

GENERAL NOTES

Prior to starting work: notify all adjacent owners & keep informed of any impending demolition or rebuilding work etc likely to cause disturbance.
All workmanship and materials to comply with the current building regulations ,British standards and codes of practice.All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications .All materials to be suitable for purpose

Roof:-
New pitched roof to be tiles on 50 x 25 tanalised battens on reinforced roofing felt on 200 x 50 rafters at 400 crs C16
Ceiling:-
175 x 50 ceiling joists @400 crs.

Bolted Connections:-
Provide bolted connections with toothed plate connectors between all rafters & ceiling/floor joists. NB Joist acts as a tie & must be securely overlapped & bolted together with toothed plate connectors where not continuous.

Spiking:-
All structural timbers are to be securely spiked together at each & every junction to maintain structural integrity.

Stress Graded Timber:-
All structural timber is to be stress graded.

Notches:-
Max depth 1/8th of joist & not closer to support than 0.07 of span nor further away than 0.25 of span

Holes:-
Max Diameter 1/4 of joist depth, drilled on neutral axis not less than 3 x diameter centre to centre & not closer to support than 0.25 of span nor further away than 0.4 of span.

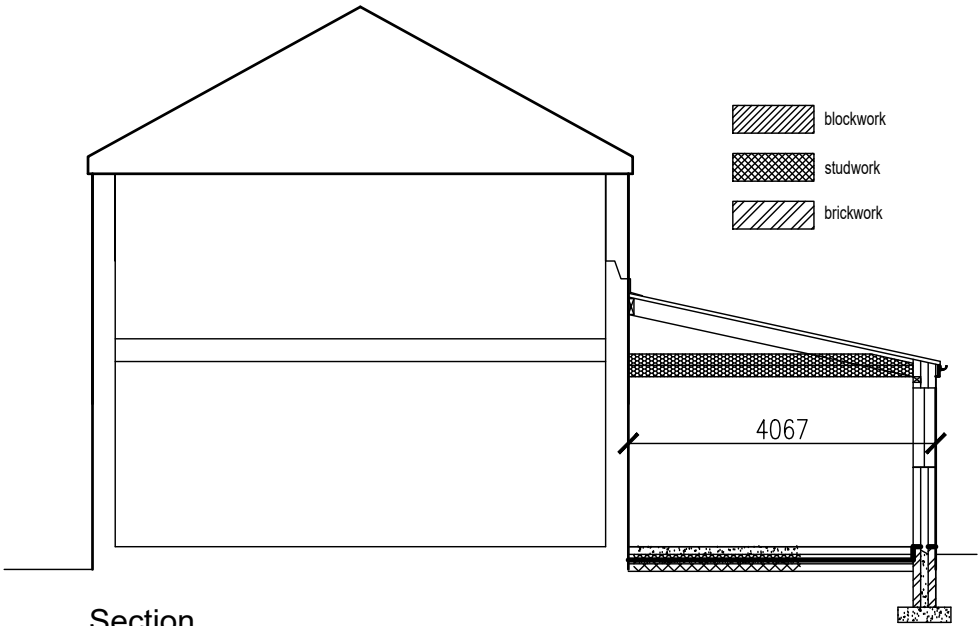
Ceiling:-
13mm foil backed pl/bd & skim with scrim cloth joints.
300 quilt insulation laid between joists with min 50mm void above.Max u value 0.18w/m2degreesC

Planted battens:
Provide planted battens to underside of rafters where sloping ceiling to allow min 50mm through ventilation over top surface of roof insulation.

Ceiling Hatch:-
Trim out & form access hatch to ceiling void. 25mm blockboard with 50 x 19 architrave.

Ventilation:-
Min 0.3% of roof plan area 25mm gap for length of fascia with wire gauze protection (allow clear passage of air) provide ridge vent or airgrate high up to each gable end.

Wall Anchors:-
30x5 Galv MS Straps at max 2.0m CRS screwed across last 3 parallel joists at roof, ceiling & upper floor levels & built into wall & turned down cavity.



Section

Wall Plate:-
100x50 wallplate screwed to 30x5 galv MS straps at max 2.0m CRS & built into wall. Cavity barrier at eaves level.

Eaves:-
Overhanging eaves

Verge:
Flush pointed verge.

R W Goods:-
100 round section pvc gutter & 63 round section pvc fall pipes all to be white colour.

Flashings:-
Min 150 vert rise to all wall/roof junctions with stepped cavity flashings to walls - 150 vert rise to all stacks & vent pipes etc. Obtain adjacent owners permission & flash on to walls, roofs, etc. as necessary.

Lintols:-
Brick on pressed metal galv. Lintols (catnic or similar in accord. Manufacturers load/span tables) min 150mm bearing where clear span exceeds 1.2m.

