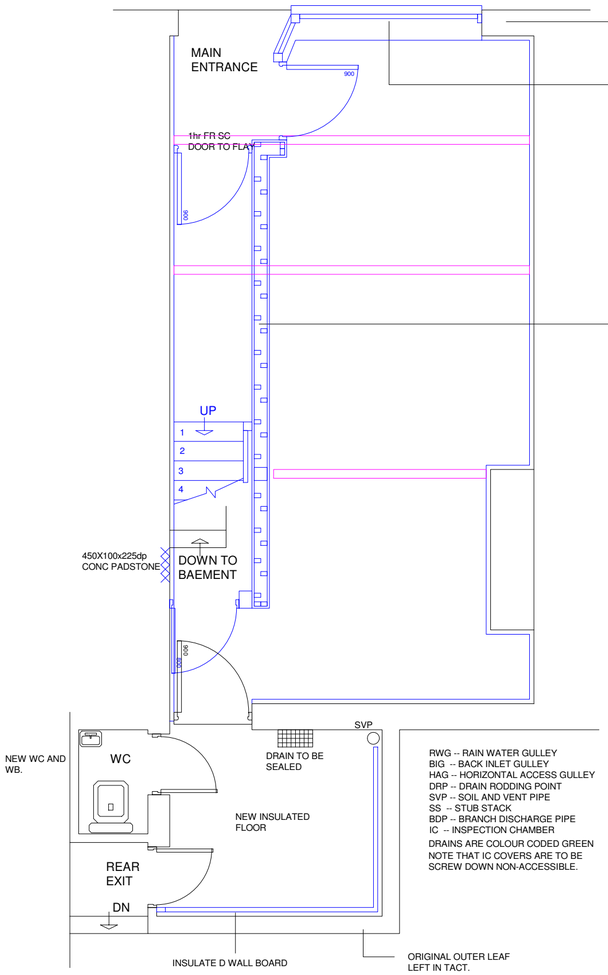
# PROPOSED GROUND FLOOR PLAN




THE WHOLE FRONT ELEVATION TO BE INSPECTED TO REVEAL STRUTURAL DAMAGE OR INSTABILITY AND THEN REPAIRED WITH MINIMUL DISTURBANCE OF THE SURFACE.

NEW SHOP FRONTAGE

1 HOUR FIRE RESISTING STUD WALL GIVING BOTH THERMAL AND ACOUSTIC ISOLATION

RWG -- RAIN WATER GULLEY
BIG -- BACK INLET GULLEY
HAG -- HORIZONTAL ACCESS GULLEY
DRP -- DRAIN RODDING POINT
SVP -- SOIL AND VENT PIPE
SS -- STUB STACK
BDP -- BRANCH DISCHARGE PIPE
IC -- INSPECTION CHAMBER

DRAINS ARE COLOUR CODED GREEN
NOTE THAT IC COVERS ARE TO BE SCREW DOWN NON-ACCESSIBLE.

## SUPPORT NIBS CONSTRUCTION

BUILT OF MASONRY WITH MINIMUM WIDTH OF 190mm.
WALL BELOW DPC TO BE CONCRETE BRICK OR BLOCK.
LOWEST DPM LEVEL AT LEAST 150mm ABOVE GROUND LEVEL AND SHALL IF APPLICABLE BE CONTINUOUS WITH FLOOR DPM.

## STRIP FOUNDATION

GENERALLY IN ACCORDANCE WITH APPROVAL DOC 'A'.
CONCRETE STRIP TO NEW BWK AND BLOCK WALLS. BCO INSPECTIONS APPLY IN RESPECT TO DEPTH FOR FROST AVOIDANCE AND FIELD TESTS FOR THE DETERMINATION OF EXCAVATION DEPTH REQUIREMENT ONTO SUITABLE SUB-STRATA THAT IS BELOW LEVEL OF ANY ADJACENT DRAINS AND AWAY FROM INFLUENCE OF ANY TREES SHOULD ANY EXIST CLOSE BY.
EXCAVATION DEPTH IS IN RELATION TO THE GROUND LEVEL AND NOT DPC OR FORMATION LEVEL.
FOUNDATION MUST BE SUITABLE FOR CARRYING A TWO STOREY DEVELOPMENT.
MINIMUM STRIP SIZE SHALL BE 600mm x 200mm, BUILDER TO CONSULT WITH BUILDING CONTROL PRIOR TO ANY EXCAVATING TO ESTABLISH THE STRATA STABILITY & THE LOCAL GROUND CONDITIONS.
TRIAL/TEST HOLES SHALL BE DUG & A DETERMINATION MADE IN REGARDS TO THE FOUNDATION REQUIRED.
DO NOT UNDERMINE ANY ADJACENT FOUNDATIONS AND REFER TO MATTERS CONCERNING PARTY WALL ACT FOR THIS SITE.
IF SPECIAL FOUNDATIONS ARE REQUIRED (IE OTHER THAN STRIP FOUNDS') THEN DIFFERENT PROCEDURES WILL APPLY IE. SOIL SURVEY, GROUND SURVEY, BORE HOLE SURVEY ETC.. WORK MUST NOT PROCEDE UNTIL LOCAL AUTHORITY HAVE APPROVED SPECIAL FOUNDN' PROPSALS.

