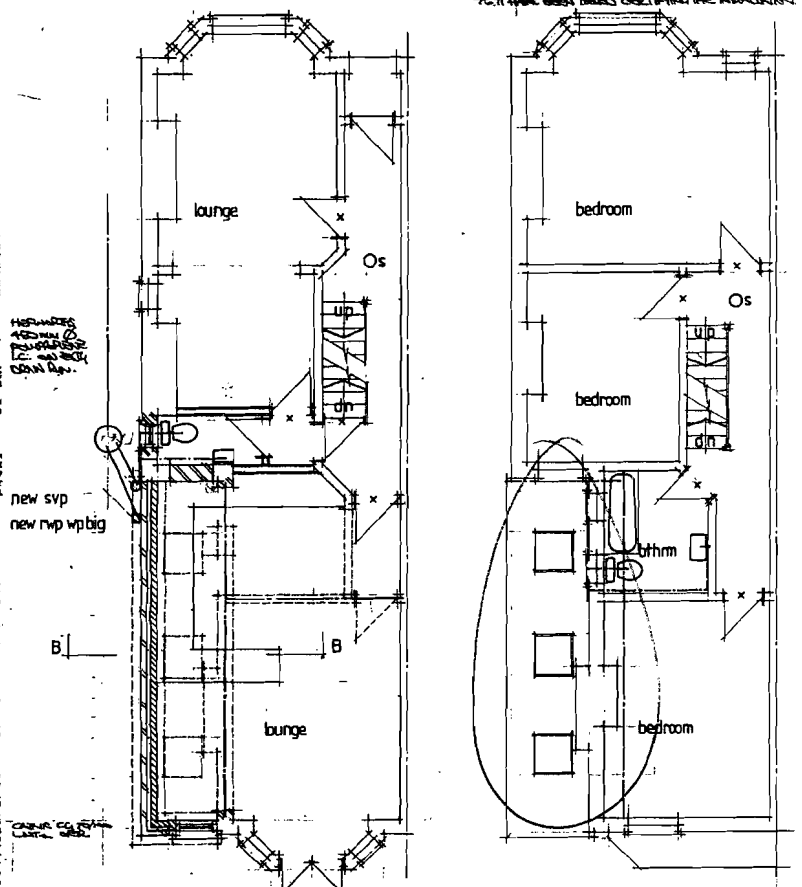
ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT I.E.E. REGULATIONS AND CARRIED OUT BY AN 'APPROVED' APPROVED CONTRACTOR. THE BEST ALL OF THE PORTION OF ALL ELECTRICAL FITTINGS TO BE SPECIFIED BY OWNERS. THEN THESE DETAILS ARE TO BE APPROVED BY THE E.E.C. CONTRACTOR PRIOR TO ANY ELECTRICAL INSTALLATIONS BEING CARRIED OUT

Floor [illegible] MIN K MIN @ 400 MIN C/B WITH ROCKWOOL INSULATION QUILT SUSPENDED ON CHICKENWIRE WITH THE FLOOR AND TWO BOARDS OF 9.5 MM PLASTERBOARD UNDER.

Roof [illegible] TO BE CLADDED BATTENED WITH ASH MIN. AIR GAP MAINTAINED UNDER TILES WITH TILE LED & 22mm CYPRUS EXPOLAINE ENDS FIXED ACROSS FACE OF RAFTERS.

Roof FLAT ROOF (WELL CONSTRUCTION SPECIFICATION TO INCREASE U VALUE OF 0.20 W/m2K

Elecs ALL ELECTRICS TO WHICH THE REGULATION OF PART P RELATES WILL BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMMENCEMENT OF WORK ON SITE, THE LOCAL AUTHORITY MUST BE INFORMED EITHER:
1. AN ELECTRICAL INSTALLATION CERTIFICATE AND/OR
2. A CERTIFICATE CERTIFICATE & FORMS DERIVED IN BS 7671 HAVE BEEN ISSUED CERTIFYING THE INSTALLATION.



Ground floor

First floor

Notes
1. UNDERDRAIN SURROUND TO POINTS 1/2 HR. FIRE WITH 12.5mm PLASTERBOARD TO BOTH
2. 1.1m GLAZING TO ANY DOOR ON THE ESCAPE ROUTE
3. MIN 2.0m HEADROOM ON STAIRCASE
4. 12.5HR. FIRE CORED WITH SELF CLOSING DOORS INDICATED BY
5. SMOKE DETECTORS AS INDICATED ON PLAN TO BE INTERLINKED WITH BATTERY BACK UP INDICATED BY
6. ALL DOOR LOCKS TO BE BOLT LOCKING NOT LATCH TO BE HORIZONTALLY LOCKING
7. KITCHEN TO BE WITH MIN. 30MIN FIRE BARRIERS.

Amendments

HEATING:

GAS FIRE INPUT NOT TO EXCEED 7 kW, CONNECTED TO TYPE 116 FIRECRETE CONCRETE FLUE BLOCKS, DISCHARGE TO ATMOSPHERE FLUE PIPE IN ROOF SPACE KEPT 450mm FROM ANY TIMBER AND SECURED WITH M.S. STRAPS TO PASS TERMINAL MIN 600mm ABOVE ROOF JUNCTION WITH FLUE. THERE IS TO BE NO OPENING OR FLUE BOSS FOR INSPECTION OR CLEANING, WHERE OPENINGS ARE PROVIDED WITH A NON COMBUSTIBLE GAS TIGHT COVER. LEAD WEATHERING COLLAR TO BE FITTED WHERE FLUE PIPE PASSES THROUGH ROOF COVERING. APPLIANCE TO REST ON A 125mm THICK NON-COMBUSTIBLE HEARTH. DIMENSIONS OF HEARTH INDICATED ON PLANS. AIR SUPPLY TO APPLIANCES TO BE PROVIDED AND ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH REGULATION A OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

BALANCED FLUE OUTLET TO GAS FIRED CEILING HEATING SOLELY WHERE INDICATED TO BE FITTED WITH SUITABLE TIMBER GUARD. ALL WORK TO BE CARRIED OUT BY A 'CORGI' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS.

