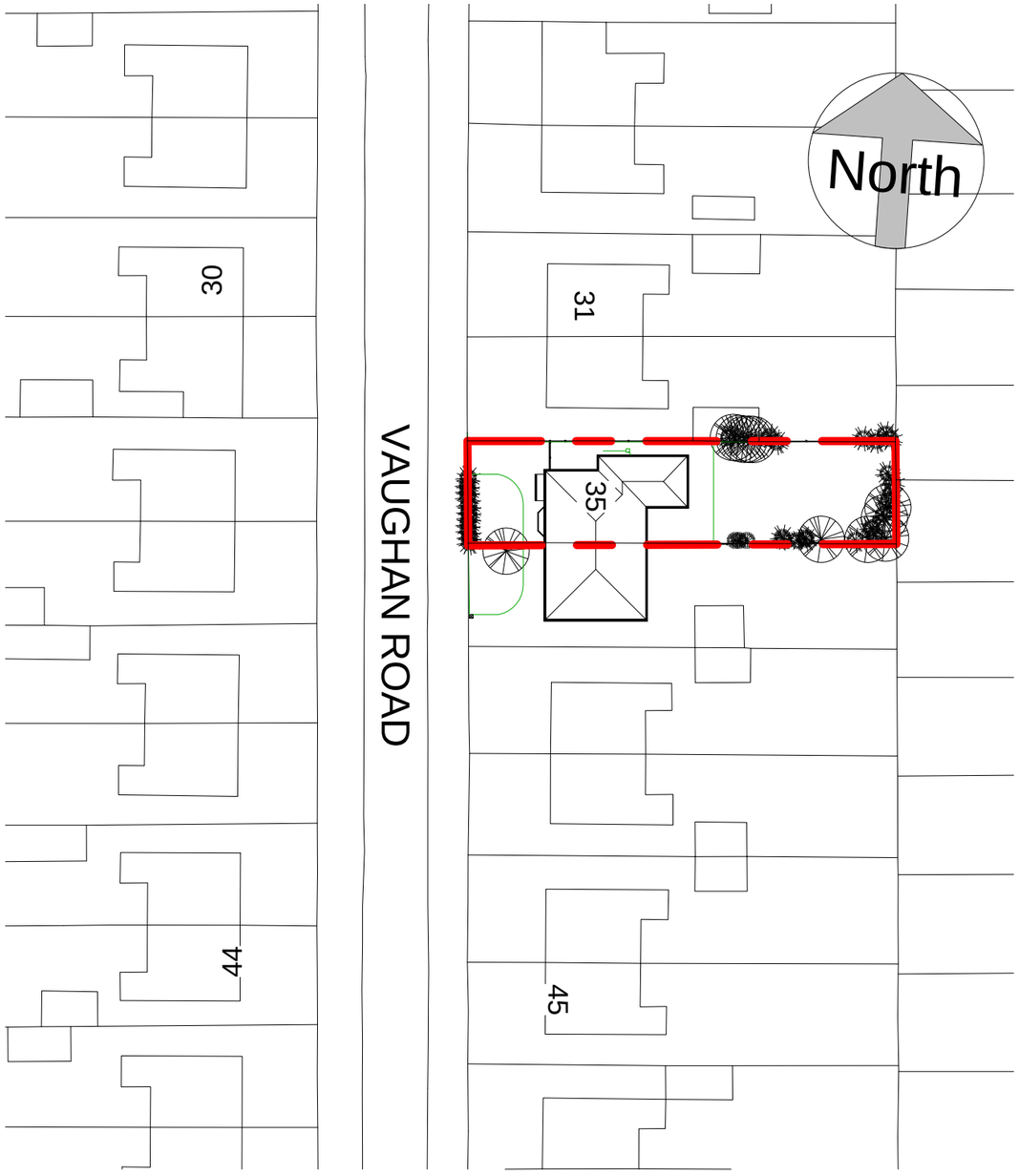
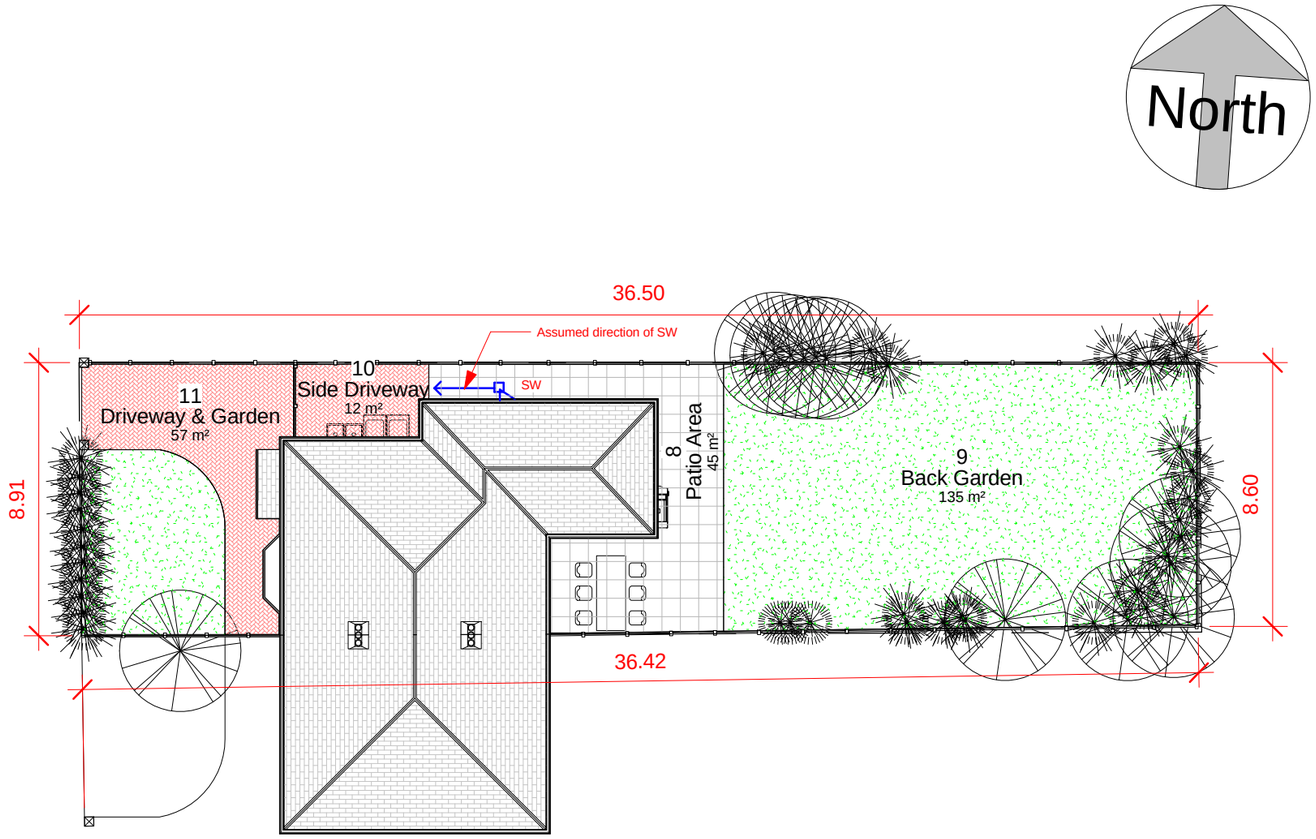


1 Proposed Location Plan

1 : 500



2 Proposed Layout Plan

1 : 200

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name:	**Mrs Butt**
Project Address:	**35 Vaughan Road, Chorlton**
Project Name:	**First Floor Extension**

Proposed Location & Laoyout Plans

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**
Scale	**As indicated**

A3/201

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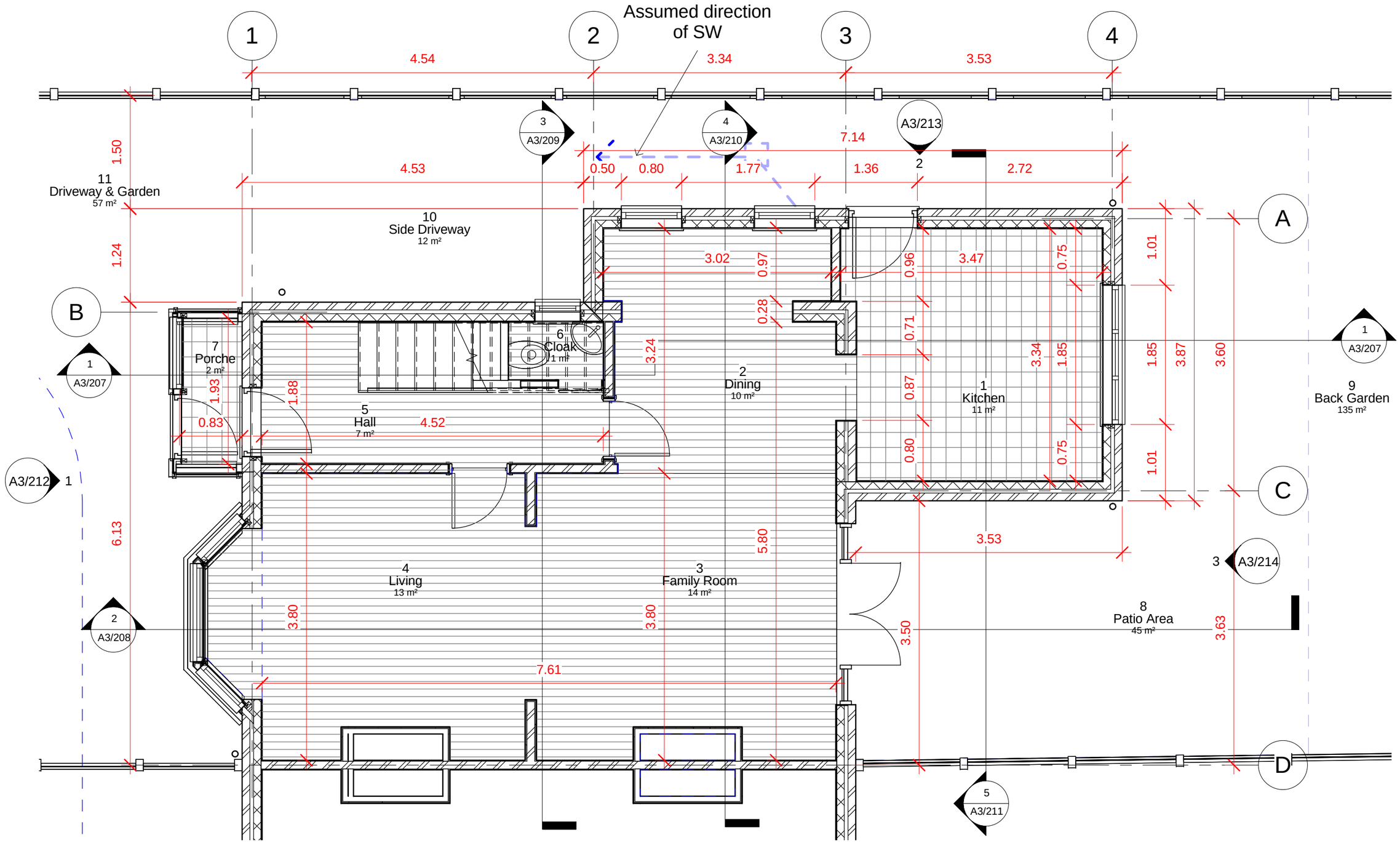

