

Note all floor, ceiling, window head, roof levels to match existing & all roof pitches / rafter / timber joist spans to be confirmed prior to ordering any materials.

TG - denotes toughened safety glazing to BS6206 to all critical locations as defined in Approved Document N of the Building Regulations.

OG - denotes obscure glazing

W* indicates escape window. All escape windows to habitable rooms at first floor level have an unobstructed openable area of at least 0.33m² being at least 450mm high and 450mm wide. The bottom of the openable area should be less than 1100mm above floor level.

Escape windows to be fitted with egress hinges rather than easy clean, escape windows are not fitted with locking mechanisms from which the key can be removed

Proposed rendering to match existing colour. Rendering to comply with BS5262 and with the recommendations of the manufacturer of the background blocks. All render to receive wood floor finish, window style to match existing.

Front Elevation Proposed Scale 1:100

Side Elevation Proposed

Rear Elevation Proposed

Side Elevation Proposed

C.D.M. Regulations 1994

In line with the above regulations we are obliged to inform the Client of the risks that may be encountered in the construction of these works. All design work has been carried out with Health and Safety aspects given full consideration.

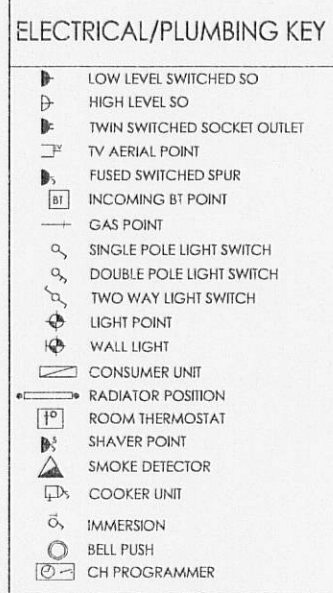
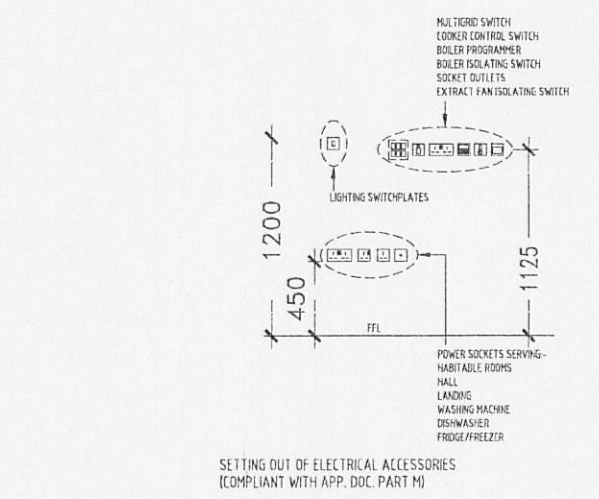
Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design.

We would also respectfully remind the Client of his obligations to take all reasonable in ensuring that only competent contractors who have a valid safety policy are employed.

