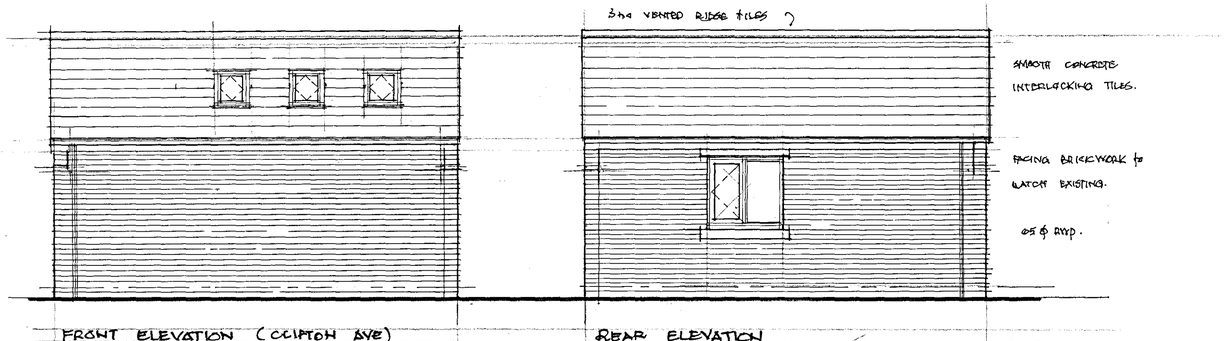
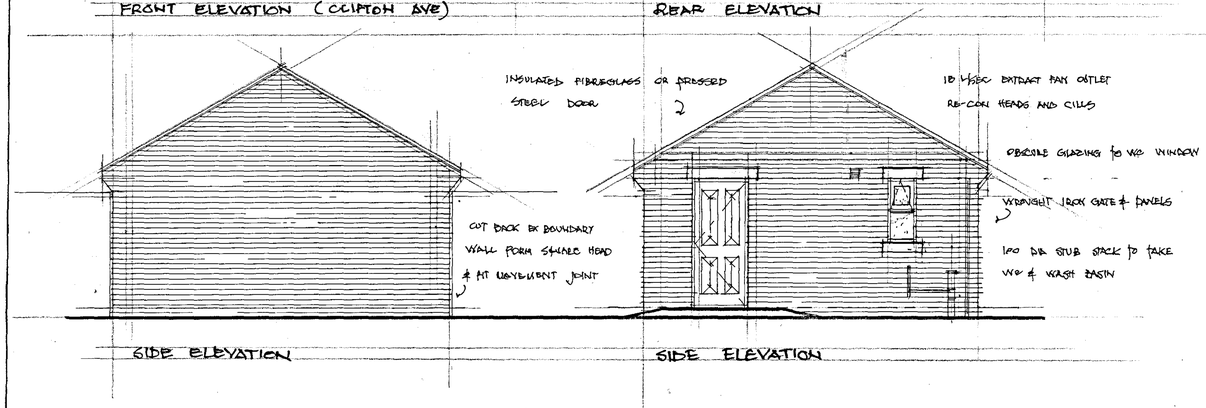
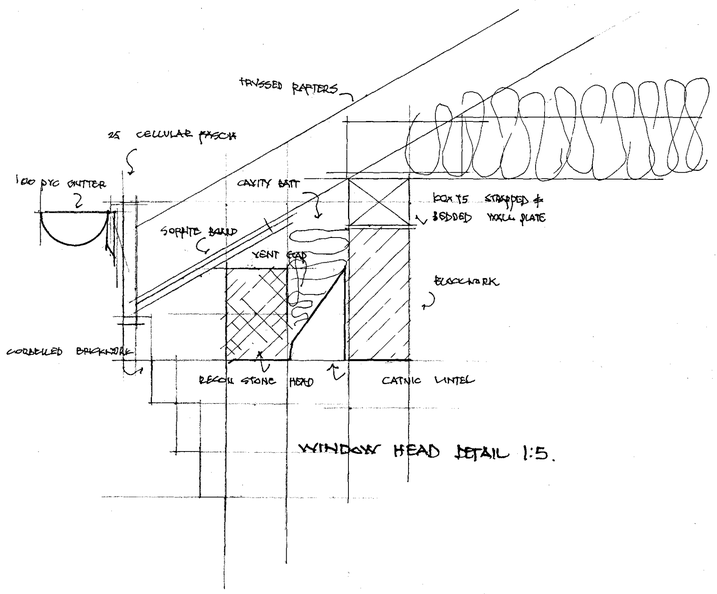