1 Proposed Ground Floor Plan

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Ground Floor Plan

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/202

Scale **1 : 50**

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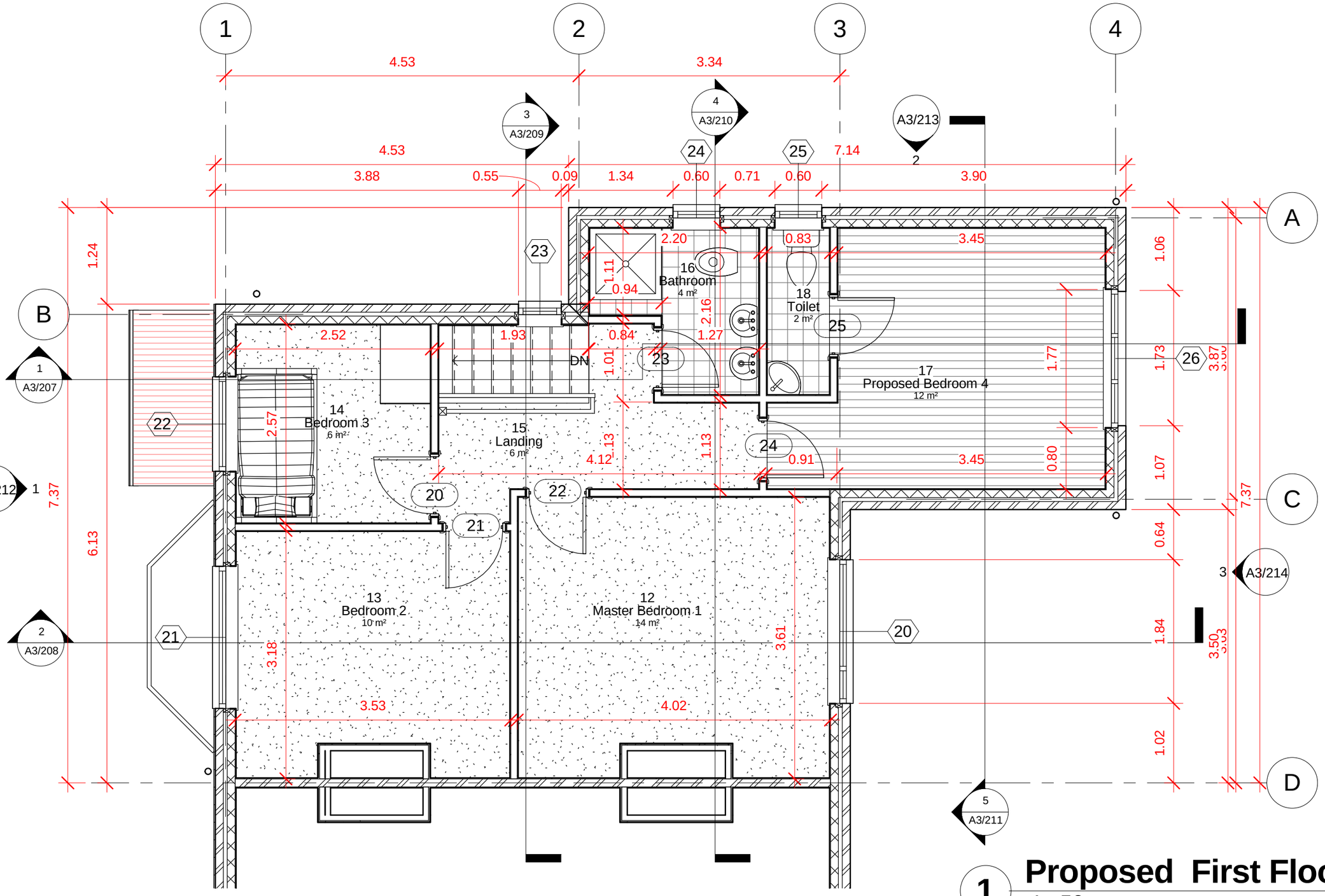

1 Proposed First Floor Plan

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed First Floor Plan

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**
Scale	**1 : 50**

A3/203

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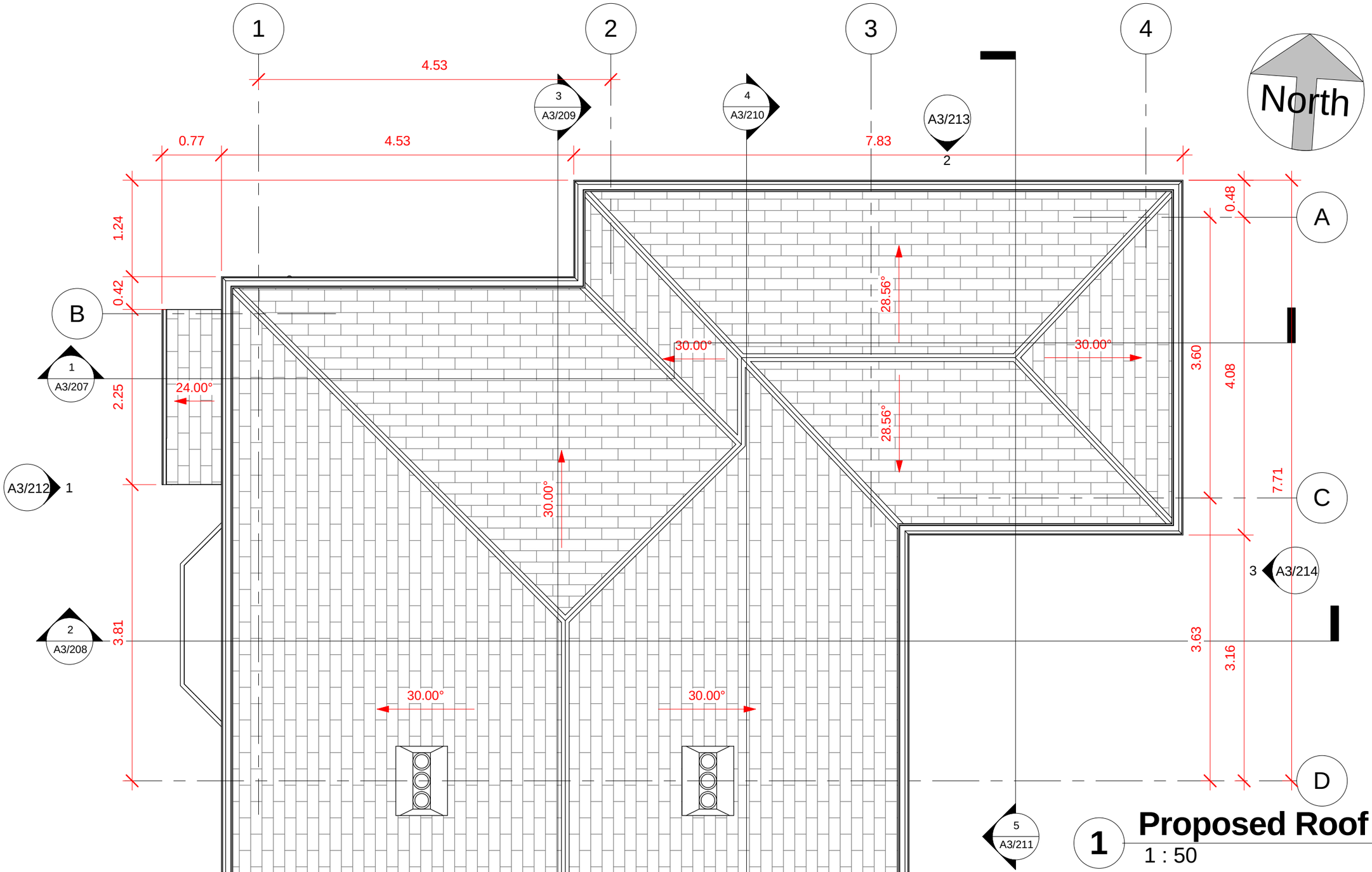

1 Proposed Roof Plan

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Roof Plan

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

A3/204

Scale **1 : 50**

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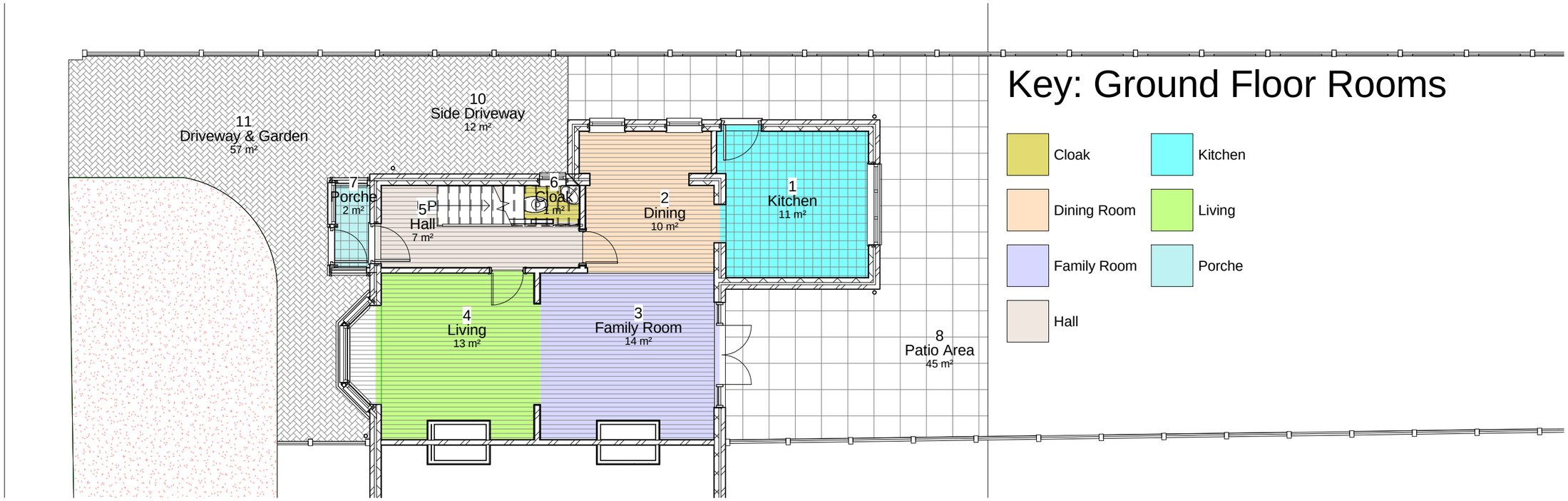
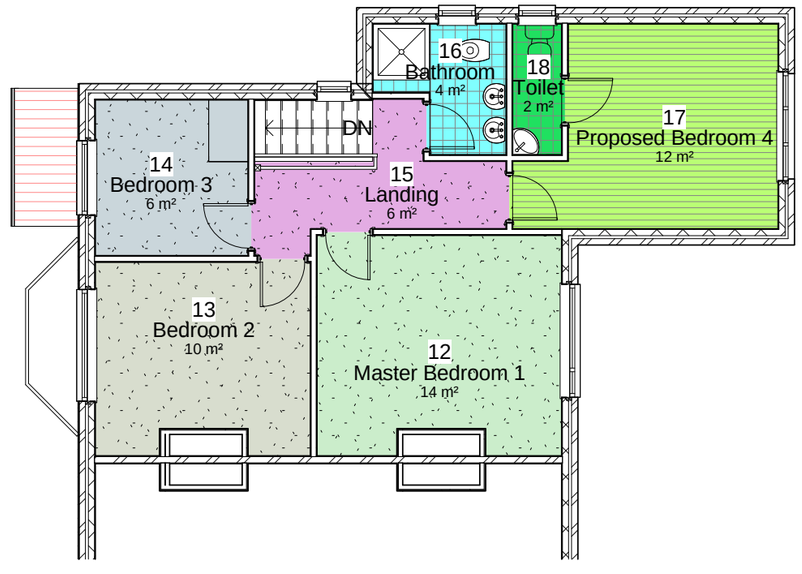


Key: Ground Floor Rooms

- Cloak
- Kitchen
- Dining Room
- Living
- Family Room
- Porche
- Hall

2 Proposed Ground Floor Room Plan

1 : 100



Key: First Floor Rooms

- Bathroom
- Master Bedroom 1
- Bedroom 2
- Proposed Bedroom 4
- Bedroom 3
- Toilet
- Landing