They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted below:-

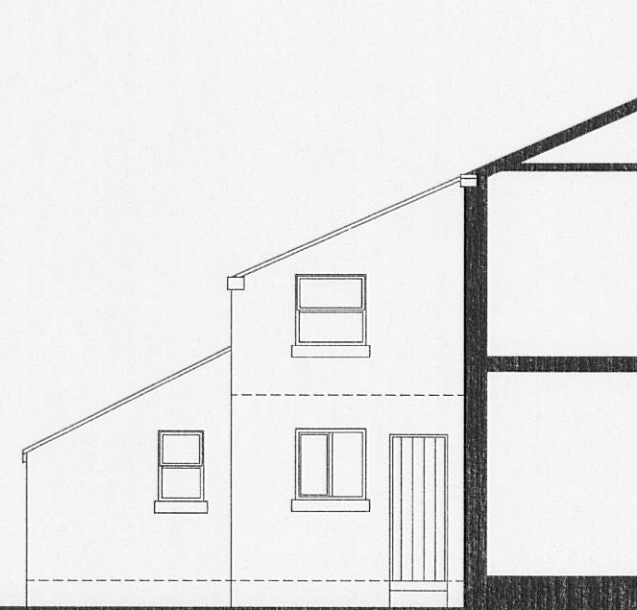
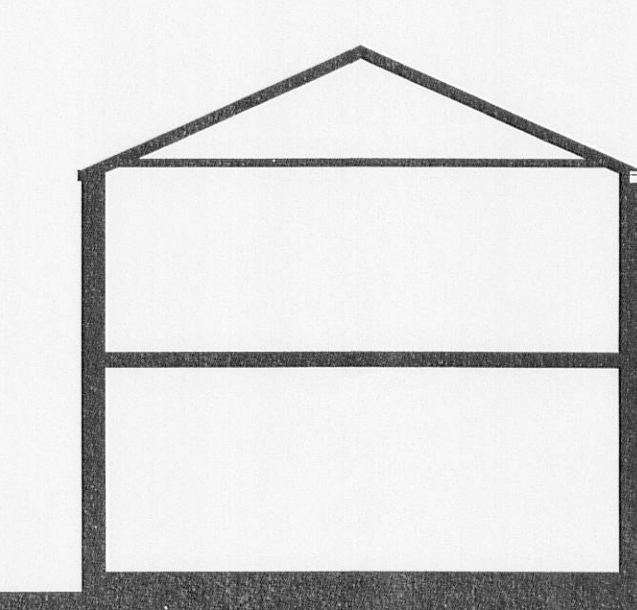
1. Falls from height
2. Erectors being hit or knocked off scaffold when lifting P.C.C. units.
3. Materials falling during the striking of any formwork
4. Collapse of beam/floor prior to final fixing
5. Dropping materials onto people below
6. Lift of heavy material & plant
7. Safe storage of materials & plant
8. Hazardous operations (cutting, welding and painting etc)
9. Noise & vibration
10. Traffic control for delivery & offloading
11. Excessive depth of excavations for foundations / drainage / services.
12. Un-protected openings

The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public. For clarification on any item please contact MCK Partnership.



The installation must comply fully with Part P of the regulations and BS 7671:2001 Chapter 13. The electrician must provide the design, inspection and test certificates given in BS 7671:2001 to the customer and copy these to the council before a building regulation completion certificate can be issued for all the work.

The electrical installation must comply with the current I.E.E Regulations and is the total responsibility of the electrical contractor. The electrical contractor is responsible for checking variations with the client and ensuring compatibility with other services (i.e. kitchen layout, central heating, type of consumer unit and items not able to be indicated)

