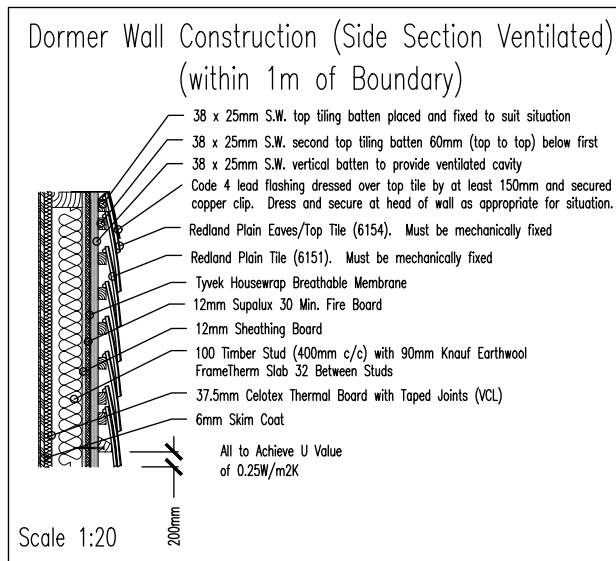
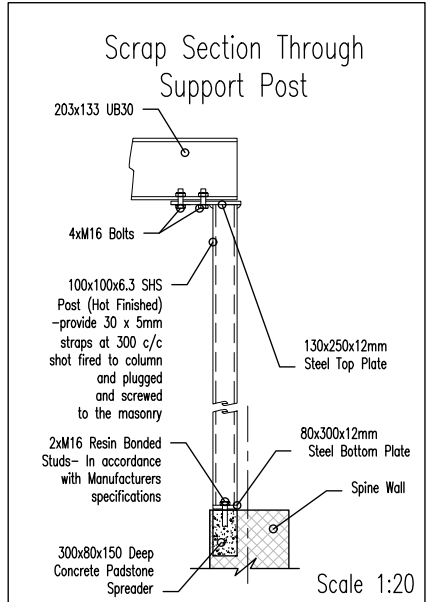
