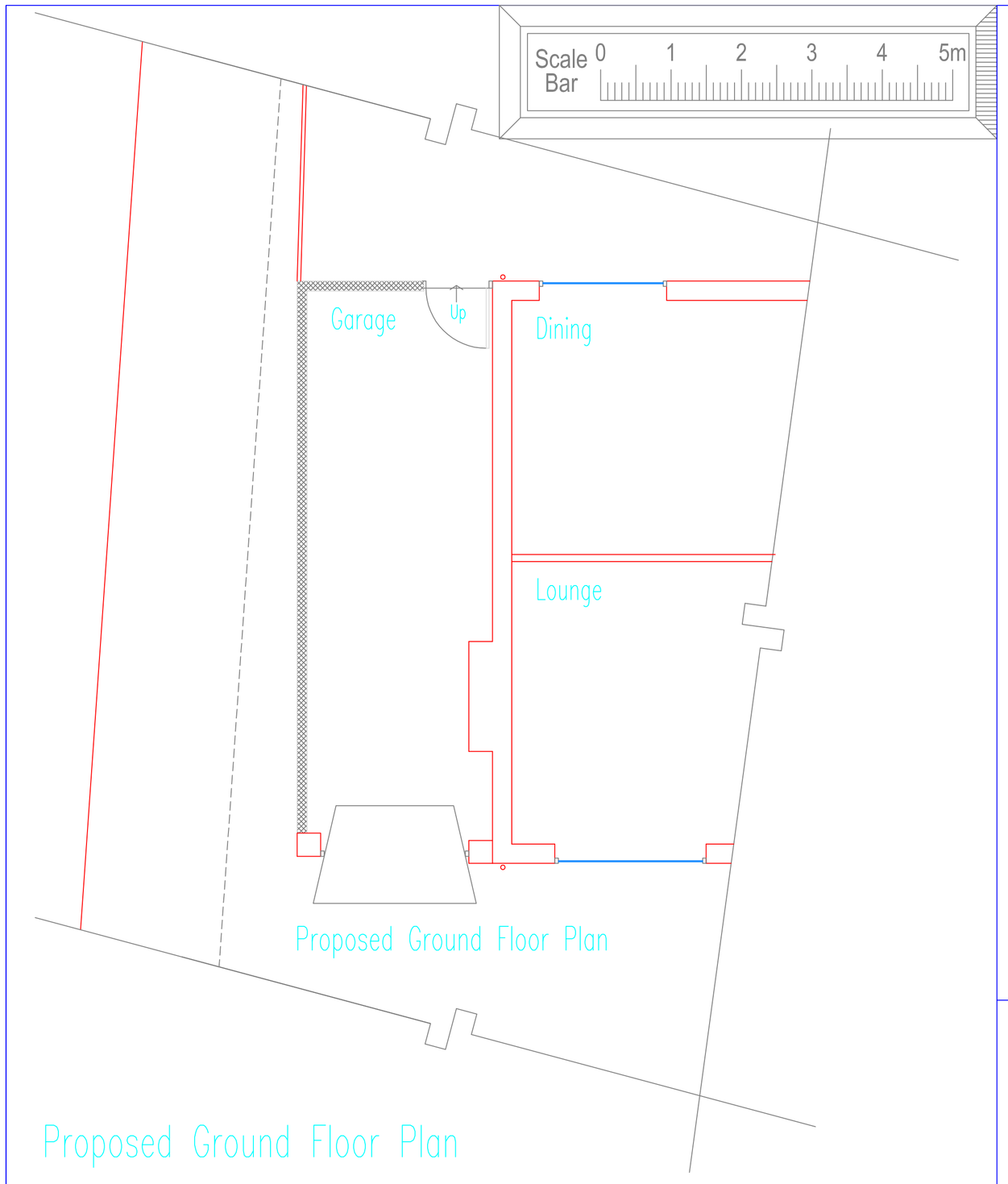
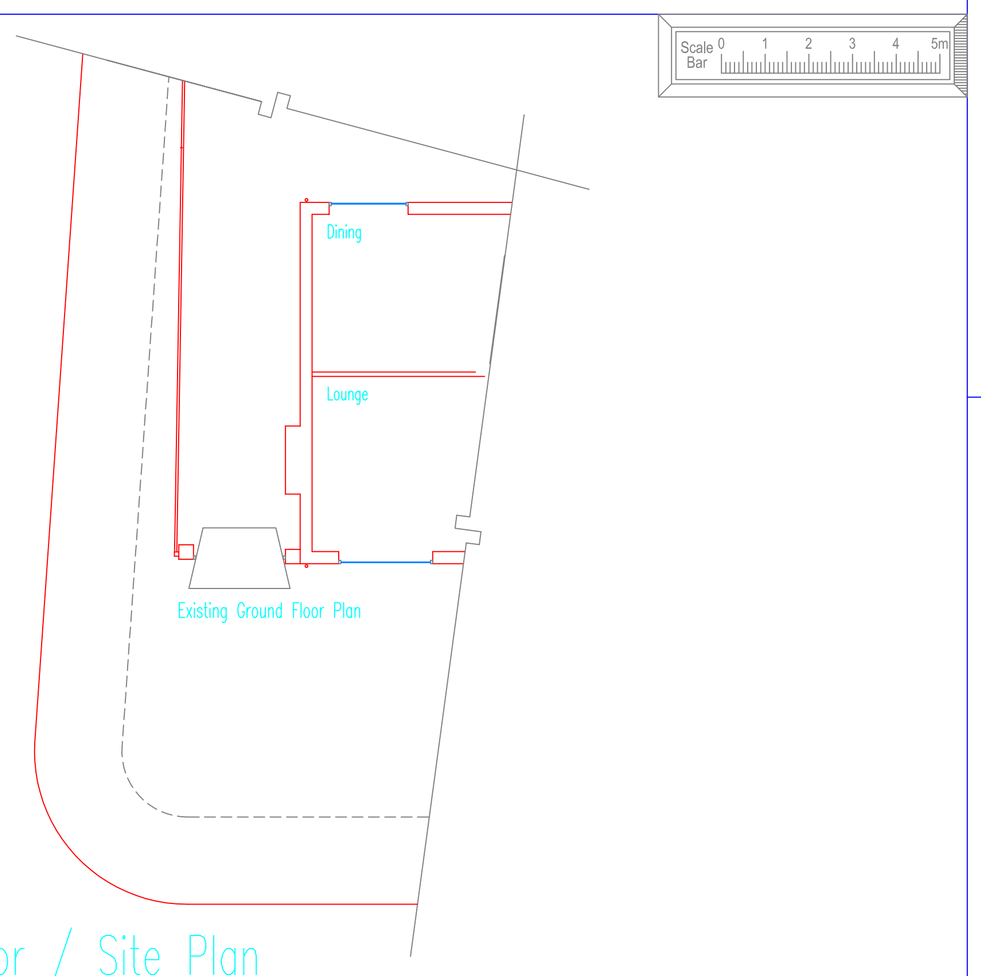


