ALL DIMENSIONS IN MILLIMETERS UNLESS STATED

FLAT ROOF CONSTRUCTION

13mm stone chippings bedded in bitumen on 3 No. layers of mineral roofing felt to BS. 747 : 2000 (with first layer of Type 3G felt) on 120 mm Kingspan Thermaroof TR27 LPC/FM bonded in hot bitumen to VCL (Coated roofing felt complying with Type 3B BS 747:2000) bonded to suitably primed 18mm exterior quality plywood firred to fall on 125 x 75 tmber joists at 400cccs. All roof joists to be pressure impregnated with preservative. 12.5mm moisture resistant plasterboard and skim to u/s of joists. Kingspan insulation installed to manufacturer's specification.

WALL CONSTRUCTION

294mm cavity wall comprising 103mm facing bricks to match existing, 91mm cavity and 100mm Thermalite Shield walling blocks (brickwork only below dpc). Inside plastered and skimmed (13mm lightweight plaster). Stainless steel wallties to BS 1243:1978 placed at 750mm horizontally and 450mm vertically and every 300mm of height within 225mm of opening (with 50mm min embedment to both leaves). 41mm Celotex CG5041 insulation inserted in cavity to manufacturers specification.

GROUND FLOOR CONSTRUCTION

65mm s&c screed with A252 anti crack mesh on 1000g polythene VCL on 80mm Celotex FF3080 insulation (with 145mm high 20mm Celotex TB3020 edge insulation) on sanblinding on 1200g visqueen dpm (lapped onto dpc) on 100mm concrete on sandblinded well consolidated hardcore (min 150mm).

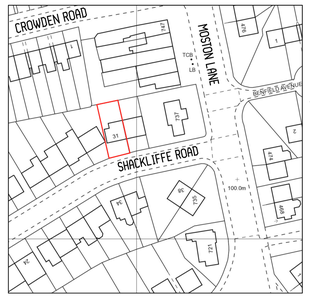
ELECTRICIAL SPECIFICATION

All electrical works to comply with Part P and BS7671 and the current 17th Edition of the wiring regulations.
All electrical work which is notifiable under Part P to be carried out by either;
1) An electrician qualified under "The Competent Persons Scheme" or
2) The installation to be designed and installed by a Competent electrician and be inspected and tested by an electrician competent in testing and holding a suitable qualification. Installation and testing Certificates to be made available to Building Control.
Best Practice endorsed within the IEE on site guide to be applied.

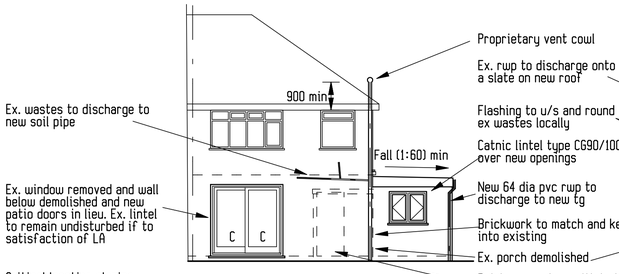
NOTE: Application prepared on the basis that Option 1 will be adopted. If not the case Contractor to inform Building Control immediately.

DRAINAGE

United Utilities now have ownership maintenance of all shared drainage systems which connect to their sewerage systems. United Utilities will require drainage protection and access. A formal Building Over Sewers agreement may be required to allow any works to commence. This applies where works are to be undertaken over or within 3m of shared drainage. Drainage runs indicated on any drawings submitted are assumed based on what is visible at the time of survey and should NOT be relied upon as being a complete drainage survey. Prior to any excavation works the contractor MUST determine the exact positions of all drainage runs including pipe size, depths, rodding access points and inspection points. This applies where works are to be undertaken over or within 3m of shared drainage.
All drainage information must be provided to Building Control to determine the extent of a formal United Utilities consultation.
Depending upon this information delays may occur in the construction process due to the need to consult United Utilities. The contractor is advised of their responsibilities to maintain adequate temporary supports for all excavation works.