1 Proposed First Floor Room Plan

1 : 100

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Room Plans

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/205

Scale **1 : 100**

O:\HSDesign\Others\Mrs Butt\Revit_2013\35_Vaugan_Rd_Final_Prop_June-2014.rvt

Room Schedule of Proposed

Level	No	Room Type	Name	Area	Ceiling Finish	Floor Finish	Wall Finish	Comments
GF	1	Kitchen	Kitchen	11 m²	Fire Rated Plaster Board	Tiles	Tiles;Gypsum	Existing
GF	2	Dining Room	Dining	10 m²	Plaster Borad	Laminate	Gypsum	Existing
GF	3	Family Room	Family Room	14 m²	Plaster Borad	Laminate	Gypsum	Existing
GF	4	Living	Living	13 m²	Plaster Borad	Laminate	Gypsum	Existing
GF	5	Hall	Hall	7 m²	Plaster Borad	Laminate	Gypsum	Existing
GF	6	Cloak	Cloak	1 m²	Plaster Borad	Laminate	Tiles/Gypsum	Existing
GF	7	Porche	Porche	2 m²	Plaster Borad	Tiles	Gypsum	Existing
GF	8	Patio	Patio Area	45 m²	Outdoor	Flags	Outdoor	Existing
GF	9	Garden	Back Garden	135 m²	Outdoor	Grass/Vegetation	Outdoor	Existing
GF	10	Driveway	Side Driveway	12 m²	Outdoor	Block Paving	Outdoor	Existing
GF	11	Driveway	Driveway & Garden	57 m²	Outdoor	Block Paving / Grass	Outdoor	Existing
FF	12	Bedroom	Master Bedroom 1	14 m²	Plaster/Gypsum	Carpet	Gypsum	Existing
FF	13	Bedroom	Bedroom 2	10 m²	Plaster/Gypsum	Carpet	Gypsum	Existing
FF	14	Bedroom	Bedroom 3	6 m²	Plaster/Gypsum	Carpet	Gypsum	Existing
FF	15	Corridoor	Landing	6 m²	Plaster/Gypsum	Carpet	Gypsum	Existing
FF	16	Bathroom	Bathroom	4 m²	Mold Resitant Plaster Board	Tiles	Tiles/Gypsum	Proposed
FF	17	Bedroom	Proposed Bedroom 4	12 m²	Plaster Board	Laminate	Gypsum	Proposed
FF	18	Toitet	Toilet	2 m²	Mold Resitant Plaster Board	Tiles	Tiles/Gypsum	Proposed
Grand total				361 m²				

Door Schedule of Proposed

Level	Mark	Door Panel Width	Door Panel Height	Description	Comments
FF	20	0.73	2.06	Internal double flexible door	Replacement
FF	21	0.73	2.06	Internal double flexible door	Replacement
FF	22	0.73	2.06	Internal double flexible door	Replacement
FF	23	0.73	2.06	Internal double flexible door	New
FF	24	0.73	2.06	Internal double flexible door	New
FF	25	0.73	2.06	Internal double flexible door	New

Grand total: 6

Window Schedule of Proposed

Level	Mark	Height	Sill Height	Default Head Height	Comments
FF	20	1.20	0.85	2.11	Existing: PVC Dble Glazing
FF	21	1.20	0.85	2.11	Existing: PVC Dble Glazing
FF	22	1.20	0.85	2.11	Existing: PVC Dble Glazing
FF	23	1.20	0.85	2.11	Proposed: PVC Dble Glazing
FF	24	1.00	1.05	2.11	Proposed: PVC Dble Glazing
FF	25	1.00	1.05	2.11	Proposed: PVC Dble Glazing
FF	26	1.20	0.85	2.11	Proposed: PVC Dble Glazing

Grand total: 7

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Schedules of Proposed

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/206

Scale

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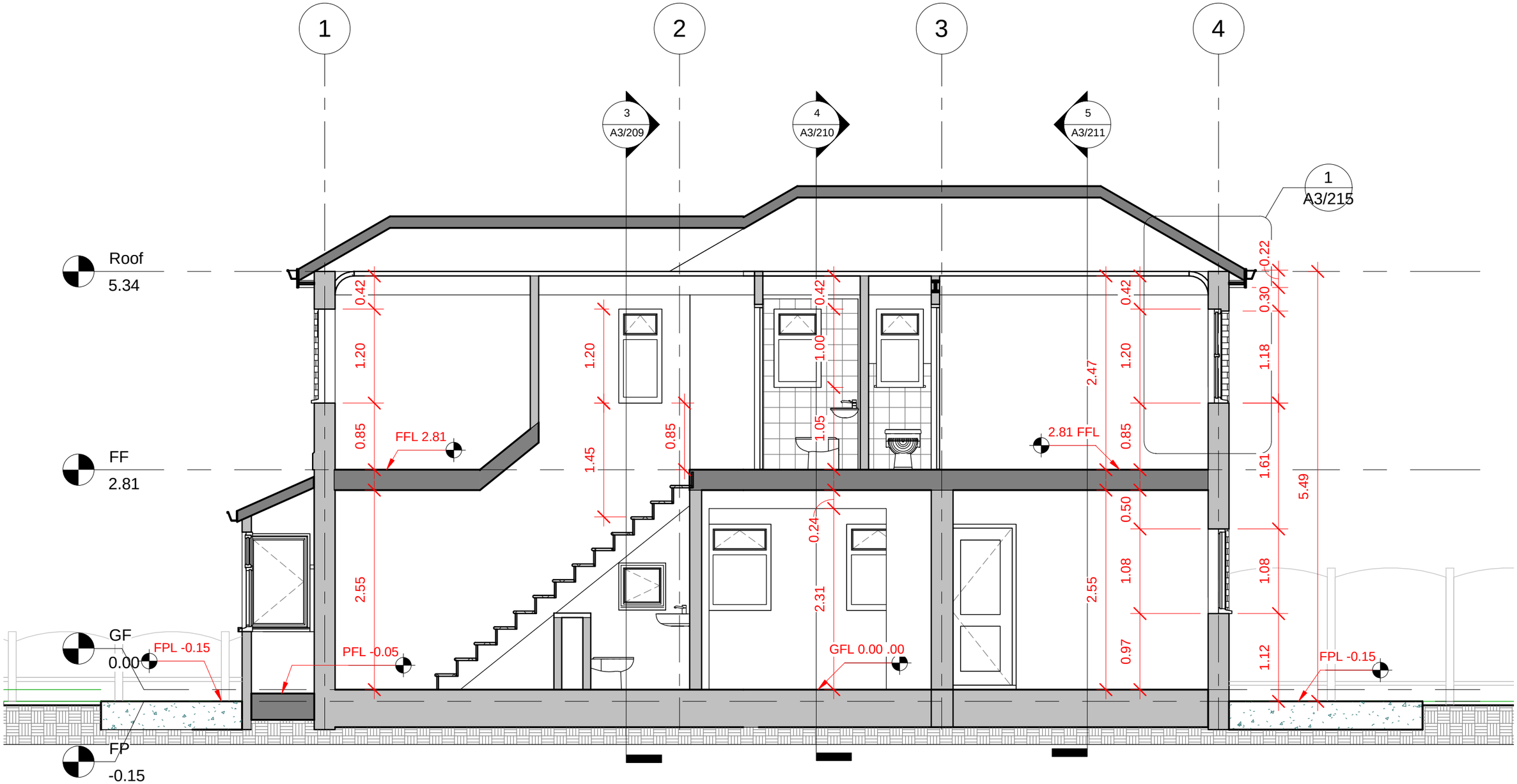

1 Proposed Section A-A

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Section A-A

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

A3/207

Scale **1 : 50**

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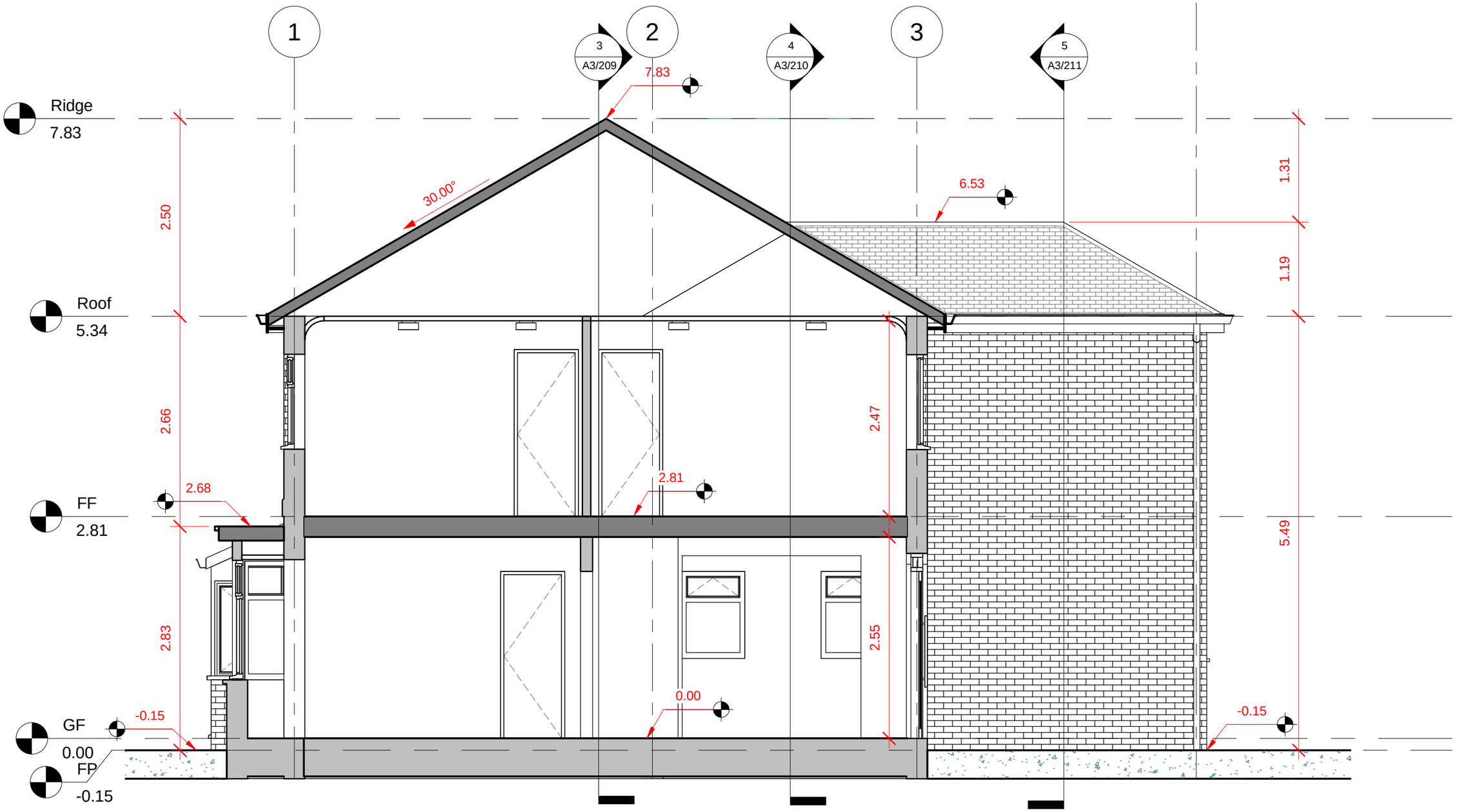