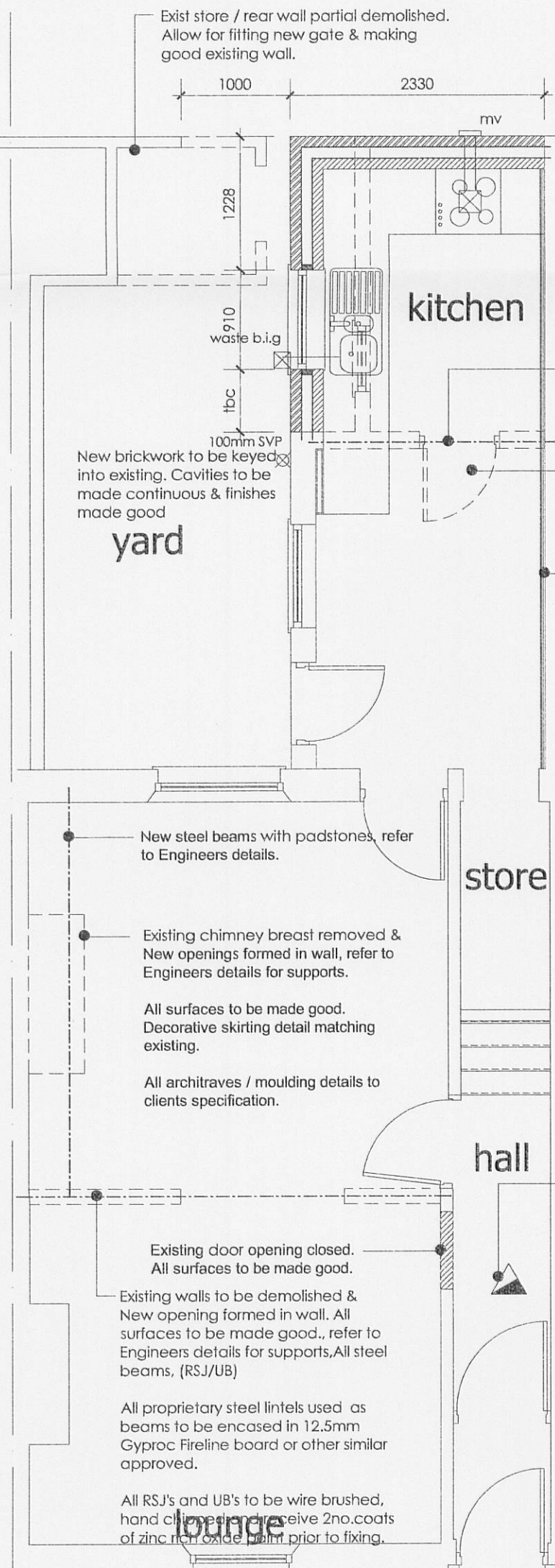


Front Elevation Existing Scale 1:100

Side Elevation Existing Scale 1:100

Rear Elevation Existing Scale 1:100

Side Elevation Existing Scale 1:100



New brickwork to be keyed into existing. Cavities to be made continuous & finishes made good

Refer to kitchen designers layout for Electrical layout & final fixing positions.

Existing walls to be demolished & New opening formed in wall. All surfaces to be made good., refer to Engineers details.

Allow for making good to existing floor. Ensure new floor is level with existing floor. Ensure dpm to new floor links with existing dpc to original building.

Dry line existing party wall with British Gypsum Triline Board, 42mm overall thickness comprising 12.5mm Gyproc Wallboard bonded to a glass mineral wool slab. Fixed in accordance with manufacturers details.

As works are to be carried out to the party wall then notice must be served on the adjoining owner in accordance with The Party Wall Act 1996.

New steel beams with padstones, refer to Engineers details.

Existing chimney breast removed & New openings formed in wall, refer to Engineers details for supports.

All surfaces to be made good. Decorative skirting detail matching existing.