STEELWORK:

GIRDERS INDICATED ON PLANS.
ALL TWIN R.S.JOISTS TO BE BOLTED TOGETHER AT MIDDLE'S WITH M 12 BOLTS AND SPACER BARRELS AS SHOWN ON PLAN. ALL STEEL WORK TO HAVE TWO COAT SHOP PRIMER OF 100mm. PADSTONE SIZES ARE TO BE AS THOSE INDICATED ON PLANS, STEELWORK TO BE SURROUNDED BY 1 LAYER 12.5mm 'FIRELINE' BOARD, TAPE AND FILL ALL JOINTS AND APPLY 3mm SKIM FINISH FOR 60Hr's FIRE PROTECTION. ALL STEELWORK TO BE PAINTED WITH 'ANTI-RUST' PAINT.

(1) THE BUILDER IS TO THOROUGHLY INVESTIGATE AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

(2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEER DETAILS.

(3) DO NOT SCALE FROM PLANS. SIZE REQUIRED ARE ON SITE DIMENSIONED ONLY. IF QUERIES ARISE ON SITE CONTACT DESIGNER IMMEDIATELY.

(4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR ERE ANY ENGINEERING IS TO BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

(5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

(6) ALL STATUTORY SITE INSPECTIONS are TO BE SEEN AND APPROVED BY L.A. B.C.O. PRIOR TO ANY CONCEALING UP OF WORK.

(7) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNLESS IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.

(8) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.

(9) ALL CONCRETE WORK TO BE CARRIED OUT TO B.S. 5328 : 1991 MIX

(10) ALL BRICKWORK TO BE CARRIED OUT TO B.S. 5390 : 1976 MIX.

(11) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS. 1282 1975.

(12) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.C.O.'s APPROVAL AND SATISFACTION.

(13) CODE 5 LEAD FLASHINGS (MIN LAPS AND 150mm & min 150mm UPSLOPE ON TILES & CAVITY TRAYS ARE TO BE USED WHERE INDICATED.

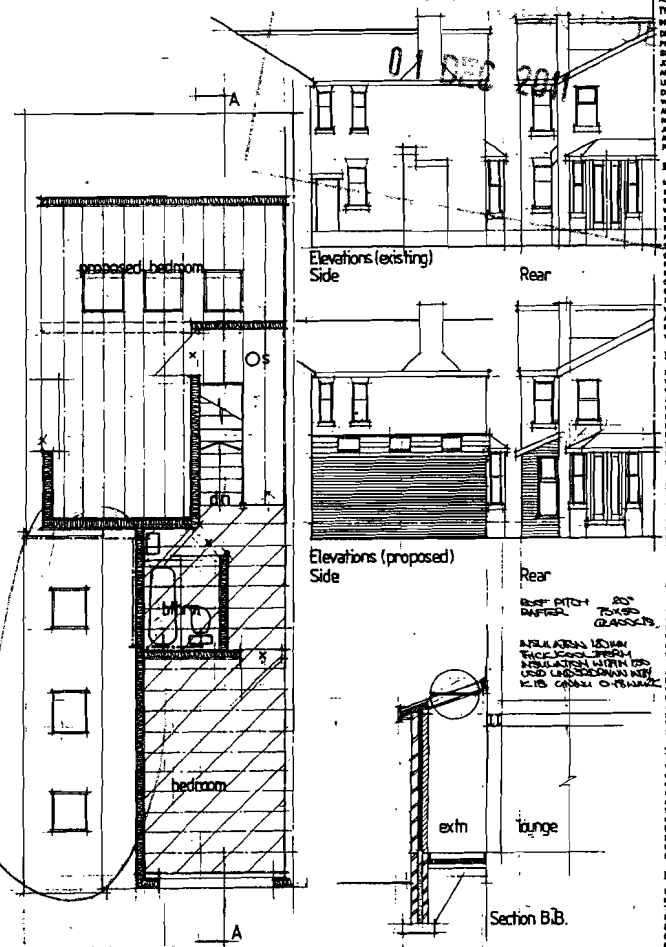
(14) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

(15) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.

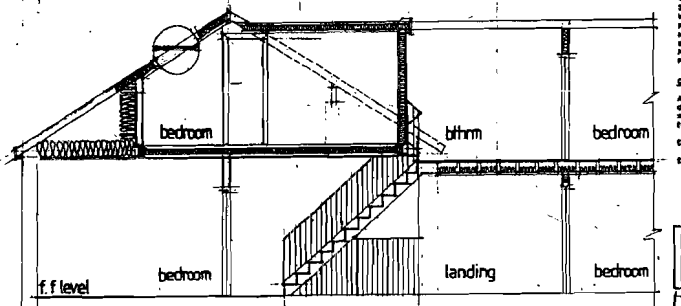
(16) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY ENSURING FROM EXISTING VENTS WITH 225mm DIAMETER PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A NEW VENTILATION AREA EQUIVALENT TO 1500mm2 PER METRE RUN.