ROOF LIGHTS:
Velux or equal roof windows installed to manufacturers instruction in purpose formed opening with proprietary flashings, trickle vents and K-glass 980x550 GPU. Form light wells below windows between trusses with 100x50 sw infill with 100mm Kingspan insulation and fix 12mm plaster board and skim to inside face.



FOUNDATIONS
600x150 concrete strip foundations to 2000 Building Regs All foundations taken onto firm strata with min 900 cover to satisfaction of LA Where drains or ducts pass beneath the proposals the foundations must be taken below the level and the foundation brickwork supported with PC concrete lintels.
Foundations adjacent to existing manhole and drain line to be taken below drain, check on site prior to commencement of work.

WINDOWS AND DOORS
Windows to be high performance u-pvc casement windows with weather stripping and double glazed units with K-glass by specialist manufacturer U= 1.6 w/m2K.
To have opening lights equal to 1/20th floor area and have trickle vents with an area of 8,000mm2.
Glazing below 800mm from floor level or within or adjacent to doors to be toughened.

LINTELS
Catnic or equal galv steel lintels as indicated on drawing with min 150mm end bearing with stop ends and weep holes.

PART P ELECTRICAL INSTALLATION:
All electrical work to be undertaken by a competent operative with post construction certification by an NIC EIC member.
Low energy light fittings to new room.

FIRE DETECTION AND ALARM SYSTEM
System to conform to Grade D LD2 standard BS 5839 optical alarms in hall way and with heat detectors in meeting room and office all interconnected and installed in accordance with manufacturers specifications and recommendations.
Pull chord alarm with external light to be fitted to disabled wc compartment.

HEATING
Electric panel heaters and air conditioning unit to be installed to manufacturers detailed specification and instructions and to clients approval.

ROOF CONSTRUCTION
Concrete interlocking tiles to match existing colour and profile on 25x50 treated battens Kingspan NilVent breathable tiling membrane on gang nailed trussed rafters at 600 ctrs to BS 5268 part3 1985 secured to bedded and strapped 100x75 timber wall plate with stainless steel truss clips. 100x25 timber bracing as detailed in accordance with manufacturers details and Truss Rafter Association guide 200x25 Cellular fascia with 9mm cellular soffite Roof structure insulated by the provision of 300mm (150+ 150) 12.5mm plaster board and skim finish.
Proprietary ridge tiles with venting as indicated 100mm pvc gutters and 65mm rainwater down pipes.

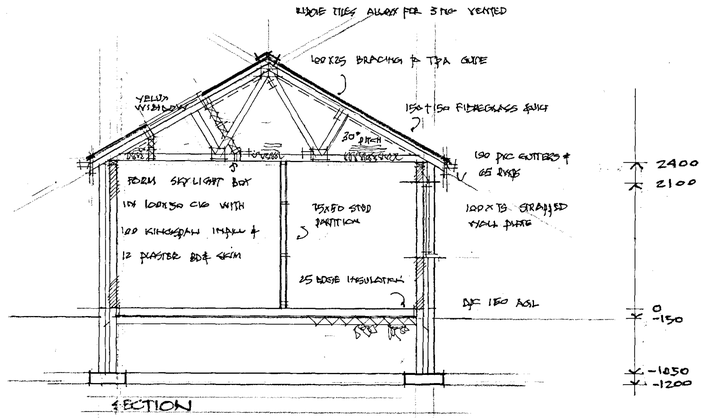
WALL CONSTRUCTION
300mm cavity wall comprising outer skin of 100mm facing brickwork to match existing 100 cavity with Dritherm cavity batt with stainless HRT wall ties at 450 vert and 750 horiz. Ctrs staggered and doubled up at jambes.
Inner skin of 100mm Thermalite or Celcon standard blockwork with 12mm lt wt plaster, or plasterboard on dabs.
Dacatye insulated closers or insulated window cassettes to jambes.