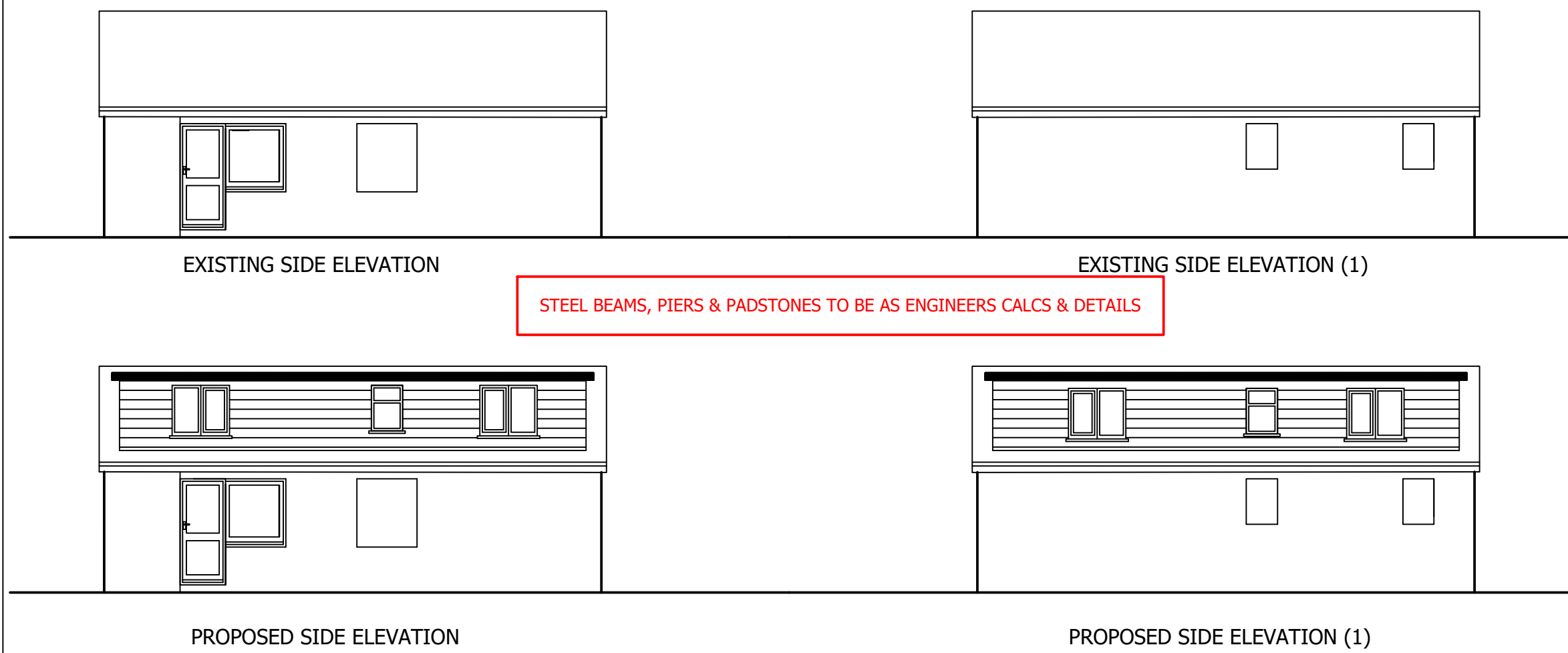
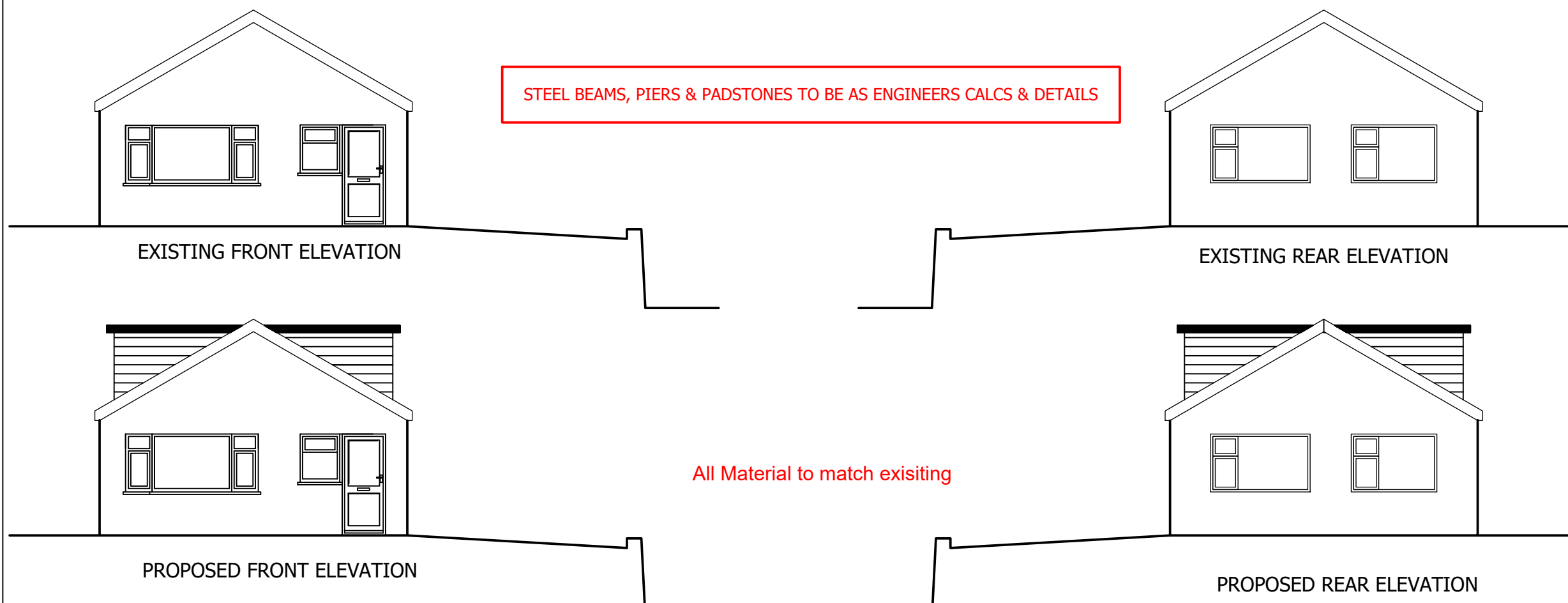