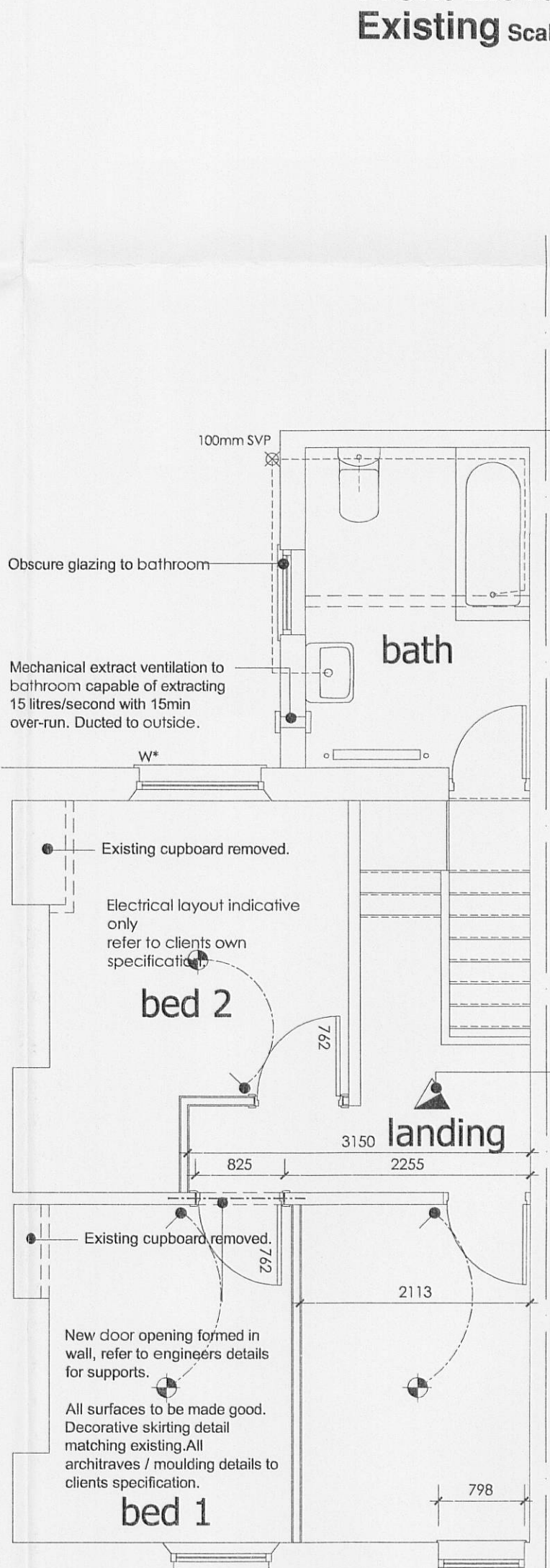
All architraves / moulding details to clients specification.

Existing door opening closed. All surfaces to be made good.

Existing walls to be demolished & New opening formed in wall. All surfaces to be made good., refer to Engineers details for supports. All steel beams, (RSJ/UB)

All proprietary steel links used as beams to be encased in 12.5mm Gyproc Ffeline board or other similar approved.

All RSJ's and UB's to be wire brushed, hand cleaned and give 2hrs coats of zinc rich oxide paint prior to fixing.



Bathroom: Contractor to allow for new drainage / water supply & services. All sanitary position to be confirmed by client on site. Contractor to also allow for extractor fan from utility, to give 3 air changes per hour and have 15 minute over run. Fan to be light switched controlled.

Smoke alarm linked to other alarms & to operate simultaneously.

63x38mm sw studing. Studding clad both sides with 12.5mm moisture resistant plasterboard & skim to both sides.

Internal side of blockwork with 10no. fixings at max 250mm centres up wall. Screws to be size numbered 10 screws. plug and screw to have minimum 40mm penetration into blockwork.

OR

Studwork partition to fixed to internal skin of blockwork with 7no. fixings at max 350mm centres up wall. Screws to be size number 14 screws. Lug and screw to have minimum 50mm penetration into blockwork.

BRIEF SPECIFICATION

For variations to this general specification see drawings and/or schedules. All work to comply with Building Regulations, NHC requirements and Inspectors' approval. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawing.

STRUCTURAL NOTES

All drawings and specification to be read in conjunction with structural engineers design and details. Contractor to ensure that no elements of existing structure to be removed are reliant upon the same for load bearing support.

Prior to any works commencing the contractor should confirm that all internal load bearing walls are taken down to suitable strip foundation and are adequately supported. All existing lintels over openings to be exposed and checked by contractor and agreed by BCO prior to any works commencing on site. Replace with suitable steel lintel to direction of BCO as found necessary.

FOUNDATIONS

Concrete strip foundations to inner block wall, size and depth to satisfaction of Local Authority Building Control

WALLS BELOW D.P.C.

Dense concrete block or concrete commons. 3 courses minimum engineering brick below dpc to outer leaf of external walls.

D.P.C.

Horizontal dpc to BS 743 to all walls positioned 150mm minimum above finished ground level. Also refer to drawing for location of DPC's.

GROUND FLOOR

150mm floor finish concrete on 120mm Jablofor 70 floor insulation on 1200g gauge Visqueen DPM on 50mm min. sand blinding on 150mm min. well consolidated hardcore. Min. 35mm insulation to be installed to perimeter of floor.

