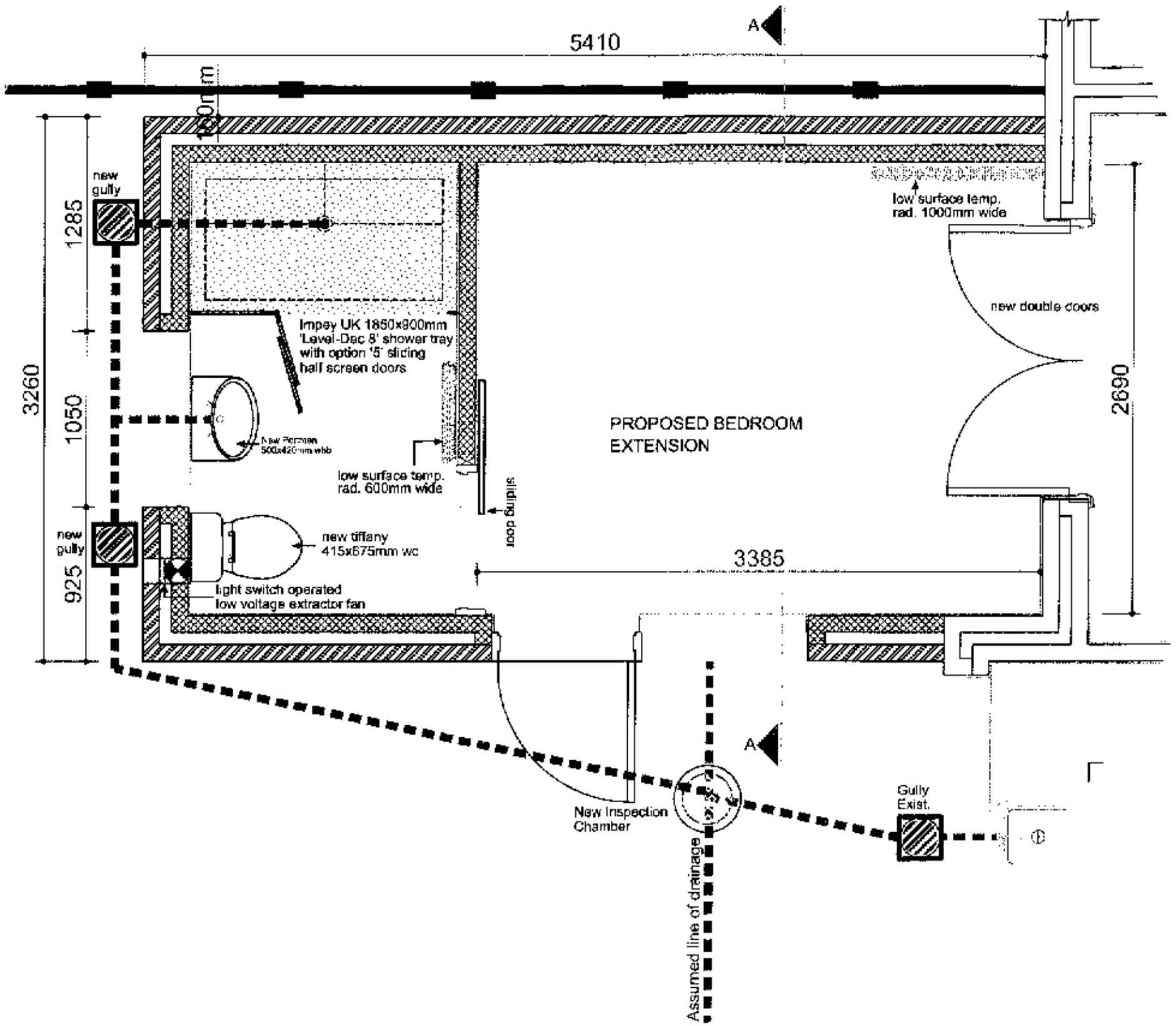


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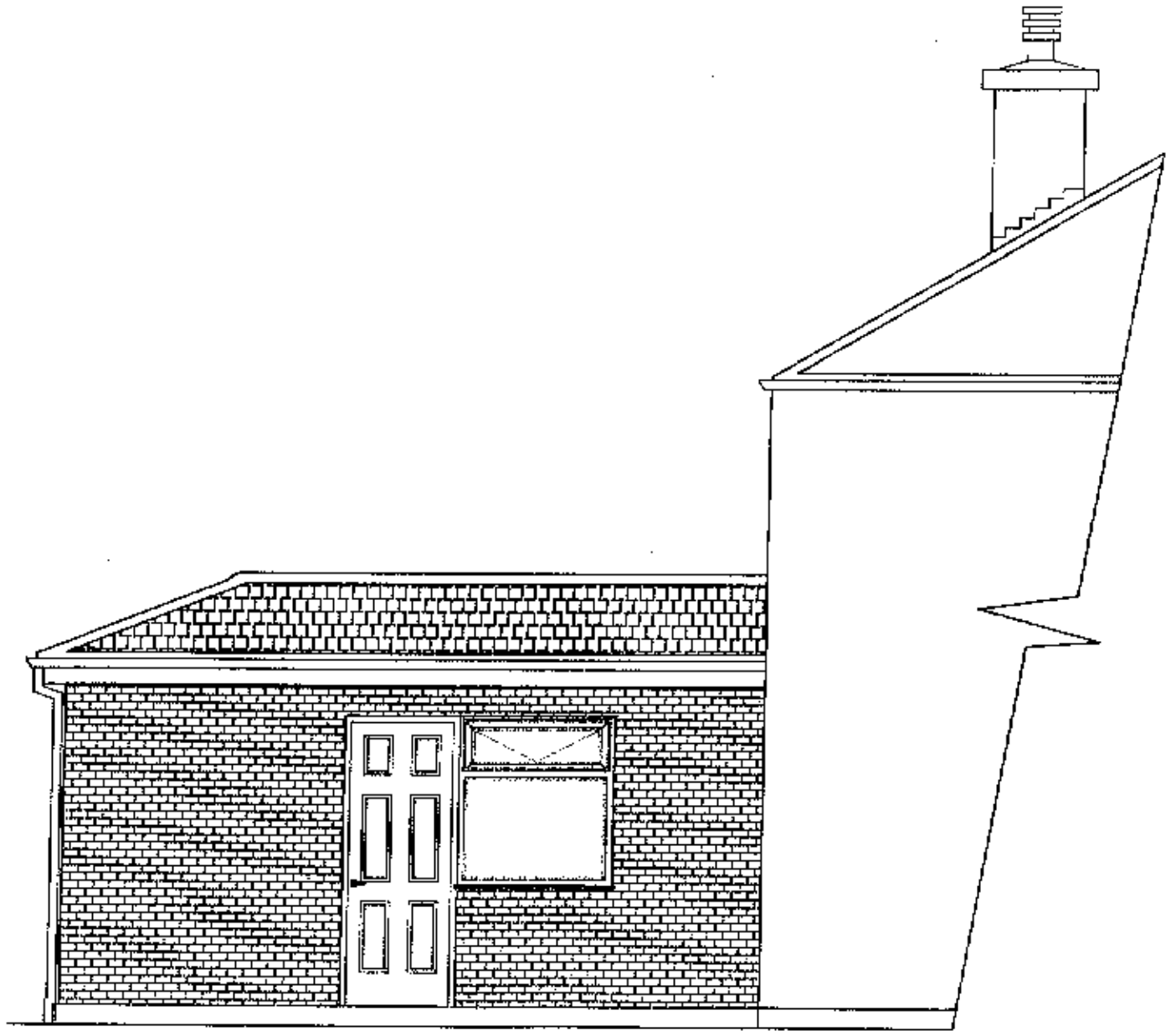
PROPOSED GROUND FLOOR BED & BATH EXTENSION

Equipment and Adaptation Service
Barrack Street
Office
Hulme
Manchester
M15 4ER

Project: Bathroom & Bed Extension		Drawn By: T.C	Date: 28-06-07
Applicants Name:	Mr. & Mrs. Manzanares	Scale: 1/50	Paper Size: A3
Address	36 Mottershead Road Benchill M22 9GN		

