

Generally:
All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations. Relevant British Standards codes of practice, Manufacturers
Instructions/Recommendations, NHBC Recommendations and normal good building practices.
All dimensions are to be checked on site prior to work starting and any discrepancies notified to the Designer.
All items shown on the drawing, either described or implied including everything for their execution shall be included in the tender sum.
The contractor is to visit the site at tender stage. No allowances will be made for lack of site knowledge. All LA approvals to be given in writing before any works start or site otherwise all work will be done at the clients own risk.
The drawings are to be used for pricing and LA approval purposes only and as a guide to the contractor.
Any suspected discrepancies on the drawings should be notified to the client prior to work starting on site.
Any amendments to this specification must be agreed with the client in writing before work commences.
Check adequacy of existing load bearing walls to carry new loading.
Check adequacy of existing lintels to carry new loadings particularly where trimmer beams bear on to walls.

provisions of BS5572:1978. Foul drainage is to comply with the provisions of BS5830:1985.

Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine.

Combined wastes to be 50mm.

Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap.

Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm.

WC wastes 100mm diameter.

Wastes collect together into 100mm dia soil, fall min 5mm per metre run, connected into existing soil stack. stack extended to 1m above top of nearest opening window.

New Black UPVC rainwater goods to stack existing.

All new underground drainage to be in 100mm UPVC pipework 'Hepworth Supersleeve' laid in accordance with manufacturers instructions. All drains passing beneath extension to be encased in 150mm thick concrete with flexible board movement joints at max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lintel in each leaf; mask wall opening with rigid sheet material to prevent vermin entry. New inspection chambers to be Hepworth PPIC type on 200mm thick concrete base with 150mm concrete surround. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.

roof with new cavity wall comprising outer leaf of 102mm thick brickwork to match existing, laid stretcher bond in 1:1:6 cement/lime/sand mortar with bucket handle jointed pointing; cavity width to match existing with 'Crown Dritherm' full fill insulation installed in accordance with manufacturers instructions; inner leaf of 100mm concrete blockwork Celcon or equivalent with nom. 15mm plaster finish.

Wall ties to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavities to be fire stopped at roof level with 6mm masterboard or equivalent cement based particle board.

accordance with Structural Engineers calculations and details

Encase steel beams in 2 no layers 12.5mm fireline plasterboard & skim finish, all joints staggered, on timber furring pieces.

All steel to be grade 43. All welds to be 6mm F.W full profile. All bolts to be grade 8.8.

All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.

Notches and holes in simply supported floor and roof joists should be between the following limits:

- Notches should be no deeper than 0.125 times the depth of a joist and should be no closer to the support than 0.07 of the span.
- Holes should be no greater diameter than 0.25 times the depth of the joist and should not be less than 3 diameters apart, and should be located between 0.25 and 0.4 times the span from the support.

New softwood staircase up to new loft area, comprising 14no. equal risers at 186mm each & goings 240mm each. Ensure min 2.0m headroom over new stairs. Provide handrails 900mm above pitch line of flight and 1000mm above landing.

Stair treads 32mm thk sw, risers 18mm ply. Timber strings 250x32mm sw.

Under-draw in 12,5mm plasterboard and skim.

off main house, taking care to programme the works to minimise the risk of poor weather during this operation, including pricing for temporary scaffold over-roof to be installed at clients option.

2. Strip existing tiles and felt and cart away, and carefully remove existing rafters and purlins etc taking care not to disturb or damage existing ceiling joists, ceiling finish or wallplate.
3. Screw down new 25 x 100mm bearer rail to top of existing wallplate between existing ceiling joists. Ensure wall plate is adequately strapped down to existing walls.
4. Place new attic trussed rafter onto new packer as layouts, securing in place with truss clips. Bracing to roof construction to be carried out in accordance with BS

installed in accordance with
manufacturers instructions including
all flashings and linings, etc.

All new doors to loft area and forming stair enclosure around new and existing stairs to be FD30 fire doors in tested frame assemblies.

New windows in upvc, incorporating 8000mm trickle vents & 0.33m2 side opening light, minimum 450mm width and height for emergency escape purposes. Allow for 100 x 150mm sw lintels over window opening, and for all necessary lead flashings and soakers.

Double glazing to comprise inner pane with low 'E' coating, 16mm argon filled cavity, outer leaf clear float glass.

