PROPOSED EXTENSION AND ALTERATIONS AT, MAPLE ROAD DENTAL PRACTICE, 11, MAPLE ROAD, BROOKLANDS. MANCHESTER.

Scale :-1/50.
Sheet 2.

General
The builder will be responsible for maintaining safety on site in accordance with legal requirements. Remove all deleterious material and accumulated debris from site strip. The builder should inspect the site and assertain all factors affecting the execution of the works including all dimensions and specifications and agree with the owner prior to contract. All services including gas & electric to be agreed separately &carried out in accordance with current IEE and Gas Safety Regulations (CORGI installer)
The builder should comply in all respects with CDM &Work Place Regulations.

Wall Construction
295mm cavity wall construction facing brick to match ,85mm cavity with 85mm of dritherm insulation. with stainless steel cavity ties at 450 vert & 750 horiz staggered ctrs 300mm vertical c/c's at window & door reveals 100 mm concrete block or similar inner skin with carlite plaster & skim finish. .Blockwork strapped to first floor joists and at gable ceiling level at max 1500 cc's with galvanised mild steel straps.

Strap down wallplate with galvanised mild steel straps min 900 mm long. All 100x50 pole plates bolted to wall at max 600 mm cc

Drainage (as applicable
100mm dia hepworths supersleve on 100mm pipe bedding laid to self cleansing gradient and connected into the existing foul drainage system.with polypropolene inspection chamber at junction/drainage connection .
Check if separate system of drainage & if separate connect rainwater pipes to surface water drainage to Building Inspectors requirements.
Rodding eyes at head of drainage system brought up to ground level and fitted with metal plate Rodable gulleys & S&VP All wastes to have 75 mm deep seal traps .Sink wastes 38mm diameter.
125mm pvc gutters to discharge into ex and new 65mm rainwater pipes.
16 mm cavity k glass argon filled glass to give 1.80 W/m2 U value .to windows.

Foundations
600x150 concrete strip foundations to 2000 Building Regs taken onto firm strata with min 900 cover to satisfaction of LA.
Specialist pile and beam foundations to be constructed.

Lintels
Cantic CN7 galvanised steel lintels or other equal as indicated on drawing with min 150mm end bearing with stop ends and weep holes ..
All steelwork bolted together & to rest on 3 course deep concrete padstones.

Ventilation (as applicable)
Opening lights to equal 1/20th floor area inc. 8000mm sq trickle vents to all windows & patio doors. including dining room window/door .. Kitchen fan 60 ltrs/sec ,or hob to kitchen 30ltre /sec, utility to have fan ducted to external air min 30litres/ second. air changes. Bathroom and WC fans to have 15 ltrs/sec rating & have 20 min over-run.
Dacatye or similar proprietory cavity closer to all jambs.
Draft proofing strips to all window opening lights.

Wiring
All electric work ,part P of the regulations to be designed ,installed, inspected & tested by a person competent to do so.
Appropriate certificates and forms defined in BS7671shall be submitted to confirm that the work has been inspected & tested by a "competent person" who will have a sound knowledge & suitable experience relevant to the nature of the work undertaken & to technical standards toBS7671,& be fully versed in the inspection & testing procedures contained in the regulations & employ adequate testing equipment.

All window specifications to be agreed between builder and client.
All new radiators fitted with thermostatic Valves & fit energy efficient light bulbs.

Stud walls, 100x50 at 400 cc with 12.5 mm pl.bd. &skim either side &100 mm sound deadening quilt between studs. Double sound block plaster board and skim to be provided to new stud partitions. Gyproc metal studs in lieu of timber studs can be used if required.
Any first floor window with cill height below 900 mm to have restrictor fitted to opening.
Pole plates 100x50 bolted to rear wall brickwork at max 600 mm cc.
Wall mounted boiler to have min 86 sedbuk rating and flue to discharge 600 mm away from any door or window openings. In this case the existing heating system is to extended to heating engineer's design.

