

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION

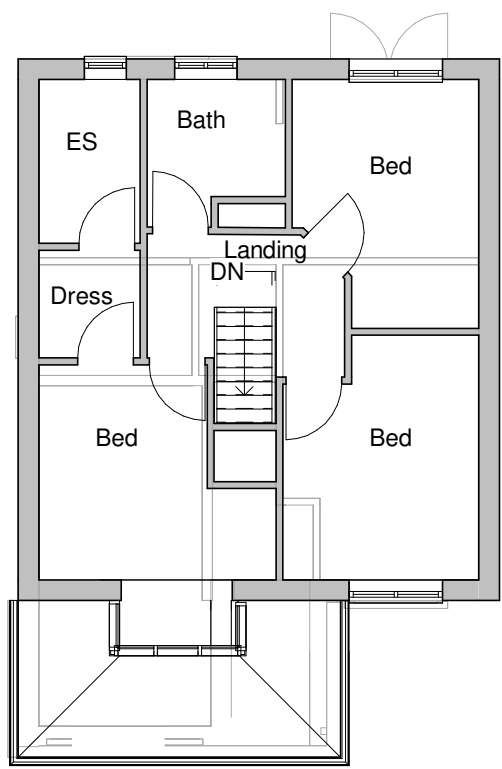
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.

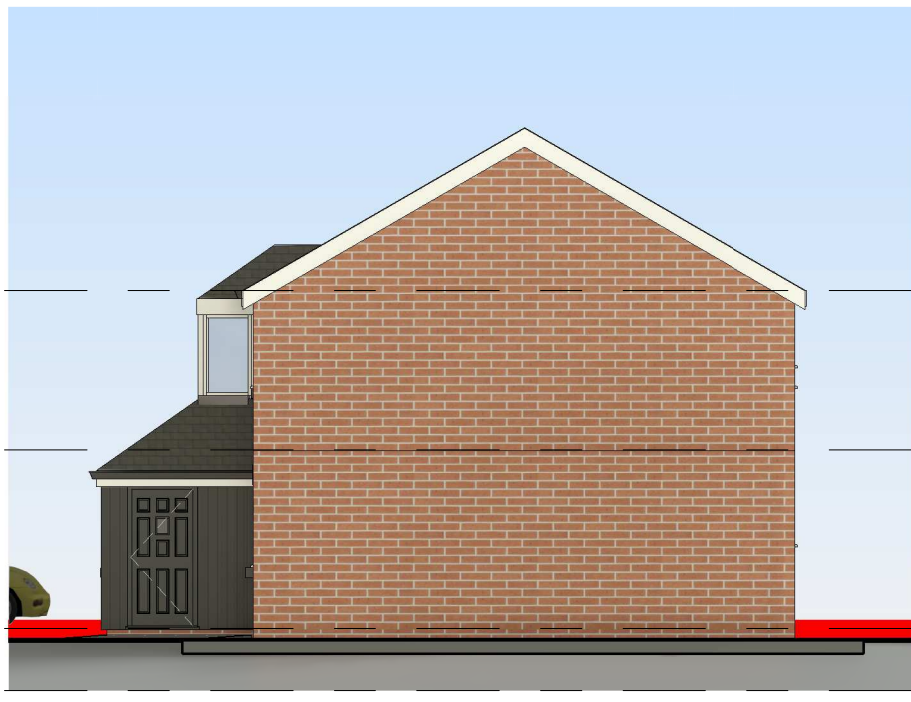
REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED



Proposed South Facing Ele
1 : 100



Proposed East Facing Ele
1 : 100

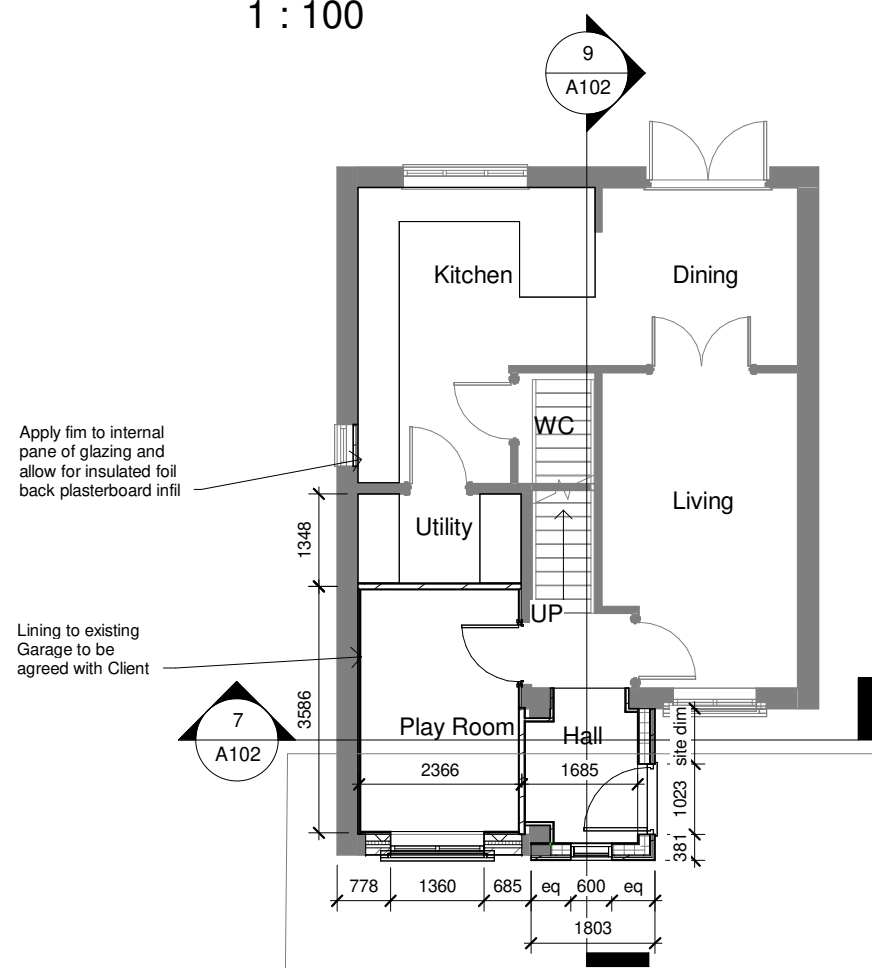


Proposed North Facing Ele
1 : 100

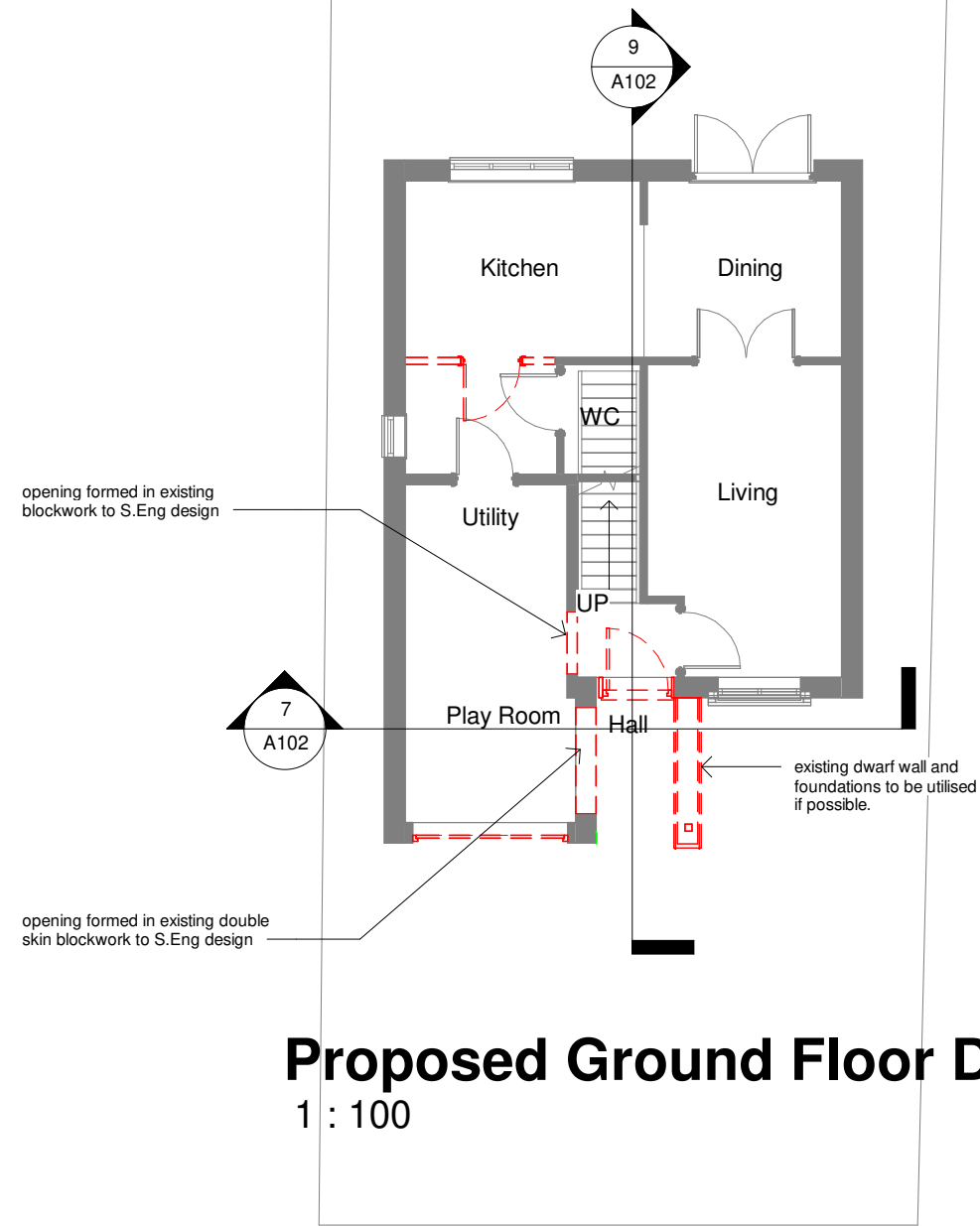


Proposed West Facing Ele
1 : 100

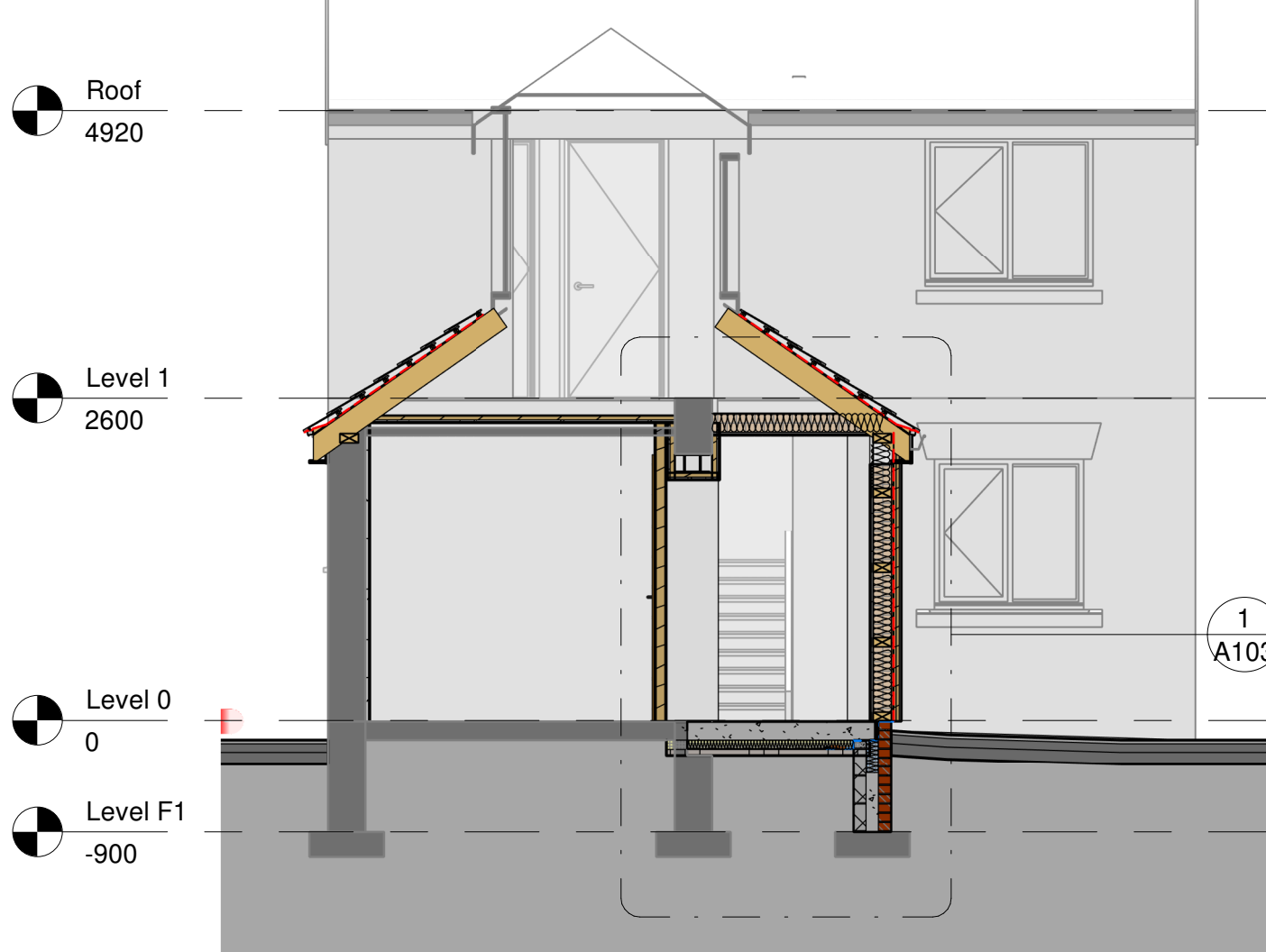
Proposed First Floor
1 : 100



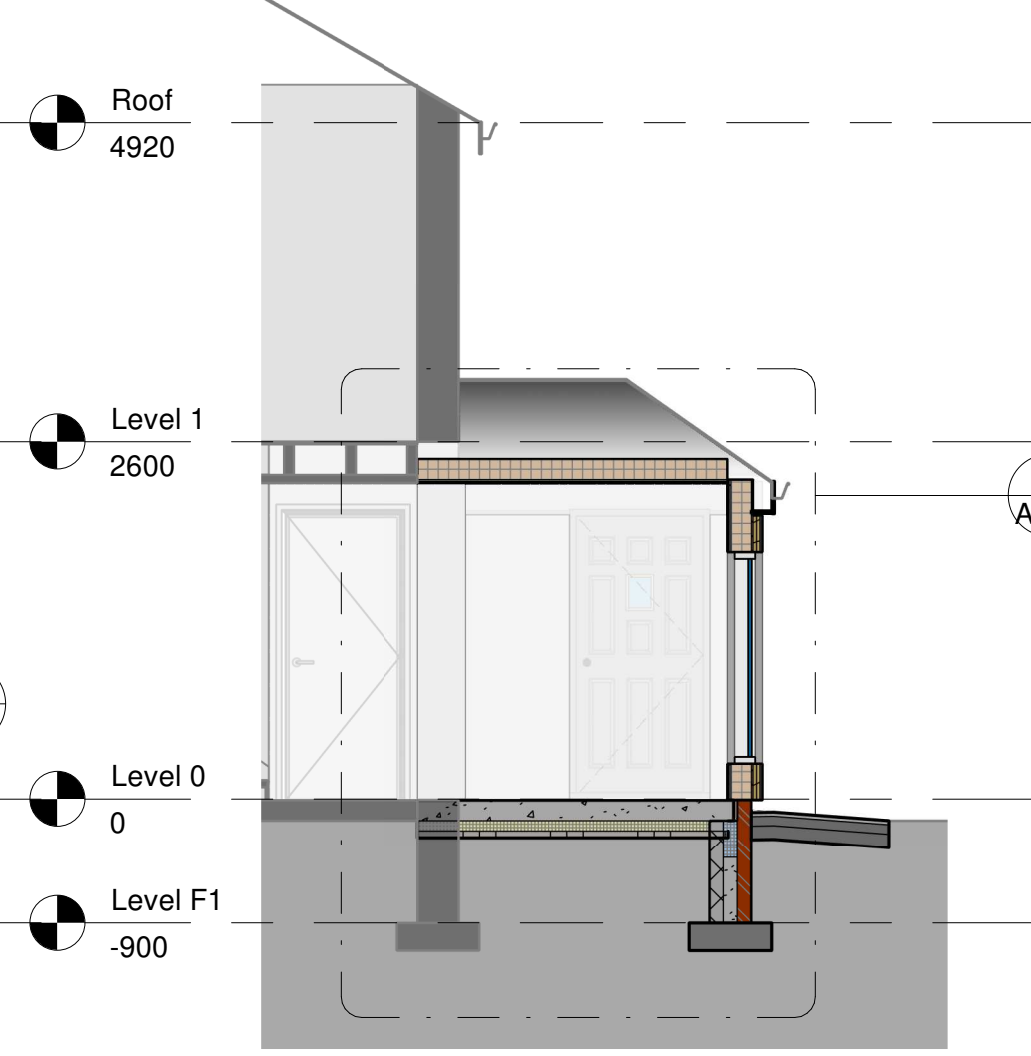
Proposed Ground Floor
1 : 100



Proposed Ground Floor Demo
1 : 100



Section 5
1 : 50



Section 4
1 : 50



3D View 1

GENERAL NOTES

All workmanship and materials to comply with Current Building Regulations, Approved Documents, British Standards, Codes of Practice. All structural timbers to be pressure impregnated with preservative. All materials to be fixed, applied or mixed in accordance with manufacturers printed instructions or specification. All materials shall be suitable for their purpose. Contractor to notify BCO at each stage of construction where applicable. The contractor shall take into account everything necessary for the proposed execution of works to the satisfaction of the "Inspector" whether or not indicated on the drawing. SPECIFICATION TO BE READ STRICTLY IN ACCORDANCE WITH LAYOUT AND ANY OTHER DETAILED DRAWINGS. ALL DIMENSIONS TO BE CAREFULLY CHECKED AND VERIFIED ON SITE BY GENERAL CONTRACTOR BEFORE SETTING OUT ANY SITE OR SHOPWORK OR ORDERING ANY MATERIALS OR COMPONENTS.

