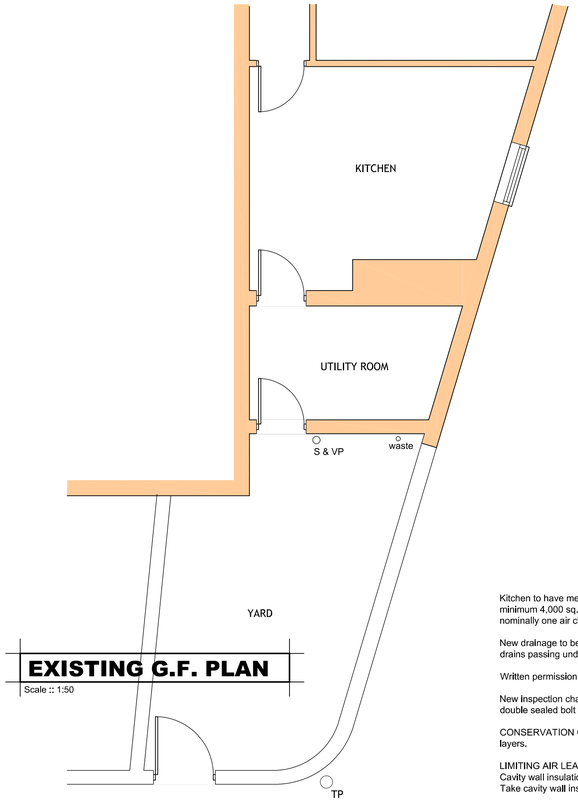
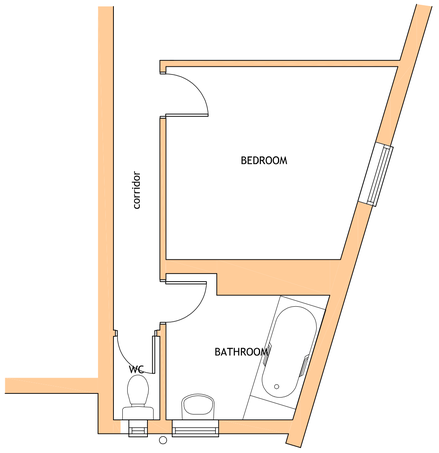
0 1 2 3 4
Scale :: 1:50



EXISTING G.F. PLAN
Scale :: 1:50



EXISTING F.F. PLAN
Scale :: 1:50

Kitchen to have mechanical ventilation rated at min. 60 litres per second and capable of operating continuously at nominally one air change per hour. Kitchen to have minimum 4,000 sq. mm background ventilation. Utility Room to have mechanical ventilation rated at min 30 litres per second and capable of operating continuously at nominally one air change per hour.

New drainage to be 100mm or 150mm dia Hepworth 'Supersleve' or similar, earthenware to B.S. 65 with flexible connections and laid to 1 in 40 or 60 falls. Protect any drains passing under building with 150mm concrete surround. Provide P.C. lintel over any drainage passing through footings.

Written permission to excavate any pavement or highway to make drainage connection, to be obtained before work commences.

New inspection chambers (If any) to be 215mm class 'B' engineering brickwork, on 150mm concrete base. Airtight cover. Any inspection chambers within building to have double sealed bolt down type cover.

CONSERVATION OF FUEL AND POWER: The Fabric of the building shall be constructed in a manner, which reasonably avoids thermal bridges and gaps in insulation layers.

LIMITING AIR LEAKAGE Provide a 25mm upstand of insulation around perimeter of new floor slab, including where the floor slab touches outside walls (at door thresholds). Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall. Take cavity wall insulation to full extent of gable walls within roof space. All cavity closures to be insulated.

A report is to be provided by suitably qualified person confirming the work "as built" meets these requirements (i.e. by following Robust Details).