Double glazing to comprise outer pane with low 'E' coating, 16mm airspace, inner leaf clear float glass.

External doors incorporating glazing (and glazing within 300mm of doors) to be of laminated or toughened safety glass to BS6206 Class A.

Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

ensure junction of new pitched and flat roof is watertight and modify / repair as necessary.
Fascias and soffits in painted WBP plywood.
Black uPVC gutters to match existing.

to be via 1/20th floor area opening lights and 8000mm² trickle vent within windows.

Bathrooms: Allow for ceiling mounted extract fan capable of 15l/sec extract rate with 15 minutes overrun, wired to light switch. Fan vents to outside air. Undercut bathroom door by 15mm to facilitate air transfer.

Heating system to be extended to feed panel radiators with thermostatic valves, and domestic hot water system

Allow for all builders work in connection with Electrical installation. Electrical works to be carried out in accordance with I.E.E. regulations.

Allow for all earth bonding to plumbing and heating systems.

Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.

Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE sixth edition wiring guidance and Building Regulation Part P (Electrical safety).

On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.

AND

Prior to the covering of all wiring / cables, the installation is to be inspected by an independent 'Competent Person', and on completion of the work, in addition to the above certificate, an additional 'Competent Persons Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.

(Competent Person means a member of ODPM Electrical Competent Persons Scheme).

NOTE: ALL DIMENSIONS TO BE CHECKED
ON SITE AND ANY DISCREPANCIES
REPORTED TO THE DESIGNER PRIOR TO
COMMENCEMENT OF WORKS.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided

THIS SCHEME IS NOT BASED ON A SURVEY

DO NOT SCALE FROM THIS DRAWING

Drawing Status			
Construction Status			
Rev.		By	Date

RICHMOND CONSULTANTS

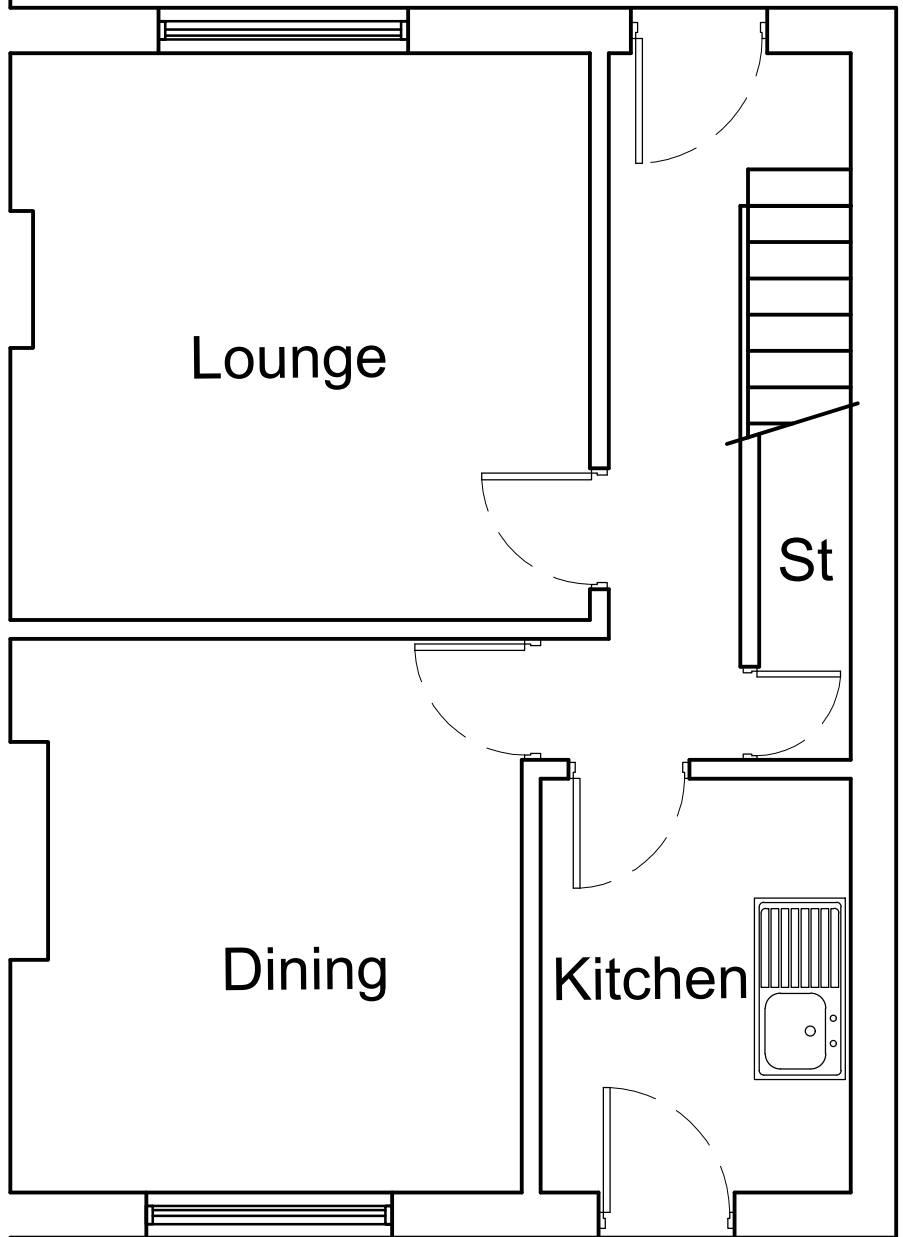
Mobile 07710131750

Email srnnicholls@ntlworld.com

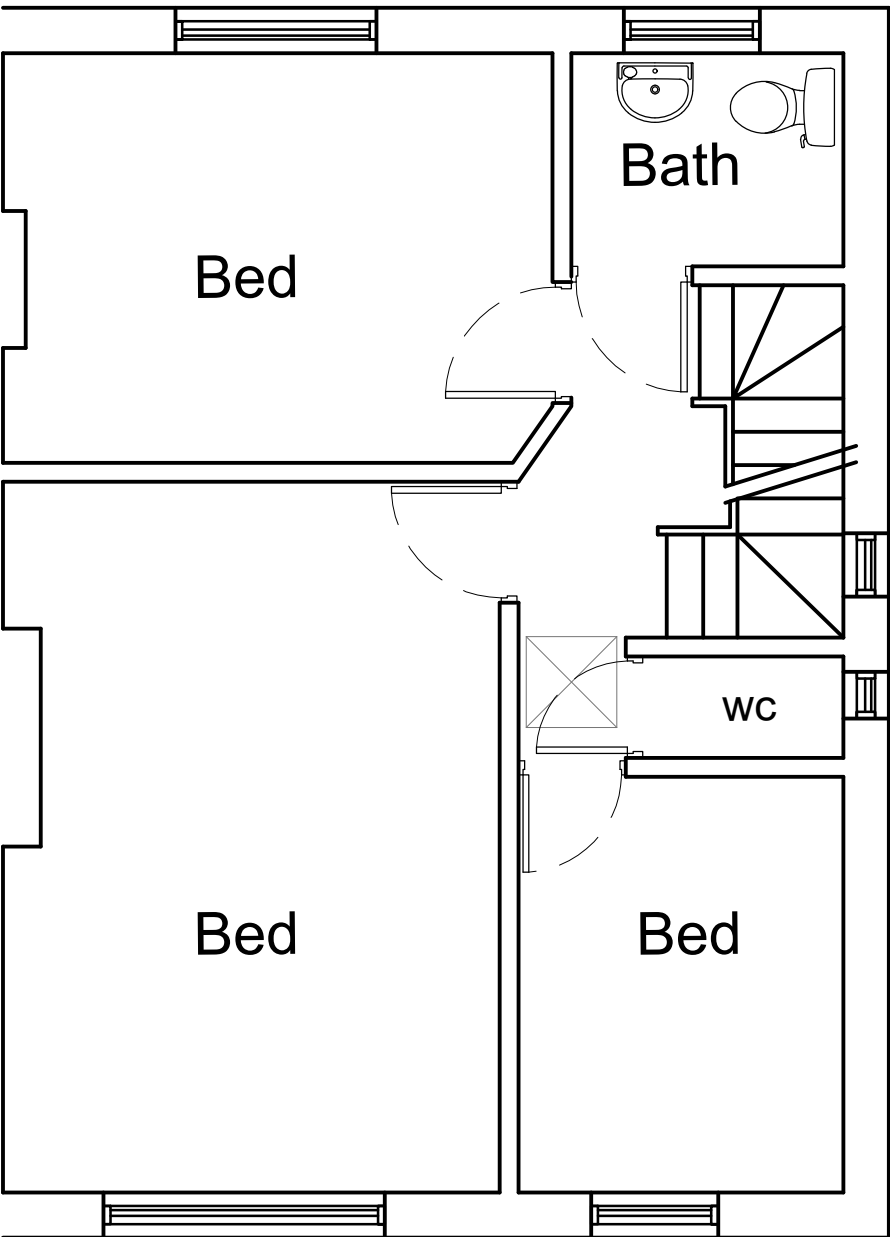
Site
12 Hadley Avenue
Manchester
M13 0UU