(17) DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURES, THEREFORE U VALUE OF WALLS TO BE 0.45 W/m2 k AND U VALUE OF ROOF TO BE 0.20 W/m2 k CONSTRUCTED AS INDICATED.

ORIGINAL WITH VELUX



Proposed loft conversion



Section A.A.

Elevations (existing)
Side
Rear

Elevations (proposed)
Side
Rear

Section B.B.

DRAINAGE:

PROVIDE 100mm DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63mm DIA P.V.C. DOWNPIPES (AS INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW BULLEY GRATING LEVEL BLACK OR BROWN PAINTED TO GREY IN ALL CASES, THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS.

ALL BELOW GROUND DRAINAGE RUNS TO BE 100mm DIA WYVFIED CLAY TYPE 6A 'SUPERLINE' OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS. ALL BULLIES INDICATED TO BE RODDABLE B.S.S. TYPES.

DRAINS TO BE LAID TO A MIN FALLS OF 1:40 OR A MIN 150mm BED OF PEA GRAVEL WHERE DRAINS PASS UNDER BUILDING THEY ARE TO BE SURROUNDED IN MIN 150mm THICK CONCRETE WITH A FLEXIBLE JOINT AT EVERY COLLAR, WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE SUPPORTED OVER WITH 2 COURSE REINFORCED CONCRETE LINTOLS (MIN 300 BEARING 150mm) (LEAVING A MIN 50mm GAP AROUND DRAIN WHICH IS TO BE PACKED WITH POLYSTYRENE. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND LOCAL AUTHORITY B.C.O. APPROVAL.

NO FLEXIBLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND LOCAL AUTHORITY APPROVAL. ALL RAINWATER DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND FOUL DRAINAGE IN A MIX OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

SANITARY PIPEWORK:

MIN BRANCH PIPE DIAMETER SIZES.

BASIN	40 mm
BIDET	40 mm
SHOWER (EACH)	40 mm
BATH	40 mm
WC	100 mm

ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI SYPHONIC TRAPS (EXCEPT W.C.S. ROD-IN EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE PIPES, MAX LENGTH OF SANITARY WASTE PIPES TO BE 3000mm (INDICATED ON PLANS UNLESS OTHERWISE STATED) ALL GROUND FLOOR WASTES TO BE TAKEN BELOW BULLEY GRATING LEVEL, BUT ABOVE WATER LEVEL. ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE 2000 600mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND PROVIDED WITH SUITABLE CAGE. PROVIDE RODDING EYES AT BASE OF STACK AND WHERE PIPES ARE CONCEALED. B.S. TRAPS TO BE FITTED AT BASE OF STACK. NO SANITARY PIPEWORK CONNECTION WITHIN 900mm OF WASTE BRANCH CONNECTION TO S.V.P.

MANHOLES:

INTERNAL DIMENSION AND COVER SIZE ARE TO SUIT DEPTH OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR.
CONSTRUCTION MIN 140mm THICK CONCRETE BASE TO B.S. 8301 : 1985, 215mm THICK CLASS B ENGINEERS BRICK WALLS CONSTRUCTED IN ENGLISH BOND METHOD AND FLUSH POINT INTERNALLY, FIT MEDIUM DUTY COVER AND FRAME, MANHOLE TO BE BENCHED SMOOTH INTERNALLY.
MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR PIXED LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL, EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.

GROUND FLOOR:

ALL VEGETABLE & SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE, LAY 300 150mm OF CLEAN CRUSHED STONE HARDCORE & COMPACT, BLIND HARDCORE WITH 50mm OF SHARP SAND AND COMPACT, LAY 1200 GAUGE DPM AND READY LAY WITH DPC ANY JOINTS IN D.P.M. TO BE LAPPED MIN 300mm. PROVIDE MIN 75 DIAMETER RIGID INSULATION AS SHOWN ON SECTION. LAY MIN 150mm CONCRETE (1:2:4) MIX REINFORCED WITH A142 FABRIC SURFACE OFF WITH 25mm SANDCEMENT SCREED OR 25mm ASPHALT.

FOUNDATION:

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER LOCAL AUTHORITY APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE L.A. BUILDING CONTROL OFFICER.
MIN DEPTH 1000mm.
MIN WIDTH 600mm.
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIX CONCRETE (1:2:4) 300mm ABOVE NORMAL WATER TABLE AND PUDDLED TRENCH BOTTOMS ARE TO BE TAKEN DOWN TO THE DEPTH OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING IS THREATENED BY SUBSIDENCE. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE.
ALL CONCRETE WORK IS TO BE CARRIED OUT TO B.S. 5328 : PART 2, 1990, WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

VENTILATION:

WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF MIN. 1/8 THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
ALSO EVERY HABITABLE ROOM, INCLUDING KITCHEN, TO HAVE A TRICKLE VENT SITUATED ON AN EXTERNAL WALL, GIVING A VENTILATION TO VENTILATION AREA, MECHANICAL VENTILATION TO BECOME A MEANS OF EXTRACTING AT A RATE RATE OF NOT LESS THAN 60 LITRES PER SECOND PIOTS. 30 LITRES IF FITTED IN COOKER HOODS TO BE PROVIDED TO THE KITCHEN TO THE SATISFACTORY MECHANICAL VENT CAPABLE OF 15 LITRES/SEC OUTPUT RATING.