External Walls:-
102.5mm facing bricks, 100 cavity & 140mm celcon solar (100mm to first floor & attic) or similar load bearing thermal blocks.
50mm kingspan insulation to inside of cavity .
Plaster finish internally. Stainless steel ties at max 450 crs horiz & 250 crs vert & to be staggered. Max 'U' value 0.28 w/m²°C. Cavity barrier at eaves level.
Wall ties (vertical twist type or similar) to b.s. 1243 fixed 750mm horizontally & 450 vertically. damp proof coarse to be visqueen 2000t polythene damp coarse lapped min. 100mm at joints. visqueen floor d.p.m lapped under d.p.c. lintels to be as noted or equal. all lintels to have cavity trays type c d.p.c over with type I stop ends and clear beakweep vents.

DPC:-
Min 150 above new ground level.

Solid Floor :-
100mm screeded conc. on 100mm kingspan on min 1200 gauge hdpm with sealed joints on sand blinding on min 100 max 600 well compacted hardcore (provide ducts to ventilate sub floor as required)

Floor Finishes:-
Garage floor to be sealed, screeded & laid to fall to front.

Foundations:-
600 wide x 150 deep conc strip founds taken down to firm virgin base min 900 below exg ground level & to be agreed on site with building control officer.
600 wide x 200 deep mm concrete strip footings. to a min. depth of 900mm below exg ground level & to be agreed on site with building control officer.
concrete (grade 25 opc) 1:2:4 min. 21n/sq.mm compressive strength at 28 days using graded washed gravel mix, nom. size 20mm, to b.s.882 & sharp sand. footings to be reinforced to structural engineers design. brickwork below ground level to be class a engineering bricks in 1:4 cement sand mortar.

Specialist Foundations:-
Foundations shown are diagrammatic only. The foundations are to be carried out in accordance with a specialist engineers design & are to be taken down to a firm virgin base agreed on site with the building control officer.

Steelwork:-
All steel beams & columns encased to give 1 hour fire resistance. 2 layers 12.5mm gyproc fireline & skim with staggered joints
New steelwork to be in accordance with structural engineers recommendations, details and calculations

Electrical Installation :-
all sockets, switches, lights etc to be positioned in accordance with the clients requirements and the number of units to the clients approval. the whole of the electrical installation must be in accordance with the latest edition of the iee regulations. all cables shall be insulated and sheathed with pvc and shall conform to bs:6004:2004 provide all necessary consumer units, isolating switches and circuits to meters and necessary backboards. install earth conductor links to all water services. the whole of the electrical installation is to be tested on completion and test certificates are to be produced by the electrical contractor as evidence of satisfactory completion.

Note:-
30% New lighting to be energy efficient lighting

GENERAL REPAIRS

Prior to starting work:- Notify all adjacent owners & keep informed of any impending demolition or rebuilding work etc. likely to cause disturbance.

Stress Graded Timber:-
All structural timber is to be stress graded.

R W Goods:-
Overhaul & repair all defective rainwater pipes & gutters

Flashings:-
Overhaul or replace flashings as necessary. Obtain adjacent owners permission & flash onto walls, roof etc. as necessary.

Walls:-
Repoint brick/stone work & repair render as required

Penetrating Damp:-
Investigate all damp areas on walls, floors & ceilings etc. where necessary overhaul. Walls, gutters, pipes, roofs, flashings etc. to rectify problem.

Damp Proofing:-
Obtain specialist damp proofing survey & implement any recommendations therein.

Dry Rot & Timber Decay:-
Obtain specialist dry rot & timber decay survey & implement any recommendations therein.

Structure:-
Obtain structural engineers report on foundations, walls, floors & roof, etc. & implement any recommendations therein.

Woodworm:-
Obtain specialist woodworm survey & implement any recommendations therein.

Timber Ground Floors:-
Investigate exg. timber floors & ensure adequate sub floor ventilation.

Electrics:-
Test exg system & upgrade as necessary. Remove completely any defective or aged system & rewire in accordance with IEE regs.

Drains:-
Carry out tests & overhaul & repair as necessary.

SERVICES

Water Supply:-
Provide service ducts where necessary.

Electricity Supply:-
Provide service ducts where necessary. New electric service as required. Reposition outlets & switches etc. as necessary (all elec fittings to be ivory white plastic) .

Gas Supply:-
Provide service ducts where necessary. New gas service as required.

Notes :-
Do not scale from this drawing .

All dimensions to be checked on site prior to the commencement of works.

All work & drainage to be to the entire satisfaction of the local authority , statutory undertakings & in accordance with the current building regulations.

Any drains passing under building to be exposed & encased in 150mm conc.

All structural timber is to be stress graded

Rev.		By	Date
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Chartered Architects & Interior Designers

1 Cranleigh Avenue
Stockport
SK4 3 PZ

Tel : 07581 056 056

Site
7 Furnival Road
Manchester

Title
Proposed Section

Project Manager/ Checked	Drawn By	Scale	Date
		1:100 @ A3	0223
Arch./Des.	Drawing Number	F01/MH/04	
			Rev.