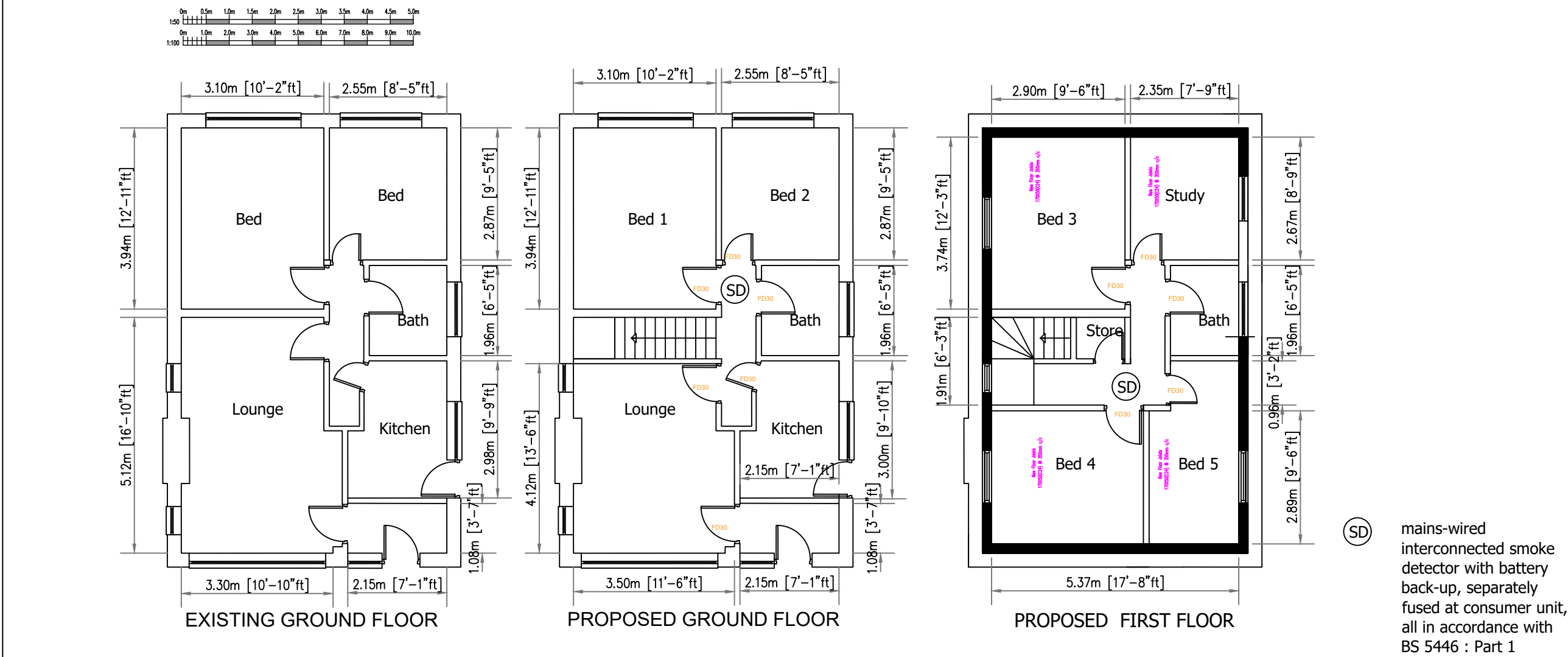
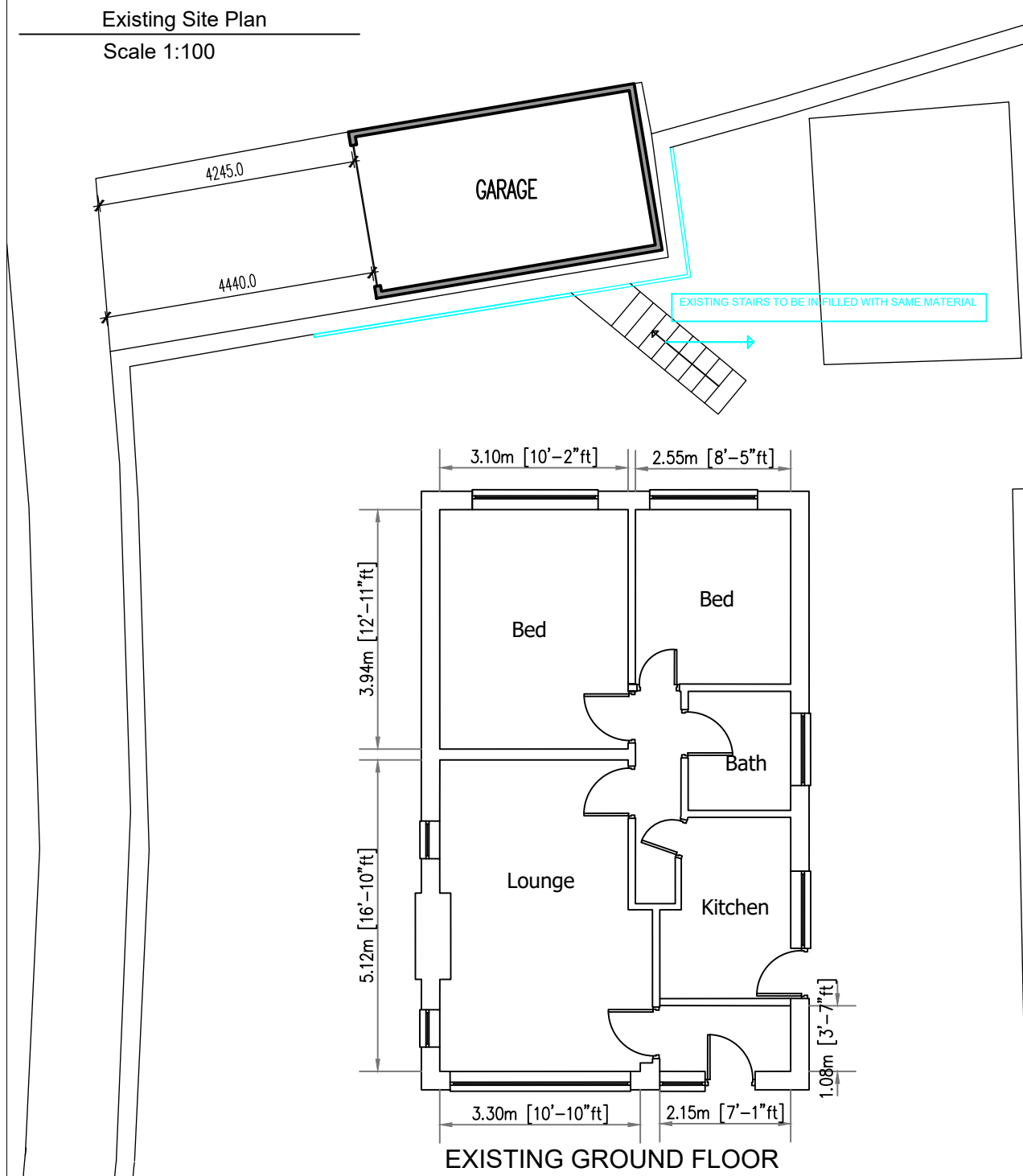


