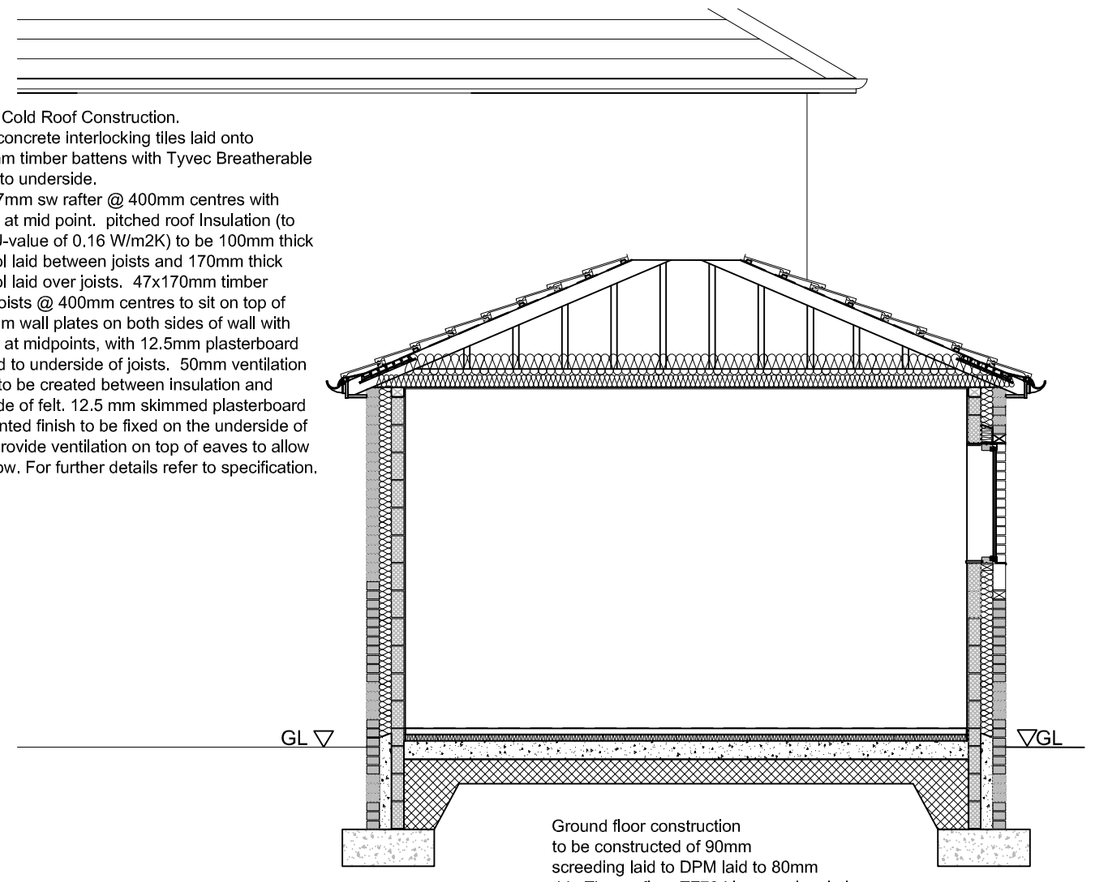