Title
Proposed Hip to Gable Conversion
and Rear Dormer
Proposed Floor Plans

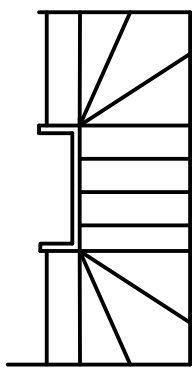
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	Drawing Number 15.22 PL102		Rev. --



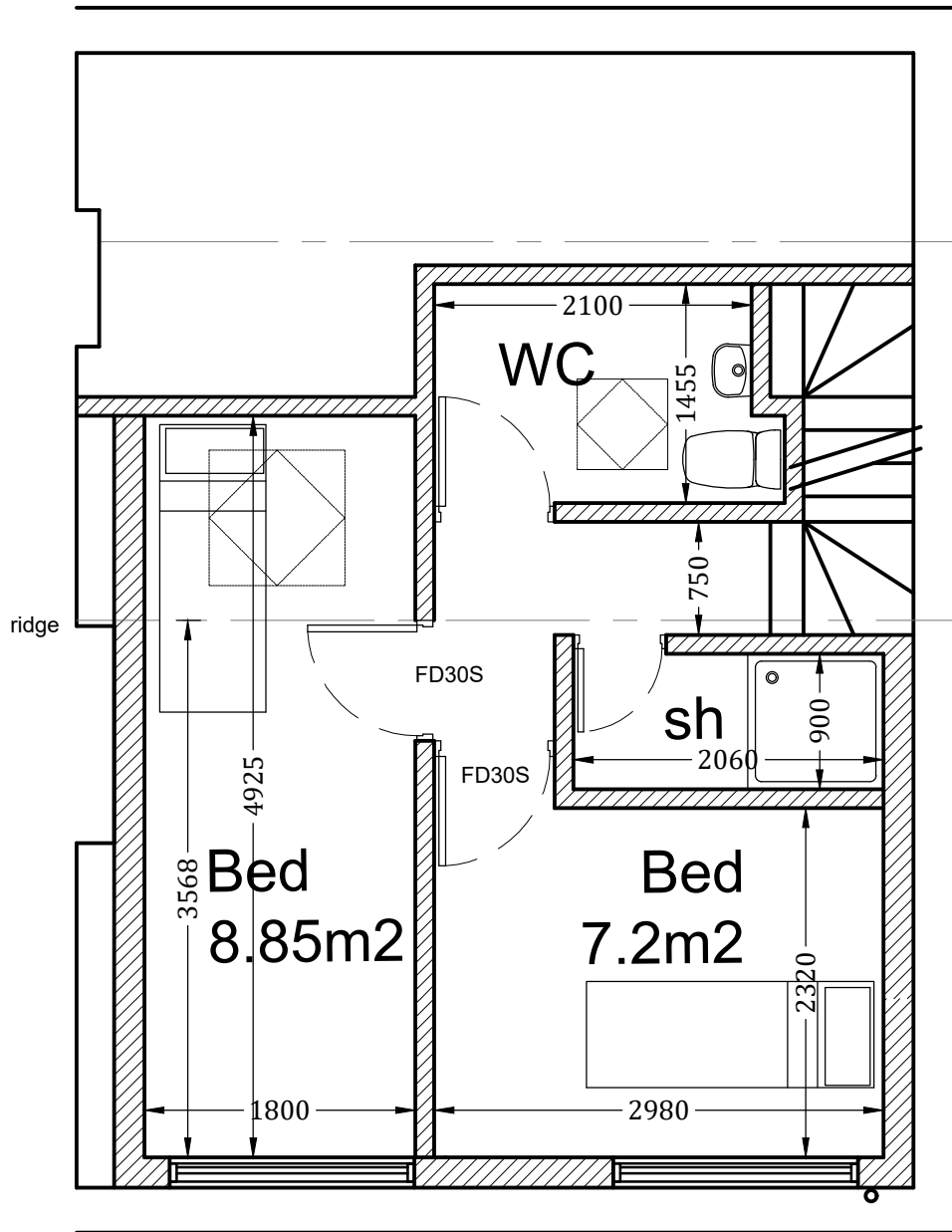
EXISTING GROUND FLOOR PLAN (to remain)