2 Proposed Section B-B

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Section B-B

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**
Scale	**1 : 50**

A3/208

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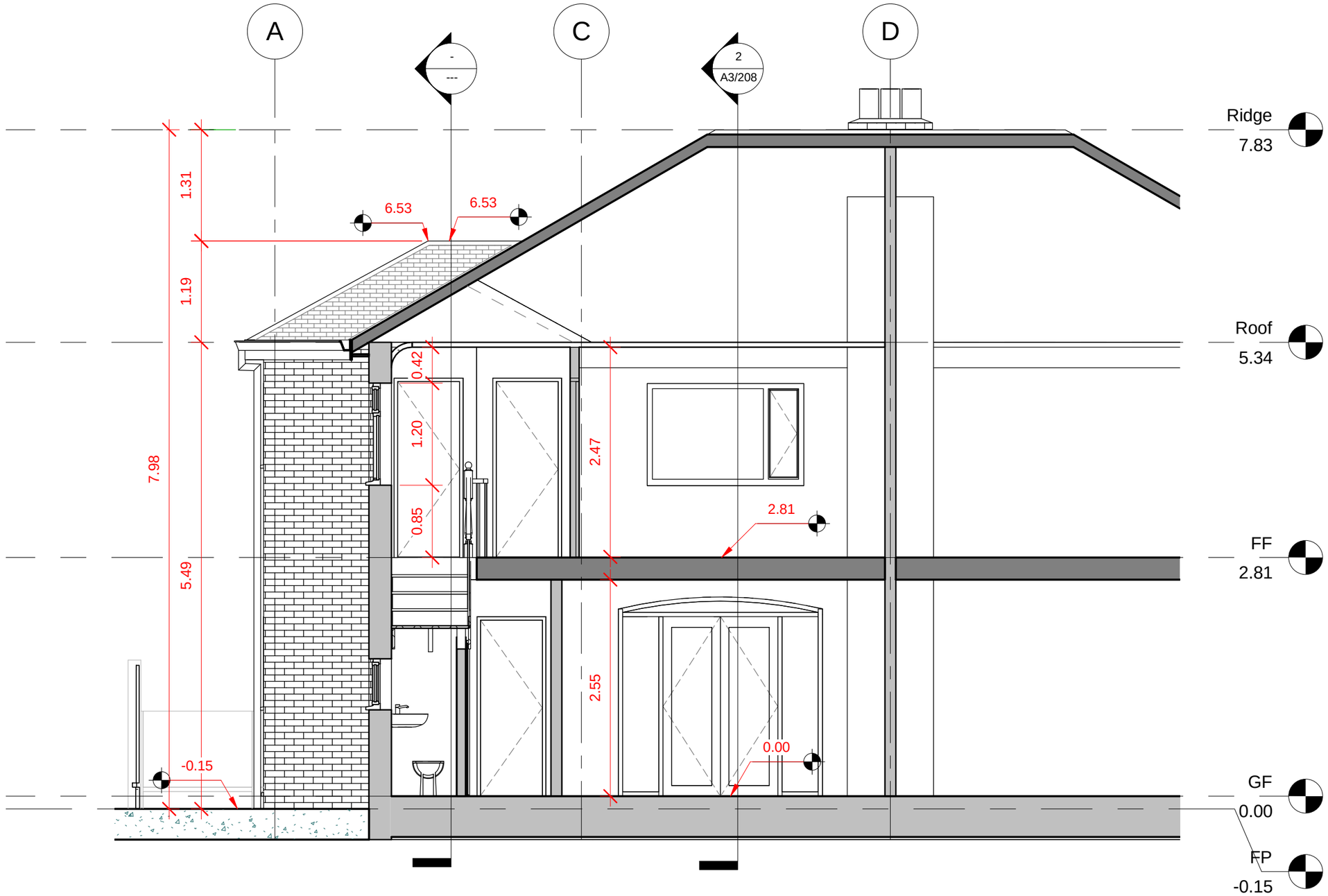

3 Proposed Section C-C

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Section C-C

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/209

Scale **1 : 50**

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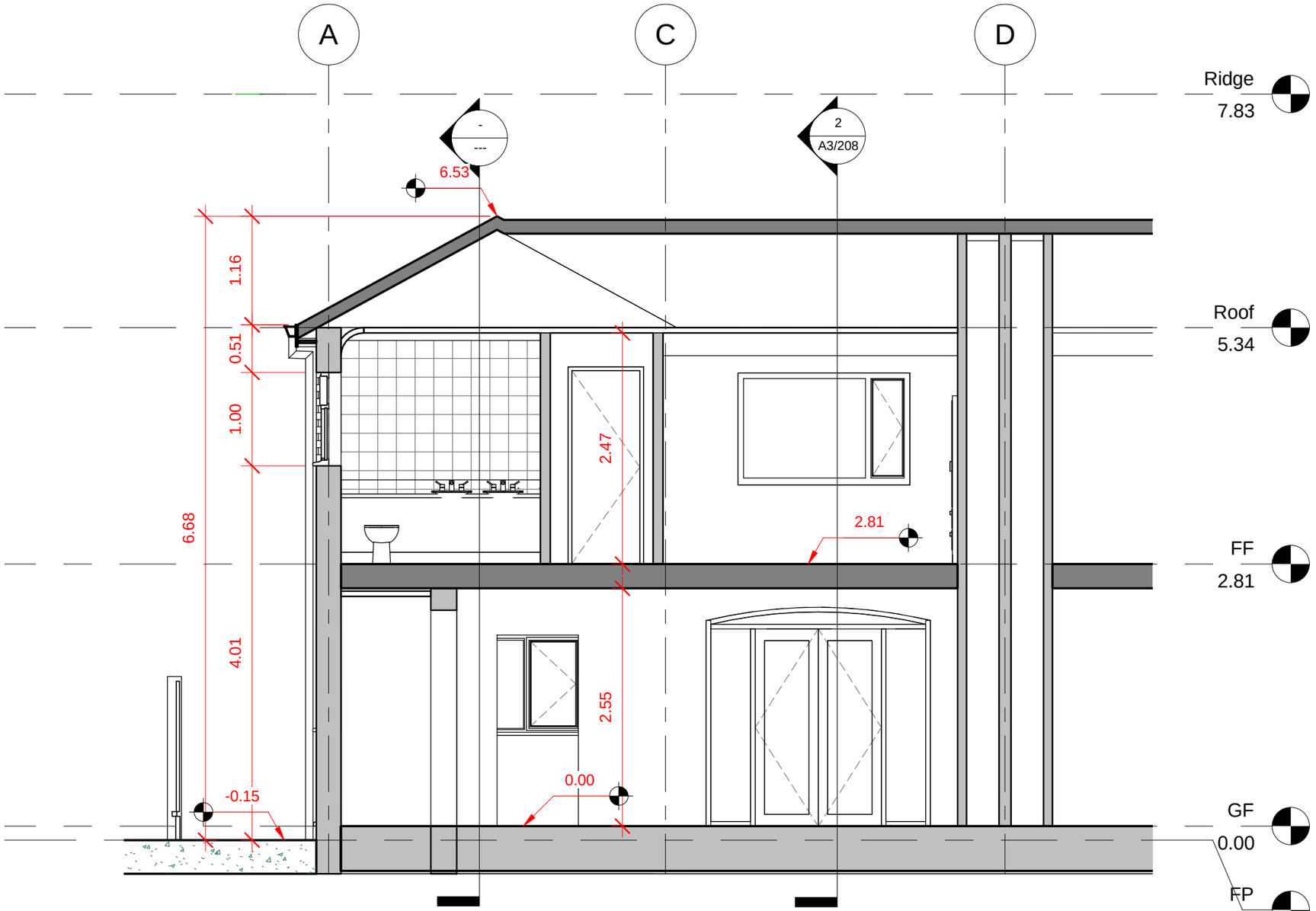

4 Proposed Section D-D

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Section D-D

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/210

Scale **1 : 50**

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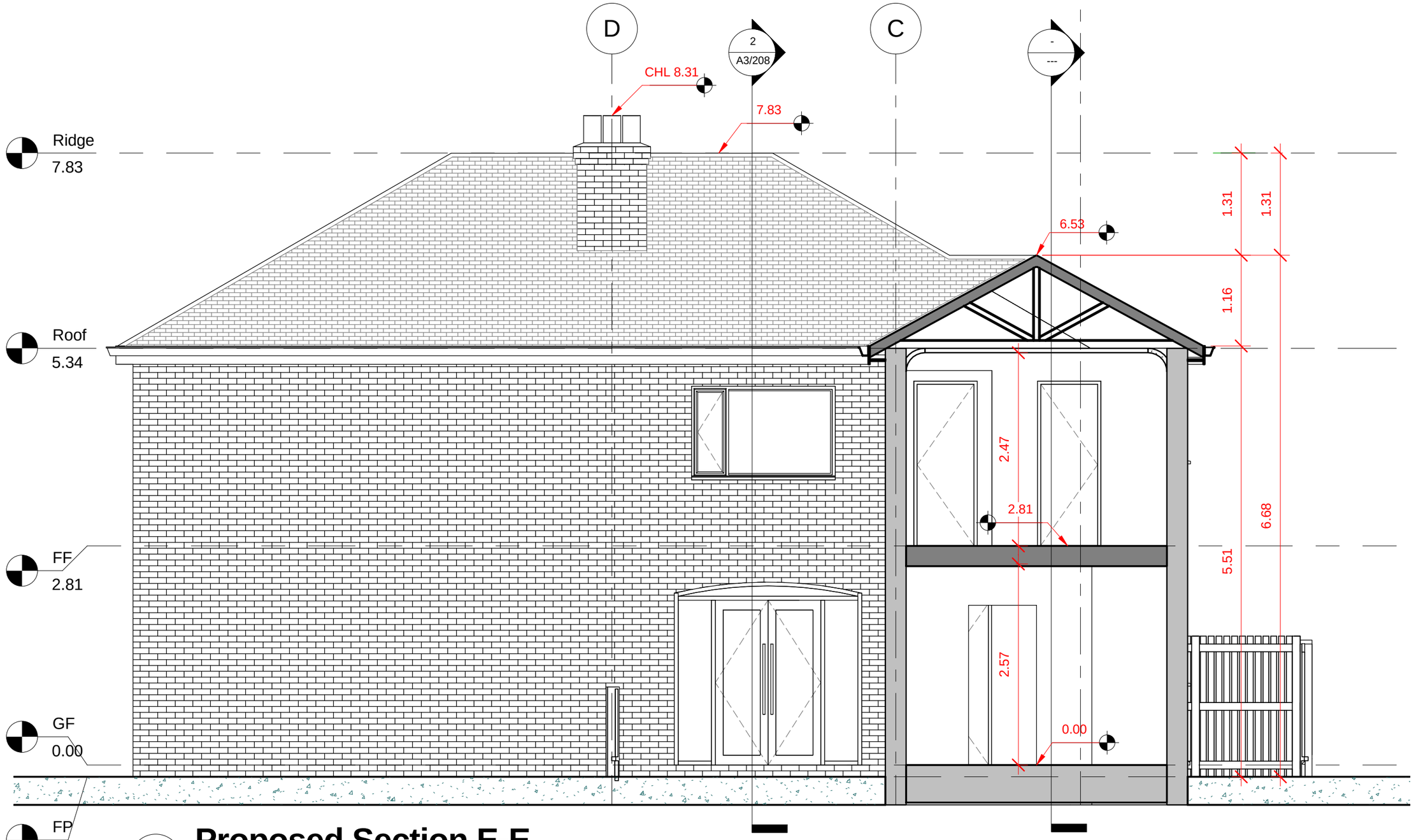