FLAT ROOF:

USE 'SHORBROOM MT' FLAT ROOFING SYSTEM.
ROOF CONVERTING TO BE 'SHORBROOM MT 600', MOT SCREED ON 'SHORBROOM MT 600', MOT SCREED TO 'SHORBROOM' VENT BASE LAYER ROOFING FELT, MOT SCREED TO 'SHORBROOM' VENT BASE LAYER DECKING ON 50*150 SOFTWOOD CROSS BATTENS ON PITCHING PIECES TO GIVE MIN FALLS OF ROOF OF 1:80. JOIST SIZE & SPACING INDICATED ON SECTION. LAY 100mm 'ROCKWOOL' INSULATION BETWEEN JOISTS. LEANE & SAM 225mm COMMERCIALE VIEW AT RIDGE TO ALLOW FOR CROSS VENTILATION OF ROOF, ALL JOISTS STRAPPED TOGETHER WITH 30*1*1000 M.S. GALVANISED STRAPS, WHERE JOISTS RUN PARALLEL TO WALLS 30*1*1000 M.S. GALVANISED RESTRAINT STRAPS ARE TO BE FITTED ACROSS 3 No MEMBERS AT 2000mm O/C'S WITH FULL DEPTH NOGGING IN BETWEEN. ALL JOISTS TO HAVE MIN 100mm BEARING INTO BRICK OR BLOCKWORK AND HAVE ENDS TREATED WITH PRE SAW DOVE TO BS. 1282 : 1975. USE 12.5mm 'FIRELINE' OR SIMILAR TO 2mm PLASTERBOARD AND 3mm SKIM FINISH TO UNDERSIDE OF JOISTS.

GLAZING:

ALL SAFETY GLAZING TO COMPLY WITH B.S. 6206 : 1981, WHERE GLAZING HAS BEEN SPECIFIED ON PLANS, FLAT SAFETY GLASS AND/OR SAFETY PLASTICS SHALL BE FITTED IN THE FOLLOWING AREAS :-
(1) IN WALLS, BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
(2) IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
(3) WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

No:	Revision:	Date:	Initial

ALPHA DESIGN
11 GILDA CRESCENT ROAD SCALES M34 9AH
TELEPHONE : 061 707 5331

Project: 187 Oswald Road Chorlton Mcr
Tit': G Frear extn
Scale: 1:100 | Date: FEB 1170 | Initial: CW
Drg. No.

SPECIFICATION

(ALL DIMENSIONS IN MILLIMETRES)

ROOF:

PITCH OF ROOF INDICATED ON SECTION/ROOF COVERING INDICATED ON SECTION. RULES LAID IN ACCORDANCE WITH B.S. 8234 part 1999 AND MANUFACTURERS INSTRUCTIONS, OR 38*19 SOFTWOOD BATTENS ON REINFORCED BITUMINOUS ROOFING FELT TO B.S.747 LAPPED A MINIMUM OF 300mm.

RAFTERS	200	600 @ 400 OC's
CEILING JOISTS	200	600 @ 400 OC's
HIP	250	
PURLIN	250	
RIDGE	250	
VERGE TILE	150	

ALL ROOF TIMBERS TO BE SPACED AT MAXIMUM 400 O/C'S UNLESS OTHERWISE NOTED ON PLANS. RAFTERS SUPPORTED AT RIDGING SHALL ON VERTICAL PURLINS 100 MIN DIAMETER POLES AT 600 O/C'S. RAFTERS SUPPORTED OVER 100*25 WALLPLATE STRAPPED DOWN TO WALL AT 1000 O/C'S WITH 30*5mm M.S. GALVANISED HOOPIRON STRAPS CEILING JOISTS FIXED AS SHOWN ON PLANS. LAY 100mm THICK "ROCKWOOL" INSULATION BETWEEN CEILING JOISTS AND FIX "WARLEY" VENT SHAPES AT EAVES LEVEL. 10.0mm PLASTERBOARD AND 3 coat SAND FINISH TO UNDERSIDE OF GABLED JOISTS. 30*10mm LATERAL STABILITY STRAPS TO BE FIXED TO RAFTERS AND CEILING JOISTS AT MAXIMUM 2000 O/C'S ACROSS THREE No MEMBERS, AND FIT FULL DEPTH NOGGING BETWEEN.

EAVES:

10mm STAINED EXTERIOR GRADE PLYWOOD FASCIA BOARD NAILED TO RAFTER ENDS. PLASTIC EAVES GUTTERS AND DOWNPIPES FROM METAL HOUSE. PROVIDE 10mm CONTINUOUS VENT TO SOFFIT, JUST UNDERSIDE OF EAVES CONTINUOUS VENT.

WALLS:

BELOW D.P.C. CONSTRUCT TWO SEPARATE LEAVES OF COMMON BRICK WITH SUITABLE MORTAR TO FACING BRICK 2 No. COURSES MINIMUM FINAL GROUND LEVEL OR EXTERNAL WALLS. USE ONLY PERFECT WHOLE TILES BONDED AND POINTED EXTERNALLY, AND MAX 450 O/C'S VERTICALLY. DOUBLE UP No OF TILES AROUND OPENINGS. TYP WALL 280 IN ACCORDANCE WITH B.S. 5628 / 1992. 50mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO 150mm BELOW D.P.C. DPC TO BE 150mm LAP PITCH POLYMER OR SIMILAR LAID ON A MORTAR BED.

ABOVE D.P.C. CONSTRUCT TWO SEPARATE LEAVES.

EXTERNAL LEAF: TO BE 102.5 BRICKWORK TO MATCH EXISTING.
INTERNAL LEAF: 75 THICK LIGHTWEIGHT CONCRETE BLOCKS.
CAVITY: 50 WIDE CAVITY WITH "RAINBLOCK" SHEELY BLOCK.
BONDING: TO BE 100mm "RAINBLOCK" SHEELY BLOCK.
SCREENING STRENGTH 4 N/mm SQ.

