

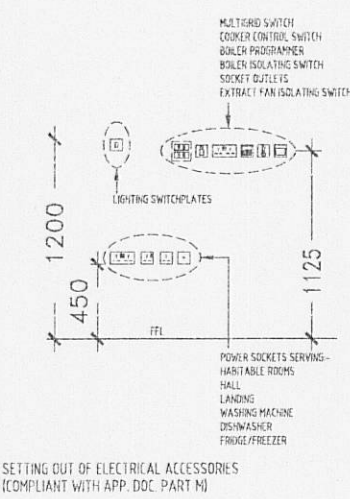
Note all floor, ceiling, window head, roof levels to match existing & all roof pitches / rafter / timber joist spans to be confirmed prior to ordering any materials.

TG - denotes toughened safety glazing to BS5206 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, operable area of at least 0.33m² being at least 450mm high and 450mm wide. The bottom of the operable 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



ELECTRICAL/PLUMBING KEY	
LOW LEVEL SWITCHED SO	
HIGH LEVEL SO	
TWIN SWITCHED SOCKET OUTLET	
TV AERIAL POINT	
FUSED SWITCHED SPUR	
WIRING IN POINT	
GAS POINT	
SINGLE POLE LIGHT SWITCH	
DOUBLE POLE LIGHT SWITCH	
TWO WAY LIGHT SWITCH	
LIGHT POINT	
WALL LIGHT	
CONSUMER UNIT	
RADIATOR THERMOSTAT	
ROOM THERMOSTAT	
SHOWER POINT	
SMOKE DETECTOR	
COOKER UNIT	
WATERMETER	
BELL PUSH	
CH PROGRAMMER	

CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOADBEARING SUPPORT.

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.

East store / rear wall partial demolished. Allow for fitting new gate & making good existing wall.

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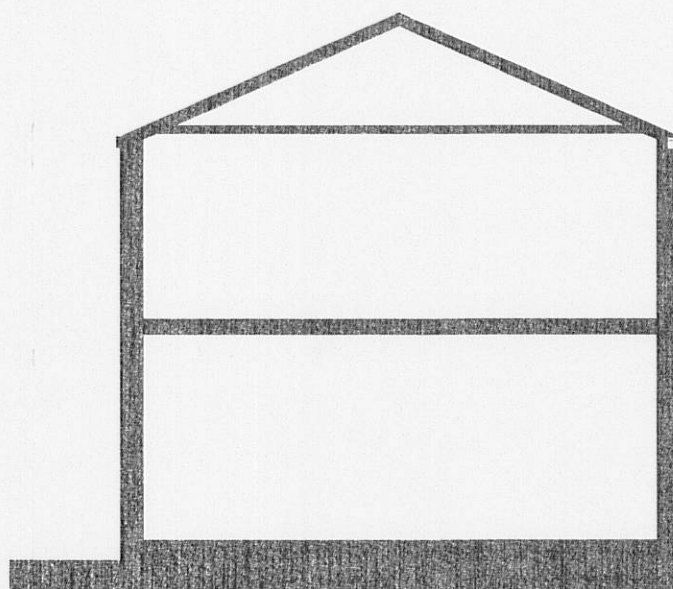
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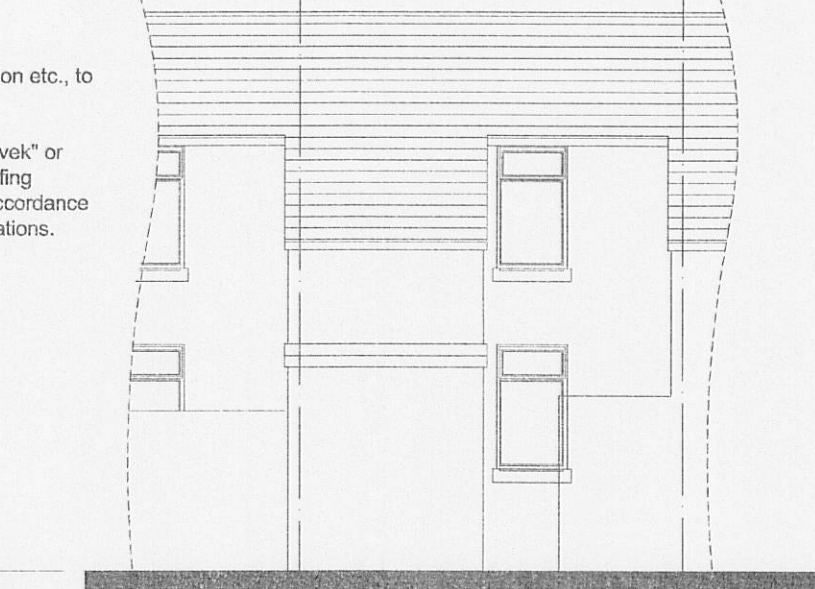