EXTERNAL WALLS

Max. "U" value 0.30 W/m²C. 280mm min. overall (over existing garage wall to match existing cavity wall thickness), outer leaf to be 102mm facing brick to match existing. 805mm full-fill cavity wall insulation in a 60mm cavity, inner leaf to be 100mm Tarmac Toplite standard blockwork (or other similar approved) finished with 12.5mm plasterboard on dabs with skim finish. Galvanised steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS1234:1978 and to have proprietary Upvc retaining clips to secure insulation to inner leaf. Cavities closed at eaves and verges with non-combustible material. Expansion joints in brickwork and blockwork to manufacturers details.

INTERNAL WALLS

100mm loadbearing concrete blockwork built off dpc off new foundations.

CAVITY TIES

Stainless steel ties to BS 1243 every 900mm horizontally and every 450mm vertically set in diamond pattern to give 5no ties per m.sq. minimum. Additional ties at 300mm centres adjacent to openings.

CAVITY CLOSERS

Cut block to eaves and verges. Proprietary thermal DPC to openings.

LINTELS

Galvanised, insulated IG or similar steel lintels to BS2989 built in to manufacturers details, 150mm min. end bearing. Lintel to bear on full brick, not a half brick. Total detail to have max. 0.6 W/sqmC value. Steel beams to be designed in accordance with Engineers details. Fire protection to be 6mm Cape Supalux board, screw fixed to 40mm Cape Monolux nogging glued into webs of steel beams, proprietary adhesive, all in accordance with manufacturers instructions.

INTERNAL PARTITIONS

75 x 50mm sw studing at 450mm/c/c with 12.5mm plasterboard either side (minimum mass per unit area 10 Kg/m²) all joints to be taped and sealed with skim both sides. Install 75mm mineral wool insulation between studs.

WINDOWS AND DOOR FRAMES

PVCu or standard preservative treated timber frames, style to match existing, with 150mm wide dpc to BS 743 locked to frame prior to fitting. Windows to achieve a min. U-value of Windows - 1.8 W/m²K eg double glazed units with 16mm air gap and soft low e coating or similar approved. Window opening lights to all rooms 5% minimum room floor area. All windows to be double-glazed. All glazing to critical areas as defined in Building Regulations Approved Document N to be toughened safety glass to BS 6202 - indicated 'ig' on elevations. All windows to habitable rooms at first floor level have an unobstructed openable area of at least 0.33m² being at least 450mm high and 450mm wide. The bottom of the openable area should be less than 1100mm above floor level.