WALL TIES FITTED AT ANGLES, CAVITY ONLY TO BE BRIDGED WITH WALL TIES AND AT THE REVEALS. PROVIDE VERTICAL AND HORIZONTAL D.P.C AT ALL REVEALS. PROVIDE CAVITY TRAY OVER ANY STEP BRIDGING CAVITY (i.e. AIR SPACES, SAND, CONCRETE, PLASTIC SHEETS, ETC...)
EXTERNAL FINISH TO BE 12mm CEMENT SCREENED WITH 5mm SAND FINISH. ALL ARCHITRAVES AND SKIRTING TO BE PROVIDED AND FITTED BY CONTRACTORS TO CHOSEN SPECIFICATION.

LINTELS:

PROVIDE "CATNIC" LINTELS OVER ALL OPENINGS. REF TO SHOP DRAWINGS. ALL LINTELS TO BE PROVIDED AND BE LAID ON A MORTAR BED. ALL LINTELS ACTING AS "ELEMENTS OF STRUCTURE" ARE TO BE PROVIDED WITH 1 LAYER 112.5mm "WARLEY" BOARD AND 5mm SAND FINISH TO PROVIDE 1 HOUR FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm "ROCKWOOL".

SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL, LAY 100 thickness OF BINDER SAND OR CONCRETE, LAY 1000 GAUGE 500mm wide LAY WITH 10mm wide SPACES AND JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 150mm thick BLOCK OF CONCRETE ON D.P.M SURROUNDED THAT FINISHED HEIGHT IS A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL. FLOOR JOISTS SUPPORTED AS INDICATED ON SECTION. FLOOR JOIST SIZE INDICATED ON SECTION SPACED AT MAXIMUM 400 O/C'S. PROVIDE 100*50 "HOOPIRON" BRIDGING BETWEEN JOISTS LAID ON PLASTIC MASTIC. LAY 600 thick THICK T & G PLASTERED BOARD CHEQUERED ON UNDERSIDE, BOND + A MIN MECHANICAL FIXING TO WALLS. INSULATION BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB. PROVIDE AIR BRICKS TO GIVE MIN 2500 SQUARE mm FREE VENTILATION AREA PER METRE RUN.

SUSPENDED TIMBER FLOOR:

WALL "PERLINE" BOARD REQUIRED UNDER SIDE OF A 100*50mm SOFTWOOD PLASTERBOARD @ 3mm 400 O/C'S. HEAD AND SOLE PLATE TO BE PROVIDED.
PROVIDED AT GROUND FLOOR LEVEL, TO BE SAW ON A PITCH POLYMER D.P.C. 3mm OVERLAP 300mm WIDER TO PLASTERBOARD. INSERT 100mm "ROCKWOOL" INSULATION INTO TIMBER SURROUNDING.

FIRST FLOOR:

ALL STRUCTURAL TIMBER REQUIRED TO BE USED IN FLOOR AND ROOF CONSTRUCTION TO BE IN GRADING WITH REGULATION 6.1 AND OF SCHEDULE 1 OF THE BUILDING REGULATIONS AND B.S. 5268 / PT2 1991. 10mm TONGUE & GROOVED FLOORING GRADE EXPOSURE ON SUPPORTING JOISTS @ 400 mm O/C'S. JOISTS SUPPORTED AS DOUBLE JOIST SUPPORT UNDER STUD PARTITIONS. PARTITIONS AND GOLF JOISTS, 100*50 FIX at 1000mm O/C'S 100mm. 50mm DIAMETER HOLES CUT IN JOISTS FOR SERVICES. JOISTS TO BE STRUTTED WHERE REQUIRED. BETWEEN JOISTS WHERE INDICATED. FLOOR JOISTS AT RIGHT ANGLES TO PARTITIONS TO BE DOUBLED UP. BRIDGING BETWEEN JOIST HANGERS. JOISTS TO BE RESTRAINED TO EXTERNAL WALLS WITH 30*5mm GALV. MILD STEEL STRAPS @ 2000mm O/C'S ACROSS 3 No. JOISTS MINIMUM. 18mm CHIPBOARD FLOORING 22mm THICK PLASTERBOARD AND 5mm SAND RENDERED TO UNDERSIDE OF JOISTS. 100*50 HOOP FLOOR LEVEL TO HANGER BEARING FLOOR LEVEL.

STAIRCASE:

TIMBER STAIRCASE TO REGULATION 35 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.
RISERS: NOT MORE THAN 220mm, STRICT NEARLY TO BE MEASURED ON LINE, AT 300mm FLOOR PROGRESS AVERAGE.
No EQUAL STEPS.
TREADS: 220mm.
GOING: 220mm.
GRADIENT PITCH

MIN 900mm HEAD TO WINDING, HANDRAILS 900mm ABOVE PITCH LINE TO FLIGHT. LANDING STAIRCASE, MIN 900mm ABOVE FINISHED FLOOR LEVEL. 50mm WIDTH OF HANDRAIL BETWEEN HANDRAILS TO BE 600mm CLEAR. 50mm SPACING BETWEEN VERTICAL BALUSTERINGS. 300 minimum CLEAR HEADROOM VERTICALLY ABOVE PITCH LINE OF FLIGHT TO BE PROVIDED.

HEAT LOSS: (REGULATION 16 OF BUILDING REGULATIONS 1985)

THE VALUE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. ANY LEAKAGES, DEFECTS ON CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAID AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 / 1985.