Side Elevation
Proposed

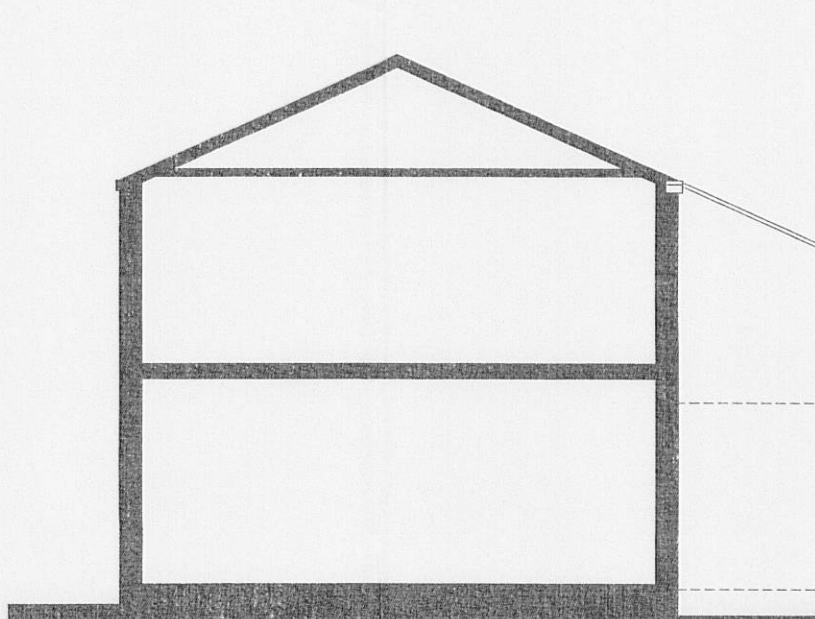
LEAN TO ROOF:
Coverings, eaves, verge insulation etc., to match main roof.
Ventilation
All roofs to be provided with "Tyvek" or similar approved breathable roofing membrane to ventilate roof in accordance with Part F of the building regulations.