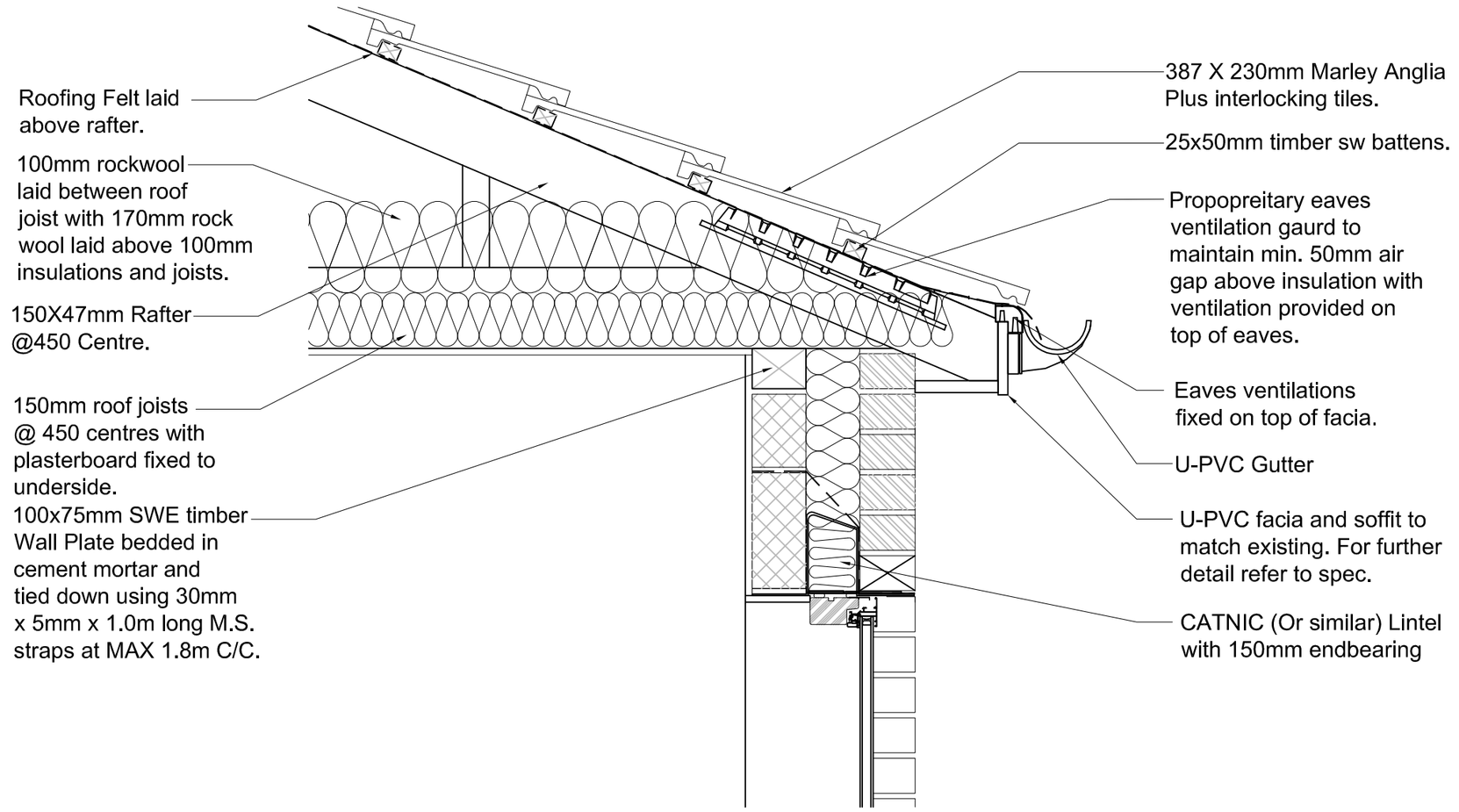
NOTES:-