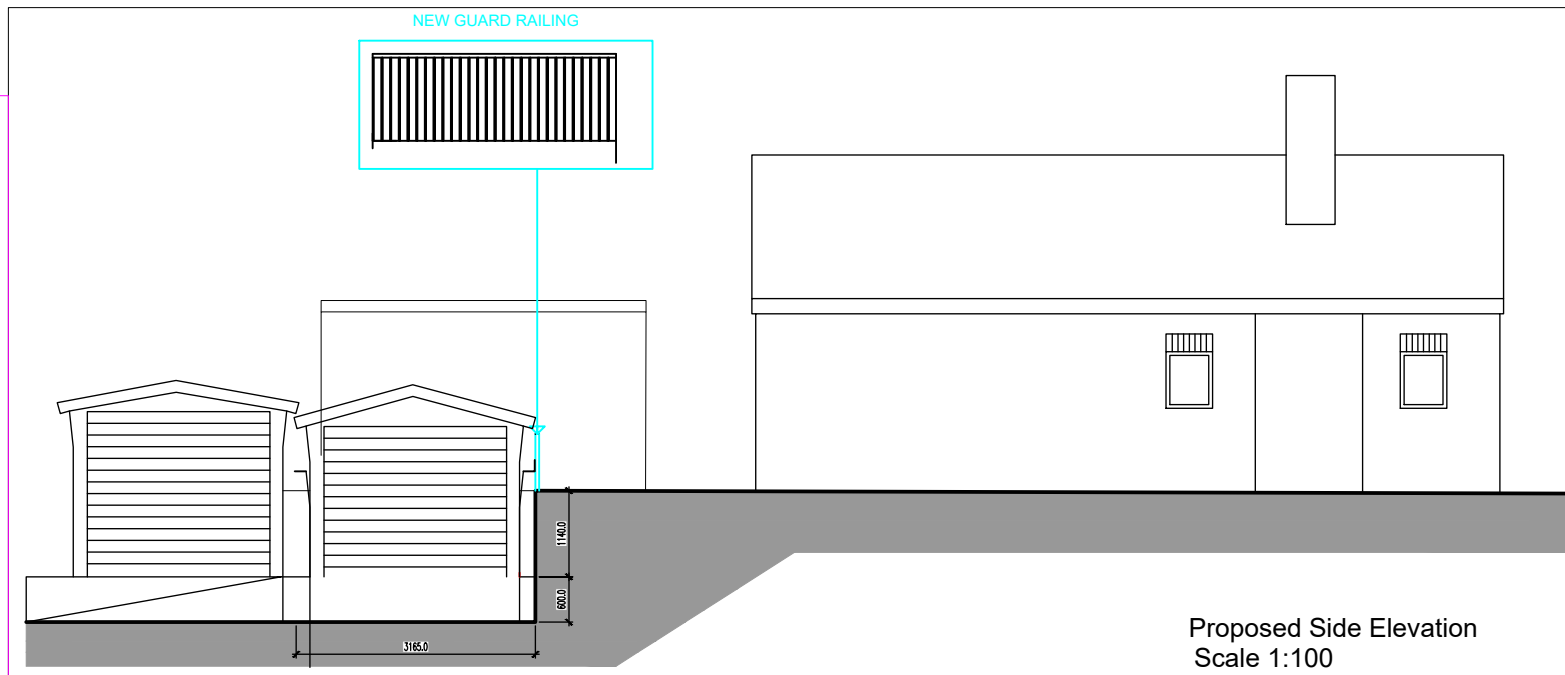
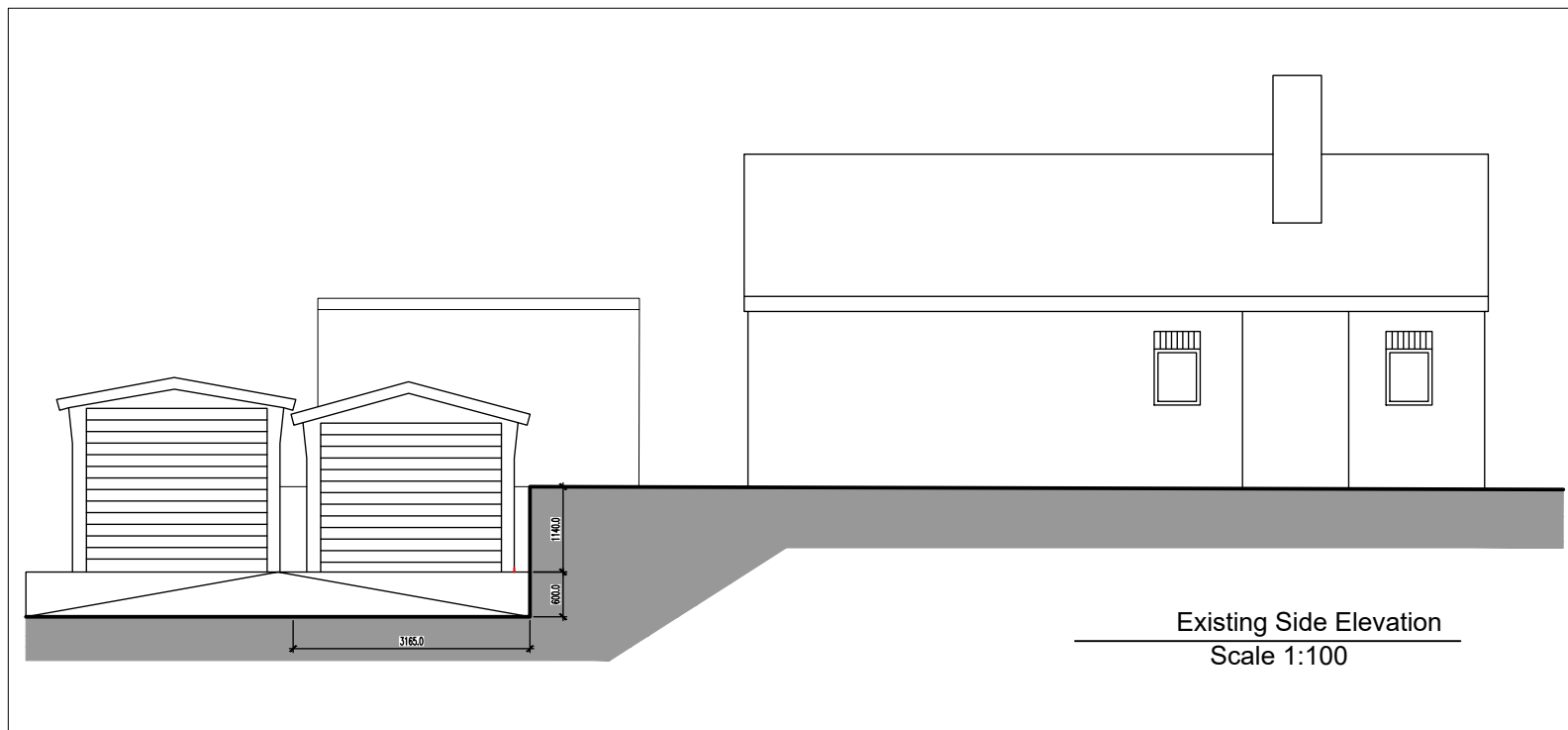