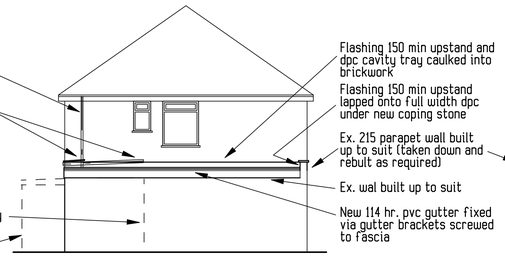


LOCATION PLAN
(1:1250)

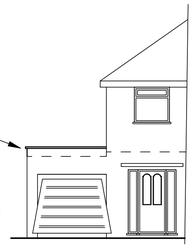


C- Critical location glazing as note No. 32

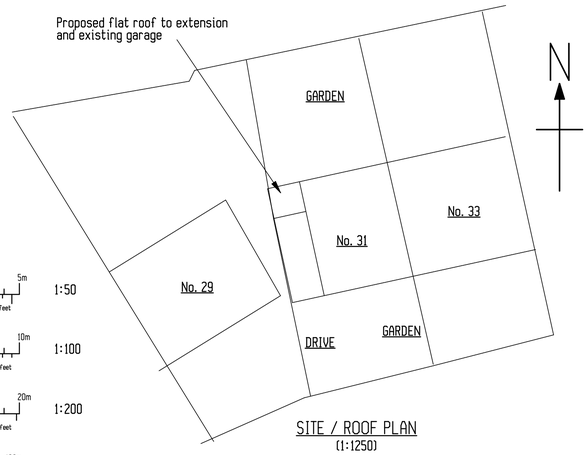
PROPOSED REAR ELEVATION
(1:100)



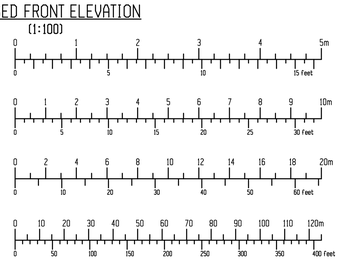
PROPOSED SIDE ELEVATION
(1:100)



PROPOSED FRONT ELEVATION
(1:100)

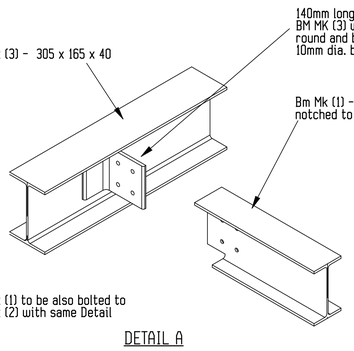


SITE / ROOF PLAN
(1:1250)