Pitched Cold Roof Construction.
Marley concrete interlocking tiles laid onto 25x50mm timber battens with Tyvec Breatherable felt laid to underside.
150 x 47mm sw rafter @ 400mm centres with noggins at mid point. pitched roof Insulation (to give a U-value of 0.16 W/m2K) to be 100mm thick rockwool laid between joists and 170mm thick rockwool laid over joists. 47x170mm timber ceiling joists @ 400mm centres to sit on top of 75x75mm wall plates on both sides of wall with noggins at midpoints, with 12.5mm plasterboard attached to underside of joists. 50mm ventilation air gap to be created between insulation and underside of felt. 12.5 mm skimmed plasterboard with painted finish to be fixed on the underside of joists. Provide ventilation on top of eaves to allow cross flow. For further details refer to specification.

Ground floor construction
to be constructed of 90mm screeding laid to DPM laid to 80mm thk. Thermafloor TF70 kingspan insulation laid on 150mm concrete slab laid on 200mm well compacted hardcore.



DETAIL 1
SCALE; 1:10

GENERAL NOTES:-

1: FOUNDATIONS
Excavate trench to strip footings along center line of wall to a max. depth of 975mm below finished ground level or to sub-strata agreed by L.A Building Inspector. Width of footings as specified, but where difficult ground conditions arises existing foundation construction to be in accordance with consulting engineers design details & with part A1/A2 of the Building Regulations. Concrete mix: 1:3:6 by volume ordinary portland cement/sand/aggregate. Min width of footings to be 750mm x 300mm thick to external cavity & party walls (Where applicable).

2: EXTERNAL WORK BELOW DPC.
100mm concrete blockwork or flettons external leaf up to a min of 2 courses below d.p.c. 100mm cavity filled with lean mix loose concrete to within 225mm of dpc level with top edge splayed to the outside. 100mm dense conc. blockwork upto dpc
INTERNAL:- 100mm conc. commons/blockwork upto level. All sub-structure masonary to have minimum crushing strength of 7.0 N/mm in accordance with B.S.2028
Damp proof courses to be 1000g 'Hyload' or similar to B.S. 743 and at a min of 150mm above external ground level and lapped and sealed with damp proof membrane under slab. Horizontal dpc's under cills of openings and lapped with vertical dpc's where brickwork closes cavity around door and window openings. Cavity tray's and weepholes every 4th header joint to be provided over openings and at junctions. Where new roof adjoin to existing building, code 4 lead flashing to be incorporated into the existing building with code 3 Lead soaker below.

Ground floor levels floor to be constructed of 90mm screeding laid on to 1200g visqueen dpm laid on to 80mm Kingspan TF70 insulation laid onto 150mm thick in-situ conc. slab incorporating steel mesh reinforcement with min 50mm cover top and bottom laid onto min 20mm thick hardcore well compacted in max 200mm thick layers.

3. EXTERNAL WALL CONSTRUCTION:
External Wall Construction:- 302.5mm cavity construction 102.5mm Red facing bricks to external leaf with 100mm thk Crown Dritherm cavity fullfill insulation adjacant to blockwork & 100mm thk thermlaite 'Turbo' blocks or similar approved internal blockwork. Ancon cavity wall ties to Building Regulation approval positioned min 200mm long at max 750mm horizontal centers and 450mm vertical centers, with each row of ties staggered one above the other. Ties at opening positions to be at max 225mm vertical centers. Insulation to be retained in position with insulation retaining clips to manufacturers required centers. A U-Value of 0.35 W/m2K to be achieved for all external wall.

4. INTERNAL WALLS:
Load bearing walls to be 100mm dense conrete blockwork with min 13mm lightweight plaster finish. Non loadbearing internal walls to be of proprietary system of 75mm x 50mm studding at max 400mm c/c with 50mm x 38mm noggins at 1200mm c/c vertically & faced with 12.5mm plasterboard. Joints scrimmed & taped. Partitons between washroom and store room to incorporate 50mm Rockwool Flexi fibre glass quilt sound insulation to void in studs. Mortar to be in accordance with B.S. 5628 pt 1 1978 and manufacturer's instruction's. All cavities to be kept clean.
For further information refer to wall detail.

5. PITCHED COLD ROOF CONSTRUCTION:
Marley concrete interlocaking tiles laid onto 25x50mm timber battens with sharking felt liad on underside. 150 x 47mm sw rafter @ 450mm centres with noggins at mid point. pitched roof Insulation (to give a U-value of 0.16 W/m2K) to be 100mm thick rockwool laid between joists and 170mm thick rockwool laid over joists. 150x47mm timber ceiling joists @ 450mm centres to sit on top of 75x75mm wall plates on both sides of wall with noggins at midpoints, with 12.5mm skimmed plasterboard attached to underside of joists. Provide ventilation on top of facia to allow cross flow with 50mm ventilation air gap to be created between insulation and underside of sharking felt. For further information refer to detail. Access hatch to roof space with sw lining and walk board's to services to be provided.