Notes - Loft Construction:

- Structural timbers are not to be located within 40mm of the face of any chimney.
- Insulation to Existing Roof - 50mm Celotex Insulation below rafters & 70mm Celotex Insulation below rafters to manufacturers recommendations leaving a 50mm ventilation gap behind insulation. All to achieve 0.18W/m²K.
- Dormer checks & roof - To be restrained laterally using 12mm exterior grade plywood nailed to uprights at 150mm c/c. Outside of dormer to utilise like hanging on laminated s/w battens onto underside raft. All to achieve a U₁₀ value of 0.22W/m²K. See Detail 1.
- New internal walls - 100mm studwork at 400mm c/c built off double joists finished with skimmed 12mm Plaster board, see detail for sound insulation spec.
- New floor - 22mm 18kg moisture resistant chipboard on 200mm deep joists on detailed on floor plan.
- New floor - To have min. 30 minute fire resistance & sound insulation by laying 100mm Rockwool mineral wool of min density of 10kg/m³ on chicken wire nailed to sides of floor joists on 12.5mm plasterboard laid between joists with 22mm 18kg chipboard over.
- New stairs - currently 700mm wide to comply with Approved Document K para. 5.5 in 2014 to be between 350 and 700mm. Max rise of 220mm and minimum going of 220mm. Min headroom to be 1900mm over centre line of stairs and min 1800mm at sides. Existing stairs to have 2000mm headroom across whole width. New headroom to be min 1000mm high with no gaps exceeding 100mm anywhere (non climbable).
- All new & existing walls/ceilings surrounding staircase to achieve 30 minute fire protection. Existing wall ceilings may require upgrading with an additional layer of plasterboard - subject to building inspectors site inspection.
- Existing doors to be inspected for fire resisting adequacy by building control before proposed means of fire safety (smoke detectors in every room) is acceptable.
- If existing doors not suitable, all doors marked F20 or F30 to be half hour fire resistant closing onto 20mm stops with intumescent strips & smoke seals. All doors to be of solid construction with no glazing. Any existing glazing above doors to be replaced with glass blocks, Pilkington Pyrodur or boarded with 2 layers of 12.5mm plasterboard to retain 30min. fire protection.
- Inter-connected smoke/heat detectors/alarms to be fitted at ceiling level as shown on floor plans. Units to be permanently wired to separate fused circuit of the distribution board and fitted with battery backup. All units to be in accordance with BS5839 Part 4.
- An installation and commissioning certificate is required for fire alarm system.