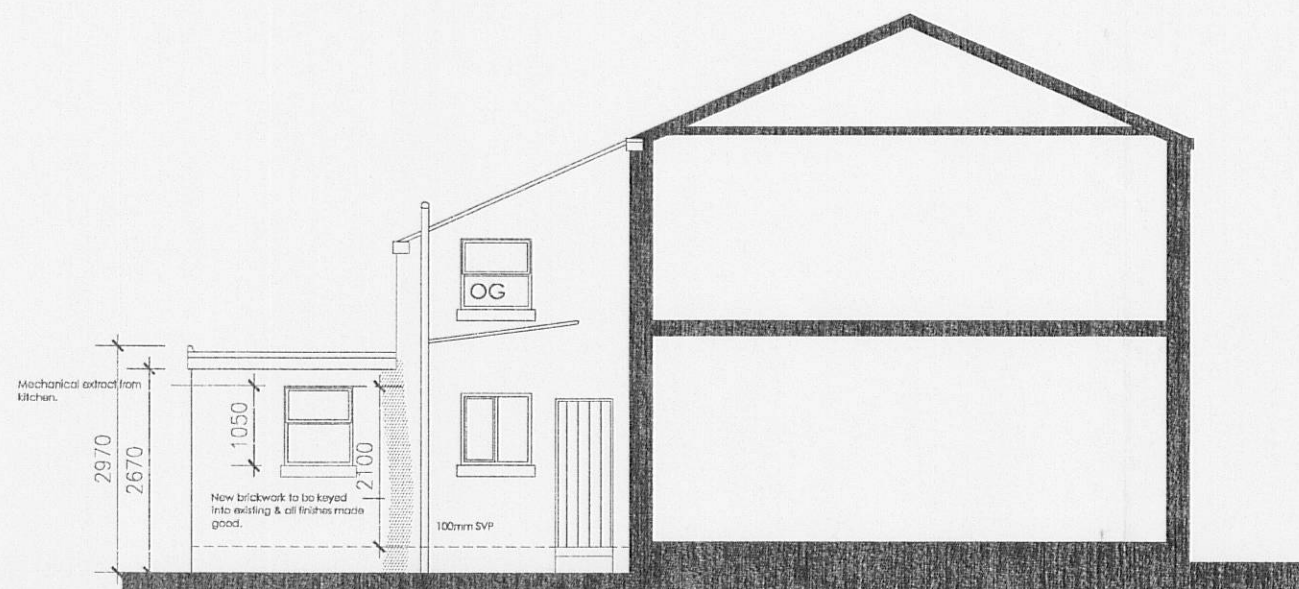
Front Elevation
Existing Scale 1:100



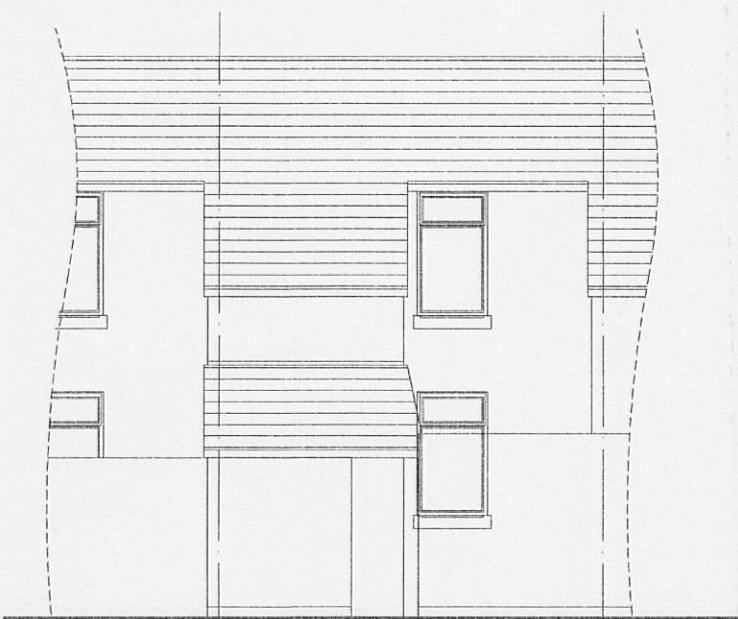
Rear Elevation
Proposed



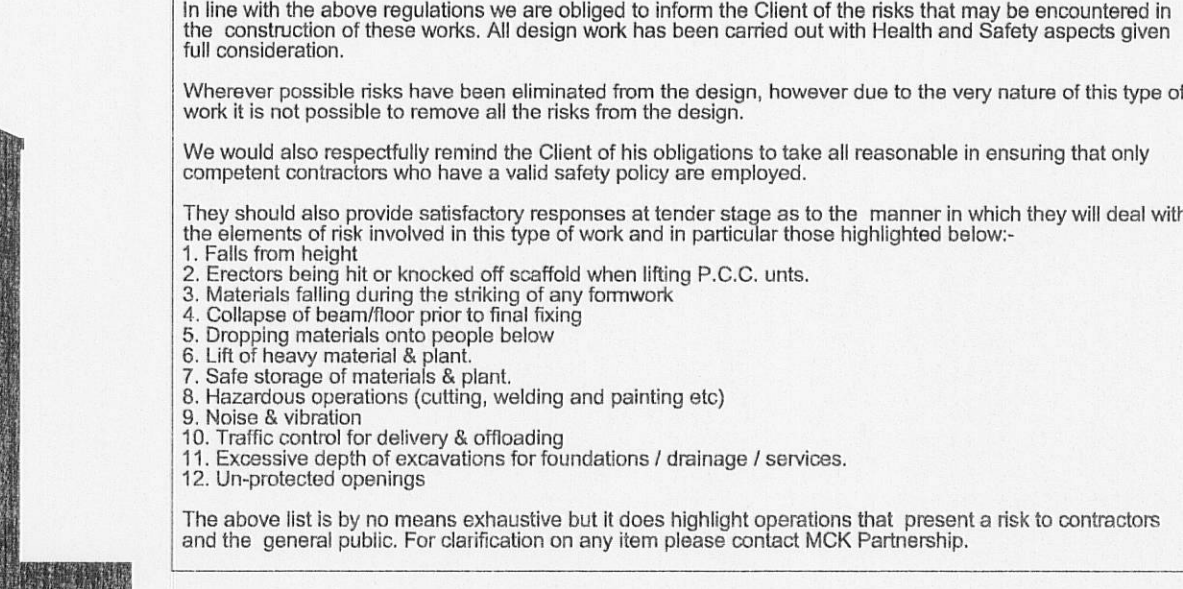
Side Elevation
Existing Scale 1:100