ROOF SPACE VENTILATION:

PLAIN TILE HANGING NAILED TO 38*19 PRE-TREATED SOFTWOOD BATTENS ON BUILDING PAPER FIXED TO 150mm DEEP GRADE SOFTWOOD RAFTERS TO MANUFACTURERS DETAILS @ 400 O/C'S. CROSS BRACED WITH 100*50 TIMBER MEMBERS. PROVIDE 150mm THERMOSTAT INSULATION BETWEEN RAFTERS, NAIL 10mm GRADE EXPOSURE PLYWOOD TO FRAME AND FIX 50mm TIMBER BEARD AND 5mm SAND FINISH. FIX CODE 4 LEAD SCREWS GENERALLY & CODE 6 LEAD FLASHINGS TO COMPLY WITH REGULATION 24 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

ELECTRICAL WORK:

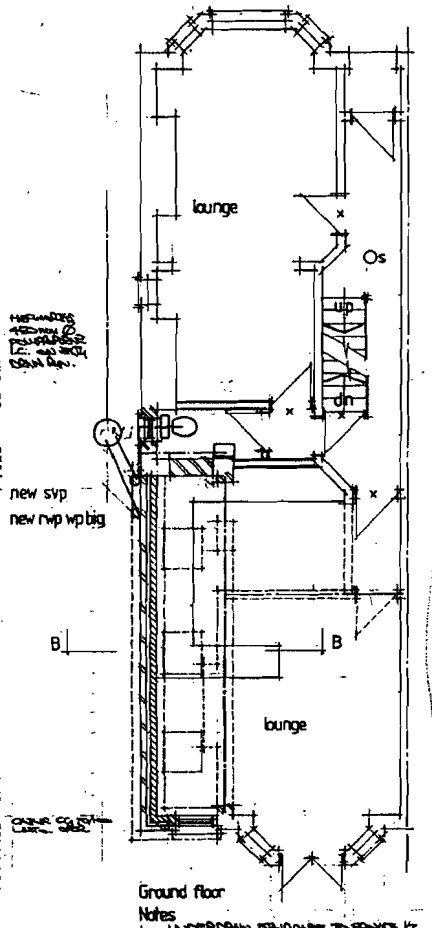
ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT I.E.E. REGULATIONS AND CARRIED OUT BY AN "APPROVED" APPROVED CONTRACTOR. DETAILS OF THE POSITION OF ALL ELECTRICAL POINTS TO BE SUBMITTED BY OWNERS, THEIR "AGENTS" AND TO BE APPROVED BY "AGENTS" CONTRACTOR PRIOR TO ANY ELECTRICAL INSTALLATIONS BEING CARRIED OUT.

Floor FLOOR JOISTS 100 x 50 @ 400 MM CTR WITH 150mm INSULATION QUILT SUSPENDED ON CHICKENWIRE WITHIN THE FLOOR, AND TWO LAYERS OF 9.5 MM PLASTERBOARD UNDER.

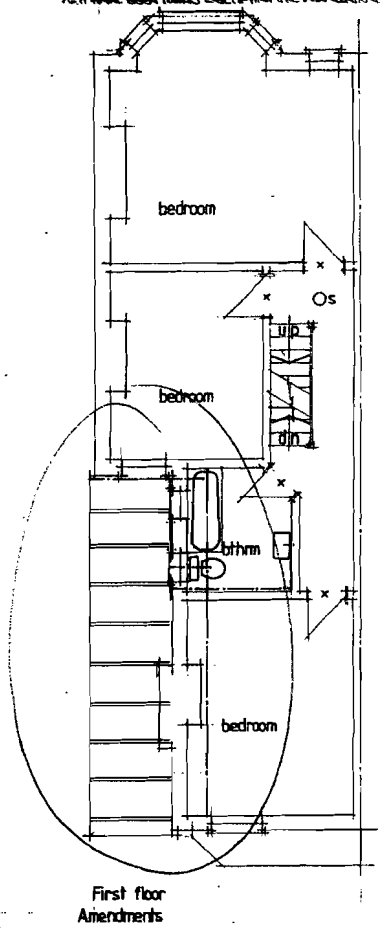
Roof RAFTERS TO REMAIN EXPOSED TO BE CLADDED EXTERNALLY WITH A/50 MM AIR GAP MAINTAINED BETWEEN INSULATION AND TILES & 25MM CAVITY. REMOVE LINE BACK FIXED ACROSS FACE OF RAFTERS.

Roof FLAT ROOF (WARM CONSTRUCTION SPECIFICATION TO ACHIEVE U VALUE OF 0.25 W/M²K

Elecs ALL ELECTRICS IN WHICH THE ORGANISM OF FIRST FLOOR WILL BE DESIGNED, INSTALLED INSPECTED & TESTED BY A COMPETENT COMPETENT TO DO SO. PRIOR TO COMMENCEMENT OF WORK THE LOCAL AUTHORITY MUST BE NOTIFIED THAT STEPS:-
1. AN ELECTRICAL INSTALLATION CERTIFICATE UNDER A CAPACITOR PERSON SHALL BE ISSUED, DATED & APPROPRIATE CERTIFICATE & PERIOD DEFINED IN BS 7671 MADE BEING ISSUED, CERTIFYING THE INSTALLATION



Ground floor



First floor

Notes

1. UNDERDRAIN STANDARD TO PANNOL 1/2 HD. PIPE WITH 12-15mm PLASTERBOARD & SKIM ON CHANNEL TO ANY DOOR ON THE ESCAPE ROUTE.
2. M10 25mm HEXAGON HEAD SCREWS ON STAIRCASE.
3. 12MM PVC CORED WATER SELF CLEANING GRADE INDICATED BY STAIRCASE CONTRACTORS AS INDICATED ON ALL DRAWINGS & INTERLINKED WITH BATHROOM SMOKE INDICATED BY ALL SMOKE HEADS TO BE MAINTAINED.
4. ALL EXPOSED TIMBERS TO BE PRESERVED USING KOMBIRAN TP20 OR SIMILAR APPROVED.