NOTE:
Drawing issued Subject to Structural
Engineers Specification & Building
Control Approval



General Design Criteria

Client to ensure all of contractors' works on site to comply with and meet:

- Approval of the relevant British Standards and the Local Authority including Building Control and Planning Departments. The design may be based on the assumption that certain walls are load bearing. If this is not the case on site it is the responsibility of the contractor to bring this to the attention of the Designer, so that the scheme can be revised accordingly.
- Dimensions Note that all dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Designer of any discrepancies. The same applies to the alignment of walls and general layouts.

Regulations

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure.

Health And Safety

Contractor, sub-contractors etc. to comply with Health and Safety Regulations during execution of the works.

The contractor should locate existing services before works commence. The use of CAT is advisable. Take all necessary precautions when carrying out any demolition works, forming new openings, excavations and working at roof or/and high level. For alteration work requiring new openings in walls or the removal of existing walls, the contractor is to follow the guidance in the Building Research Establishment 'Good Building Guide' 15 and 20 - 'Providing temporary support during work on openings in external walls' and 'removing internal load-bearing walls in older dwellings'.

Any live mains electrical cables within working distance to be sheathed / protected.

Rubbish

Rubbish and debris must not be allowed to accumulate on site and are to be carted away to licensed tip as occasion demands. Site to be left clean and tidy upon completion.

Demolition

Demolition work must comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan should be produced by the principal contractor. The schedule of works and details of demolition techniques should be agreed with Building Control prior to works on site. The contractor is fully responsible for all demolition works.

Beam and Block Floor

Where specified, beam and block flooring to be provided by specialist contractor based on a suitable loading for a domestic garaging and based on the spacing of lines of support as provided by the Engineer or Piling Specialist.