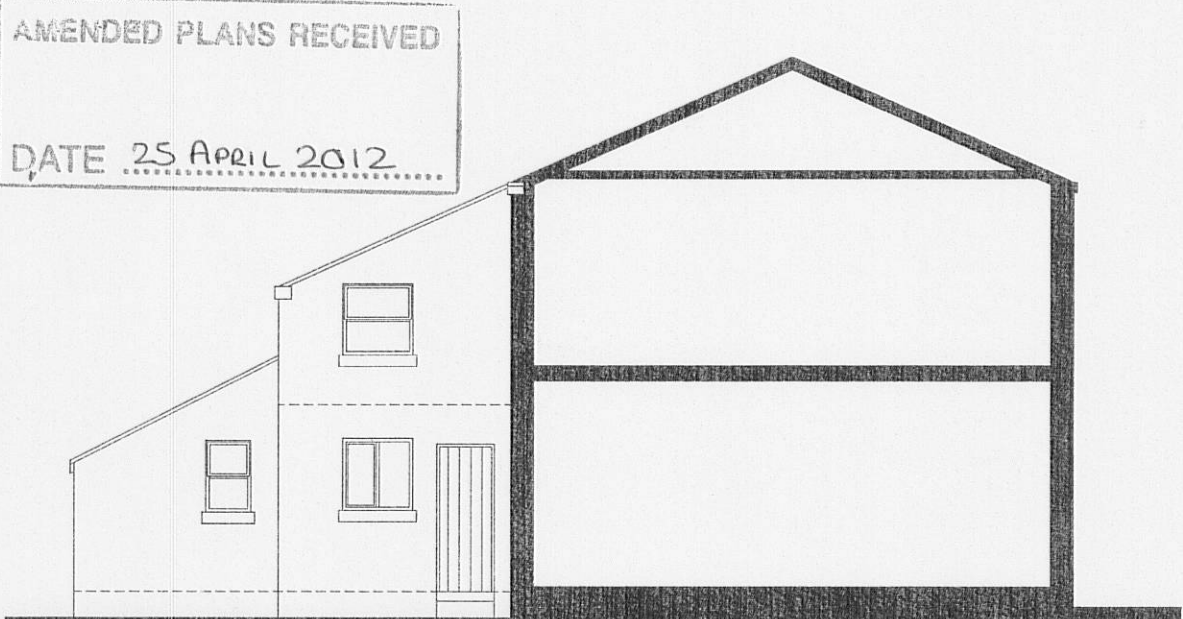
Side Elevation
Proposed



Rear Elevation
Existing Scale 1:100



Side Elevation
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	
Rev	A		
drawing no.	MA-WD	001	