Roof Construction,
Roof tiles colour and design to match existing house roof , pitch of roof approx 26 deg , on 50x25 treated softwood battens on Tyvek supro breathable roofing felt on 125x50rafters at 400 mm cc. Ridge beam to be designed by Structural Engineer
Vaulted roof with 100mm of kingspan insulation between all rafters with 25mm air space to felt above and under drawn with 25 mm of kingspan insulation and foil backed pl. bd & skim. Roof above consultation room to have 125x50 joists to ceiling at 400 mm cc and 100x50 rafters at 400 mm cc. 270 mm of rockwool insulation above ceiling of 12.5 mm pl. bd.& skim.
Poleplates fixed to existing wall as specified.
Provide additional eaves ventilation if required to roofs..

Floor Construction
Concrete sealed floor tiles on 150 mm concrete on visqueen on 85 mm of celotex tuff Double R insulation on 1200 gauge visqueen damp proof membrane on sand blinding on 150 mm of compacted hardcore with 25 mm insulation to edges.

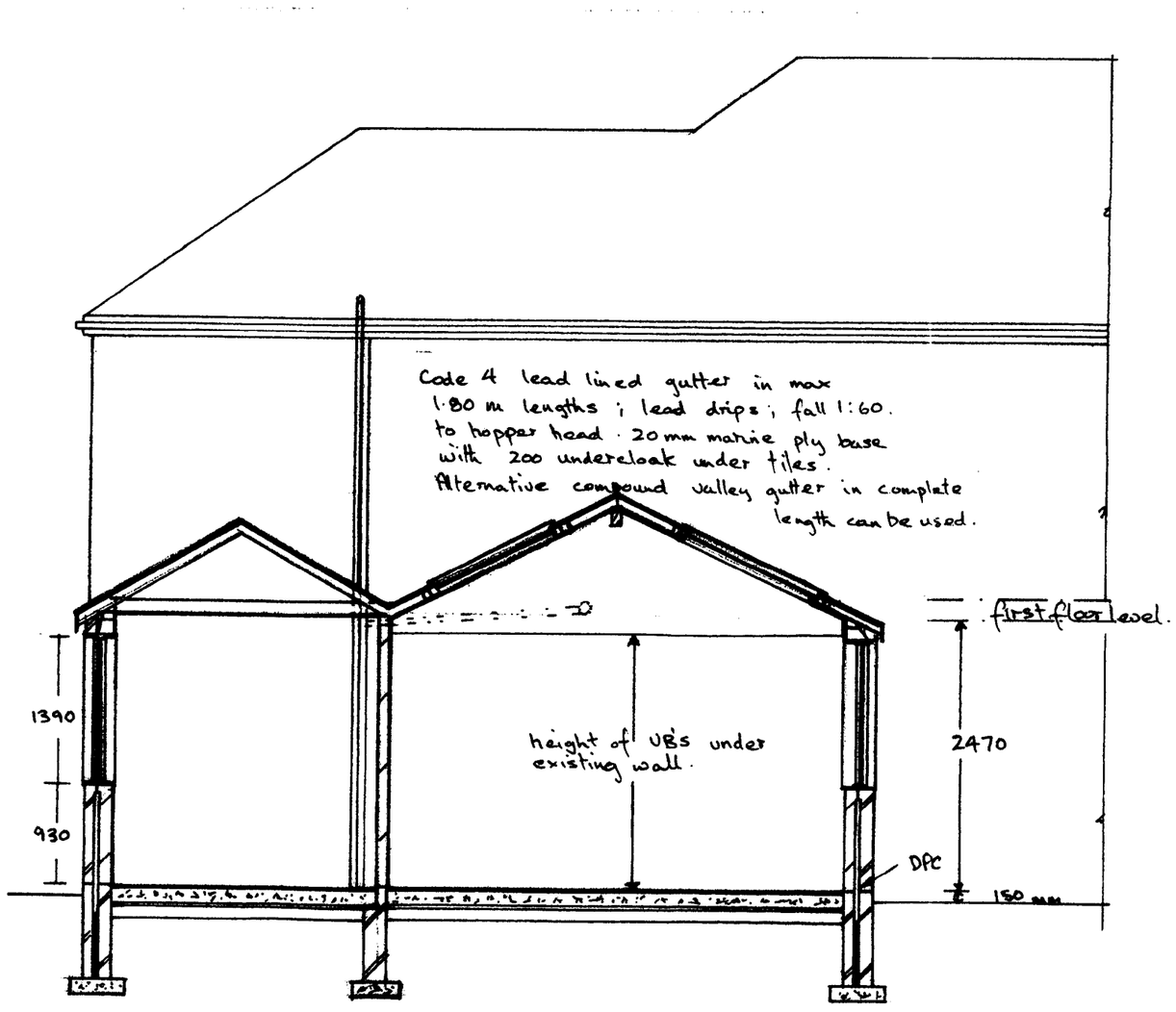
Any air bricks covered by extension to be ducted through 100 mm pipes to external air

