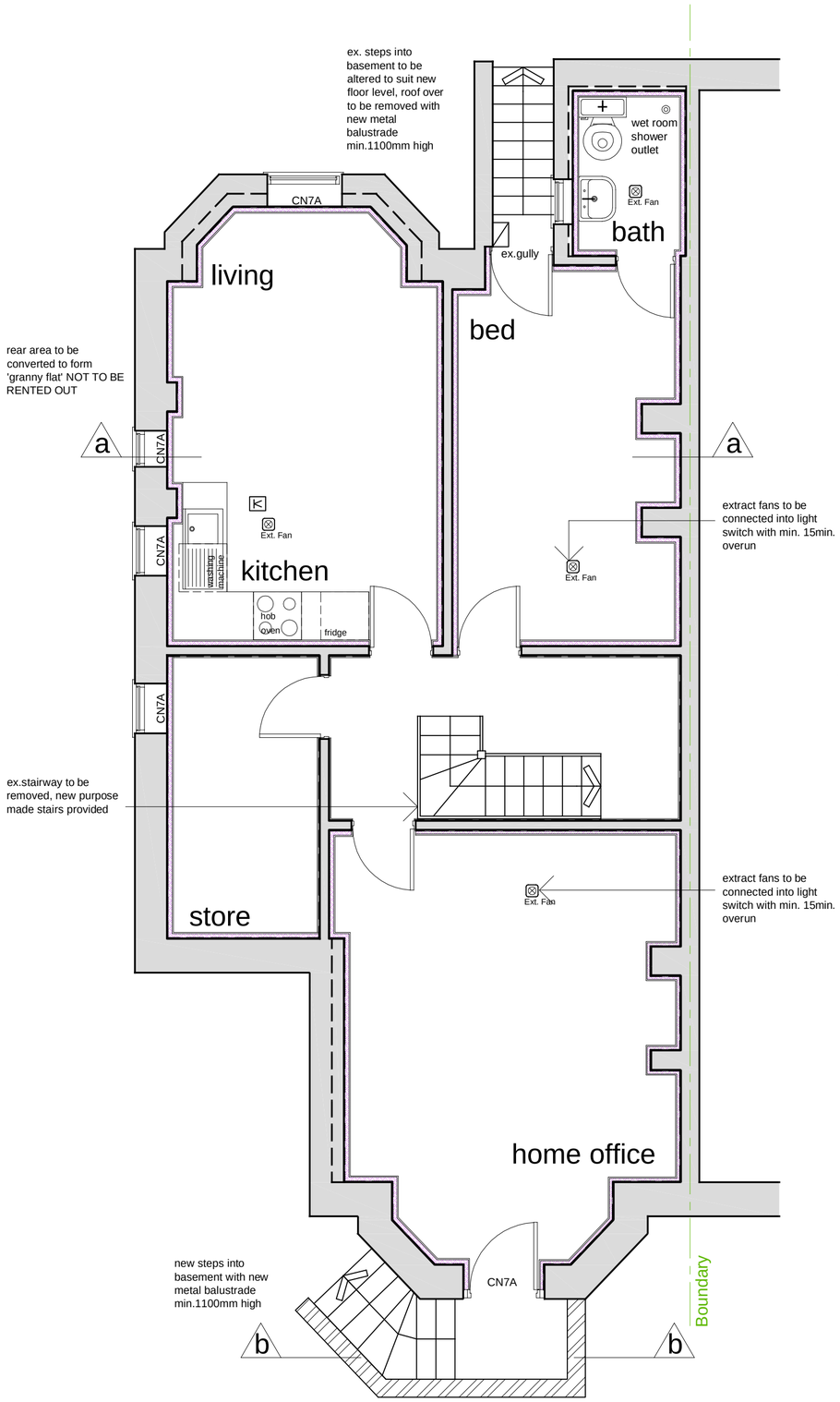
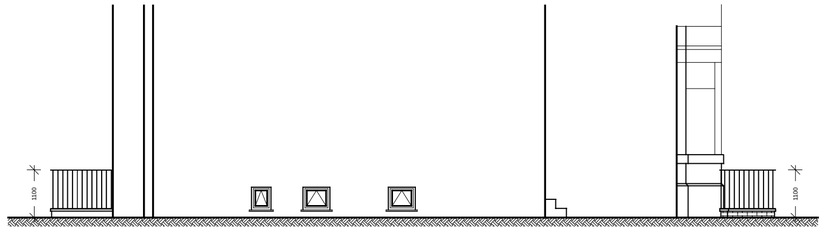
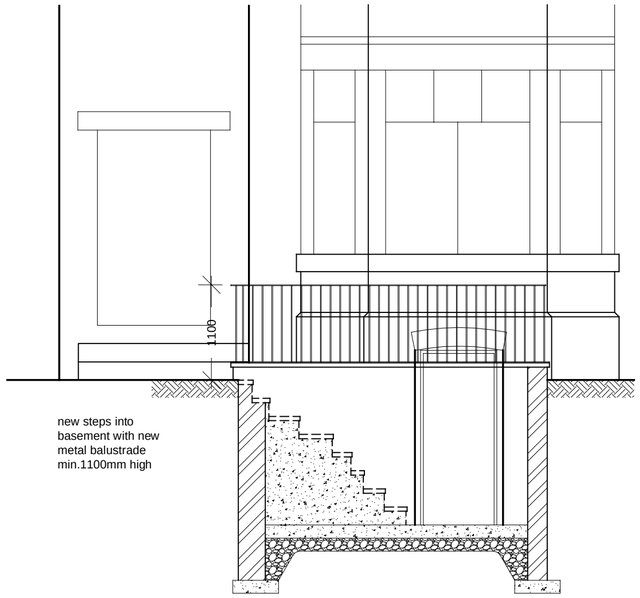