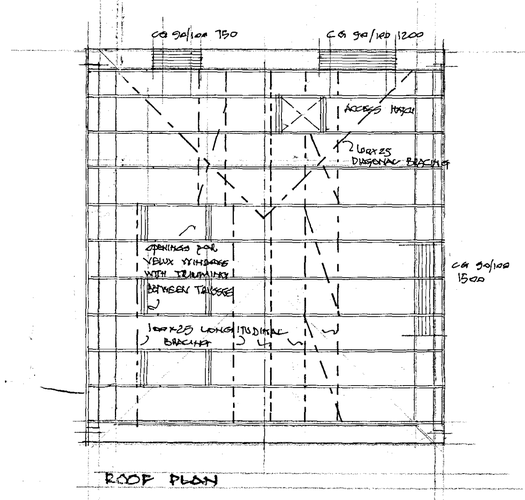
GROUND FLOOR CONSTRUCTION
22mm flooring grade mastic asphalt on 100mm ground supported concrete floor slab on 1200g visqueen DPM on 100 Kingspan insulation on compacted hardcore.
25mm Kingspan edge insulation to slab.

MECHANICAL VENTILATION
Extract fans to be fitted to the wc to discharge to the external air with a capacity 15L/sec extract actuated by the light switch with a 15 min over run.

WASTE PLUMBING
Waste plumbing to conform to BS 5572 having 100mm dia stub stack with rodding point 32mm basin waste with anti-syphonic traps to fitting.

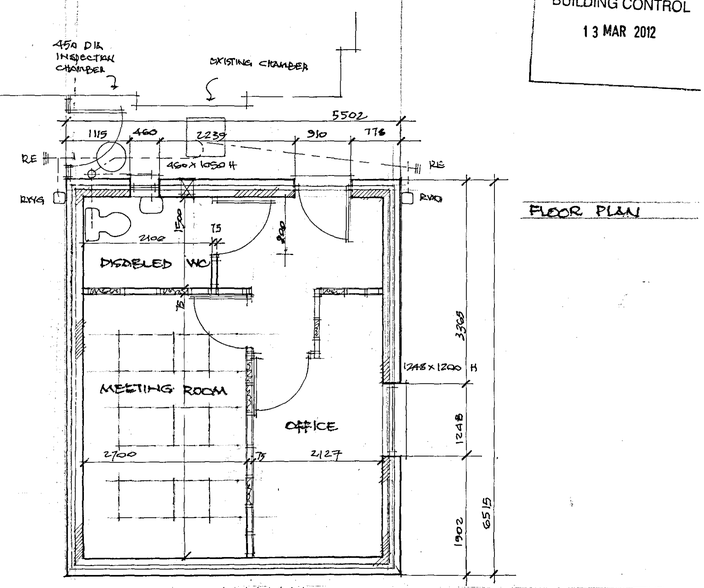
PARTITION WALL CONSTRUCTION
Partition walls constructed using 75x50 sw studding at nom 450 ctrs 12mm plaster board and skim both sides.
Rockwool infill sound deadening to all walls.





PLANNING AND BUILDING CONTROL
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UNDERGROUND DRAINAGE:
100mm dia pvc drainage laid on a 150mm bed of 'p' gravel at min 1:60 gradient into existing drainage system
450 dia polypropylene chambers at depths up to 1.0m and 1050x600 pc concrete chambers beyond.
Post construction air test at completion.



PART M DISABLED ACCESS:
Offices to be Part M compliant, level access threshold to entrance door 2' 9" doors and casings to ground floor and opening outwards to the WC. 1200mm max switch heights 450 min socket heights and 1:20 maximum gradient from parking provision to entrance door.
Double DPC adjacent to ramp access.
Disabled toilet provision with full support rail package to diag. 16 Part M.

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Architectural Design and Development Consultancy.

Project: 2 CLIFTON AVE MANCHESTER	Title: CONSTRUCTION DWGS	Dwg Ref: 1959/WD1	Drawn by: RC
	Client: EQUILIBRIUM HEALTHCARE	Scale: 1:50	Date: 08/11