Manchester Equipment & Adaptations Partnership

PLANNING
ACK'D
REPLIED
RECD 18 MAR 2008



SIDE ELEVATION OF PROPOSED EXTENSION



REAR ELEVATION OF PROPOSED EXTENSION

DRG No. MEAP/TC/KM – 005

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CONSTRUCTION NOTES

All workmanship to be comply with Building Regulations, British Standards and codes of Practice to comply with NHBC requirements
All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for purpose
The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the Inspector, whether or not indicated on the drawings.
Do not scale this drawing. Always work on dimensions indicated

FOUNDATIONS
Foundations to suit ground conditions. As to the satisfaction of the Local Authority. Where drainage comes within influence of foundations ie within 1000mm, foundations to be taken minimum of 150mm below invert level of drainage
A walk to foundations to be agreed and approved by Local Building Control Officer
Foundations to suit ground conditions. All to the satisfaction of the Local Authority. Where drainage comes within influence of foundations ie within 1000mm,

GROUND FLOOR SLAB
150mm in situ concrete on 70mm Kingspan TF70 or 100mm Jablite 160 grade slab insulation on visqueen 1200 dpm on 50mm sand blinding to consolidated hardcore fill. 15mm perimeter insulation to slab. O/A 'U' value 0.35W/m²K

DCP
Damp proof course (d.p.c) to be Hylastic or similar dpc damp course to BS 6398, to be positioned 150mm above external finished ground level. At cavity wall closures to door/window jambs incorporate "Dencro" insulated dpc's to give a minimum U value of 1.2 $Wm^{-2}K$ through jamb. All lintels to have full separate DPC's.
DMP under floor bonded to dpc in inner leaf.

ROOF
Roof tiles in colour to match existing as near as possible, to be Marley Modern or equal and approved. Nailed or clipped to 50x25mm battens on sarking felt to BS747 50x150mm rafters at 400mm centres.
50x175mm ceiling joists at 400mm centres.
Ceiling insulation to be laid between and under rafters. Insulation to be Kingspan Thermapitch TP10 zero ODP 150mm thickness (fixed between rafters) and Kingspan Thermawall TW56 zero ODP 30mm thickness (fixed under rafters)
100x75mm wall plate strapped to masonry at 1200mm centres with 1200x30x5mm galvanised steel restraint straps.
Where appropriate, 1200x30x5mm galvanised steel restraint straps to be nailed over min. 3no. rafters at max. 2m centres, with suitably sized noggins under.
Any new pitched roof to achieve a maximum U-value of 0.16 W/m²K
approved document L1B.

WALLS BELOW DPC
Foundation grade trench block/common brickwork be ow ground level.
Where applicable lean mix cavity fill up to 150mm below dpc. Min. of 4 No. of facing Blockwork below DPC line to outer leaf of external walls.

WALLS ABOVE DPC
External walls : 295mm overall thickness - outside of 102mm facing brick with 50mm clear cavity with 30mm Celotex fulFR GW3035Z cavity insulation board with 50mm clear cavity with 100mm Celcon standard aircrete concrete block, 13mm plaster and skim finish - 'U' value 0.35w/m²c. Cavity from 150mm below dpc to be filled with lean mix concrete trowel finished to to discharged to outside.
Top of cavity to be closed with 6mm masterboard. Cavity wall ties to be stainless steel incorporated in all cavity walls and to be positioned generally at 750mm centres vertically. Ties to be at 225mm centres vertically at all openings within 225mm of reveal and skim finish - 'U' value 0.35w/m². c. Cavity from 150mm below dpc to be filled with lean mix concrete trowel finished to to discharged to outside.
At all abutments, cavity tray to be formed with proprietary cavity trays, used strictly in accordance with the manufacturer's recommendations. Flashings to be code 6 lead minimum 75mm upstands and 150mm laps. Soakers to be code 4 lead and to be stepped. Proprietary weep holes to be positioned at maximum 600mm centres above all cavity trays, lintels, openings etc. Trays to include stop end returns.