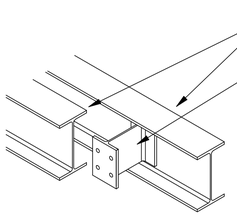


GENERAL NOTES

1 Vertical and horizontal dpcs to all cavity closures
2 Habitable rooms provided with openable windows with an area at least 1/20th room floor area and which open more than 30°
3 Steelwork to be 1/2 hr fire protected e.g, encased in 12.5mm Gyproc FireLine board and skim
4 New brickwork to match and key into existing
5 Roof to be tied down to walls with 30mm x 5mm galvanised ms staps at 2m max ccs. First floor to be tied down similarly
6 RC lintels over drains passing through walls
7 Any undersite drainage to be exposed and encased in 150mm pea gravel, flexible jointed and rodding access provided to LA approval
8 Brick infill between joists (25mm clearance from u/s roof)
9 Foundations to Reg A1/A2
10 Exterior quality timber to fascia
11 Structural timber to be stress graded (SC3)
12 All cavities to be continuous
13 Air bricks to be ducted through wall cavity
14 Concrete padstones to all steelwork
15 All plumbing to comply with BS 5572
16 Cavity barriers(9.5mm asbestolux or brick on edge)
17 Foundations within 900mm of drains to be taken down to invert level
18 Depth of foundations to be taken down to suitable sub stratum, irrespective of dimensions shown on drawing
19 Cross flow ventilation to be provided in roof space in accordance with BS 5250:1989 Clause 9.1
20 Habitable rooms provided with controllable trickle ventilators with an equivalent area not less than 8000 sq mm
21 Wet rooms provided with controllable trickle ventilators with an equivalent area not less than 2500 sq mm
22 Thermabate (or equal) cavity closures around door and window openings and jamb to overlap by 30mm min.
23 Kitchens to have 60 litres/sec mechanical extract ventilation (30 litres/sec if adjacent to hob)
24 Utility rooms to have 30 litres/sec mechanical extract ventilation
25 Bathrooms to have 15 litres/sec mechanical extract ventilation
26 W.C.'s to have 6 litres/sec mechanical extract ventilation
27 Mecanical ventilation to discharge to outside air and if no natural light connected to light switch with 15 minute overrun
28 All new windows to have U value not more than 1.6
29 All new external doors to have U value not more than 1.8
30 Three quarters of the primary light fittings within the proposed development (1 No. minimum) to be of the type which will only take high efficiency lamps
31 Robust construction details to be adopted (see Dwg No. RCD1)
32 Escape windows to provide 0.33 sq. m. min unobstructed openable area AND 450mm min high AND 450mm min wide (e.g. 750 x 450) and fitted with escape latches. Bottom of openable area to be not less than 800mm and not more than 1100mm above FFL.
33 Glazing to Critical Locations (i.e. glazing less than 1500mm above TFL in a door (and within 300mm of a door) or less than 800mm above FFL elsewhere) to comply to Approved Document K e.g. Glazing to satisfy Class C of BS6206 (Class B if in a door (or side panel) and pane width greater than 900mm)
34 Smoke detectors (to BS 5446-1:2000) to be installed in accordance to BS 5839-6:2004 e.g. interlinked and wired on on separately fused circuit (with battery back up)