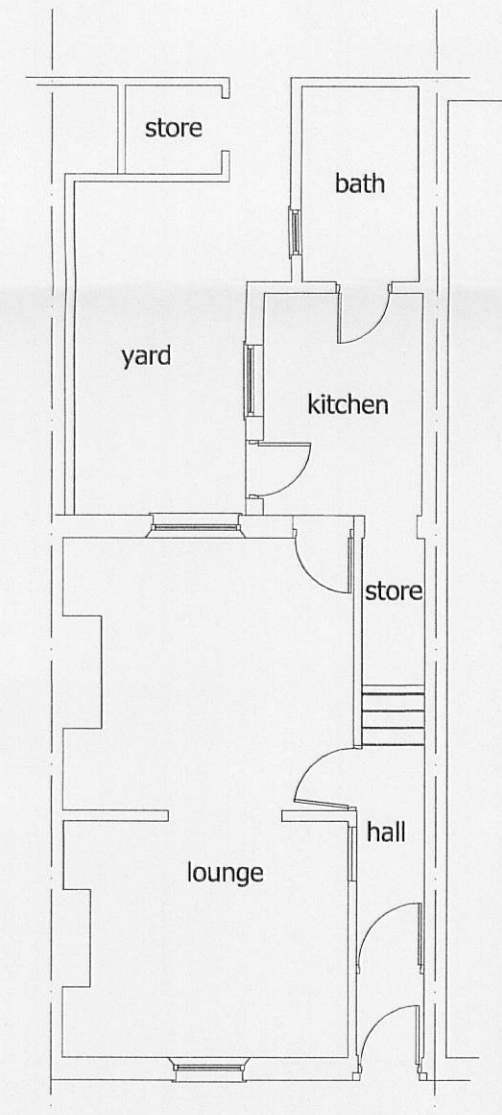
GLAZING AND VENTILATION

All windows to be double glazed using Pilkington K glass. All glazing below 800mm in windows and 1500mm in doors to be safety glass to BS6206:1981 Class C. All small panes to be 6mm Annealed glass.

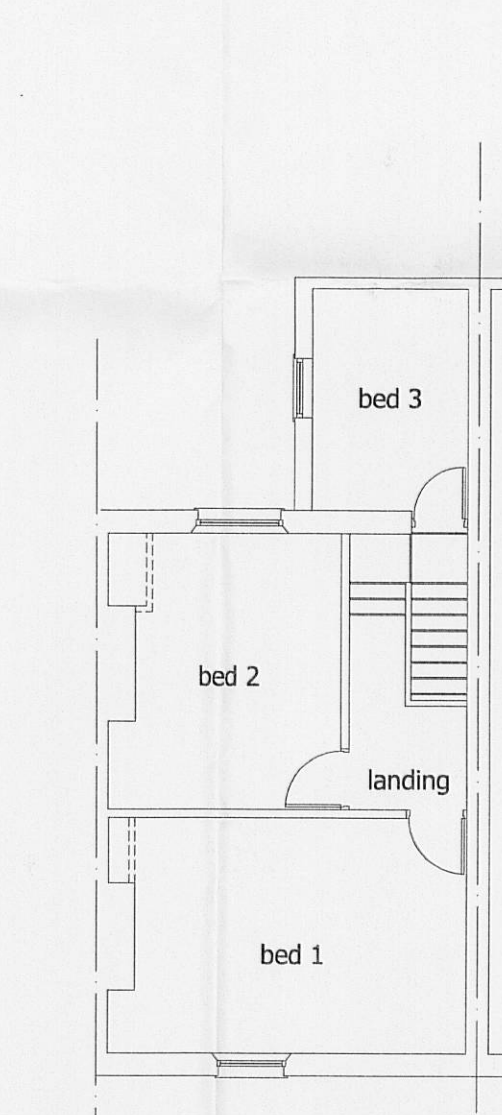
All habitable rooms to have vent openings equal to 1/20 floor area. Background ventilation to rooms to be provided by min. 4000 sqmm trickle ventilators to windows or door frames. All habitable rooms to have trickle ventilator to give 800mm² free area, except kitchens, utility and bathrooms which require 4000mm². Kitchens, utility rooms and bathrooms to have mechanical extract fans to give ventilation rates of 60/sec, 30/sec and 15/sec respectively. Extract fans to internal rooms to have 15 min. overrun controlled by operation of light switch. Mechanical ventilation rates to classrooms to be 60 /sec. Passivent to be installed to en-suite.