Proposed Ground Floor Plan



Existing Ground Floor Plan

Existing Floor / Site Plan

DRAINAGE
All drainage runs shown on these drawings are assumed and should not be relied upon as being complete or correct and further verification works will be required prior to the commencement of the project and the finalisation of costings. The contractor / client must establish if the existing / proposed drainage system that run below or are within 3m of the proposal is / will be classified as a public sewer and allow for any necessary diversions / protection measures to comply with the requirements of the utility company / Building Control officer.

Below ground drainage to be approved 100mm dia plastic or clay drainage system laid to min 1 in 40 falls, bedded and installed in accordance with manufacturers written instructions, all in accordance with BS EN 12056.

Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturers, provide covers with duty rating appropriate to location, eg only pedestrian traffic light duty, motor vehicle traffic heavy duty.All gullies to be back inlet and roddable, wastes to discharge below grating but above water line.All redundant drainage to be capped and sealed.

All drains passing beneath proposal to be exposed and once inspected by the Building Control Officer to be encased in 150mm of concrete, drains passing through foundations to be lintolled over with flexible joints either side of wall.

Contractor to ascertain if drainage system is combined or separate, is separate contractor to allow for connecting foul waste to existing foul drain and surface water to existing surface water drain.

FOUNDATIONS
Foundations generally, unless noted otherwise by structural engineers design, 600mm wide x min 200mm thick concrete, to be taken down to a minimum depth of 900mm below finished ground level or to a suitable bearing strata which ever the greater, and to a depth to prevent damage by tree roots, actual depth to be agreed on site with Building Control Officer.

Foundations to be taken down to the invert level of any drains passing within 1m.

RC lintels to be provided over drains passing through walls.

Walls below ground level to be filled with lean mix concrete to a level of 225mm below lowest DPC level.