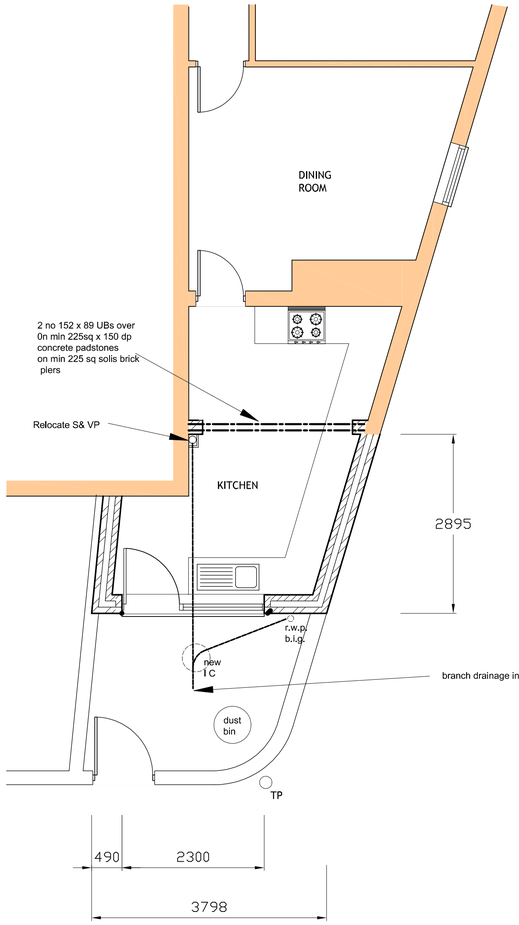
New light fittings to be energy efficient suitable to accept low-energy lamps, having luminous efficiency greater than 40 lumens per circuit watt. Light switches and socket outlets to be at heights of between 450 and 1200mm above floor level.

S D Provide mains wired interlinked smoke alarm to the circulation areas of both floors installed to BS5839 Part 6.

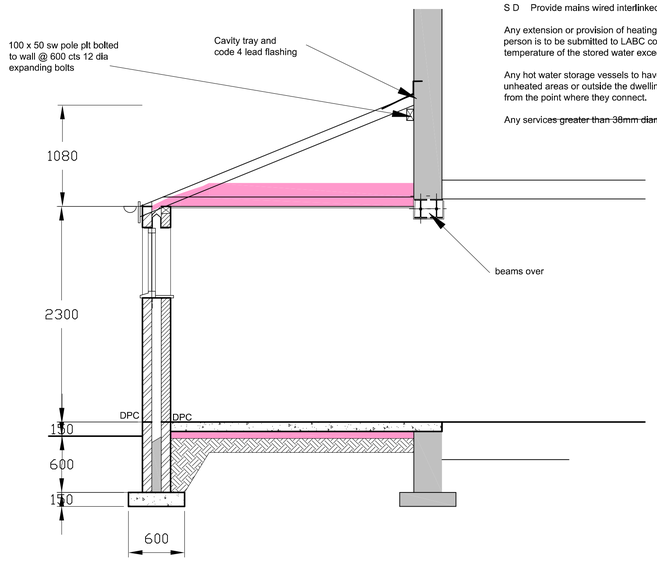
Any extension or provision of heating and / or hot water system to be in accordance with the Domestic Heating Compliance Guide. A signed declaration by a qualified person is to be submitted to LABC confirming the fixed building services have been commissioned in accordance with DHCG. A device is to be fitted to prevent the temperature of the stored water exceeding 100 degrees C.

Any hot water storage vessels to have a min 35mm factory applied coating of PU-FOAM. All pipes and ducts should also be insulated particularly where they run through unheated areas or outside the dwelling. Hot water pipework connecting to boilers and hot water storage vessels (including the vent pipe) to be insulated for at least 1000mm from the point where they connect.