FIRST FLOOR

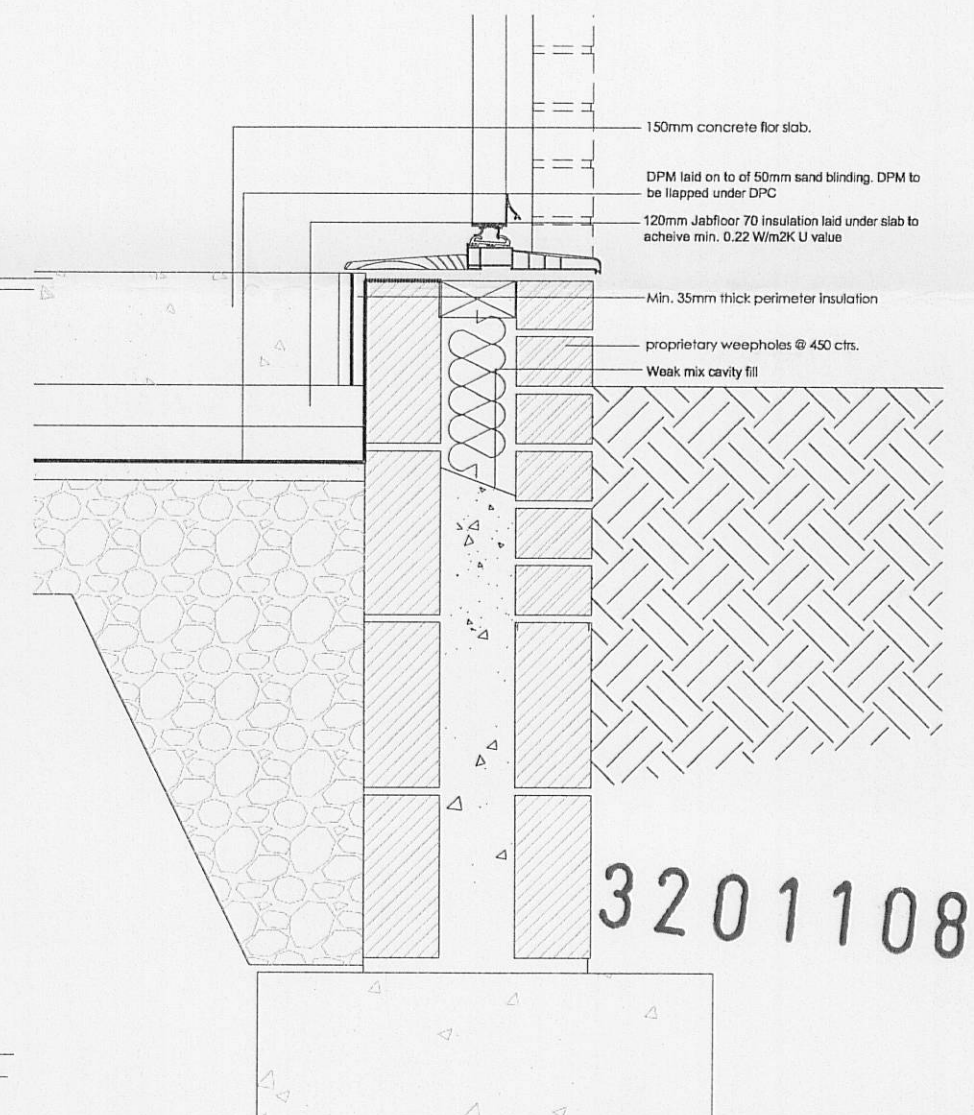
22mm flooring grade chipboard on 200 x 50 SCS joists at 400mm maximum centres, built into walls and fully sealed with suitable flexible mastic sealant. 30 x 5mm galvanised m.s. straps at 1800mm maximum centres built into wall and fixed to 3no joists, with 125 x 50mm blocking nogging under straps. Provide suitable strutting between joists, one row of strutting for joist spans between 2500 and 4500mm and two rows of strutting for spans over 4500mm. 12.5mm plasterboard with site specific ceiling finish. 100mm mineral wool insulation fixed between floor joists over dining area and 200mm mineral wool insulation laid between joists over garage area. 1200 gauge visqueen DPM laid over top of joists prior to installing floor joists. Floor below garage area to be finished with 12.5mm triline board and skim.



Ground Floor Plan Existing Scale 1:100



First Floor Plan Existing Scale 1:100



Typical Foundation Detail Scale 1:10

Notes

All dimensions are approximate and must be checked on site prior to the commencement of the works.

Client

MR. M. Armitage

Project.

Proposed alterations at Preston Road, Longridge.

Title

Existing & Proposed Plans & Elevations.

scale	1:50/1:100.	drawn	
date	Sept 11	approved	
drawing no.	MA-WD	001	

Ground Floor Plan Proposed Scale 1:50

First Floor Plan Proposed Scale 1:50