All existing foundations and structure that is to take new / additional structural loading to be exposed for the Building Control Officer to determine its suitability. Strengthen and underpin existing as necessary.

SUPER STRUCTURE
All new brickwork to be bonded to existing and cavities to be maintained, alternatively use proprietary starter anchor system together with inserted insulated vertical d.p.c.

All return corners to be min. 550mm unless otherwise indicated.

Existing lintels to be exposed and checked for suitability where additional loads are to be imposed.

Proprietary stainless steel double triangle vertical twist wall ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres staggered across wall elevation, 225mm vertical centres at reveals. Ties to be long enough to have min. 50mm embedment in to masonry. Proprietary insulation clips to be provided to suit cavity insulation system.

All lintels to have min. 150mm end bearing and all timbers to have min 100mm end bearing.

Steel beams eg. RSJs / UBs etc. to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/s (unless specified by structural engineer which shall take precedence).Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or IG etc., lintels to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at max. 900mm c/s, min 2 per cavity tray.

All structural steel members to be encased with plasterboard and skim to achieve min. 30 minute fire protection using 2x9.5mm plasterboard,Cavities to heads of wall to be closed with mineral wool quilt and dressed over wallplate to prevent cold bridging.

SOLID GROUND FLOOR CONSTRUCTION
Excavate all topsoil and contaminated fill material from under floor slabs and back fill with MOT in 150mm max compacted layers, 50mm sand blinded to receive d.p.m. If filling exceeds 600mm under floor slab, slab design to be changed to suspended concrete mesh reinforced type A142

The contractor is to ascertain from the client if conditions have been placed on Local Authority approvals for a requirement to install a methane or radon protection barrier, should this be a requirement a specialist membrane manufacturer shall be consulted and the membrane detailed / installed and independently verified as necessary.

Lay 1200 gauge d.p.m. onto sand blinding and fit perimeter insulation Celotex-T-Break TB3030 insulation around slab perimeter. Lay Celotex Fast RFF3000 insulation (thickness to comply with P/A ratio and to achieve min. U value of 0.22) to insulate slab, additional vapour control layer 1000g d.p.m. load directly over insulation, 100mm min. thick concrete slab cast over, level to match adjacent floors allowing for proposed finishes.Floor d.p.m. to lap new and existing wall d.p.c.s, d.p.m. joints to be taped and sealed using proprietary jointing tape.
Any airbricks covered by the proposal are to be ducted via 100mm dia ducts to new external walls and insert telescopic airbricks sleeved with cavity trays over to connect to outside air.

ROOFS - GENERAL
All structural timber to be stress graded C16 (unless stated otherwise) and double vacuum preservative treated. All external timbers to be double vacuum treated with preservative unless stated otherwise.

Joist sizes, centres and spans as indicated on floor plans, contractor to expose indicated load-bearing walls and ascertain suitability with Building Control Officer to carry additional loading. If found to be non-loadbearing / inadequate seek structural engineers advice before proceeding further.

Provide 100x50mm wallplates, strapped to walls at max 1200mm c/cs using 30x5mm m.s. straps 1200mm long screwed and plugged to masonry. Provide dragon ties to wallplates at base of hip rafters.

Mono pitch rafters to be supported on masonry wall using 150x75mm pole plate secured to masonry using 12mm Rawl bolts at max 600mm c/cs.

Provide lateral restraint to masonry walls running parallel to ceiling joists and rafters at max 2000mm c/cs using 30x5mm m.s. straps spanning over a min of 3 No. ceiling joist / rafters with noggins and packers between.

Double timbers around roof lights and chimney stacks (min. 50mm clearance), bolted together using 50mm dia double sided dog toothed plate connections and M12 bolts at max 600mm c/cs.

Tiles not be laid below minimum recommended roof pitch, clipping and perimeter fixings to suit exposure and local conditions as stipulated by tile manufacturer.

Tiles to be laid on double vacuum preservative treated 38x25mm battens on Tyvek Supro Plus breathable roof felt.

DAMP PROOFING
Horizontal DPCs to be provided to walls min. 150mm above finished ground level.

DPMs to lap onto both new and existing DPCs.

Insulated half hour fire rated DPCs to be provided to all cavity closers around all openings to prevent cold bridging.

Minimum 150mm Code 4 lead upstand flashings and cavity trays over to be provided where roofs abutt walls, flashing to be dressed over tiles by a min. of 225mm.

Any air bricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic air bricks sleeved with cavity trays over to connect to outside air.