WALLS BELOW DPC

"Approved" foundation grade blockwork /common brickwork below ground level. Lean mix concrete cavity up to finished ground level 4 courses min facing brick below dpc to outer leaf of external walls.

DPC

Horizontal dpc to BS743 to all walls positioned 150mm above finished ground level, lapped with approved dpm where applicable comprising not less than 1200 gauge Visqueen polythene sheeting.

INTERNAL PARTITIONS

75x50mm timber framing up to 2.4m and 100x50mm over with 12.5mm plasterboard and skim both sides. Provide 100mm fibreglass sound insulation between studs

EXISTING BLOCK INTERNAL LINING

40mm insulated Plasterboard Kingspan K118 on Timber Furrings or Plasterboard on Dabs. To be agreed

LINTELS

Suitable combined steel lintels over all openings in external walls (to S.Eng design). All lintels to have min end bearing as specified by manufacturer or 150mm min. All lintels to be plasterboard/plaster encased to provide one hour fire resistance.

CEILINGS

Gyproc Duplex foil backed vapour check plasterboard 2 x 12.5mm thick with all joists scrimmed or lapped with plaster skim finish. All gaps and penetrations to be sealed.

GENERAL HABITABLE SPACE- VENTILATION

Background ventilation to be provided to all habitable rooms by provision of suitable proprietary ventilators in window frames or similar having a total not less than 8000 sq. mm. The openings shall be controllable and secure and located so as to avoid undue draughts.

WINDOW AND DOOR FRAMES

UPVC framed double glazed window and doors to client's specific requirements to be confirmed. All habitable rooms shall be provided with an area of clear glazing at least 10% of the floor area of the room.

GLAZING

Stained Argon filled 22mm Pilkington's low 'E' Glass double glazed units throughout. Laminated or toughened glass to be provided to all critical locations, i.e. all glazing between finished floor level and 1500mm above that level in a door or glazed side panel within 300mm of door frame shall be toughened safety glass. Glazing below 800mm to any window to be of laminated or toughened glass. All glazing to comply with current Building Regulations Approved Document Part N. Windows and doors should have a minimum U value of 1.4W/m²K.

SERVICES

All work and installations to comply with regulations and recommendations or respective "Board" or "Authority" to the satisfaction of the "Inspector".

ELECTRICAL INSTALLATION

All installations to comply with I.E.E regulations. All fittings to comply with British standards. Quantity, quality and position of fittings in accordance with minimum NHBC requirements and to Clients specification.

HEATING INSTALLATION

Modifications to existing structure to be agreed between Client and Contractor. Details of space heating are to be confirmed in due course by the Client and shall comprise suitable fixed space heating appliances of either gas or electricity. The installation of any gas appliances shall comply in all respect with Part J of the Building Regulations and the Gas Safety Regulations 1984.

Rev	By	Description	Date
Client			
Paul & Andrea Whittaker			
Project			
Proposed Extension to 8 Hardys Dr, Bury, Manchester M26 2TL			
Title			
Proposed Plans			
Drawing Status			
Project Number	Drawn By	Checked By	Approved
0000	Author	Checker	
Scale	Sheet Size	Suitability	Revision
As indicated	A1		
Drawing Number	A102		