Amendments

HEATING:

GAS FIRE INPUT NOT TO EXCEED 7 KW, CONNECTED TO TWIN 110 PRECAST CONCRETE FLUE BLOCKS, DRAWING TO ASSURE FLUE PIPE IN ROOF SPACE VERT 450mm FROM ANY TIMBER AND SPACED WITH ALL STAYS TO FLUE TERMINAL 900 600mm ABOVE ROOF JUNCTION MIN FLUE. THERE IS TO BE NO OPENING IN FLUE EXCEPT FOR INSPECTION SINGLE HOLE, THERE SHOULD BE NO RESTRICTION A 450 COMBUSTIBLE GAS TIGHT SEWER. LEAD WEATHERING COLLAR TO BE FITTED WHERE FLUE PIPE PASSES THROUGH ROOF. GAS APPLIANCE TO BEST ON A 100mm THICK NON-COMBUSTIBLE HEARTH, DIMENSIONS OF HEARTH INDICATED ON PLANS. AIR SUPPLY TO APPLIANCES TO BE PROVIDED AND ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH REGULATION 25 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.
RADIATOR FLUE OUTLET TO GAS FIRED SEALED HEATING BOILER (WHERE INDICATED) TO BE FITTED WITH SUITABLE POWER GUARD.
ALL WORK TO BE CARRIED OUT BY A "GAS" APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS.

DRAINAGE:

ALL SOIL AND VENT PIPE WORK TO BE 100mm DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63mm DIA P.V.C. DOWNPIPES (NO INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW BULLEY STATING LEVEL (BLACK ON SHOWN PIPE STATED TO ENTER 19 No. GAUGE). THIS ALSO APPLIES TO ALL SANITARY PIPEWORK WORKS OR ELEVATIONS.
ALL BELOW GROUND DRAINAGE PIPE TO BE 100mm DIA VENIFIED CLAY TYPE S.A. "SUPERFLEXY" OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS. ALL BULLIES INDICATED TO BE ROCKDALE B.S.S. TYPE'S. DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 100mm BED OF PEA GRAVEL. WHERE DRAINS RUN UNDER BUILDING THEY ARE TO BE SURROUNDING BY MIN 100mm THICK CONCRETE WITH A "FLEXIBLE" JOINT AT EVERY COLLAR. WHERE DRAINS PASS BENEATH WALLS THEY ARE TO BE SPANNED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN 2000 BEARING) LEAVING A MIN 50mm GAP AROUND DRAIN WHICH IS TO BE FILLED WITH FIBREGLASS. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND LOCAL AUTHORITY B.C.O. APPROVAL.
NO SHOULD CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND LOCAL AUTHORITY APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H & H2 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

SANITARY FITTINGS:

MIN BRANCH PIPE DIAMETER SIZES

BATH	40mm
SINK	40mm
WASH BASIN	30mm
SHOWER	40mm
TOILET	100mm

ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI SYPHONIC TRAPS (EXCEPT WC). RODDING EYES TO BE PROVIDED AT ALL POINTS OF CONNECTION TO WASTE PIPES. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm. PROVISION OF PLANE UNDISLODGEABLE CONDITIONS, GROUND FLOOR WASTES TO BE TAKEN BELOW OUTLET DRAINING LEVEL BUT ABOVE WATER LEVEL. ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 / 1994. 100mm DIA U.V.P. TO TERMINATE 900mm ABOVE HIGHEST OPENING WINDOW WITHIN 3000mm AND ABOVE GROUND FLOOR LEVEL. PROVIDE ROOFING ACCESS AT BASE OF STACK MIN 150 mm ABOVE ALL FLOOR LEVELS TO BE FITTED AT BASE OF STACK, NO SANITARY PIPEWORK CONNECTION WITHIN 3000mm OF WASTE BRANCH CONNECTION TO U.V.P.

MANHOLES:

INTERNAL DIMENSIONS AND COVER SIZE ARE NO BUT DEPTH OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR.
CONSTRUCTION: MIN 450mm THICK CONCRETE BASE (GRADE 20 N/mm SQ), 225mm THICK CLASS B ENGINEERING BRICKWORK LAID IN ENGLISH BOND WITH WATER BOND METHOD AND FLUSH POINT INTERNALLY, FIT MEDIUM DUTY COVER AND FRAME, MANHOLE TO BE BENCHED SMOOTH INTERNALLY.
MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR PATENT LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.

GROUND FLOOR:

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE, LAY MIN 100mm OF CLEAN CRUSHED STONE HARDCORE & COMPACT, BLIND HARDCORE WITH 20mm OF SHARP SAND AND COMPACT, LAY 1000 GAUGE 500m AND FULLY LAP WITH DPC, ANY JOINTS IN D.P.M. TO BE LAPPED MIN 300mm. PROVIDE 75mm THICK CONCRETE FLOOR AS SHOWN ON SECTION, LAY MIN 100mm CONCRETE (1:3:6) 20mm AGGREGATE SLAB FINISH SURFACE OFF WITH 25mm BARROWCREAM SCREED OR 25mm ASPHALT.