Notes.
Emergency escape lighting to be fitted to all common areas to BS5266.
Exit signs in accordance with BS5499 to be above emergency exit route doors .
Fire exit signs and symbols to BS5499.

Mains wired smoke detection to BS5839 L2 system with detectors fitted with battery back up extended into reception and waiting room.
Existing disabled access to remain with existing car parking unaffected .

Provide cavity trays to roof to wall abutments.
Re-sited S&VP to hav rodding access at base. All new gullies to be rodable.
50 mm waste and connections to S&VP to remain on rear wall and be boxed in behind new universal beams.

Glazing does not exceed 40% of proposed external wall area. Also does not exceed 20% of proposed roof area.
Double up rafters and bolt together to form trimmers to roof light openings.
Velux roof lights approx sizes of 1350x790 mm 4 no in vaulted roof.



SECTION AA.

PLANNING
ACK'D
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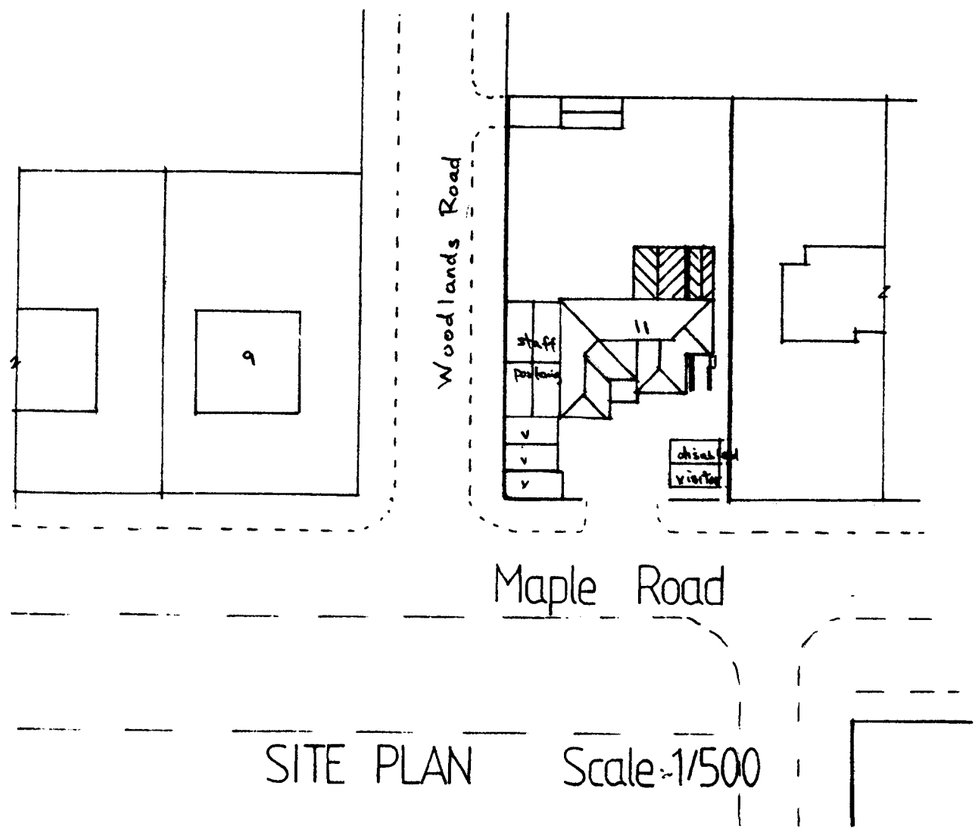
RECD 27 MAY 2000



SITE PLAN Scale :-1/500