GENERAL
No dimensions are to be scaled from this drawing, the contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.

This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required, the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.

Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.

All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.

These drawings have been prepared only for the purposes of obtaining Local Authority approval.

The contractor is to notify Building Control at the appropriate stages in construction necessary for them to determine the works statutory compliance.

Should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer.

Conditional approval requested from Building Control in respect of roof truss / block and beam floors etc. where such calculations would be obtained from the manufacturer. The contractor must submit any outstanding calculations which are part of a conditional approval to Building Control for approval prior to commencing works on site.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.

All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finalising costings. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer

CDM - REGULATIONS
The client has been advised of his duties under the CDM Regulations 2007 and the requirements to appoint a CDM Co-ordinator for works to commercial properties and notify the HSE using an F10 form if the project extends to more than 30 days in duration / or will involve more than 500 person days of work.

CDM - DESIGNERS RESIDUAL RISK ASSESSMENT
No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to commencing works, should any asbestos containing materials be identified then appropriate action must be taken by licensed contractors to remove any risk to the contractors / occupants / members of the public.In addition to the level 3 survey the contractor shall report any materials which he suspects may contain asbestos and ensure that samples of same are tested for the presence of asbestos.

All demolition works to be undertaken by CITB operatives using appropriate temporary supports. The contractor shall ensure that means of escape are maintained throughout the construction project. All construction activities are to be adequately segregated from members of the public.

No services Investigations have been carried out, the contractor must undertake "dial before you dig", tel 0844 800 9957, investigations before commencing excavations on site.

All works at height to be undertaken from appropriate working platforms.

The contractor must ensure that all construction site areas are adequately segregated form the building occupiers and members of the public. The contractor shall programme the works and undertake all necessary temporary measures to maintain the means of escape for the premises throughout the project.

All electrical works to be undertaken in accordance with BS7671 and the latest IEE Regulations, all installations to be inspected and certified by NICEIC / ECA registered engineers.

All works to gas appliances / pipework / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.

ELECTRICAL INSTALLATION
All electrical installations to be undertaken in accordance with BS7671 and with the latest edition of the IEE Wiring Regulations. All electrical works are to comply with Approved Document Part P of the Building Regulations. Electrical installations should be inspected / tested prior to the works commencing and upon completion of the project and appropriate certification eg, IEE, NICEIC, ECA issued to the occupier.

Light switches and socket outlets shall be located at appropriate heights between 450 and 1200mm above the finished floor.

Self contained mains powered smoke detectors to be installed in domestic situations with integral battery back up, provided at each level as indicated by SD on floor plans. All alarms to be interlinked and wired to separate sub-circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors.

Lighting (Energy Saving Provisions)
To any new wiring system or when rewiring an existing lighting system install energy efficient light fittings as follows:-
Fixed Internal Lighting - Fix light fitting that only take laps having a luminous efficacy greater than 40 lumens per circuit watt (power consumed), either 1 per 25m2 of dwelling floor area (excluding garages) or part thereof OR 1 per 4 fixed light fittings.
Fixed External Lighting - Lamp capacity not to exceed 150 watts per light fitting and fitting to have automatic daylight / motion sensors fitted OR fitting to have sockets capable of only using lamps with efficacy greater than 40 lumens per circuit watt

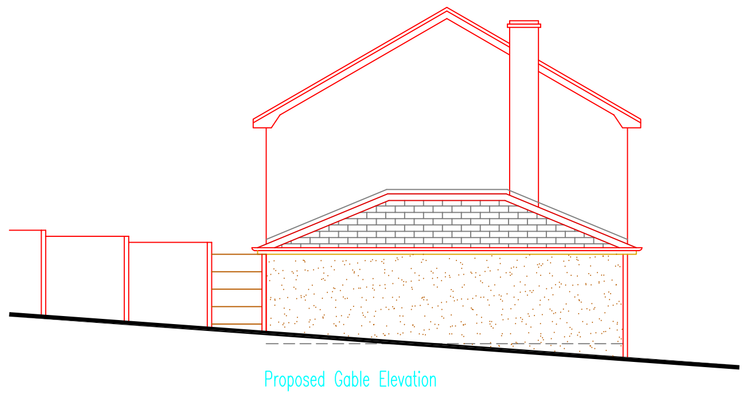
PITCHED ROOF VENTILATION (INSULATION AT CEILING LEVEL)
Min 25mm continuous gap to be provided along opposite eaves, fitted with insect grilles.