5 Proposed Section E-E

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Section E-E

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**
Scale	**1 : 50**

A3/211

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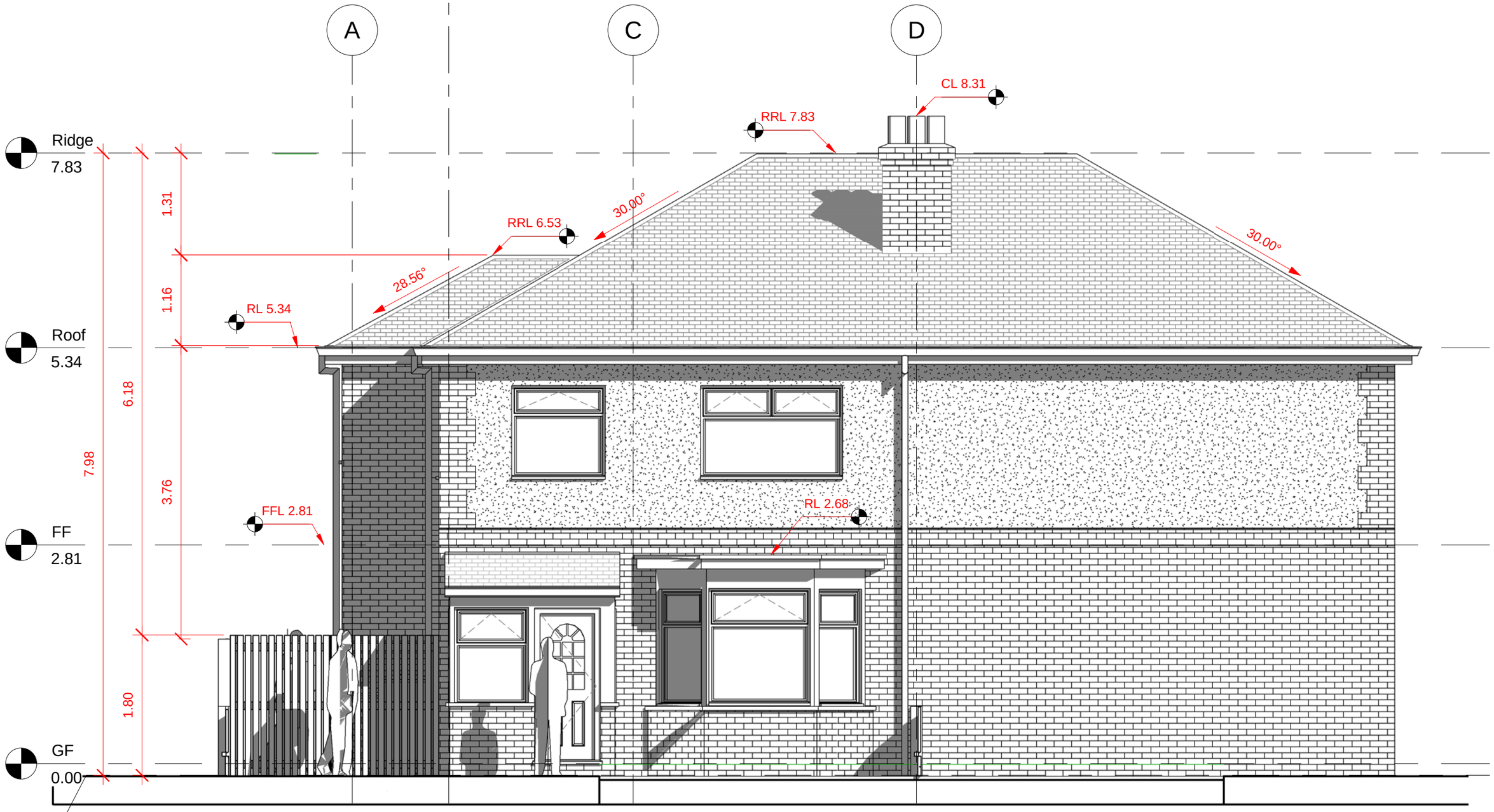

1 Proposed Front (West) Elevation

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Front (West) Elevation

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/212

Scale **1 : 50**

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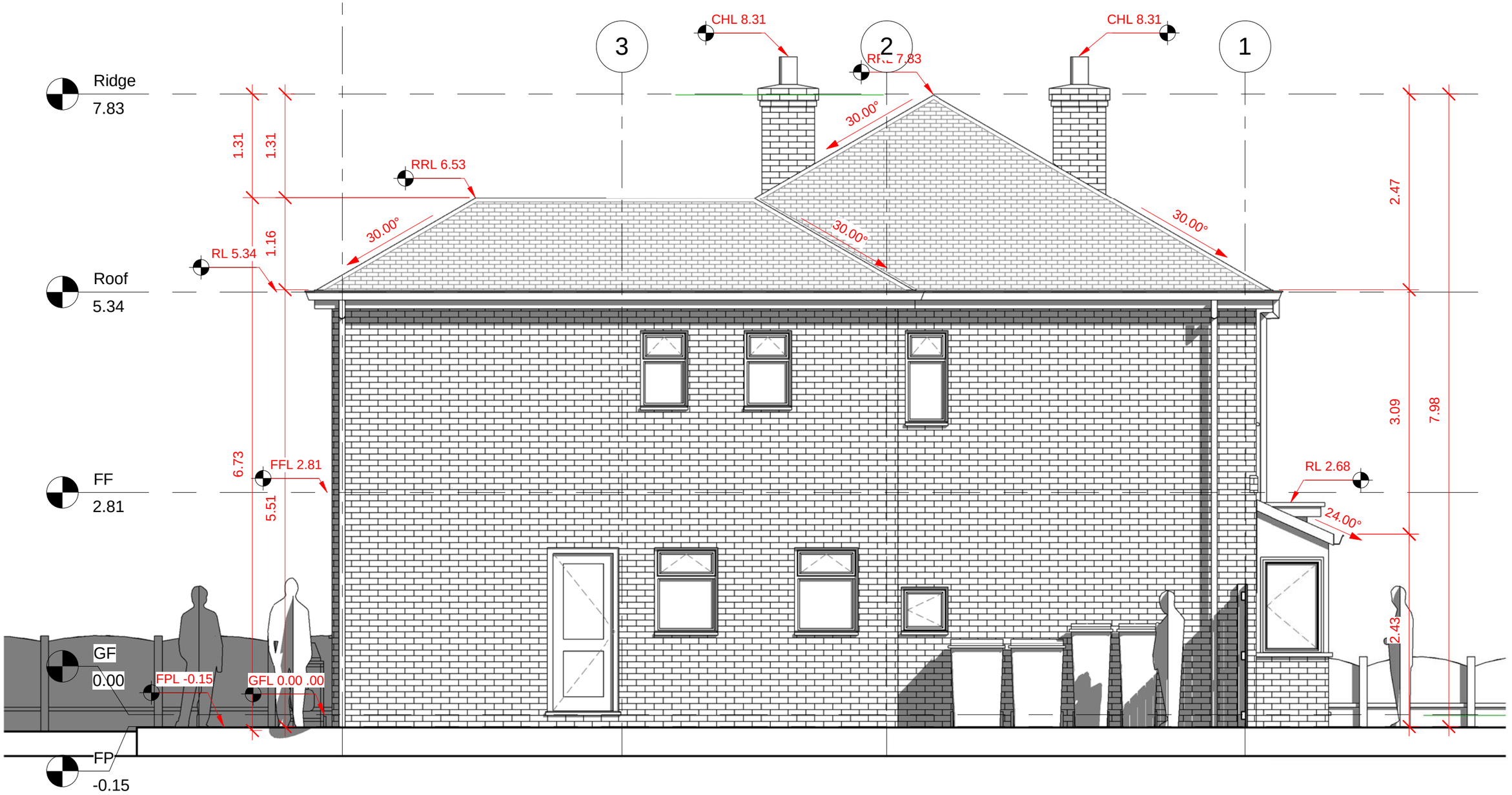

2 Proposed Side (North) Elevation

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Side (North) Elevation

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

A3/213

Scale **1 : 50**

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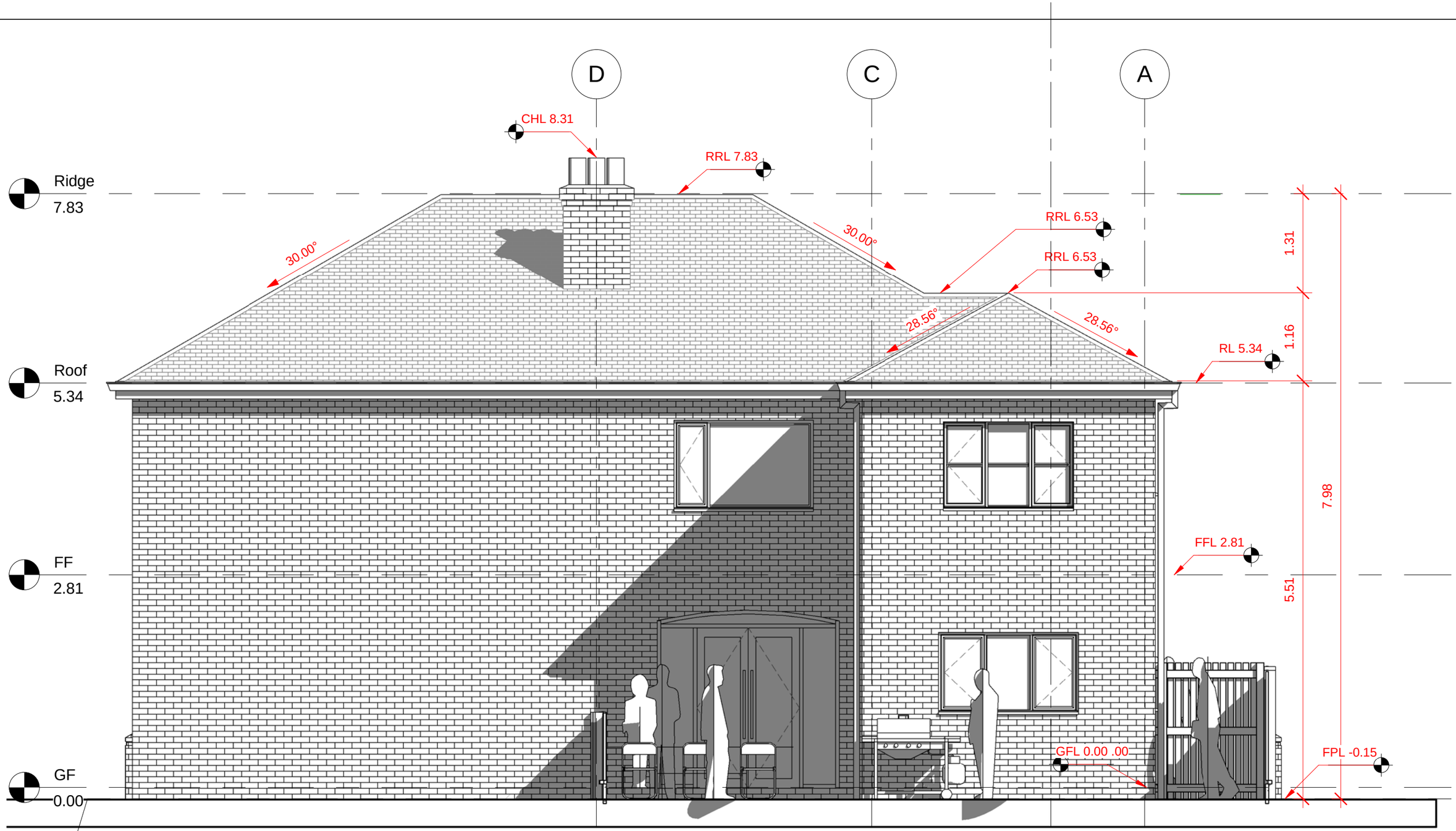