The beams are usually either 150 deep (typically 127 wide) or 225 deep (typically 155 wide). Infill blocks to be lightweight standard building blocks with a density of 650kg/m³. Block Strength: Either a block strength of 3.5N/mm² with a transverse load capacity of 3.5kN on a 420mm span or a block strength of 7.0N/mm². Grouting: when all the blocks have been installed, the floor should be grouted with 4:1 sand / cement grout brushed into the joints between the beams and blocks to stabilise the floor. Camber: All prestressed units will have an upward camber. The degree of camber is dependent upon the prestressing force and the span; Levelling Screeds may be required prior to laying finishing finishes.

DPC to be minimum of 150mm above ground level to BS 7473 Vertical and horizontal DPC to all reveals to be bitumen BS 6398 in a hessian base.

Expansion joints to walls be provided @ 6m c/c vertically & minimum of 3m from any corner. Joint to be 'Corkpak' type.

Soil & Waste Drainage New wastes to be in PVC. Deep seal traps to be a minimum of 75mm to all sanitary wares.

- Wash Hand Basins 32mm diameter
- Sink Wastes 38mm diameter
- Shower Wastes 43mmmm diameter
- Wastes to W.C. 100mm diameter
- Rainwater 63mm diameter

Underground drains to be in PVC 100mm dia bedded in pea shingle 150mm all round with a minimum fall of 1:40

Any drains passing through the footings to be protected by reinforced concrete lintels

Guttering to be 100mm PVC 1/2 round guttering on 20mm fascia board

Position and Depth of Manholes to be confirmed before any excavations carried out. Any New manhole to comprise of 225mm semi engineering bricks on 150mm solid concrete slab (and double seal ed to BS 497, if internal).

Internal Ceiling to have 12.5mm Plasterboard foil backed with 5mm skim coat generally or 15mm plasterboard and skim where there are bedrooms above.

Restraint Strapping 30 x 5 mm galvanised steel restraint straps to be provided at 1.5 m centers between the floor / roof joists and the wall where the joists are parallel to the wall. Straps to be a minimum of 1200mm long and should be fixed square to the joists.

All Steel Beams to have minimum of 12hr Fire Resistance via 'Nulifire' Paint or 15mm Gyproc Plank fixed with 1.5mm wire binding @ 100mm c/c and finished in 15mm Gyproc Fireline board. The dimensions of all steel sections required should be measured on site by the client (or their representative contractor or steelwork fabricator). The client is to be responsible for the dimensions and should report any discrepancies to the Designer.

Padstones All steels to bear onto mass concrete padstones with 1:2:4 mix. Padstones to be minimum of 100mm wide and 150mm deep. See drawing for length of individual padstones. Steels to rest onto mortar bed.

Propping It is the responsibility of the contractor to ensure that the existing building is propped and adequately supported during the installation of the new steel beams. The sequence of the temporary support is the responsibility of the contractor, who may be required to give details of this work to Building Control. Joist hangers to be 'Jiffy' type or similar approved and bolted to the timber and packing using M8 bolts.

Windows to be UPVC double glazed and to be to BS 6206 fitted with safety glass. Double Glazing to 16mm air gap with 'Soft Low E-Coating' (= 0.05)

Open side windows to be 100mm of floor area

Any new Glazed Doors to also be double glazed with toughened safety glass to the identical standard as the new windows.

Areas of doors and windows not to exceed 25% floor area.

Natural light to be 1/10th of floor area.

U value of windows = 1.8 W/m²K

Code 4 Lead flashing Code 4 lead flashings to all abutments & stacks; turned up masonry for at least 75mm; dressed 25mm into mortar bed, fixed with lead wedges pointed in.

Catnic Lintels to be installed over window openings unless otherwise stated with 150mm end bearing.

Internal Lighting

All new fixed light point should only be capable of taking bulbs with an efficiency exceeding 40 lumens per circuit-watt, in addition a minimum of 1 in 4 light fittings should only be capable of taking energy efficient bulbs.

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Note

All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice. If the Contractor wishes to use any alternative materials to those specified, they must be submitted to the Building Control Officer and Planning Officer for approval

Insulation Approval

Floor/walls/roof - Celotex GA4000/TB4000/XR4000/FF4000/GD5000 comply to all relevant British standards and is BBA approved; certificate number 95/3197. GA4000 is also covered by BBA Certificate 94/0080 and 09/4667.

Rockwool Flex conforms to BS EN 13162:2001 Specification for factory-made mineral wool products. BBA certificate ref: 94/0079.

As far as the designer is aware none of the above products require that the installer is subject of a British Standards Institution Certificate of Registration or BBA approval for product installation.