Internal walls
All internal walls to be 100mm concrete blockwork, minimum crushing strength 3.5 N/mm^2 plus 13mm plaster both sides or 100mm s.w stud partitions finished 12.5mm Gyproc wallboard 10 or Gyproc Sound Bloc plasterboard and skim with with 100mm mineral insulation compressed between studs

EXTERNAL AND LOADBEARING WALLS
Existing brickwork to be tied in by using connectors and providing pockets to the old brickwork. External walls to be 102mm facing brick, 75mm cavity with:
75mm full fill Rockwool Ancon ST1 insulation or equivalent and approved; inner leaf of external walls to be 100mm Tarmac Toplock standard blocks.
Internal face of external walls to be filled with Lafarge Thermal cheek K30 plasterboard. All new walls to achieve a maximum U-value of 0.5 Wm^{-2} with approved document L1B. All new or enlarged aircraft doors and access reveals to be bridged over by a suitable insulated Catnic lintel (as specified on approved plan) or equivalent and approved with min. 150mm bearing unless specified otherwise on approved plan.
Stainless steel wall ties staggered at 750 horizontal and 450 vertical centres to BS1243 and double number wall ties around openings
Provide cavity tray over any item bridging cavity.

LINTELS
Proprietary combined steel LINTH 6, Catnic or similar approved over all openings in external walls, suitable steel box lintels over all openings in load bearing internal walls All lintels to have min. bearing as specified by manufacturer or 150mm whichever the greater. Lintels to external walls to incorporate built in insulation and cpds.

STRAPS AND WALLPLATES
All wall plates to be minimum 75x100mm preservative treated softwood
Wallplates to be bedded on sand-cement mortar, and fixed to mild steel straps at maximum 2000mm centres. Straps to be fixed to wall using minimum 7 no. 6swg. x 75mm galvanised nail fixing per strap. Where appropriate, wallplates are to be fixed to steelworks using M12 bolts at maximum 500mm centres. Wall to be strapped to roof at all verge and abutment positions between joists, rafters and all neighbouring walls at strap locations. Rafters to be fixed to wall plates with galvanised clips.

HEATING AND PLUMBING INSTALLATION
All installations to be contractor designed.
All gas installations and appliances to be to the full satisfaction of British Gas plc
Any pipes passing through unheated and unhabitated space to have 35mm thick factory applied insulation. Extension to heating system to include zoned wiring and boiler interlock controls in accordance with approved document L.
Pipes must be insulated to a K Value of not more than 0.045W/mK where within 1 metre of cylinder.
All radiators to be low surface temperature fitted with thermostatic valves.

SOLID FLOOR
50mm s/c screed over 100mm concrete slab on floor insulation to be Kingspan ThermaBoc TF70 zero ODP 80mm thickness on 1200g visqueen DPM upper and bonded to DPC, on 12mm sand blinding on 150mm minimum well compacted hardcore. Cavity wall insulation to extend down past DPC level to level of floor insulation
Perimeter floor slab insulation to be Kingspan Thermawall TW56 zero ODP 30mm thickness fitted to touch floor insulation where floor slab meets external walls.
New floor to achieve a maximum u-value of 0.22 W/m²K and comply with approved document L1B.

ELECTRICAL INSTALLATION
Smoke detector to be installed in each habitable room and either mainlined with any existing hardwired mains connected system or where none exists, hardwired to mains fused. Remote test switch to be installed.
Sockets and switches to be between 450mm and 1200 AFFL, and to comply with part M 8.3 of the Building Regulations.
All wiring and electrical work to be designed, installed, inspected and tested in accordance with BS7671 IEE 16th edition regulations and Part P of the Building Regulations approved document. Contractor to provide Electrical Completion Certificates and Electrical Test Certificates to comply with the above.
All new luminaires/lamp holders to be fitted with low energy lamps.

