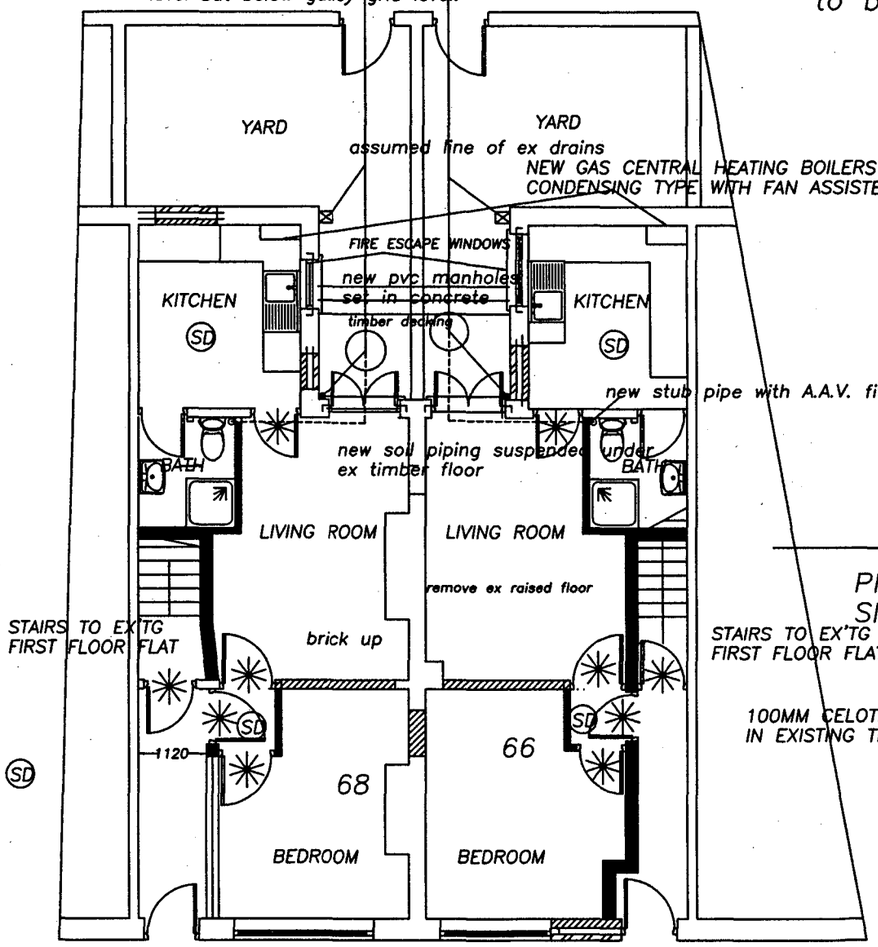
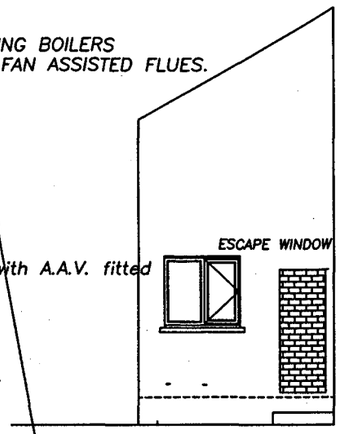
new 38mm &32mm bath and whb wastes to connect to new stub pipe via anti-vac resealing traps
new 38mm dia pvc trapped sink wastes to discharge to ex tg above trap water level but below gulley grid level.

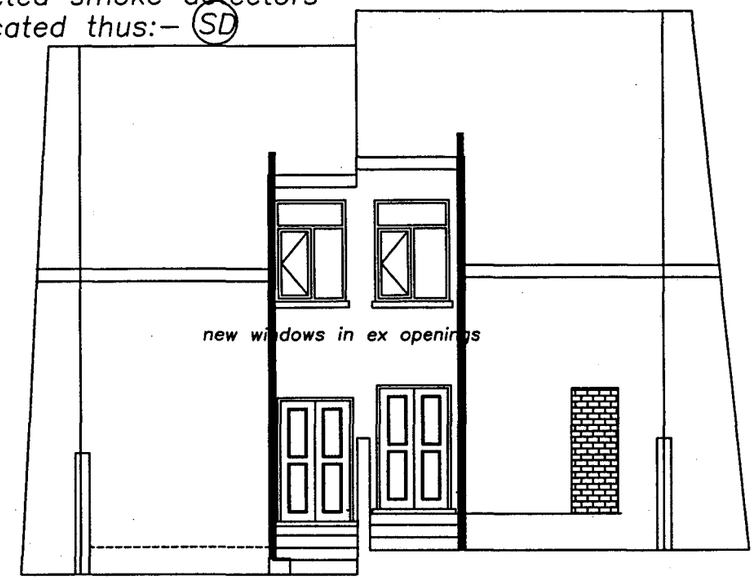
all doors marked thus:- ✳ to be 1/2hrs fire resistant fire resistant and fitted with intumescent strips
mains wired interconnected smoke detectors to be fitted where indicated thus:- (SD)