Basement floor plan

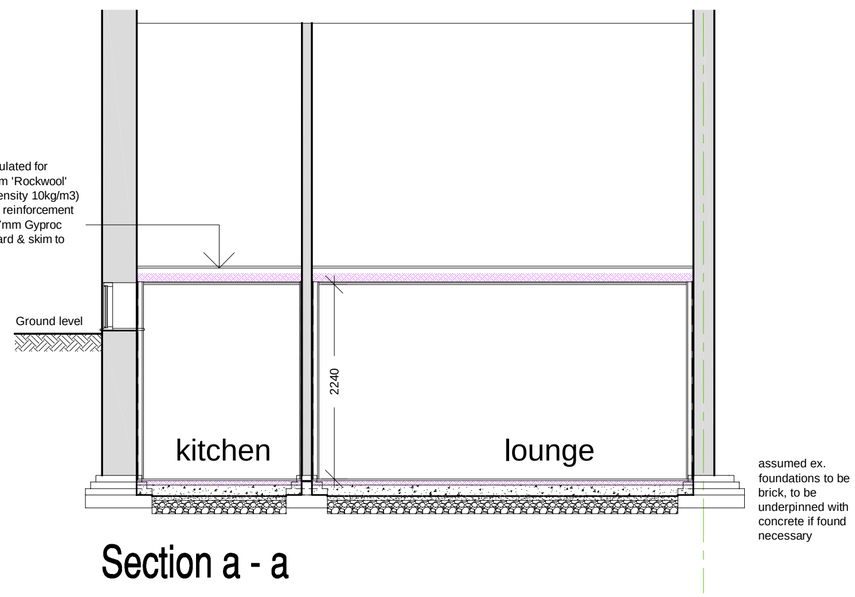


Side elevation (1:100)

pvc double glazed windows with top hung opening lights, to provide min.$\frac{1}{20}$th of floor area for ventilation



Front elevation/Section b - b



Section a - a

PLUMBING - waste pipe sizes as follows:- W.C. - 100mm dia., W.H.B. - 32mm dia., Bath & Sink - 40mm dia. All fittings to have 75mm deep resealing traps, no connection to be made to soil pipe within 200mm below branch connection.

DRAINAGE - drains to be 'Supersleve' or similar pipes, with flexible joint connections, on 150mm pea gravel bedding. Any drains under building to be encased in 100mm granular fill. Drains passing through walls to be constructed as rocker pipe with concrete lintel over. Any drain within 1m of foundation - foundation to be taken down below invert of drain or trench filled with concrete to underside level of foundation.