DRAINAGE
Above ground.
100mm half round gutters fixed to timber fascia boards to run to 75mm downpipe and discharge into gully.
All new SV pipes to be 100mm UPVC and to be 900mm minimum above highest opening with suitable cage saver.
75mm deep seal traps to new WHB and WC and floor drain.
Provide rodding access at base of stack 150mm above ground level. Elsewhere all new drainage runs shall be rodddable.
Other sanitary waste connection to be minimum 200mm above waste connection.
Inspection chambers to be constructed in class 'B' English Bonded Engineering brick on 150mm minimum concrete base with cast iron cover.

Below ground
All new drainage works to discharge into their respective foul and surface water drains - to be determined on site
To incorporate horizontal and vertical outlet gullies as necessary. Layout to be as indicated on the drawings and to be connected to existing foul surface mains.
All drains to have 1 in 80 fall on a minimum 150mm bed of pea gravel.
Drains only to be encased in concrete if adjacent foundation lies above pipe invert. In this case provide movement joints coincident with pipe connections.
Where they pass across external walls, precast concrete lintels, 150mm deep x width to suit and bearings 150mm, are to be provided.
All drains passing thro walls to be provided with cement fibre sheet collars either side of the wall to maintain air gap around the pipe to prevent building loads from being transmitted thro the pipe. Surface water to discharge to existing surface water system if available

MANHOLES
Manholes to be located as shown on the drawing, and to be either:
Class B engineering bricks to BS 2921 bedded, jointed and flush pointed in 1:3 cement sand mix or Pre-cast concrete to BS 5911, pt. 1
Pre-cast concrete bases cover slabs, top rings etc and galvanised steel step irons all to be to BS 5911, pt 1, Manhole covers and frames are to be either class B, Grade C, to driveways and vehicle access areas, or class C, single seal solid top, to pedestrian and garden areas

VENTILATION
Any new bathrooms or WC rooms to have light switch operated low voltage extract fan to give air change of 15lit/sec/second and a minimum 15 minute overrun.

DOORS AND WINDOWS
All window heads to be fitted with trickle vents to give minimum 9000m²/centre/sec and secure background ventilation to all habitable rooms. Habitable rooms to be provided with opening windows to a minimum of 1/20th of the floor area of the room to provide natural ventilation
All openings to have vertical and horizontal insulated DPC's; any new windows and external doors to be supplied and installed by a FENSA registered contractor and in accordance with FENSA regulations. Window glass to be e-glass double glazing with 16mm argon gas filled cavity. Windows to have max. U-value of 1.8 W/m (where in new extension) and replacement windows to existing dwelling to have max. U-Value of 2.0 W/m²
All opening lights to be 1/20th floor area and have trickle vents 9000sq.mm and be weather tight to BS6375-1.
All escape windows to have minimum opening 850mm high and 500mm wide with maximum cill height at 850 from finished floor level. In critical areas, safety glazing to conform to BS6206: 1981 to be fitted in doors between finished floor level and 1500mm neigh-t and 300mm either side of doors and all 1500mm in height.
All new doorways to have a effective accessible threshold

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Electrical Legend

Ensure NO sockets are positions back to back in plan location.

RAD	Radiator		Telephone point
TR	Heated towel rail		Multigang switch for washer, dishwasher, fridge-freezer and waste disposal
Heater	Electric heater		Ceiling Fixed Pendant Light
	Electric / Gas meter		Door activated downlight to fitted wardrobes
CU	Consumer Unit		Pendant light fitting with emergency capability
	Vent termina		Switched fused connection outlet with neon indicator
	Switch		P.I.R. sensor with timer switch off
SS	Shower socket		20 or 30 amp Double Pole Switch (with neon indicated), & 13 amp unswitched socket or fused flex outlet to rear of appliance.
	Gas point		Mains operated interconnted smoke detector with battery backup
SAT	Satellite television point		Immersion switch
TV/FM	TV / FM coaxial cable point		Switched fused spur @ high level with low level socket outlet for fixed appliances
	Low level double switch socket outlet		Hob point
	Mains operated interconnted heat detector with battery backup		Fluorescent light fitting

DRG No. MEAP/TC/KM - 006

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