Ground Floor Plan
Proposed Scale 1:50

First Floor Plan
Proposed Scale 1:50

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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 fibre 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.

Electrical layout indicative only refer to clients own specification.

Provide mains operated self contained smoke alarms with battery back up as a secondary power source and fitted in accordance with BS5446: Part 1.

Smoke alarms should be fitted in accordance with manufacturers written instructions and should have maintenance checks at regular intervals.

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 lintels used as beams to be encased in 12.5mm Gyproc Finesse board or other similar approved.

All RSJs and UBs to be wire brushed, hand applied and given two coats of zinc rich paint prior to fixing.

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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 minutes over run. Fan to be light switched controlled.

Smoke alarm linked to other alarms & to operate simultaneously.

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

Studwork partitions to be fixed to internal skin of blockwork with 10pc 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.

All surfaces to be made good. Decorative skirting detail matching existing. All architraves / moulding details to clients specification.

New door opening 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.

W* 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

BRIEF SPECIFICATION
For variations to this general specification see drawings and/or schedules. All work to comply with Building Regulations, NHBC 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 black wall, size and depth to satisfaction of Local Authority Building Control

WALLS BELOW D.P.C.
Dismantle 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 Jaffloor 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 80mm cavity, inner leaf to be 100mm Tarmac Toplite standard blockwork (or other similar approved) finished with 12.5mm plasterboard on oads 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 verge 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. and bearing. Lintel to bear on full brick, not a half brick. Total detail to have max. 0.6 W/sqm² 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 noggins glued into webs of steel beams, proprietary adhesive, all in accordance with manufacturers instructions.

INTERNAL PARTITIONS
75 x 50mm sw studding 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 tacked to frame prior to fixing. Windows to achieve a min. U-value of Windows - 1.8 W/m²C eg double glazed units with 16mm air gap and soft low e coating or similar approved. Window opening lights to all rooms 85 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 i.g. on elevations. All windows to habitable rooms at first floor level have an unobstructed operable area of at least 0.33m² being at least 450mm high and 450mm wide. The bottom of the operable area should be less than 1100mm above floor level.

GLAZING AND VENTILATION
All windows to be double glazed using Pilkingtons 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 8000mm² 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 40/sec, 30/sec and 15 l/sec respectively.

Extract fans to internal rooms to have 15 min. overrun controlled by operation of light switch. Mechanical ventilation rates to cloakrooms to be 60 l/sec. Passivent to be installed to en-suite.

FIRST FLOOR
22mm flooring grade chipboard on 200 x 50 SBC 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 sw blocking noggins under straps.

Providing 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 fireline board and skim.

Services and fittings within roof space to be protected from overheating. Lighting cables to be 1.5mm sq. minimum where within insulation - all other cable runs to be supported by and clipped to roof timbers and be kept clear of insulation.

HEATING INSTALLATION
Modifications to existing system 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 respects with Part J of the Building Regulations and Gas Safety Regulations 1984.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector". SMOKE DETECTORS. Self contained smoke alarms to BS 5446 Part 1 and installed in accordance with Building Regulations Approved Document B, and to be mains fed with battery back up and inter connected.

ALL RELEVANT DRAWINGS AND CALCULATIONS TO BE READ IN CONJUNCTION WITH THIS SPECIFICATION. ALL DRAWINGS TO BE CHECKED AND VERIFIED BY CONTRACTOR PRIOR TO WORK COMMENCING ON SITE.