## PITCH ROOF CONSTRUCTION

SLATES TO MATCH EXG BUILDING FIXED ON 38x25 TANALISED BATTENS, ON ONE LAYER 'MONARFOL' (BBA 87/1807) WITH 200mm HEADLAP. INSULATION BETWEEN AND OVER CEILING JOIST EARTHWOOL 100mm BETWEEN AND 170mm OVER ROCKWOOL 100mm BETWEEN AND 170mm OVER
CEILING SOFFITS 12mm PLASTER BOARD & SKIM FINISH. INSULATION LOCATED NOT TO OBSTRUCT CROSS FLOW VENTILATION WHICH IS PROVIDED BY VENT TILES EQUAL TO 25mm CONTINUOUS EAVES OPENING AND 25mm SOFFIT STRIP VENTS.
BUILDER NOT TO EXCEED EXISTING HEIGHT
NOTE THAT WHERE THERE IS AN ANGLED CEILING THEN THIS MUST BE INSULATED AND A 50mm AIR SPACE PROVIDED FOR CROSS FLOW VENTILATION.
USE CELOTEX 100mm BETWEEN RAFTERS AND 35mm UNDER RAFTERS. THIS GIVES 0.18W/sqmK.

## RAIN WATER GOODS.

SURFACE WATER TO DISCHARGE FROM ANY NEW ROOF INTO 100 1/2RD GUTTER AND 63dia DOWN PIPE.
PIPES AND GUTTERS MADE OF CAST IRON AND BE FIRMLY SUPPORTED AND REMAIN WATER TIGHT.

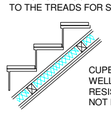
## CAVITY WALL TO REAR ANNEXE




'U' VALUE ALLOWABLE = 0.28W/sqmK

## UNDER STAIR TREATMENT

SOFT COVERING ON STAIR TREADS.
ADVISE SOFT COVER TO BE GLUED TO THE TREADS FOR SAFETY.



CUPBOARD DOOR TO BE HEAVY & WELL FITTED & 1/2hr FIRE RESISTING & KEPT SHUT WHEN NOT IN USE.

6mm PLYWOOD DECK ON 50x50 CI6 TIMBER STUDS AT 400crs. FULL FILL MINERAL WOOL INSULATION MINIMUM MASS 10kg/sqm.
PLASTER BOARD AT LEAST 10kg/sqm
BUILD CUPBOARD WALLS FROM TWO LAYERS PLASTER BOARD OF TOTAL MASS 20kg/sqm.

## ROOM VENTILATION (HABITABLE ROOMS)

PURGE VENTILATION - VIA DOOR OR WINDOW OPENING AT LEAST 1/20H FLOOR AREA.
WINDOWS TO OPEN MORE THAN 30deg. SEE ALSO ESCAPE WINDOW SIZES.
BACKGROUND VENTS OF MINIMUM 8000sq mm.
eg. TRICKLE VENTILATOR.

## ROOM VENTILATION (KITCHEN)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 60L per sec, (OR 30L per sec IN COOKER HOOD), AND BACKGROUND VENTS OF MINIMUM 8000sq mm.
eg. TRICKLE VENTILATOR.

## ROOM VENTILATION (TOILET)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 6L per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

## ROOM VENTILATION (BATH/SHOWER ROOM)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING, AT A RATE OF 15L per sec, WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