General Notes

ROOF: Marley Modern smooth grey tiles with 75mm lap (min pitch 18° to single storey and 28° to double storey) on treated battens on approved breathable roofing felt onto 200 x 50mm rafters at 400 c/c. 12mm plaster board and skim to underside of 175 x 50mm ceiling rafters at 400 c/c. Insulation to be 270mm rockwool insulation quilt. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap) with purpose -mode eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to roadside gully.

DORMER: Dormer roof to be flat roof with 3 layers of bitumen roofing felt or proprietary rubberized roofing product on 25mm exterior grade ply on firing pieces to fall 1:80 on 200 x 75mm rafters at 400 c/c. Rollers triple-up below dormer cheeks. 100 x 50mm studs to cheeks, clad in tile or slate. 8mm Supalux to dormer cheeks. Code 4 lead grom to be fit at junction with main roof. Insulation to be 150mm deep celotex insulation or other equal and approved and continue in eaves void as above. 15mm Celotex and 12mm plasterboard and skim to underside of ceiling joists. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap). Insulation to dormer cheeks to be 0.22W/m²K. Ridge vents to be fitted to main roof apex void and min 25mm vents required to flat roof.

Existing party walls to be assessed on site and be upgraded if required to satisfy sound and thermal requirements to satisfaction of building inspector.

WALLS: Outskin to be 110mm approved brick facing to match existing. 100mm cavity with Rockwool insulation to give U value of 0.22W/m²K. Inner skin to be 100mm thermally blocks 12mm plasterboard and skim to internal. Buttery type stainless steel wall ties to be fixed 700mm c/c horizontally and 450mm centres vertically. Cavity to be continuous, bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Sloped lead cavity tray and flashing at eaves/drain. 30mm x 5mm galvanised MS straps to fixed to walls and structural timbers of roof and floors at max 1800mm c/c. French blocks below ground level.

Elements of structure bearing additional load having increased loads to be assessed/approved for suitability to satisfaction of building inspector

FLOOR: 100mm thick concrete (1:3:6) on 1200gauge Wiganon or 80mm thick Kingspan Thermafloor Insulation T70 to give U value of 0.22W/m²K with 25mm upstand at perimeter on 50mm sand bedding on 150mm well compacted hardcore

FOUNDATIONS: Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer

FLOOR JOISTS: To be 200 x 50mm C24 joists at 400 c/c with struts of mid-span and underpinned with 12mm fireboard of min mass/unit area of 10kg/m³ and between layer of 100mm mineral wool of min density 10kg/m³.

DRAINS: 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES: 38mm dia PVC waste with anti vac traps to shower/bath and sink and 32mm waste to WB connected direct to new 100mm dia soil and vent pipe connected to new drain as above.

STUD PARTITIONS: 75 x 50mm sw studs cy 400 c/c with noggin, soleplate and head. 75mm thick insulation quilt and 12mm plaster board (min mass/unit area of 10kg/m³) and skim both sides. Triple joints under parallel stud partitions and double joints where strimming around doors

STAIR Minimum dimensions: Clear width 800mm Clear height above nosing line 2000mm Clear nosing 800 x 800mm wide Risers 198 Goggles 220 Handrail to be 900mm on right and 1000mm on landings Stair to be underpinned with 12.5mm fireline board and skim Smoke alarms wired to mains with emergency battery back up, fitted to each landing. All doors onto landing to be min half hour fire resistance

VENTILATION: Opening lights to be not less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6206, be FENSA approved and have WET of Band C or better, or U value of 1.8W/m²K for windows and 1.8 for doors. Any boiler vent to be ducted to external air 500mm clear of opening light. Windows to have triple vent background ventilation and bathroom doors to have 10mm undercut gap above finished floor level. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per sec to bathroom with 15 min over run.

FIRE: All elements of structure and new callings to have 12mm fireline board and skim.

GENERAL: All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control. Mains-wired smoke detectors to all landings

Energy efficient light fittings to be used. New radiators to have TRVs if a new boiler is installed, it should be of condensing type and have min SEDBUK rating of 80% if not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service pipes to be insulated and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Gas Safe Certificate is to be given to the Local Authority on completion.

All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement. The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

No. Revision/Issue Date

CLIENT NAME AND ADDRESS

NAME: ATTIQUE MAZHAR

ADDRESS:

1, Thetford Drive,
Manchester, Greater
Manchester, M8 0NH



Project PLANNING PERMISSION

Date 11/08/2022 DRAWING NUMBER 0042/08/22

Scale 1:100@A1 1:200@A3