SMOKE DETECTOR - to be mains powered with battery back up to BS 5446 & interconnected with each floor.

VENTILATION - background ventilation to be provided by means of trickle vents to windows not less than 8000mm²
Opening light areas to windows to be min. 1/20th of floor area.
Mechanical extract fan to be provided to Kitchen min. 60 L/sec. & Bathroom min. 15 L/sec. extraction.

STAIRCASE - to be 750mm wide, rise to be 178mm, going to be 240mm (to be checked on site), min. going on winders to be 50mm, max. pitch 42 deg., min. headroom 2.0m, handrail to be min. 900mm above pitch line, balustrade to be min., 1100mm with no openings greater than 100mm, balustrade to withstand horizontal force of 0.36KN/ln.m.

ELECTRICAL - all lighting & power circuits to be in stranded PVC single cable, sockets, TV points, & telephone points NLT 450mm above FFL, light switches NMT 1200mm above FFL. Lighting to be energy efficient in accordance with approved document L1.

NOTES

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This drawing has been prepared for Building Regulation or Planning Regulations only & does not necessarily show all constructional information.
All dimensions must be checked on site & not scaled off this drawing.
All work to be carried out in accordance with the Building Regulations (1991) & approved documents, & all subsequent revisions.
All materials to be of a suitable nature & quality adequately prepared, applied, used or fixed to/for the purpose in which they are used.
All structural timbers to be stress graded to BS 5268 part 2. The timber used is to be of a species & grading as specified in the Building Regulations & to be SC3 unless SC4 is noted on the drawing.
Min. periods of fire resistance to elements of structure to be half hour.
It is the clients responsibility under 'The Party Wall Act 1996' to advise the neighbour(s) of any applicable structural alterations and/or building work affecting the party wall.

FOUNDATIONS - to be constructed on strata having a min. bearing pressure of 107 N/m² & to be approved by B.C.O. & constructed in accordance with Building Regulation A1/2, E2, & C.P. 2004 (1972), min. size for cavity wall 600x150mm. Trench blocks to 4 course below dpc.

BASEMENT FLOOR CONSTRUCTION - 19mm asphalt, on 150mm concrete slab, on 300 micron visqueen d.p.m., on 70mm 'Kingspan Thermafloor TF70' or similar insulation, on 50mm sand blinding, on 150mm well compacted hardcore all to provide max. 'U' value of 0.25W/m ²/deg.C

EXTERNAL WALLS - to have 'Delta 500' or similar tanking membrane applied to existing wall with 25mm timber battens and 37.5mm 'Kingspan TW56' insulated plasterboard and skim all to provide max. 'U' value of 0.35W/m2/deg.C.

DOOR & WINDOW OPENINGS - to have 'Catnic' lintels or similar over all openings in external walls, Min. end bearing 150mm, 16mm plaster finish to soffit to provide half hour fire protection. Reveals, cills & lintels to be insulated to give 'U' value not exceeding 1.2W/m²/deg.C. Average 'U' value for windows not exceeding 2.0W/m²/deg.C

GLAZING - Glass to 'critical' areas, i.e. within 800mm of floor level for walls & partitions, & within 1500mm of floor level for doors & side panels is to be toughened or laminated safety glass in accordance with BS6206.
Double glazed units to be min. 16mm cavity with low-E glass inner pane.

DAMP PROOF COURSES - polythene d.p.c. 150mm above ground level & around all jambs in external walls.

GROUND FLOOR CONSTRUCTION -. 100mm Rockwool or similar insulation between joists for sound insulation.

CEILINGS - to be 9.5mm plasterboard with 5mm skim, nailed with 30mm nails @ 150mm ccs. With 450mm ccs joists, to be 12.5mm @ 600mm ccs joists

CONTRACT

33 Green Walk
Whalley Range
Manchester
M16 9RE

TITLE

Proposed basement conversion

SCALE	DATE	DRAWN
1:50, 100	Nov.07	GH

CONTRACT NO.	DRAWING NO.	REV.
973	1	

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