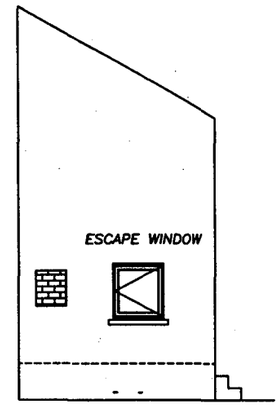
PROPOSED GROUND FLOOR PLAN



PROPOSED REAR SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED REAR SIDE ELEVATION



PROPOSED FRONT ELEVATION

New stud separating walls to comprise:-
70mmgypframe C studs@600mm ccs with gypframe RB1 Resilient bar fixed to one side of studs @600mm ccs.Then lined each side withdouble layers of 15mm gyproc soundbloc and 50mm isowool APR 1200 hung in cavity.
New internal studs to comprise:-
70mm Gypframe C studs@450mm ccs with 12.5mm gyproc wallboard both sides with 25mm isowool apr1200 in stud cavity.
Upgrading to existing single brick separating walls to comprise:-
52mm Gyproc Triline dot&dabbed to one side of brick wall.
Sound Insulation to Existing Ceilings:-
Casoline MF suspended bebneath floor using gypframe acoustic hangers
150mm isowool modular roll insulation laid on ceiling boards.
ceiling boards to comprise:- 1-layer of 12.5mm soundbloc and 1-layer of 12.5mm fireline plasterboard and skim.

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION(IF REQUIRED)HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED.ALL PROVISIONS OF THE PARTY WALL ACT 1966 (WHERE NECESSARRY TO BE ADHERED TO.

01457 832067 builder ken walters 07519797527

PROPOSED CHANGE OF USE FURNITURE STORAGE SHOP TO 2 No, SELFCONTAINED FLATS AT Nos.66&68,WOODLAND ROAD, GORTON,MANCHESTER,M18 7JE FOR MR.RAY APSLEY.

SCALE:-1.100 DATE:-FEB'14

les foey
BUILDING DESIGN CONSULTANTS
8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161-633-5057

ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 20mm.Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2 WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx800mm height.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL–BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

1/3 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITJIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

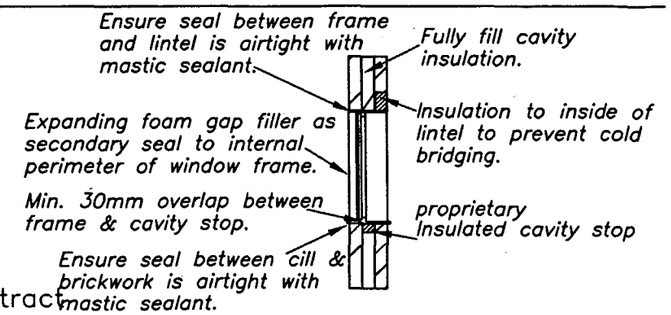
GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm2.
Where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.

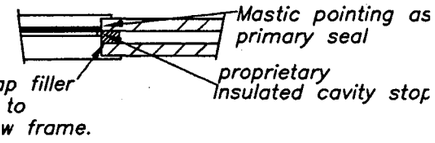
wet room areas to be provided with mechanical extract ventilation using the following extract rates:–
kitchen–30 litres/sec adjacrent to hob or
60 litres/sec elsewhere
utility room–30 litres/sec
bathroom–15 litres/sec.

4. New brickwork to match and key into existing
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
11.All cavities to be continuous
12.Air bricks ducted through wall cavity

14.All plumbing to comply with B.S.5572
15.Cavity barriers (9mm masterboard or brick on edge
16.Foundations within 900mm of drains to be taken down to drain invert level
17.Depth of foundations to be taken to suitable sub–stratum irrespective of dimensions shown on drawing
18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL

NEW FRONT WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM FILLED) 100mm celcon walling blocks with stainless steel wall ties (16mm lightweight plaster) (brickwork only below dpc). Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.3

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