3 Proposed Rear (East) Elevation

1 : 50

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Rear (East) Elevation

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

A3/214

Scale **1 : 50**

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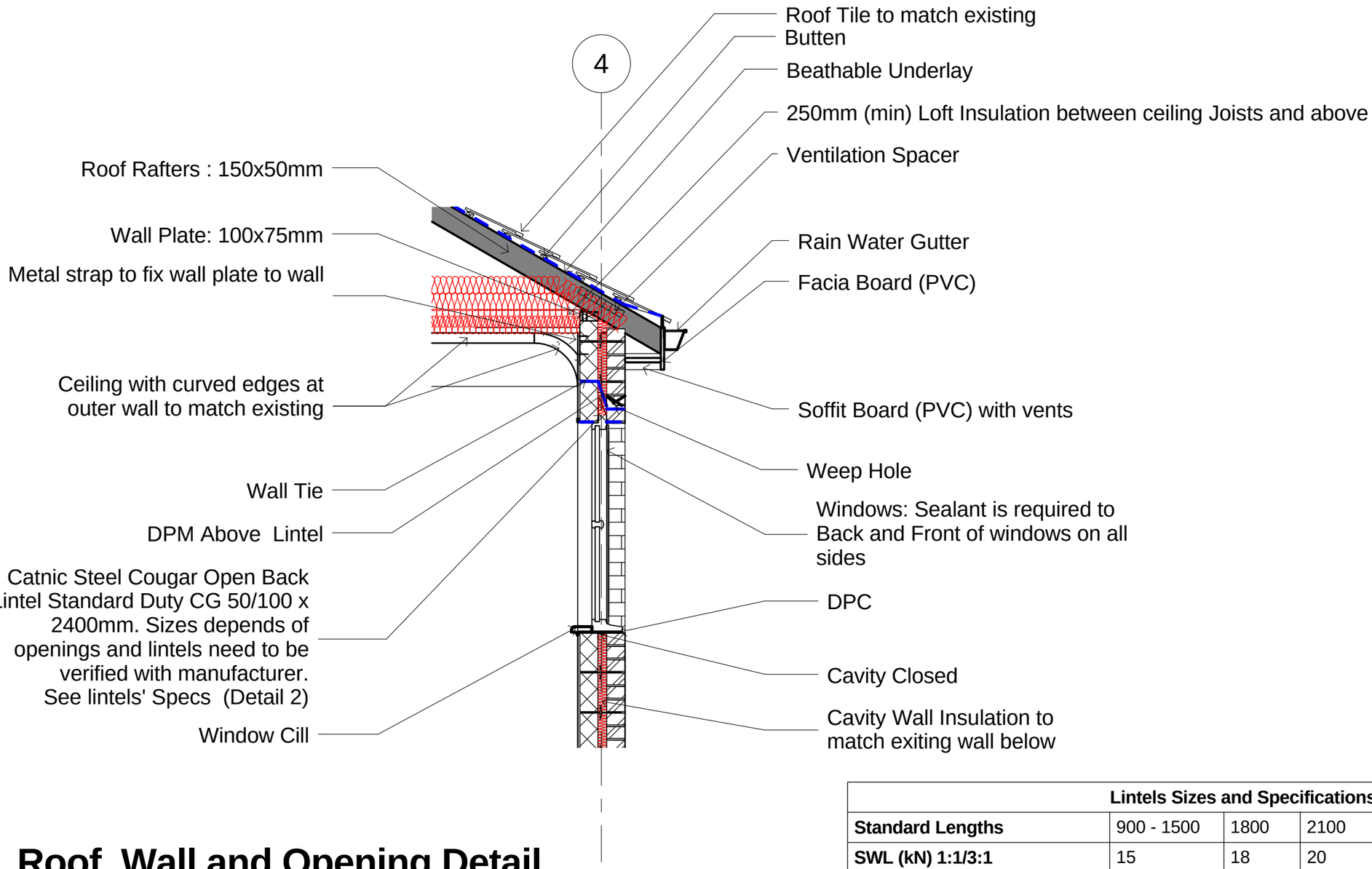

1 Roof, Wall and Opening Detail

1 : 25

Lintels Sizes and Specifications						
Standard Lengths	900 - 1500	1800	2100	2400	2700	3000-3600
SWL (kN) 1:1/3:1	15	18	20	22	26	26
Weight (kg/m)	5.8	7.3	8	8.6	9.8	12.3
Nominal height 'h' (mm)	140	140	160	180	220	220

2 Lintels_Specs

1 : 1

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Construction Details

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

Drawn by **HSDesign**

Checked by **HSDesign**

A3/215

Scale **As indicated**

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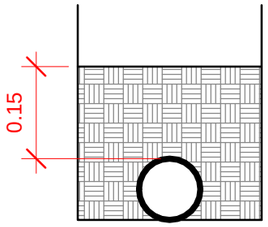
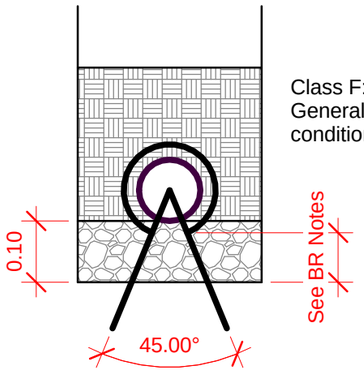
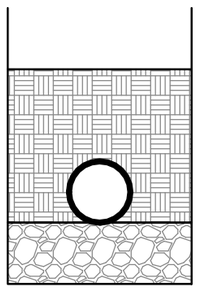
A. Rigid Pipes:



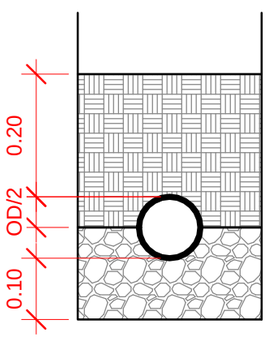
Class D: Bedding factor 1.1
High standard workmanship required.
Not to be used unless accurate hand trimming by shovel is possible



Class F: Bedding factor 1.5
Generally suitable for all soil conditions

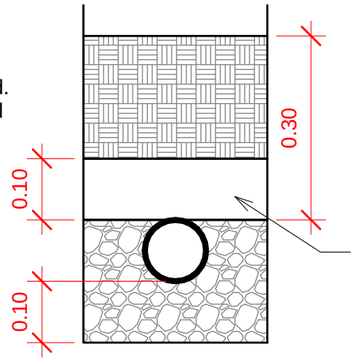


Class N: Bedding factor 1.1
Where accurate hand trimming is
not possible Class N is
an alternative to Class D

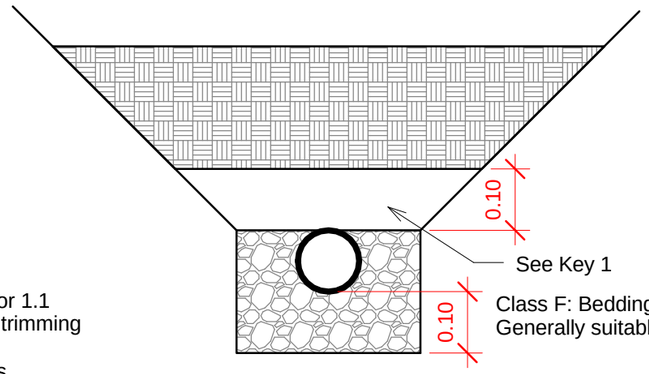


Class B: Bedding factor 1.9
Generally suitable in soil conditions
Granular fill to half depth of pipe

B. Flexible Pipes:

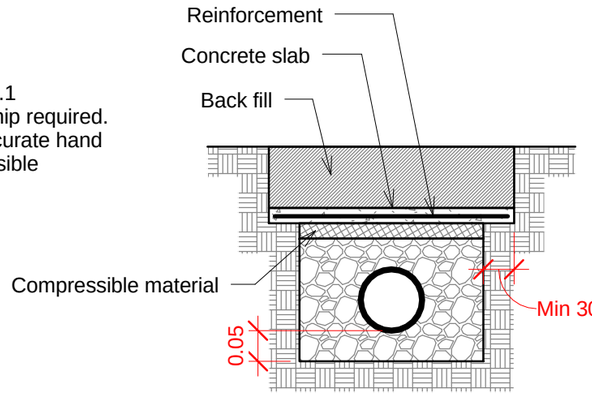


Class D: Bedding factor 1.1
High standard workmanship required.
Not to be used unless accurate hand trimming by shovel is possible



Class F: Bedding factor 1.5
Generally suitable for all soil conditions

Detail for VEE trench



Class D: Bedding factor 1.1
High standard workmanship required.
Not to be used unless accurate hand trimming by shovel is possible

Protection of pipes in shallow depths. (NTS)

Key

Selected fill or granular fill free from stones larger than 40mm.

Selected Fill: Free from stone larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.

Granular material: For rigid pipes the granular material should conform to BS EN 1610 and should be single size material or graded material from 5mm up to a maximum size of 10mm for 100mm pipes, 14mm for 150mm pipes, 20mm for pipes from 150mm up to 600mm diameter and 40mm for ppipes more than 600mm diameter. Compaction fraction maximum 0.3 for Class N or B and 0.15 for Class F

NOTES:

- **Provision may be required to prevent groundwater flow in trenches with class N, F or B bedding.**
- **Where the pipe has sockets and Class D bedding is used, holes which should be as short as is practicable should be prepared in the trench bottom to give a clearance of 50mm beneath the socket.**
- **Where the pipe has sockets and Class F or N bedding is used, the sockets should be not less than 50mm above the floor of the trench.**
- **All dimensions are in m.**

1 Notes and Diagrams 1

1 : 25

HSDesign
hafids@outlook.com

No.	Description	Date

Client Name: **Mrs Butt**
Project Address: **35 Vaughan Road, Chorlton**
Project Name: **First Floor Extension**

Proposed Notes and Diagrams 1

Project number **35 Vaughan_Rd-2014a**
Date **08/06/2014**
Drawn by **HSDesign**
Checked by **HSDesign**
A3/216
Scale **1 : 25**

O:\HSDesign\Others\Mrs Butt\Revit_2013\35_Vaughan_Rd_Final_Prop_June-2014.rvt

SPECIFICATION TO BE READ IN CONJUNCTION WITH WORKING DRAWINGS FOR
35 VAUGHAN ROAD, MANCHESTER

DESIGN AND LEGISLATION
The following notes are intended to be used for Building Regulation Approval and construction purposes and should be read in conjunction with the working drawings, trade and workmanship specifications and finishing specifications. Any discrepancies in dimensions or constructional information should be reported immediately to HSDesign before any further work is carried out. Do not scale from the drawings, work to figured dimensions only.
All works are to be carried out to the satisfaction of the supervising Building Inspector in accordance with the Building Regulations, Approved Documents and Accredited Construction details.

GENERAL NOTES
Workmanship and materials to comply with:
Building Regulations, N.H.B.C. Requirements, British Standards or Codes of Practice other authoritative documents or technical approval certification including:
- Construction Products Directive (89/106/EEC).
- The International Standards Organisation (ISO).
- The European Committee for Standardisation (CEN).
- The British Board of Agreement

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specification. All materials shall be suitable for the purpose they are used for. Subject to confirmation of the Project Designer - similar "approved" materials of equal performance may be substituted where those specified are not available.
The Contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the accompanying drawings or in the specification.

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SITE CLEARANCE
The site is to be cleared of the existing debris, rubble and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished filled and compacted as Structural Engineers Specification.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" or the satisfaction of the "Inspector"

DRAINAGE
- Above ground drainage to comply with BS 5572 1978.
- All existing drains are assumed and are to be confirmed by contractor to satisfaction of LA prior to commencement of work. All new drains are to be 100mm diameter Hepworth super sleeve, provide min 1:80 fall to drains. All new connections to L.A. approval. Manhole Construction: Up to 1000mm - large glass reinforced polyester. Over 1000mm - P.C. concrete sections built off 150mm concrete raft foundation.
- A drain may run under a building if at least 100mm of granular or other flexible filling is provided round the pipe. BR, H1 (2.23)
- All drain trenches should not be excavated lower than the foundations of any building nearby otherwise they should comply with the conditions shown on the detailed drawings, (see details of drawings) and BR H1 (2.24) & (2.25)
- Where pipes are built into structure (e.g. Inspection chamber, manhole, footing, ground beam or wall) suitable measures (such as using rocker joints or a lintel) should be taken to prevent damage or misalignment (see details of drawings). BR, H1 (2.24)
- The depth of cover will usually depend on the levels of the connections to the system, the gradients at which the pipes should be laid and the ground levels. BR H1 (2.27), (2.41-2.45) (see details of Bedding for Pipes drawing)
- The choice of bedding and backfilling depends on the depth at which the pipes are to be laid and the size and strength of the pipes, BR, H1 (2.41). Special precautions should be taken to account of the effects of settlement where pipes run under or near buildings. BR, H1 (2.23-2.25). Pipes should be protected from damage, particularly pipes which could be damaged by weight of backfilling. (See drawing diagrams of how to lay bed rigid pipes, flexible pipes, pipes laid in shallow depths and joints for concrete encased pipes. BR, H1 (2.42-2.45)
- Where sewers (drain) meet pipes serving more than one property, the minimum diameter is to be 100mm, and 150mm if it is 10 or more dwellings. BR, H1 (2.30).
- Drains carrying foul water should have an internal diameter of at least 75mm. BR, H1 (2.33)
- Drain carrying effluent from a WC should have an internal diameter of at least 100mm. BR, H1 (2.33)
- To minimize the effects of any differential settlement pipes should have flexible joints. All joints should remain watertight under working and test conditions. Nothing in the pipes, joints or fittings should project into the pipe line or cause an obstruction. BR, H1 (2.40)
- Different metals should be separated if used by non-metallic materials to prevent electrolytic corrosion. BR H1 (2.40)
- Excavate trenches and Lay 100 mm diameter vitrified clay drains (or PVC equivalent) to B. S. 65 and 540 ("surface water" quality) including all fittings on 100 mm bed of concrete, mix to be 1 part cement; 3 parts fine aggregate 6 parts coarse aggregate 20 mm down, by volume. Drains to be laid in straight lines and to even gradients.
- Construct manhole with half brick sides in stock brickwork on 150 mm. concrete (1:3:6 _ 20 mm) bed having 150 mm spread. Render internally in cement and sand (1:3) and haunch up from drain or channels.
- Provide and fix light duty, single seal cast iron cover with hand-holes and framed to B. S. 497. Frame and cover to be delivered coated.
- Provide and fix gulleys where required. Trapped gullies to have 100 mm outlet and galvanised wrought iron gratings. Provide and fix in_situ concrete kerb around gullies where required.
- Drains should have enough capacity to carry the anticipated minimum flow. In compliance with BR, H1 (2.29)
- The contractor is to allow for testing all drainage and leaving in a clean and sound condition on completion to the satisfaction of the Local Authority.