6. DOORS AND WINDOWS:
External door's and window's to manufacturer's range. Window's to achieve 1/10 floor area for glazing area, and 1/20th fl. area for ventilation. All glazing to be sealed double glazed units and B.S. 6262 1982. Frames to be pointed with an approved mastic type and style of windows, doors and ironmogery to be sepratley approved by client prior to placing any order's.

External doors and windows to give a U-Value of 2.0 W/m2K and Trickle vents to heads of all new window's to Provide 1/20th floor area rapid ventilation with controllable access. 100mm Dia. window extractor fan to be provided to kitchen windows, for further details refer to spec on drawing. Glazing in door to be min 6mm toughened or laminated to all critical areas.
First floor windows to new extension to have fire escape window min 550x850mm opening side hung casement.

7. Fire Door:
doors to be 1/2 hr fire door fitted with intumescent strips and smoke seals. self-closer device to be fitted to all doors shown. Fire arlams: to be postioned where shown, all detectors to be linked together & connected to mains with a battery back-up.

8. LINTELS:
Note: Galvanised steel Catnic lintels (I.G. or Similar approved) with min end bearings of 150mm applied to all openings.

9. PARTY WALL ACT PROCEDURE
Where proposed work effects adjoining property, a notice to the adjoining owner will be given or if circumstances arises, a formal agreement should be made by the surveyor.

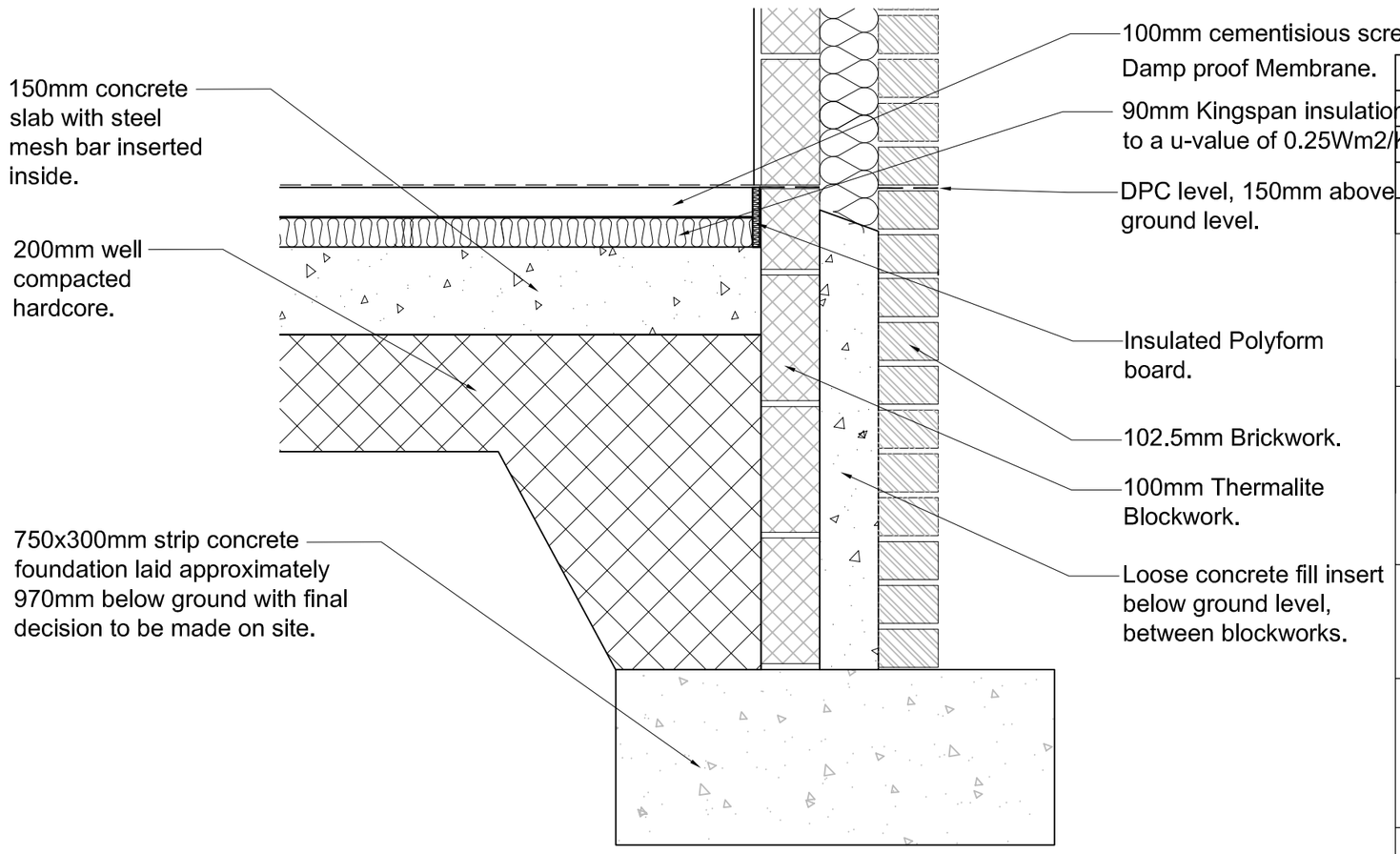
RAINWATER GOODS/PLUMBING:
100MM dia. half round or deep flow gutter, 70mm dia. rainwater pipes discharging into combined drainage system. Form new inspection chamber with 100mm thick concrete base with open channel and haunching, walls 215mm class B engineering brick. Concrete top 100mm thick with medium duty cover.