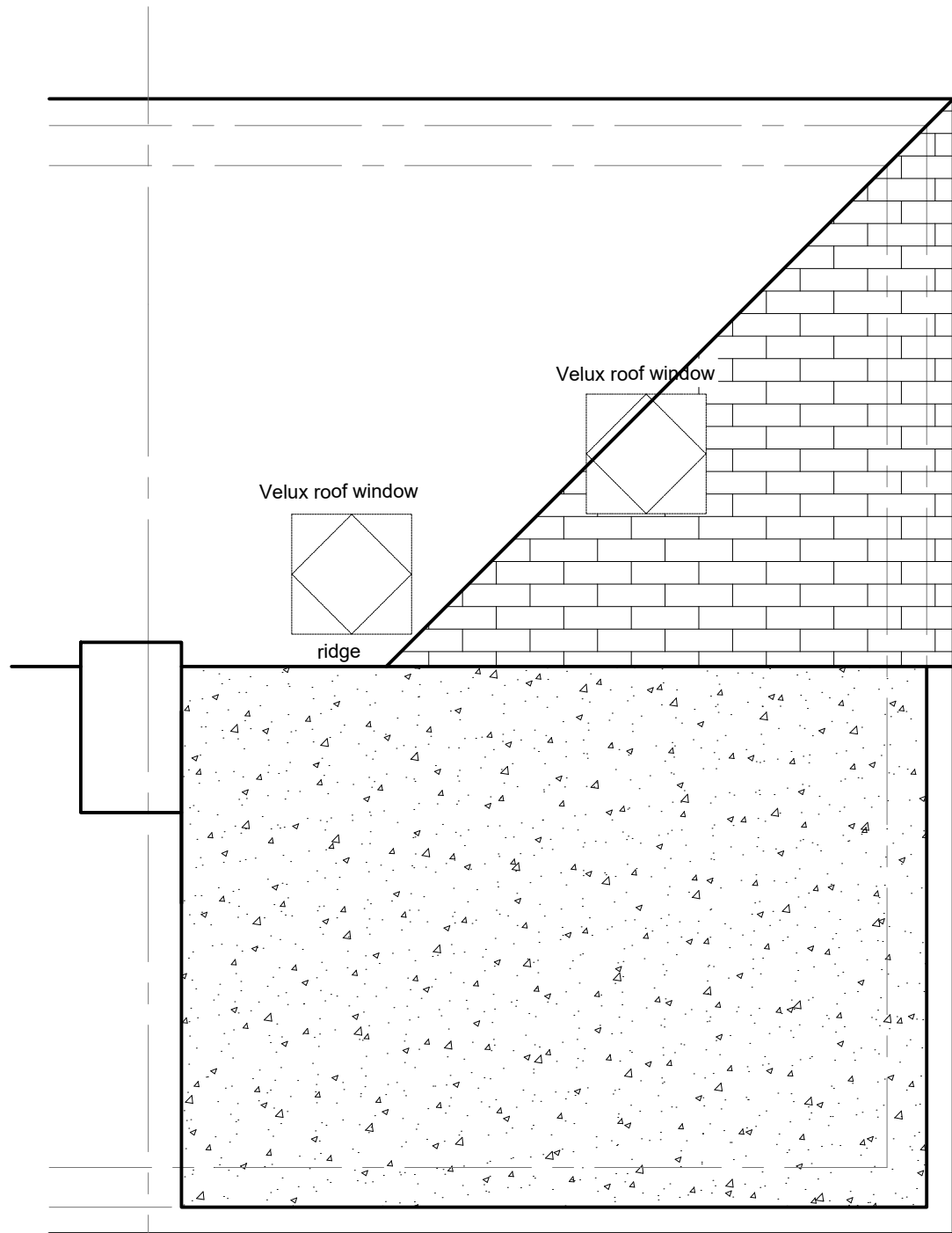
PROPOSED FIRST FLOOR PLAN



Stair 2500 FL-FL
13R @190
Going 220



PROPOSED LOFT PLAN



PROPOSED ROOF PLAN