FOUNDATIONS & SUBSTRUCTURE
Existing Foundations are assumed to comply to Section A1/A2 Stability Part E of A D with a min cover in accordance with CP2004:(B.S.8110) for Foundation and Substructure Foundations:
150-300mm thick concrete strip foundations to extension to underside of supported wall to be min 600-900 mm wide.
The foundations are assumed to have been level with the original foundations or a Minimum of 900mm depth below external ground level if solid ground.
The foundations are assumed to have been taken down to a level below the invert of any adjacent drainage.
Foundations to suit ground conditions to the satisfaction of the Local Authority.

WALLS BELOW DAMP PROOF COURSE
Walls are assumed to have "Approved" foundation grade block work or common brick below ground level.
Walls are assumed to have minimum of two courses of facing brick below damp proof course to outer leaf of external walls.

DAMP PROOF COURSE (DPC)
Horizontal Damp proof course is assumed to be approved bitumen impregnated hessian based to B. S. 743 type 5A. Damp proof course is assumed to have been bedded with mortar at a minimum of 150 mm above finished ground level and to overlap minimum of 150 mm at junctions and pointed in.

GROUND FLOOR
Is per the exising, but is assumed to meet the requirement set out by the Approved Document C of Building Regulations. The floor is assumed to have been covered with dense concrete laid on a hardcore bed and damp proof membrane with an incorporation of a suitable insulation layer.

EXTERNAL WALLS
- 252.5 mm overall thickness 102.5mm outer leaf of facing brick work to match existing, 50 mm min full fill Drytherm insulated cavity to give max U-Value 0.28 W/m2/k as Tabe 2 of Approved Document L1B.
- Inner leaf 100mm "approved" load bearing, high insulating, concrete block work (min mass 120kg/m²) (min compression strength of 7N/mm2). finished with 12.5mm Vapour-check reflective Plaster board with 2-3mm finish to give 'u' value 0.35 w/m² deg c.
- Cement is to be Portland Cement to B. S. 12. Sand for mortar to be clean and sharp from an approved source. Mortar below damp proof course is assumed to have been built with cement and sand mixed in the proportion of 1: 3. Mortar above damp proof course is to be cement, lime, sand mixed in the proportion of 1:1:6.
- Brickwork generally is to rise a height of 300 mm for 4 courses including joints when laid. No part is to rise more than 16 courses above another at any one time.
- No brickwork is to be executed when the temperature is below 20 degrees C on a falling thermometer or 10 degrees C on a rising thermometer. All work is to be covered up and protected during inclement weather.
- Include for all cutting necessary for bond. Leading scaffold board to faced brickwork to be turned over during inclement weather and at the end of each day's work.
- Common Bricks matching existing or close or to be Flettons or other approved facing Bricks. The Contractor must include for all unloading and stacking required.
- Bricks below damp proof course are assumed to be well burnt stocks or other approved bricks.
- All brickwork to be laid in English bond. Faced brickwork is to be finished externally with struck weather pointing and internally with neat flush pointing as the work proceeds. The contractor is to include for faced brickwork sample panel of one square metre.
- Build external walls on existing ones to thickness shown on the drawings in faced brickwork as described above. Bed all windows and door frames in gauged mortar 1:1:6) and Point externally in mastic.
- The damp--proof course is assumed to have been built in bituminous material, polyethylene, engineering bricks or slates in cement mortar or any other material that will prevent the passage of moisture. The damp-proof course should be continuous with any damp-proof membrane in the floors.
- Where the damp-proof tray does not extend the full length of the exposed wall, i.e. above an opening, stop ends, an at least two weep holes should be provided.
- A rigid (board or batt) thermal insulating material built into the wall should be the subject of current certification from an appropriate body or a European Technical Approval and the work should be carried out in accordance with the requirements of that document; or
- Other insulating materials inserted into the cavity after the wall has been constructed should have certification from an appropriate body and be installed in accordance with the appropriate installations code. The suitability of the wail for filling is to be assessed before the work is carried out and the person undertaking the work should operate under an Approved Installer Scheme that includes an assessment of capability. Alternatively the insulating material should be the subject of current certification from an appropriate body or a European Technical Approval and the work should be carried out in accordance with the requirements of that document by operatives either directly employed by the holder of the document or employed by an installer approved to operate under the document.
- Urea-formaldehyde foam inserted into the cavity should be in accordance with S5617:1 985 (BS 5617:1985 Specification for urea-formaldehyde (UF) foam systems suitable for thermal insulation of cavity walls with masonry or concrete inner and outer leaves), and be installed in accordance with BS 5618:1985 (BS 5618:1985 Code of practice for thermal insulation of cavity walls -with masonry or concrete inner and outer leaves- by filling with urea-formaldehyde (UF) foam system). The suitability of the wall for foam filling is to be assessed before the work is carried out and the person undertaking the work should operate under an Approved Installer Scheme that includes an assessment of capability.

.../... (Continue to next Sheet: A3/218)

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No.	Description	Date

Client Name: **Mrs Butt**
Project Address: **35 Vaughan Road, Chorlton**
Project Name: **First Floor Extension**

Proposed Notes and Diagrams 2

Project number **35 Vaughan_Rd-2014a**
Date **08/06/2014**
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CAVITY TIES
- Galvanised wire tiles to B.S.1243 every 900mm horizontally and every 450mm vertically set in diamond pattern to give min 5 No. ties per m². Additional ties at 300mm c/c vertically adjacent to openings.

CAVITY CLOSERS
- Cut brick or block to eaves & verge. Insulated cavity closer to reveals or openings.
- Or provide insulated vertical DPC or Thermabate proprietary cavity closer installed in accordance with the manufacturer's instructions. All cavities to be closed at wall plate level with 6mm Masterboard bedded in mortar. All cavities to be closed with 6mm Masterboard or similar along verges.

MOVEMENT PROVISION
- Movement joints to be provided in accordance with BS 5628:Part 3: 1985 - Clause 20.and NHBC Standards.

JOINTS BEETWEEN DOORS AND WINDOWS
- The joint between walls and door and window frames should:
  - Resist the penetration of precipitation to the inside of the building.
  - Not be damaged by precipitation and not permit precipitation to reach any part of the building which would be damaged by it.
- Damp-proof courses should be provided to direct moisture towards the outside:
  - Where the downward flow of moisture would be interrupted at an obstruction, e.g. at a lintel.Where sill elements, including joints, do not form a complete barrier to the transfer of precipitation, e.g. under openings, windows and doors.
  - Where reveal elements, including joints, do not form a complete barrier to the transfer of rain and snow, e.g. at openings, windows and doors.
- In some cases the width of the cavity due to thermal insulation and the 50mm clearance for drainage may be such that the window frame is not wide enough to completely cover the cavity closer. The reveal may need to be lined with plasterboard, dry lining, a support system or a thermal backing board. Direct plastering of the internal reveal should only be used with a backing of expanded metal lathing or similar.

LINTELS
- Build in all Lintels as shown on the drawings. Suitable combined steel lintels over all openings in external walls. Suitable steel box lintels over all openings in load bearing internal walls. All lintels to have minimum end bearings as specified by manufacturer or 150mm min. All elements of structure to be encased to give full half fire resistance.
- Catnic lintels to all windows and patio door with cavity tray DPC above and vertical DPC to both jambs. Window sills should be laid with DPC to base, back and sides.
- **Note:** contractor is responsible for checking suitability of lintels once opening up works have started on site.

INTERNAL WALLS
- 100mm lightweight block work finished with DPC at slab level or stud walls with timber frames, rigid insulation inside and finished with 12mm plaster board and gypsum finish.
- Ex external walls on FF that have become internal walls are to be finished with plaster board and finish similar to new walls.

THERMAL ELEMENTS
- The Contractor is to comply with all stated minimum 'U' values and provide to the Local Authority details including U-Value calculations to show compliance with Table 4 of the Approved Document L1B of the Building Regulations prior to occupation of the building.

THERMAL BRIDGING AND AIR LEAKAGE
- Thermal bridging and Air leakage to be limited by compliance with Accredited Construction details for dwellings and similar buildings.
- Provide Air leakage-Measures designed to reduce air leakage from the building.
- Air tightness measures will depend on the form of construction and level of workmanship.
- The objective being to form a definable, continuous air leakage barrier around the dwelling.
- Ways of preventing air leakage to be considered at every penetration of this barrier.
- Particular care on site should be paid to:
  1) Joints between structural components e.g. wall to floors.
  2) Joints around components and opening within walls.
  3) Services penetrations - plumbing, electrical, and ventilation.
- Close any vertical ducts at top and bottom (e.g. boxing in to SVPs).
- Seal any service penetrations.
- Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated.

MASONRY CONSTRUCTION
- Ensure continuous ribbons of adhesive are used to fix to dry lining at perimeters of external walls, openings, and services on external walls. The importance of correct sealing of dry-lining on dabs needs to be stressed, as this is a key area of air infiltration and can seriously affect the overall ventilation rate. Seal under skirting boards or on suspended floors use joist hangers to support joists.

WINDOW AND DOOR FRAMES
- Standard double glazed UPVC frames with 150mm wide DPC to B.S. 743 to frame prior to fixing. Window opening lights to all rooms 5 % min of room floor area. 16mm air gap and "soft" low E coating max 'u' value 2.OW/m² deg c. All habitable windows to be fitted with permanent vents to give min 8000mm sq trickle ventilation all non-habitable rooms to give min 4000mm sq trickle ventilation.
- All glazing to external doors and windows to be 24mm sealed double glazed units with low E glass to the inner pane and the cavity filled with Argon Gas. Leading detail to be added between glazing. All glazing to be installed in accordance with Manufacturers Specification.
- All glazing to be in accordance with PART 'N' of the BUILDING REGULATIONS & comply with BS 6206:1981. Provide toughened safety glazing to all entrance doors & internal doors including any side light frames.
- Safety glazing to BS6206:1981 to be installed in all critical locations i.e. between finish floor level and 800mm above that level in all wall and partitions; and between finish floor level and 1500mm above that level in all doors and door side panels within 300mm of either edge of the door.

BEAMS
- All I Beams are to be suitable for the supporting loads and forces, and all must have minimum end bearings a specified by manufacturer or 150mm min. all I beams must be coated with anti-rust and fire retardant coating and encased to give full half fire resistance.
- All I beams are to be protected with DPC beneath and above to prevent condensation and infiltrated water reaching them.
- All calculations if required are to be provided by qualified Civil Structural Engineer or as specified by LA Engineer.

ROOF
- The proposed roof pitch is at 28.56° on the main sides and 30.00° on the hip sides. Please note that these figures are based on the assumed readings of the existing. See Roof Plan (A4/204) and other drawing of elevations and sections A3/207 to A3/214.
- The roof coverings are to match roof of existing building to be selected by the contractor or owner to L.A. approval on 38mm x 25mm soft wood battens on breathable and untearable sarking felt weighing not less than 22 kg per 20 square metre roll, type 1f to BS 747 (or breathable underlay membrane [Speedline or equivalent] to meet BS 5250:2002) on rafters (roof joists) in accordance with the design shown on drawings details A3/215 designed fixed and braced to BS5268 @ pitch to match the design made by the Architect and approved by LA Engineer and in accordance with the manufacturer's instructions and specifications as stated in BS5534:2003. (See all drawing)
- 100mm x 50mm soft wood wall plate strapped to wall@ caves max 1800mm centres using 30mm x 5mm mild steel Straps. Wall plate is laid on DPC insulation in roof space to conform to Part L of the Building Regulations 2005.
- Straps @ 1000mm centres max built into wall and fixed to 3no rafters (roof joists) (joists) 150mm x 50mm soft wood blocking noggins under straps.
- 200mm fibreglass insulation to roof space laid between joists and 100mm laid over retained @ eaves with rafter tray to maintain 50mm clear ventilation gap.
- Ridge detail is as shown on drawing details.
- 12.5mm Vapour-check reflective Plaster board with 2-3mm skim finish to soffit to underside of joists (Ceiling). Continuous 13mm fly screened vent gap full length of eaves soffit formed from 6mm or equivalent external quality PVC or plywood on 38mm x 38mm soft PVC or wood framing. Max U value 0. 16 W/m² degrees c, (should a traditional roof construction be used the following timber will be used in lieu of trusses 200mm x 50mm soft wood sloping ceiling rafters (joists) spars at max 400mm c/c).
- Rafters (roof joists) are to be laterally reinforced with noggins and metal straps as indicated earlier. (See drawing A3/215).
- Roofing Felt to be laid lapped 75 mm at horizontal joints and 150 mm at vertical joints. Include for all concrete segmental ridge tiles and verge undercloak of 265 x 165 mm concrete plain tiles or similar or matching existing roof.
- Lead flashing dressed over new roof with min 150 mm upstand and cut into existing wall 25mm min. Make good existing external finish as required.

FLASHINGS
- Install Code 4 lead flashings with cavity trays over at roof / wall abutments

MECHANICAL VENTILATION
- Provide mechanical ventilation to bathroom to give min 601 per second with 15 min over run operated by light switch.
- New WC to be fitted with a mechanical extractor vent providing not less than 6 litres / second intermittent ventilation. Ceiling mounted extractor to be switch controlled.

RAINWATER GOODS
- Rainwater Goods Capacity: To comply with AD H3 Rainwater & Drainage Section 1
- Rainwater Goods - Provide and fix approved plastic guttering and down pipes complete with all fittings, fixed in accordance with the manufacturer's instructions.
- 110mm diameter half round or deep flow gutter. 68mm diameter rainwater pipes discharging into gully.
- Connect new rain water down pipe and AI gully to existing surface water manholes.

PLUMBING
- All work and materials including fittings shall comply with the requirements of the Local Authority.
- Soil pipes and accessories to B.S. 4514. W.C. 100 diameter waste connected to S & VP.BATH, SINK UNIT & SHOWER 76mm deep seal trap, 38mm diameter waste pipe. LB 76mm deep seal traps, 32mm diameter waste pipes, provide anti-syphonic; traps where 50mm diameter common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully. SVP to discharge minimum 900mm above any opening lights.
- All new radiators to be fitted with thermostatic valves.
- Copper Pipes (or equivalent plastic pipes) to be in accordance with B. S. 659 for internal pipes and B. S. 1386 for underground pipes. Copper Fittings to copper tubing to be approved capillary fittings.
- Lagging. - Pipes above floor level are to be lagged with 12 mm hair felt fixed with soft copper tinned wire.
- Include for all necessary testing to the requirements of the Local Authority and Water Board.

SMOKE DETECTION
- Smoke detectors installed at required areas and room, detectors to be permanently wired in, on a separate fused circuit To comply with B.S.6446 Part 1 Alarms to be positioned max 7m from kitchen or lounge doors & max 3m from bedroom doors & a min 300mm from any light fitting.

ELECTRICAL INSTALLATIONS
- All installations to comply with L.E.E. regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Switches and socket outlets for lighting and other equipment should be positioned between 450 - 1200 mm above finished floor level.

SERVICES
- All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the Building Control Inspector
- .../... (Continue to next Sheet: A3/A219)

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Notes and Diagrams 3

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

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JOINERY

- External door (PVC) to be fitted in accordance with the manufacturer's instructions and specifications.
- 3 no PVC windows to be fitted in accordance with the manufacturer's instructions and specifications. Bathroom window should be fitted with opaque double glazing,
- All timber for joinery work shall comply with the requirements of B. S. 1186, Part I with regard to quality, moisture content, defects etc. and shall be specially selected for the purpose for which it is to be used. Timber shall be worked square and true to size, an allowance of 3. 2 mm being permitted from the sizes given except where a size is described as "finished".
- Finish eaves with 220 x 25 mm grooved fascia. Finish soffits where necessary with 10 mm external quality PVC.
- Provide Window and door frames and fix frames of sizes and members indicated on the drawings bedded in gauged mortar and pointed around with approved mastic
- Provide 4 no, plywood faced both sided flush door with weather board to B. S. 459 part 2 size 770 x 1935 mm to be hung on 11 pairs 100 mm steel butt hinges.
- Provide 50 mm PVC double glazed casement windows to the sizes shown on the drawings.
- Provide and fix 250 mm long aluminum alloy casement stay and pin to casements.
- Take delivery, store and fix four sets of aluminum alloy lever handles to door.

CARPENTRY

- Structural timber to be selected carcassing quality softwood and to be well cut and free from deformation and excessive knots, and to be in accordance with B. S. 1860. Where built into brickwork, ends of timber to be treated with approved wood preservative.
- Construct roof with timbers of sizes and centres as shown on the drawings.
- Wall plate (150x50 mm). Rafters (150x50mm) to be birdsmouthed on wall plate.
- Noggings - Provide all noggings necessary for fixing plasterboard and as support for services.

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHINGS.

- Provide 10 mm gypsum plasterboard to B. S. 1230 and fix to ceiling joists with 30 mm galvanised plasterboard nails at centres not exceeding 150 mm and finished with skimming coat of neat gypsum plaster. No plasterboard shall have a free end exceeding 50 mm.

GLAZING AND PAINTING AND DECORATING.

- Paints - All paints are to be as manufactured by, and used strictly in accordance with the manufacturer's instructions.
- No decorating is to be executed on a falling temperature of 1 0 C or during inclement weather and each coat is to be allowed to dry thoroughly before the succeeding coat is applied.
- Woodwork. -Wood must be dry, smooth and free from grease. All internal and external painted work to be knotted, primed all round with wood primer and stopped with hard white putty and finished as follows:
- 1st coat: Undercoating
- 2nd coat: Gloss finishing coat
- Hardwood sills (or equivalent PVC) are to be clean, dry, smooth and free from grease and to be stained and once oiled.
- Allow plaster to dry for at least two weeks during the spring and summer periods. During adverse weather conditions moisture content in plaster must not exceed 18%. Remove efflorescence and all other loose or extraneous matter by dry scraping and dusting off. Prepare and apply two coats of emulsion paint on walls and ceilings.
- External painting: All painted work externally to be white.
- Internal painting: All painted work internally to be as per client's choice.

Miscellaneous

- All DPC and Cavity Tray with weep holes at 900 c/c.

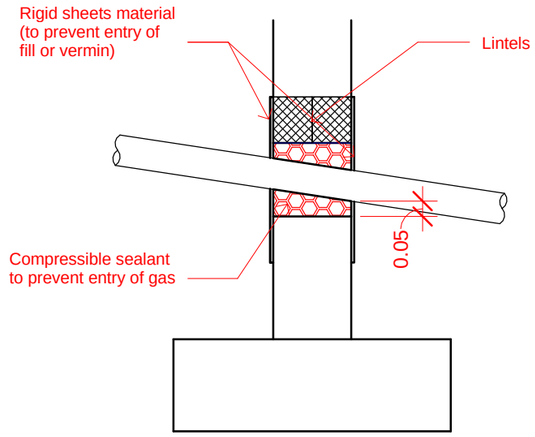

Figure 1: (Please note that this option is the preferred one):

Pipe shielded by a lintel. Both sides are masked with rigid sheet material (to prevent entry of fill or vermin) and the void is filled with a compressible sealant to prevent entry of gas.

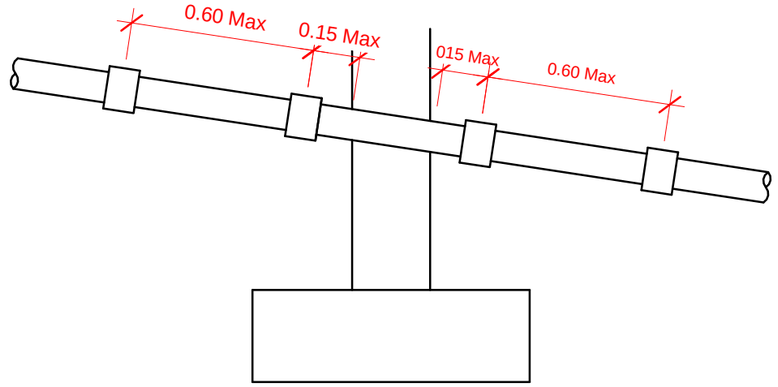

Figure 2: (Please note that this option is only allowed if the option shown in Figure 1 above has failed to be implemented):

Pipe embedded in the wall. Short length of pipe bedded in a wall with joints at 150mm of either wall face. Additional rocker pipes (max length 600 mm) with flexible joints are then added.

3 Drainage Details1

1 : 20

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed Notes and Diagrams 4

Project number **35 Vaughan_Rd-2014a**

Date **08/06/2014**

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A3/219

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1 SE 3D Cropped Plan
1 : 1



2 NE 3D Cropped Plan
1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed 3D Rendered Cropped Plan Views 1

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
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1 NW 3D Cropped Plan View

1 : 1



2 SW 3D Cropped Plan View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

3D Rendered Cropped Plan Views 2

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
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A3/221

Scale **1 : 1**

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1 SE 3D-Rendered Isometric View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed SE 3D Rendered Isometric View

Project number	**35 Vaughan_Rd-2014a**	A3/222	
Date	**08/06/2014**		
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1 NE 3D-Rendered Isometric View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed NE 3D Rendered Isometric View

Project number	**35 Vaughan_Rd-2014a**	A3/223	
Date	**08/06/2014**		
Drawn by	**HSDesign**		
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1 NW 3D-Isometric View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed NW 3D Rendered Isometric View

Project number	**35 Vaughan_Rd-2014a**	A3/224	
Date	**08/06/2014**		
Drawn by	**HSDesign**		
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1 NW 3D Perspective View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed NW 3D Rendered Perspective View

Project number	**35 Vaughan_Rd-2014a**	A3/225	
Date	**08/06/2014**		
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2 3D N Side Perspective View

1 : 1

1 3D Front Side Perspective View

1 : 1





3 3D SE Perspective View

1 : 1

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No.	Description	Date

Client Name: **Mrs Butt**

Project Address: **35 Vaughan Road, Chorlton**

Project Name:

First Floor Extension

Proposed 3D Rendered Perspective Views

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

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Scale **1 : 1**

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1 3D Rear Perspective View

1 : 1

HSDesign

hafids@outlook.com

No.	Description	Date

Client Name:	**Mrs Butt**
Project Address:	**35 Vaughan Road, Chorlton**
Project Name:	**First Floor Extension**

Proposed 3D Rear Perspective Vew

Project number	**35 Vaughan_Rd-2014a**
Date	**08/06/2014**
Drawn by	**HSDesign**
Checked by	**HSDesign**

A3/227

Scale **1 : 1**

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