FOUNDATIONS:

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER LOCAL AUTHORITY APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE L.A. BUILDING CONTROL OFFICER.
MIN WIDTH 600mm.
MIN DEPTH 600mm.
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 600 CONCRETE (1:2:4) 20mm AGG MIX + TAMPED AND RAMMED FINISH 150mm BELOW D.P.C. AND TO BE TAKEN DOWN TO THE DEPTH OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOADS IS EXPERIENCED BEING THE DRAIN, WHERE RAINWATER PIPE PASSES IT IS TO BE SPECIAL DUTY CEMENT IS TO BE USED IN THE MIX OF CONCRETE.
ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING TO B.S. 8110 / 1985. WHERE OTHER THAN STRIP FOUNDATIONS ARE USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

VENTILATION:

WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1000th THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
ALSO EVERY HABITABLE ROOM, INCLUDING KITCHEN, TO HAVE A TRICKLE VENT SITUATED ON ANY EXTERNAL WALL, GIVING A MINIMUM TOTAL VENTILATION AREA, WHENEVER BATHROOM, BATHED ACCOMMODATION IS PROVIDED FOR DOMESTIC PURPOSES AS A SINGLE UNIT OF NOT LESS THAN SIX DWELLINGS FOR SECOND FLOOR, OR LARGE IF FITTED IN COOKER HOODS TO BE PROVIDED TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER, CAPABLE OF 15 LITRES/SEC DURATION 15 MINS.

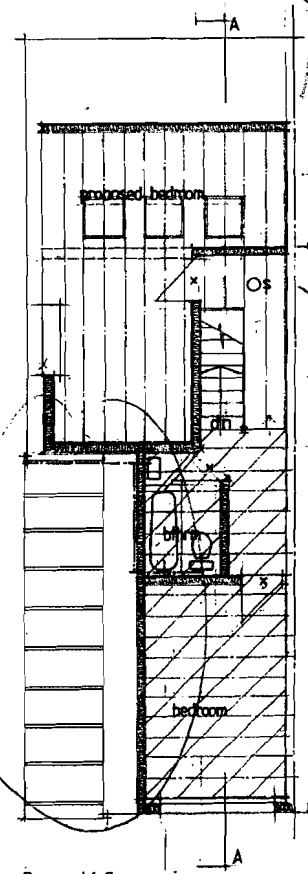
FLAT ROOF:

USE THICKNESS HOT FLAT ROOFING SYSTEM.
ROOF CONSTRUCTION TO BE 3 LAYERS OF 4 mm HOT BONDED ON THICKNESS BY 2mm HOT BONDED TO THICKNESS VENT BASE LAYER TO 150 HOT TORCHED TO 50mm BINDING SPARE PLYWOOD DECKING ON 50*100 SOFTWOOD BEARERS AT 400mm CENTRES WITH 50mm MIN FALLS OF ROOF OF 1000. JOIST SIZE & SPACING INDICATED ON SECTION LAY 100mm "ROCKWOOL" INSULATION BETWEEN JOISTS LEAVE A MIN 50mm CONTINUOUS VENT AT FASCIA TO ALLOW FOR CROSS VENTILATION OF ROOF. ALL JOISTS STRAPPED DOWN WITH 30*5*1000 M.S. GALVANISED STRAPS, 10mm GRADE EXPOSURE PLYWOOD TO WALLS 50*100 M.S. GALVANISED RESTRAINT STRAPS ARE TO BE FITTED ACROSS 3 No. RAFTERS AT 2000mm O/C'S WITH FULL DEPTH NOGGING IN BETWEEN. ALL JOISTS TO HAVE MIN 50mm BEARING INTO BRICK OR BLOCKWORK AND HAVE THEIR ENDS TREATED WITH PRESERVATIVE TO BS. 4072 / 1974, USE "TIMPRON" OR SIMILAR. 12.5mm PLASTERBOARD AND 3mm SKIM FINISH TO UNDERSIDE OF JOISTS.

GLAZING:

ALL SAFETY GLAZING TO COMPLY WITH B.S. 6206 : 1981. WHERE GLAZING HAS BEEN SPECIFIED OTHER THAN FLOAT SAFETY GLASS AND/OR SAFETY PLASTICS WILL BE FITTED IN THE FOLLOWING AREAS:-
FIT IN WALLS BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
OR IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
OR WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

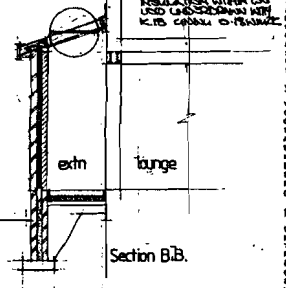
REVISED WITH GLASS ROOF

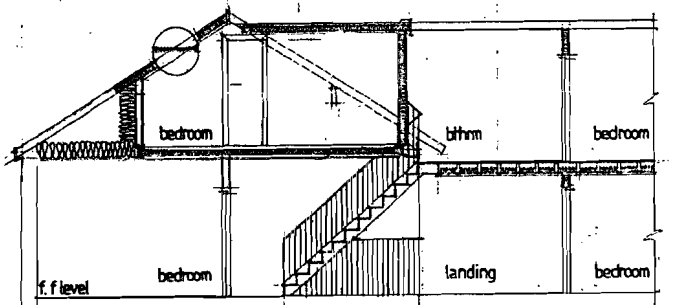


Proposed loft conversion









Section A.A.

No:	Revision:	Date:	Initial

ALPHA DESIGN
11 GILDA CRESCENT ROAD ECCLES M30 9AG
TELEPHONE : 061 707 5833

Project: 187 Oswald Road Chorlton M.cr
Title: G Frear extn
Scale: 1:50/100 Date: FEB 1970 Initial: G.F.
Drg. No: