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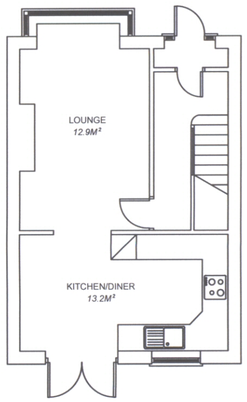
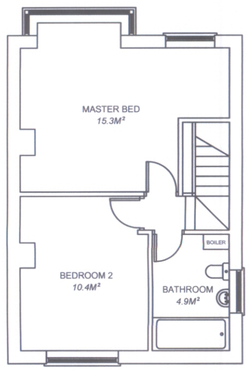
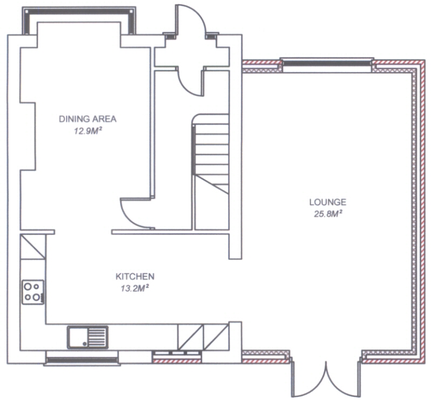
EXISTING GROUND FLOOR
SCALE 1/100



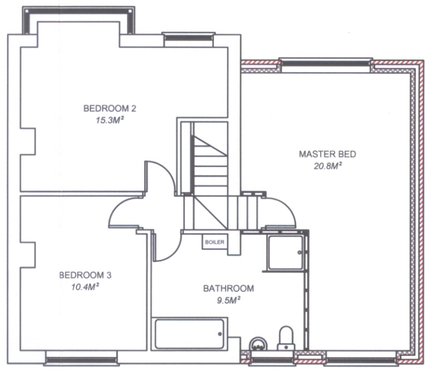
EXISTING FIRST FLOOR
SCALE 1/100



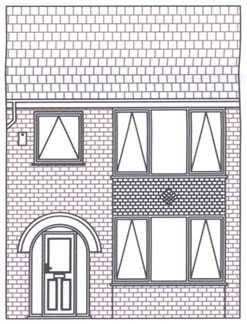
PROPOSED GROUND FLOOR
SCALE 1/100



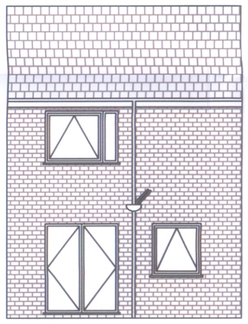
PROPOSED FIRST FLOOR
SCALE 1/100



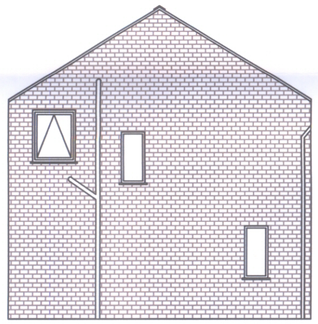
EXISTING FRONT ELEVATION
SCALE 1/100



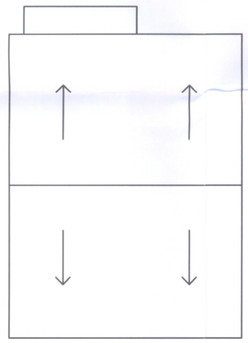
EXISTING REAR ELEVATION
SCALE 1/100



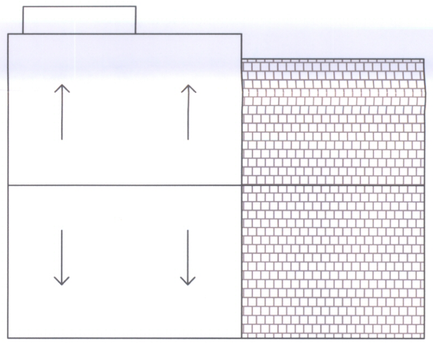
EXISTING SIDE ELEVATION
SCALE 1/100



EXISTING ROOF PLAN
SCALE 1/100



PROPOSED ROOF PLAN
SCALE 1/100



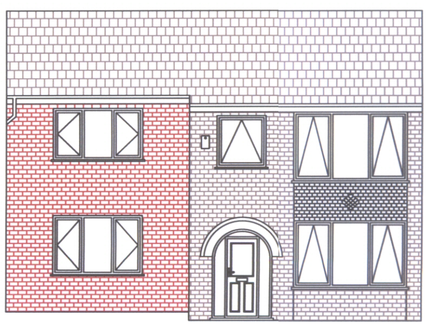
Construction Notes.

GENERAL NOTES

FIRE ALARMS - Smoke and heat detectors to be installed in accordance with BS 5839: Pt.6 - Minimum System D to Grade LD3.Heat alarm in kitchen with smoke alarms in hallways and landing areas. Mains powered Interlinked alarms with back up power supply. Once installed and commissioned all certificates and instructions for maintenance and use of the system are to be given to the householder.
FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased in on all sides with one layer of 12.5mm or15mm British Gypsum Fireline board on Gyproc Gyplinar framing.ie necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.
FIRE SPREAD - Ensure all new/replacement linings meet National Class 1
FIRE ESCAPE - New habitable rooms at first floor level to have minimum unobstructed opening of 0.33m2 and at least 450mm hgh and 450mm wide. The bottom of the opening area to be 1100mm maximum and 800mm minimum above finished floor level.
THERMAL BRIDGING - All openings closed at jambs and sills with proprietary closers or block work of suitable depth to give mairmum 0.45m2 K/W.
LINTELS - insulated and to have base plate perforated. Cavity insulation to be taken up to underside of roof insulation. Doorlwindow frames to overlap proprietary/block work closer by 30mm. All joinery weather stripped. All junctions of joinery and masonry and plasterlrender to have sealant joint.
FACIAS & GUTTERS - Fascias, sofffi's and barge boards to match and line through with existing. Install PVC gutter 125 half round to eaves and 75mm down pipes, securely fixed back to roof and external walls to give overhang to roof as shown on design details. ensure breathable membrane turns into gutter from main roof in accordance with manufacturers instructions.
GUTTERS/RWP - Rainwater fittings to match existing. Allow for rodding access at base of rainwater pipes.
LEADWORK - All lead work to be to Lead Association Guidelines
ELECTRICS - Electrical services shall be designed and installed in accordance with the latest amendments of the NICEIC and IIE regulations and installed in accordance with Part P of the Building Regulations for the safety of electrical installations for buildings. See wiring regulations (BS 7671)
ENERGY - At least 75 of lighting to be energy efficient in accordance with the DOMESTIC SERVICES COMPLIANCE GUIDE 20/0
HEATERS - and thermostatic controls to radiators and other heater types to be in accordance with the DOMESTIC SERVICES COMPLIANCE GUIDE 2010
GAS APPLIANCES - Installed and tested by Gas Safe Registered plumber
GLAZING -All glazing located with 800mm above the finished floor level in internal and external walls and partitions. Within 1500mm above the finished floor level in a door or adjacent side panel, should be safety glass in accordance with BS 6206.
DOORS - All new doors to have a minimum U Value of 1.8 w/m2k
WINDOWS - All new windows to have a minimum U Value of 1.6 w/m2k
SKIRTINGS & ARCHITRAVES - generally to match existing unless specified by client
LINTELS - All Window Heads to be supported underneath by Catnic Lintels or similar installed to manufacturers instructions.
Also DPC slip planes over as per Manufacturers instructions
SVP - Ventilation pipe to terminate min. 300mm above where it penetrates through the finished roof level or if within 3.0m of a widdow than 900mm above window head. - Pipes which pass through the roof finish to be dressed with roof flashing and to terminate in proprietary vent fitted with durable wire cage or other cover which does not restrict the flow of air.
RODDING - SVP to have removable Rodding access at base of SVP to allow for Rodding.
INTERNAL SVP - SVP's to be boxed in with 50 x 50mm stud work with plywood finish, with removable panel to allow for access to SVP.
WASTE - 100mm waste from WC.
40mm waste from WHB with 75mm deep seal trap.
50mm waste from shower with 75mm deep seal trap.
ALL PROPOSED brickwork/blockwork to be tied into existing walls where they abut using tooth bonding. Cavities are to be made/continuous.
CATNIC - CATNIC STAINLESS STRONGHOLD wall connectors to be used according to the manufacturers instructions complete with vertical DPC and sealing strip.
CATNIC CG70/100
All Window Heads to be supported underneath by Catnic Lintels
Also DPC slip planes over as per Manufacturers instructions
CATNIC CG90/100
All Window Heads to be supported underneath by Catnic Lintels
Also DPC slip planes over as per Manufacturers instructions
Ceiling NAILED connection to rafters at outer end and to wall plate at inner end LINED with 12.5mm plasterboard and skimmed
WALLPLATE 100 x 75 or as eng notes
CHECKS TO EXISTING STRUCTURE
Existing foundations and doorlwindow lintels that are subject to increased loads are to be inspected prior to work commencing.
Drains Existing Drain positions are approximate - no survey has been carried out.
New Services are to connect to existing to the satisfaction of the Building Inspector.
Any services terminated must be removed or blocked.
All new drains must be roddable and have a minimum fall of at least a 18mm fall in for every metre of pipe run - min diameter 110mm
FLOOR - New Suspended FLOORS - 22mm Moisture resistant t&g chipboard
JOISTS - as specified - Double Joists under partitions. - All joists are to have ends treated with 3 coats of green cuprinol and are to be wrapped in DPC prior to fixing to joist hangers/ pfc to external and internal walls. - Fix 100 x 50Mm cross noggins to stiffen unsupported ends of t&g at perimeter, riddle of room and at board joints.
INSULATION - To meet Part E requirements for internal floors incorporate Knauf Earthwool Acoustic Partition Roll / Flexibs Slabotherm or equivalent between timber joists to achieve a minimum sound insulation of 40 Rw db. Ceiling lined with Fireline plasterboard.
VENTILATION - Floor void ventilated as noted with proprietary ventilators at approx 1800 crs fixed in full accordance with manufacturers recommendations - Ensure ventilation is maintained to existing floor
Floor Slab FLOORS - 50mm Sand & Cement or Anhydride Screed - Finish to clients spec
INSULATION - 100mm Kingspan or similar to give min 'U' Value of .18
DPM - Min Gauge 1200 laid on 50mm Sand
SLAB - Minimum 100mm Grade 3 Concrete on min 100mm Type 1 Hardcore
Lead - Flashings BACK GUTTER & COVER FLASHINGS - code 4 lead in lengths not exceeding 1500mm - rolled lead to BSEN :2588
SOAKERS - Minimum Code 3, where deeply profiled tiles are used Code 5 should be used
STACK WIDTH - If greater than 500mm clip free edges of apron to suit exposure
STACK BRICKWORK - fit flashings in correct relation to any damp proof tray
LAP LENGTH - to suit pitch in accordance with Lead Association guild lines
ROOF - Warm TILES - To match existing or similar TO SUIT PITCH SHOWN - on tanalized battons
FELT - Tyvek Breathable - Roofing Felt membrane to be dressed over a continuous timber fillet into gutter: provide ridge tiles to rps and ridge using dry ridge fixing system securely fixed to battens.
RAFTERS - as shown - Birdsmouth to Wall Plate - DOUBLE RAFTERS AT ANY VELUX OPENINGS
INSULATION - Between rafters with 80 mm Kingspan KF & across rafters with TLX Silver installed to TLX guidelines - or similar ill to give min U value of 0.16/M2k
WALL PLATES - 150 x 75 Tanalized - Bed plates in mortar, to line and level use minimum timber length of 3m and half-lap plates/ joints and corners.
STRAPS - Galvanised, 30mm x 5mm min section, at 1200 centers - Fix straps to a minimum of three trusses, fix each strap with four 75mm nails or screws - at least one should be in the third rafter, alternatively, fix straps to the longitudinal bracing, provided straps are at centers not exceeding 1.2m install packing between the end truss and the wall face. Double Straps adjacent to openings
HIPS - Use angle ties on hipped roof corners to prevent the wall plates spreading. Dragon ties or similar bracing should be used to prevent hip rafter spread
ROOF GUTTERS & FACIA - New Gutters & Facia to match and line through with Existing
VENTILATION -
Bathrooms
RAPID VENTILATION - MECHANICAL EXTRACT VENTILATION capable of extracting at a rate not less than 30 litres per second which may be operated intermittently and should also have rapid ventilation by means of a ventilation opening with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor
NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.
BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 4000 square millimetres. Maintain min. 10mm air gap beneath doors.
DOORS - All new doors to have trickle vents - 10000mm2
VENTILATION -
Kitchens & Utility
RAPID VENTILATION - To be provided by means of an extract fan capable of extracting at a rate not less than 60 litres per second, or cooker hood capable of extracting a rate of 30 litres per second direct to the external air.
NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.
BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 2500 square millimetres. Maintain min. 10mm air gap beneath doors.
DOORS - All new doors to have trickle vents - 10000mm2
Walls - Brick OUTER LEAF - 102.5mm facing brickwork to match existing
CAVITY - 100mm Cavity - Insulation using 90mm Kingspan K8 Cavity Board installed to manufacturers instructions with residual-kvity of 25mm all to give min U Value of .20
WMDK. Anderson waterproofing Xtra load elite pitch free polymeric DPC min 150mm above ground level. Insulated vertical damp/proof course to jambs at all openings in external walls.
INNER LEAF - 100mm block work inner leaf Thermalite Hi-Strength 7 - designed thermal conductivity 0.19W/mK, Compressive strength 7N/mm2 & a nominal density 730kg/m3
WALL TIES - Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max 450mm centers vertically in staggered rows and 750mm centers horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings (within 225mm) all to BS 5628 part 3: 1985
CAVITY CLOSERS - Cavities closed at eaves, verges and openings with proprietary insulated cavity closer's as described. - Cavity closer's to be type H cavityloser universal cavity closer DPC by "cavity trays of Yeovil" or similar approved to be at reveals & jambs to provide thermal insulation o to be made with block work to seal cavities but still to provide thermal break.
CAVITY TRAYS - Bed cavity trays on mortar as work proceeds observe usual codes of practice and standards. Incorporate weepvents as required eg.minimum of 2 per cavity tray length. Provide cavity wall weep, to provide an outlet drain to discharge water from tray. Also ventilator as required to ventilate wall cavities.
LINTELS - All new Lintels to be fully insulated proprietary Galvanized pressed steel to BS 5977: 1983 in External Cavity with half nor fire resistance , min 150mm and bearings & built into specification, inc preformed cavity trays & stop ends provided over openings in external walls. Profile & gauge of lintels to be in accordance with the manufacturers recommendations & to the Structural Engineers approval. - All new Lintels, steel beams and structural timbers to be in accordance with the Structural Engineers design & schedules including new concrete padstones as specified.
WALLS -
Foundations
DEPTH -Min 900mm below ground - 600mm*300mm or as in engineeres notes. If there are any drains within 1000mm of the foundations then foundations to be lower than drains- Class B Engineering 9WK below DPC
CAVITY - Weak mix 1:3:6 concrete cavity infill below ground level
WALL TIES- Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max 450mm centers vertically in staggered rows and 750mm centers horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings (within 225mm) all to BS 5628 part 3: 1985
DPC - Minimum 150mm below ground level
WALLS - Internal NONE LOAD BEARING - All new internal partitions to consist of 50x50 SW Vert, studs at 450mm Min centers with horizontal 50x50 noggins. - 13mm plasterboard both sides with 3mm skim finish. To meet Part E requirements for internal walls incorporate Knauf Earthwool Acoustic Partition Roll / Flexible Slab or equivalent within timber stud partitions to achieve a minimum sound insulation of 40 Rw db.
LOAD BEARING - Built in brick/block work. Walls are to be built off lead core horizontal dpc at slab level. Any new openings in internal load bearing [illegible] to have a proprietary lintel or steel beam supporting the structure over
GENERAL - Softwood skirting's and architraves to match existing -

PLANNING AND BUILDING CONTROL
12 NOV 2013

PROPOSED FRONT ELEVATION
SCALE 1/100



PROPOSED REAR ELEVATION
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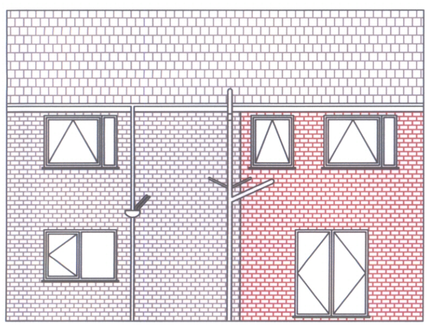

PROPOSED SIDE ELEVATION
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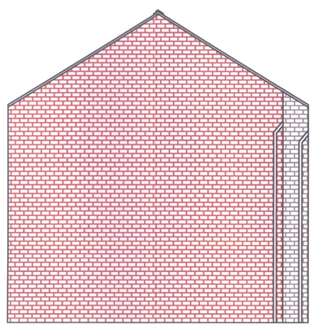
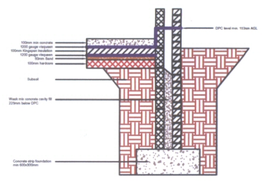


FOUNDATION DETAIL
SCALE 1/50

Foundations to be min. 900mm BGL or to satisfaction of Building Inspector



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Project	1 Chertsey Close Gorton Manchester M18 8QY
Drawing Title	Planning/Building Regs Side Double Extension
	Northern Building Contracts Ltd 5 Arnold Dr Droylsden Manchester M43 7YD
Drawn By	Dean Haughton Printed to Scale @ A2

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