Proprietary eaves baffles to be provided at eaves to prevent roof void ventilation obstruction.

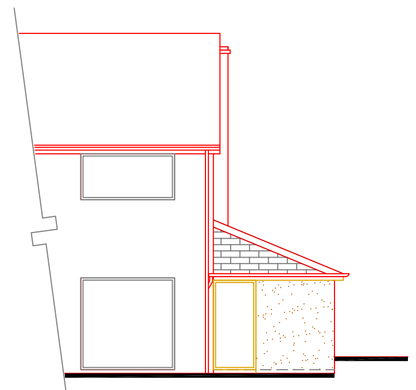
Provide additional tile vents to ventilate dead areas of roof - where adequate cross ventilation can not be achieved.

To head of mono pitch roofs - provide continuous 5mm gap ventilation, either via ventilating roof tiles to upper section to be equivalent to a 5mm continuous gap or proprietary under flashing ventilation strip.

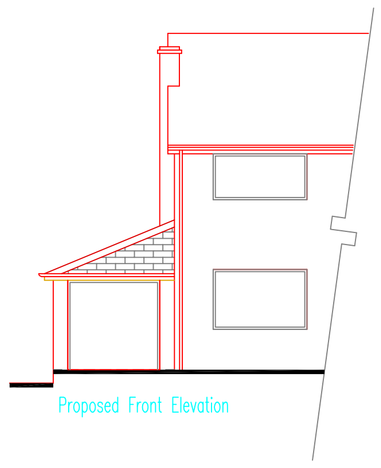
LEGEND
SD Smoke/Heat detector + sounder



Proposed Gable Elevation

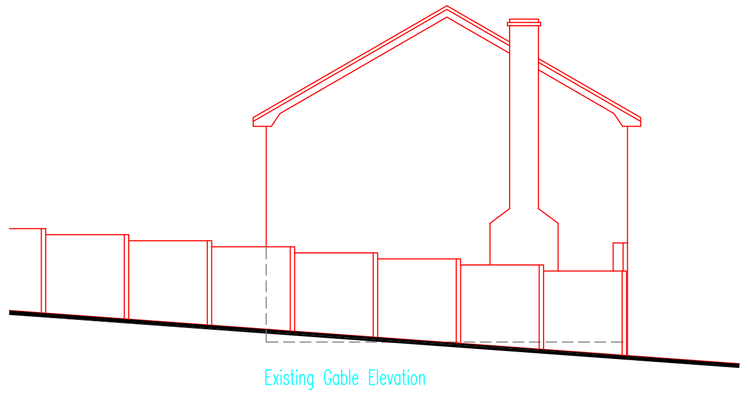


Proposed Rear Elevation

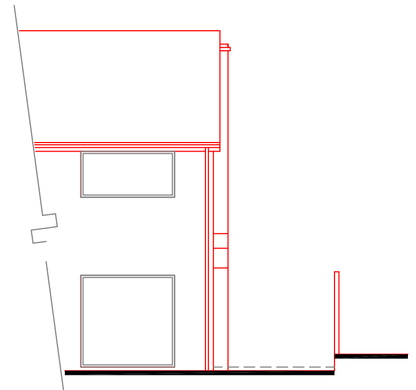


Proposed Front Elevation

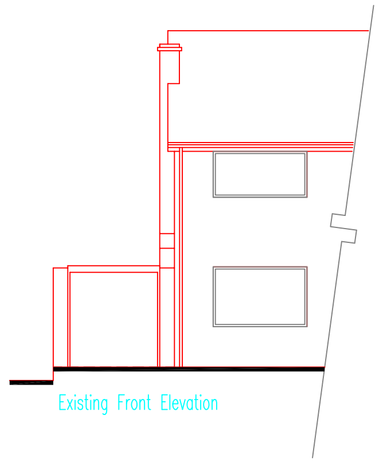
Proposed Elevations



Existing Gable Elevation



Existing Rear Elevation



Existing Front Elevation

Existing Elevations

Rev.	Mod. Notes	Date	By
A	Issued for comment	June 14	DAP

Client
Mr Farzand Ali

Location
1 Jehlum Close
Crumpsall, Manchester M8 0GP

Job Title
Proposed demolition of existing structure and construct garage

Drawing Title
Existing and Proposed Plans and Elevations

Scale 1:50	Sheet A1
Date June 14	Drawn by DAP

Dwg. No.	Rev.
21 / 14 -01	A