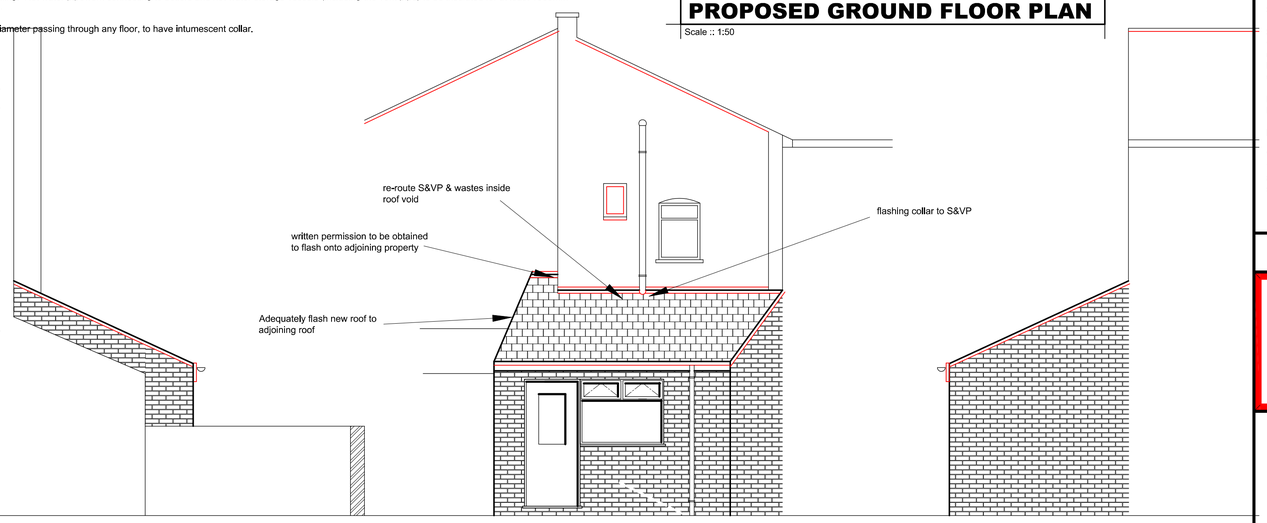
Any services ~~greater than 38mm diameter~~ passing through any floor, to have intumescent collar.



PROPOSED GROUND FLOOR PLAN
Scale :: 1:50



SECTION A-A
Scale :: 1:33



PROPOSED REAR ELEVATION
Scale :: 1:50

PROPOSED WEST ELEVATION
Scale :: 1:50

PROPOSED EAST ELEVATION
Scale :: 1:50

The Contractor is to check all dimensions on site prior to commencement. Contractor to check the proposed works and any discrepancies discovered on the drawing to be queried with Ferguson Developments before construction commences. All items and details to match, or line with, existing fittings and structures, are to be site measured prior to setting out or manufacture.

All works and materials to comply with the 2000 Building Regulations as amended and current British Standard Specification and Codes of Practice.

All works to be carried out in good workmanlike manner, consistent with good building and trade practice. Pipework to be adequately boxed in.

Contractor to visit site, examine the plans and make due allowance in his prices for all works which he in his experience deems necessary to insure and complete and suitable finish to the required works, including the removal of debris from site on completion.

Electrical installer to be a member of the Competent Persons Scheme body or a member registered with NICEIC or ECA. All wiring and electrical work to be designed, installed, inspected, and tested in accordance with the requirements of BS7671, the IEE current Wiring Guidance and Building Regulation Part P (electrical safety). A copy of the Installers Electrical Test Certificate compliant with BS7671will be required by the LABC or Approved Inspector within 30 days of the completion of the works.

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GENERAL NOTES

Roof to be approved tiles or slates, suitable for pitch of roof, or to match existing, to be fixed in accordance with BS5534: Part 1, 1977, BS8000: Part 6, 1990, and the manufacturers recommendations, on 23 X 38 treated s.w. battens on Glidevale Protect VP400 breathable felt to BS747, on 150mm X 50mm s.w. rafters @ 400 cts, on 100 X 75mm s.w. wall plates, strapped down @ max 2m cts, min 6 x 30mm M.S. straps 150 x 50mm s.w. ceiling joists @ 400 cts, fixed to rafter feet at eaves level, u/drawn 10mm foilbacked plasterboard and skim. Continuous 10mm perimeter gaps to fascias to allow cross ventilation of roof void. 2 No. ventilation tiles to each pitch of roof. 100mm fibreglass quilt between ceiling joists with 170mm fibreglass quilt over (total thickness 270mm giving 0.16w/m2K).

Walls to be 105 facings to match existing, min. 50mm continuous cavity 60mm Cellotex SW 3060Z insulation and 100mm Fibolite concrete blockwork to meet 0.2 w/m2K, or similar approved, min. 3.5N/mm2 crushing strength, tied internally with stainless steel wire brick ties, min. 5 per sq. metre, and all on Hi-load D.P.C., laid between sandwich of mortar @ min. 150mm above external ground level. Tooth new brickwork into existing, firestop top of cavity 10mm superlux, fill cavities with lean concrete to 225 below lowest D.P.C.