DISPOSAL AND RAINWATER INSTALLATIONS
Soil and waste pipes are to be single stack system with UPVC soil stack complete with all necessary branches and access pipes to service sanitary fittings. The soil pipes shall be carried up to the roof and be connected to new drains at ground floor level by adapters compatible with the system.
Access points to be provided at soil stack bends and end of waste pipe runs and be readily accessible for inspection and maintenance. Wash basins shall be fitted with S or P traps. Kitchen sinks shall be fitted with a U trap. UPVC overflows are to discharge into external air. Rainwater pipes to match existing surrounding & to connect to new soakaway or gully min 5M from new & existing buildings. Final position to be agreed on-site.

WASTE PLUMBING
Provide 75mm traps to all sanitary appliances, and 38mm diameter uPVC waste pipes throughout, except where waste pipes become common uprate to 50mm diameter. All the discharge to soil pipes on separate sealed connections. Ensure all pipework has rodding access points at all changes in direction with corresponding access in accordance with the Code of Practice to suit individual runs with corresponding access points in boxing. Provide full height soil and vent pipes as detailed on plans and terminate at proprietary ridge terminals.
The minimum waste sizes will be used to the following fittings:-

Kitchen sinks	38mm dia
Wash hand basins	32mm dia
W.C. pans	100mm dia

Any drain runs longer than 2m, increase pipe size to 50mm dia.
W.C. connections to S.V.P. to be 200mm below or 100mm above other connections.
Stub stacks fitted with one-way air admittance valve.
Overflow pipes to W.C. cisterning should be unobstructed and positioned so that water is thrown clear of the building. Care should be taken that water is not discharged over or above balanced gas flues, windows or doorways.
Underground drainage to be 100mm Supasleve or equivalent laid to min 1:40 falls & backfilled to manufacturers recomendations.



DETAIL 2
SCALE; 1:10

REV	DESCRIPTION	DRAWN	DATE

MOS DEVELOPMENT
CONSTRUCTION DESIGN AND PROJECT MANAGEMENT CONSULTANT
BOLTON
MOBILE : 07884494531

CLIENT
MOHAMMED SAID
28 SEDGELY ROAD
MANCHESTER
CRUMPSALL
M8 5AG

PROJECT TITLE
PROPOSED SINGLE FLOOR EXTENSION

DRAWING TITLE
PROPOSED SECTION AND DETAILS

DRAWING STATUS
PLANNING

DRAWING PATH

SCALE As Shown		DWG No. A004
DATE 22-01-2012		
DRAWN MM	DESIGN	
CHECKED	APPROVED	REV -