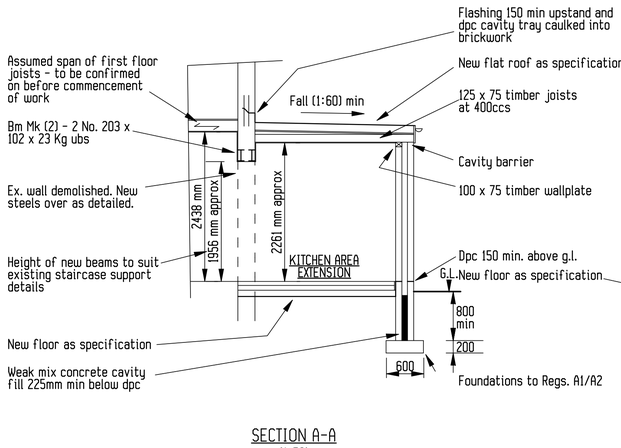


DETAIL A

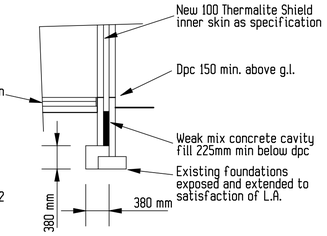


DETAILS A, B, C and D ARE INDICATIVE ONLY DO NOT SCALE

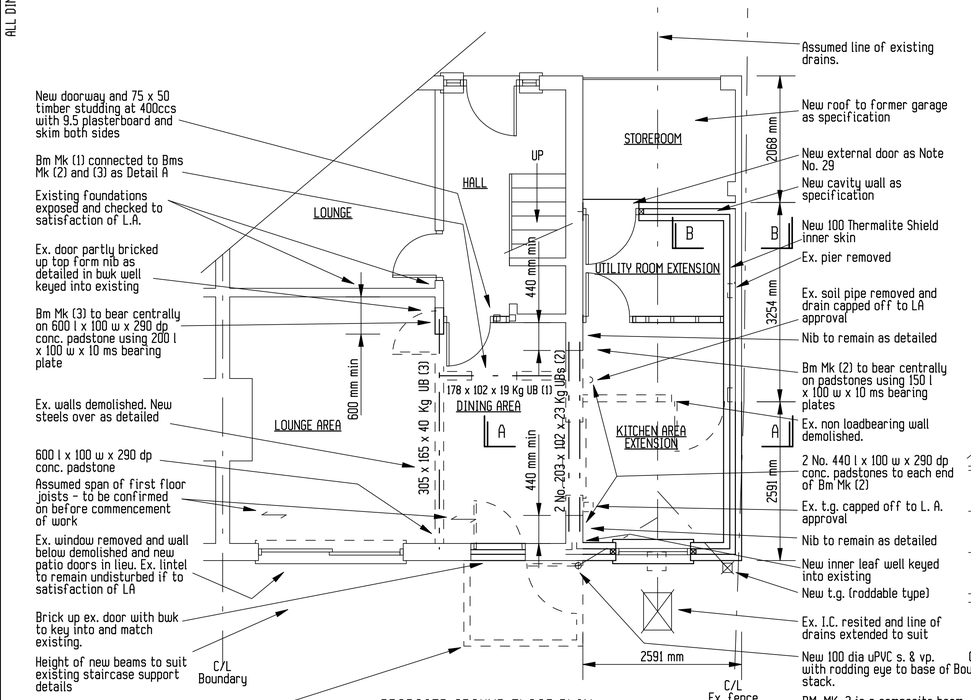
DETAIL B



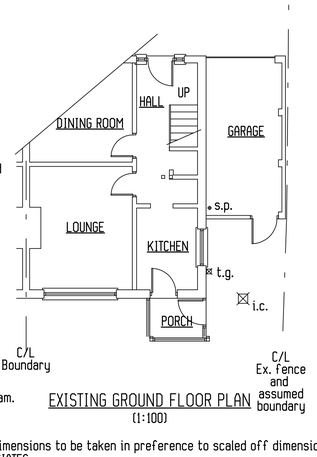
SECTION A-A
(1:50)



SECTION B-B
(1:50)



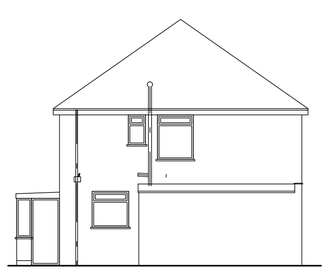
PROPOSED GROUND FLOOR PLAN
(1:50)



EXISTING GROUND FLOOR PLAN
(1:100)



EXISTING REAR ELEVATION
(1:100)



EXISTING SIDE ELEVATION
(1:100)



EXISTING FRONT ELEVATION
(1:100)

REV	AMENDMENTS	INITIAL	DATE

DRAWING NUMBER:- 16-034-1

PROPOSED SINGLE STOREY SIDE EXTENSION, PART CONVERSION OF EXISTING GARAGE, RE-ROOF OF EXISTING GARAGE AND INTERNAL ALTERATIONS AT No. 31, SHACKLIFFE ROAD, NEW MOSTON, MANCHESTER. M40 5QT.
FOR Mr. & Mrs. J. DORMER

SCALE:- AS NOTED @ A1 | DATE:- JUL 2016

R.I. McKAY & ASSOCIATES
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CHADDERTON, OLDHAM, LANCS. OL9 8PE.
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e-mail:- mckay@talktalkbusiness.net
web:- www.mckay.talktalkbusiness.net

All dimensions to be verified on site prior to commencement of work. Any discrepancy in the drawing must be reported to R.I. McKAY & ASSOCIATES. Writtten dimensions to be taken in preference to scaled off dimensions.
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