## GENERAL DRAINAGE NOTES

RIGID PIPES (VITRIFIED CLAY TO BS85) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS.
PIPE RUNS SHOWN ON DRAWING ARE ASSUMED DIRECTIONS AND UNKNOWN DEPTHS.
NEW PIPE RUNS CLOSE TO A BUILDING MAY REQUIRE CONCRETE FILL AND THE SITE CONDITIONS WILL DETERMINE THE FILL LEVELS.
EXG. PIPE RUNS CLOSE TO NEW BUILDINGS MAY REQUIRE RE-EXCAVATION AND/OR IDENTIFICATION TO DETERMINE CONCRETE FILL LEVELS.
ANY NEW OR EXG. DRAIN THAT WILL BE CONCRETE ENCASED & INTEGRAL WITH A SLAB, A FOUNDATION OR A WALL WILL REQUIRE FLEXIBLE JOINTS AND 600mm LONG ROCKER PIPES AT EACH SIDE OF THE INTERGRATED SOLID PIPE RUN.
DEPTH OF COVER OF DRAINS TO BE ESTABLISHED ON SITE.
MINIMUM GRADIENT OF NEW DRAINS TO BE 1:40.
CONNECTIONS OF DRAIN TO DRAIN TO BE OBLIQUE AND IN DIRECTION OF FLOW.
DRAIN ACCESS POINTS (IC's) TO BE PROVIDED AT BENDS, CHANGES OF GRADIENTS, CHANGE OF PIPE SIZE, AND AT THE HEAD OF A LONG DRAIN RUN.
NOTE THAT IC's TO HAVE NONE ACCESSIBLE COVERS.
THE LOCATION OF ANY PUBLIC SEWER WILL NOT BE IDENTIFIED ON THIS DRAWING.
BUILDING CONTROL SHALL IN CONJUNCTION WITH THE DRAINAGE AUTHORITY IDENTIFY THE LOCATION OF ANY PUBLIC SEWER THAT MAY AFFECT THE DEVELOPMENT.

## ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED, THE OPENINGS FOR ESCAPE PURPPOSE SHOULD BE EQUAL TO 0.33sqm WITH A WINDOW BOARD HEIGHT 800 to 1000 FROM FLOOR LEVEL. THE MIN. CLEAR HEIGHT TO BE 450mm OR THE MIN. CLEAR WIDTH TO BE 450mm.

## GLAZING REQUIREMENTS

SAFETY GLASS TO BE USED BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL.
'U' VALUE TO BE AT LEAST 1.6 IN UPVC WINDOWS AND/OR DOORS
DOUBLE GLAZING WITH 16mm PANE GAP AND LOW 'E' (en = 0.05) FOR PVC-U WINDOWS AND/OR DOORS.

## LIGHTING

ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED ON THE BASIS OF THRE PER FOUR FIXED LIGHTING FITTINGS.

## SMOKE DETECTION SD

SMOKE DETECTORS TO BE INSTALLED ON ALL FLOORS AND SHOULD BE WIRED DIRECT FROM CONSUMER UNIT AND BE INTERLINKED WITH BATTERY BACK UP.

## GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS. WORK TO PROCEDE AT THE DISCRETION OF THE BUILDING INSPECTOR
2. DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINS ON PLAN.
3. ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANIFOLD OR PRE-CAST CONCRETE CONSTRUCTION. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCH'G.
4. NEW DRAINS TO BE SUPER SLEVE TYPE OF 100mm dia, 1:40min FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
5. REINFORCED CONCRETE LINTELS OVER ANY NEW/EXG. DRAIN.
6. WASTE PIPES TO NEW SINKS, BATHS OR SHOWERS TO BE 50dia AND HAVE 75mm DEEP SEAL TRAPS.
7. HORIZONTAL AND VERTICAL DPC TO NEW OPENINGS.
8. CATNIC LINTELS TO NEW OPENINGS, 150mm END BEARINGS AND FILLED WITH FIBREGLASS INSULATION.
9. NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED.
10. EXG. FOUNDATIONS, WALLS AND LINTELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSPECTION.
11. WALL TIES ON 900crs AND STAGGARED EVERY 3rd COARSE OF BRICK WORK.
12. MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m crs.
13. NEW CAVITY WALL RETURNS GENERALLY 665mm min.
14. ALL NEW BWK/BLOCK NIBS TO BE ON A CONCRETE FOUNDATION.
15. ALL ABUTMENTS OF NEW ROOFS AND WALLS ARE TO BE LEAD FLASHED (STEPPED/LINEAR) WITH CODE 4 LEAD AND WHERE NECESSARY CAVITY TRAYS INSTALLED.
16. UNLESS OTHERWISE STATED ALL BRICK AND BLOCK WORK TO BE FULLY KEYED TO EXSITING WALLS.
17. EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
18. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS PRIOR TO COMENCEMENT OF WORKS ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMOLIES OR MISTAKES OCCURING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSES ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPARATE BASIS AND AS AGREED WITH CUSTOMER.
19. THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORKS DIRECTLY WITH BUILDING CONTROL DURING ALL STAGES.
20. PERMISSION WILL BE REQUIRED FROM OWNER OF ADJACENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND BOUNDARY.
21. PRODUCTS OF DIFFERENT MANUFACTURERS MAY BE USED, BUT, RESONABLE QUALITY PRODUCTS ARE A MINIMUM REQUIREMENT.
22. THE BUILDER IS ADVISED PRIOR TO COMMENCEMENT OF WORK AND DURING WORK IN PROGRESS TO DISCUSS WITH THE CUSTOMER ANY ASPECTS OF WORK THAT MAY BE CONSIDERED AS 'EXTRA WORK'. THESE MATTERS MUST BE DISCUSSED, COSTED AND AGREED WITH THE CUSTOMER PRIOR TO IMPLEMENTATION.
23. ALL BWK. SHALL BE IN ACCORDANCE WITH BS5628 AND CONCRETE SHALL COMPLY WITH BS8110 'STRUCTURAL USE OF CONCRETE', AND SPECIFICATION OF PRESCRIBED & DESIGNED MIXES FOLLOWS THAT PRACTICE SET OUT IN BS5328. CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT OF 330kg/cubic m UNLESS OTHERWISE SPECIFIED.
24. THE NATURE OF THE GROUND AND SAFE BEARING CAPACITY SHALL BE DETERMINED PRIOR TO COMMENCEMENT. CONTRACTOR SHALL DO THIS IN CONJUNCTION WITH BUILDING INSPECTORS.
25. ALL EXCAVATIONS SHALL WHERE NECESSARY BE TIMBERED AND STRUTTED AND SECURED TO PREVENT MOVEMENT OF THE SURROUNDING GROUND AND SAFETY OF THE BUILDING AND ADJACENT PROPERTIES BEFORE IT IS SUPPORTED BY PERMANENT WORK. PRECAUTIONS ARE TO BE TAKEN TO KEEP EXCAVATIONS FREE FROM WATER. THE BOTTOM OF EXCAVATIONS SHALL BE SEALED WITH CONCRETE IMMEDIATELY AFTER INSPECTION HAS SHOWN IT TO BE SATISFACTORY.
26. WITH THE ADDITION OF FANS A GAS SPILLAGE TEST SHOULD BE CARRIED OUT BY A SPECIALIST CONTRACTOR.
27. NEW REQUIREMENTS UNDER PART L OF THE BUILDING REGULATIONS WILL NOW ENCOMPASS OVERALL SYSTEM PERFORMANCE.
REFER TO NOTES ON COMMISSIONING OF HEATING SYSTEM.
28. ANY ADDITIONAL WORK DONE BY OTHER PARTIES IN REGARDS TO THIS PROJECT MUST BE APPROVED BY THE LOCAL AUTHORITY.
29. GENERALLY ANY DEPARTURE FROM THE APPROVED PLAN MAY REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL. IT IS ADVISED THAT WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
30. GENERALLY ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FR
31. ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FIRE RESISTING.
32. ELECTRICAL SAFETY IN DWELLINGS

ALL WIRING AND ELECTRICAL WORK MUST BE DESIGNED, INSTALLED AND TESTED WITH THE REQUIREMENTS OF BS7671, THE IEE 17th EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS ELECTRICAL INSTALLATION / TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY. PRIOR TO COVERING ALL WIRING/CABLES THE APPLICANT AND/OR INSTALLER IS TO ENSURE THAT THE INSTALLATION IS INSPECTED BY A COMPETANT PERSON AND ON COMPLETION OF THE WORK, IN ADDITION TO THE INSTALLATION CERTIFICATE, AN ADDITIONAL COMPETANT PERSON'S ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY.

33. ALLOWABLE 'U' VALUES (EXTRACTS FROM AD L1B)

| | |
|---|---|
| PITCH TILED ROOF WITH OVER JOIST INSULATION | 0.16 |
| PITCH TILED ROOF BETWEEN RAFTER INSULATION | 0.2 |
| BUILD UP FELT TYPE ROOF | 0.2 |
| EXPOSED PERIMETER WALLS | 0.3 |
| WINDOWS (SEE ALSO GLAZING NOTES) | 1.8 |
| DOORS WITH MORE THAN 50% GLAZING | 2.2 |
| DOORS OTHER THAN ABOVE | 3.0 |
| CONCRETE OR TIMBER GROUND FLOORS | 0.22 |


# KEITH SWAIN DESIGN

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|---|---|
| DRAWING NUMBER | P 13162 |

PROPOSED DEVELOPMENT

REFURBISHMENT OF LISTED BUILDING

AT

31 LIVERPOOL ROAD
MANCHESTER

| | | |
|---|---|---|
| SCALES | 1 : 50 | sht 3 |