External openings to have Dorman Long insulated combined galvanised steel lintels, with insulation to void and insulation to all returns, cavity tray over. D.P.C. to reveals and cills. Windows to be double glazed s.w. or uPVC casements, with opening lights min 1/20th O.F.A. & draught seals to opening casements. Windows to be double-glazed with a minimum 20mm argon filled gap and an inner pane of Pilkington Optitherm glass to meet 1.6w/m2K. Habitable rooms to have closeable 'Trickle Ventilators' background ventilation rated at min. 8,000 sq. mm.

E W Escape window min 450mm opening dimensions with min 0.33M2 opening . area. Height of bottom edge of opener 800 min & 1100 max above floor level.

S G Provide safety glazing to BS6206 Part A to any low level glazing.

DOOR WIDTHS: All doors to be 838 doors. Main entrance door to be 900 door with a level threshold. Main entrance to have a ramped access

D.P.C. s: Cavity tray D.P.C.'s to be provided to wall tops and roof abutments where applicable, also above windows and external openings. These will include stop ends where required. Weep holes to be provided at 900mm centres immediately above base of cavity, external openings and stepped D.P.C.'s. Provide not less than two weep holes over openings. At ground floor level, the inner leaf D.P.C. will be continuous with the below slab D.P.M. The outer leaf D.P.C. will be located a minimum of 150mm above the external ground line. Vertical and Horizontal D.P.C. will be provided to all openings through the external wall.

Foundations to be concrete strips as detailed and to Approved Document A 2004. Take foundations to same depth as any existing foundations and below invert level of any adjacent drainage. Take foundations down to a suitable depth with relation to any nearby trees in accordance with BS5837. Ground and foundations to be inspected and approved by Building Control Department.

WARNING: The foundations and floor slab details shown on these plans are provisional and are subject to change when work commences. It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences.

Any foundations or gutters projecting over boundary of applicant's ownership to have written permission of adjoining owner, before work commences.

Any existing foundations which are to carry new loads to be exposed for inspection and approval by Building Control for ability to carry additional loads, before work commences

Ground floor to be smooth level, 150mm concrete slab cast on 500g Visqueen on min 75mm Kingspan Thermafloor TF70 to give 0.22 w/m2K on 1200g Visqueen D.P.M. laid with 150mm laps and continuous with wall D.P.C., and all on min. 150, sand blinded, well consolidated hardcore. Concrete to contain a minimum of 330kg/m3 Portland Cement.

At ceiling level, and to rake of gable, strap brickwork to structural timbers for lateral support, where brickwork runs parallel to timbers. Min. 6 x 30 M.S. straps at 1.5M cts.

Structural timbers to be G.S. and M.G.S. grade.

Steel beams if any to have 150mm bearing on concrete padstones and clad 20mm Gyproc plank with outer layer of 12mm Gyproc wallboard, nailed to timber cradles not less than 44mm sq. @ 600 cts, with all joints staggered, all to give 1 hour Fire Resistance. Where 150mm end bearing can not be achieved the 450mm long x 150mm deep concrete padstones to be used. Padstones backing onto external walls to have min 46mm insulation backing.

Fascias to be 20mm tanalized s.w. Soffits (if any) to be 6mm exterior quality plywood. 100mm dia. H.R .P.V.C. gutters, feeding 62 dia. PV.C. R.W.P.s, sealed into B.I.G.

Kitchen sink to have 38 dia PVC waste and sealed into B.I.G.

Wastes above ground level shall be unplasticised PVC and generally shall comply with BS 5572 1988. All wastes soil and vent pipes to be accessible throughout their length with access points at all changes in direction. Pipes passing through compartment wall / floor to be fire stopped both sides, pipes larger than 40mm to be fitted with 1hr fire resisting intumescent collar.

A West Elevation added IFH 30 Ap 2012

PROPOSED REAR EXTENSION

26 BANFF ROAD RUSHOLME MANCHESTER

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