VENTILATION OF THE EXISTING TIMBER SUSPENDED FLOOR

The builder is to examine the condition of the existing suspended timber floor at ground floor level.
Any defective areas of floor are to be highlighted to the client and replaced with new generally as specification.
Builder to provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500 mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris.
Confirm the position and number of air bricks with the building inspector on site
All the new joist ends are to be wrapped in DPC where they sit in the existing external/internal walls.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

Scale Bar in Metres.

0 1 2 3 4 5 6 7 8 9 10

All dims are to be checked on site by builder.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.
commissioning notice given to the Building Control Body.

CONVERSION OF THE EXISTING 8NO SINGLE BED SELF CONTAINED FLATS TO CREATE 2NO SELF CONTAINED FLATS + SINGLE FAMILY DWELLING HOUSE + SINGLE STOREY EXTENSION AT REAR + INTERNAL ALTERATIONS + THE DELMOLITION OF EXISTING REAR BAY + REAR DECKING AREA.

BUILDING LAYOUTS
PROPOSED GROUND FLOOR PLAN

CLIENT :
MR & MRS HEIMANN
34/36 MOXLEY ROAD
CRUMPSALL
MANCHESTER
M8 4HJ
TEL : 07912 220 826
: 07912 220 879

DRAWN:	DATE:	Job Reference:	REV:
	20/12/13		
CHKD:	SCALE:	DRAWING No:	
	1:50	330/002	

DRY LINING EXISTING CAVITY WALL
To achieve min U-value 0.28W/m².K
The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Mechanically fix 62.5mm Celotex PL4000 insulated dry–lining board to 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level.
Fix using drywall screws or galvanised clout nails, allowing a minimum 25mm penetration of the timber and placed at 150mm centres. Tape joints and the seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

Footpath

ALL EXISTING BOUNDARY WALLS AND ASSOCIATED HEDGES BOUNDING THE FOOTPATH ARE TO BE RETAINED..

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH BUILDING INSPECTOR.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work. It is the builders responsibility to confirm all drainage work with the building inspector prior to carrying out any work.

All of the the existing ground floor ceilings are to be taken down to the exposed timber joists. Infill between joists with 150 mm of 'Rockwool' insulation quilt for soundproofing purposes.
Line the underside of existing joists With 15mm fireline board and 5mm skim finish

Builder is to check the integrity of all the existing windows. If they have failed they are to be changed to new UPVC windows generally as specification.
Dpc to be fitted at all window reveals to stop moisture ingress.

All of the existing doors are to be changed to new hardwood doors generally as specification.
Dpc to be fitted at all window reveals to stop moisture ingress.

Provide 125mm skirting boards as agreed with the client to internal perimeter of all rooms and communication spaces

Kitchen to be provided with 2No sinks and and 2No cookers as agreed with the client.
kitchen to be designed by the clients Kitchen designer and/or builder.
Confirm all work with the client prior to order

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT.
ALL IN WHITE.

- Brass external tap fitted by 'Gas-Safe' plumber.
- Double switched socket min 400mm above f.f.l..
- Fused socket
- Double switched socket high level (above worktop.)
- 100w external lamps as agreed with client.
- External power supply, i.e. Aquatec 56 Colourtec socket. or similar approved.
- Rad — Indicates the radiator chosen by the plumber and agreed by the client.
- Extract fan with overun facility.
- One way light switch.
- MK pendant light fitting.
- Tel — Telephone socket
- SD — Wired in smoke detector/ sounder as App Doc. B1.
- HD — Wired in heat detector/ sounder as App Doc. B1.
- Recessed lighting at ceiling level.
- i — Wired intercom system as agreed with the client.
- Internet access by service provider.

'THERMALITE SUPER 7' 100mm WIDE CONRETE BLOCKWORK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

All new brickwork to be neatly tied in to the existing brickwork at every course in a neat and tidy fashion.
All brickwork to be chosen to match the existing face brickwork. Mortar to be chosen to match the existing in colour and texture. with 'catnic stronghold' connectors fitted as manufacturers details with vertical dpc.

Infill any openings in the existing external wall construction with new cavity wall construction to match the existing. Insulate and dry-line as specification.

Connect new rainwater gullies to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

BUILDER TO NOTE:
BOTH FLAT ENTRANCE DOORS ARE TO BE FD30s STANDARD IN SUITABLE FRAME WITH INTUMESCANT STRIP. DOORS TO BE HUNG WITH 3No 100mm BALL BEARING HINGES AND ENTRANCE LOCK THAT IS LOCKABLE ONLY WITH THE USE OF A KEY.

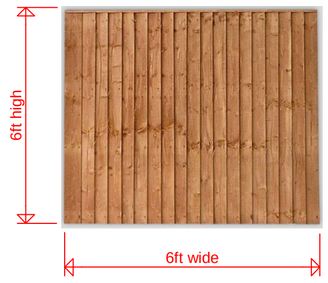
BUILDER TO NOTE:
ALL FLAT LOBBY DOORS AT GRD, 1ST AND 2ND FLOOR LEVEL ARE TO BE FD30 STANDARD IN SUITABLE FRAME WITH INTUMESCANT STRIP. DOORS TO BE HUNG WITH 3No 100mm BALL BEARING HINGES.

BUILDER TO NOTE:
BUILDER TO CONFIRM THE POSITION OF ALL BOILERS WITH CLIENT PRIOR TO COMMENCING ANY WORK ON THE SPACE HEATING/HOT WATER PROVISION.

60mm 'Gyproc Thermaline Super' wall board fixed to all existing external walls where the existing plaster finish has been removed. Use 30mm thick board around window reveals.

All new external doors are to be agreed with the client.
All doors are to be generally 45mm hardwood doors as agreed with the client.
All doors are to be hung with 3No 100mm brushed stainless steel ball bearing hinges.
All door handles/furniture/catches is to be agreed with the client prior to order/fitting.

Typical Feather Edge Fence Panel.



ALL EXISTING TREES, BUSHES AND HEDGES ARE TO REMAIN IN THE REAR GARDEN.

Proposed Ground Floor Layout