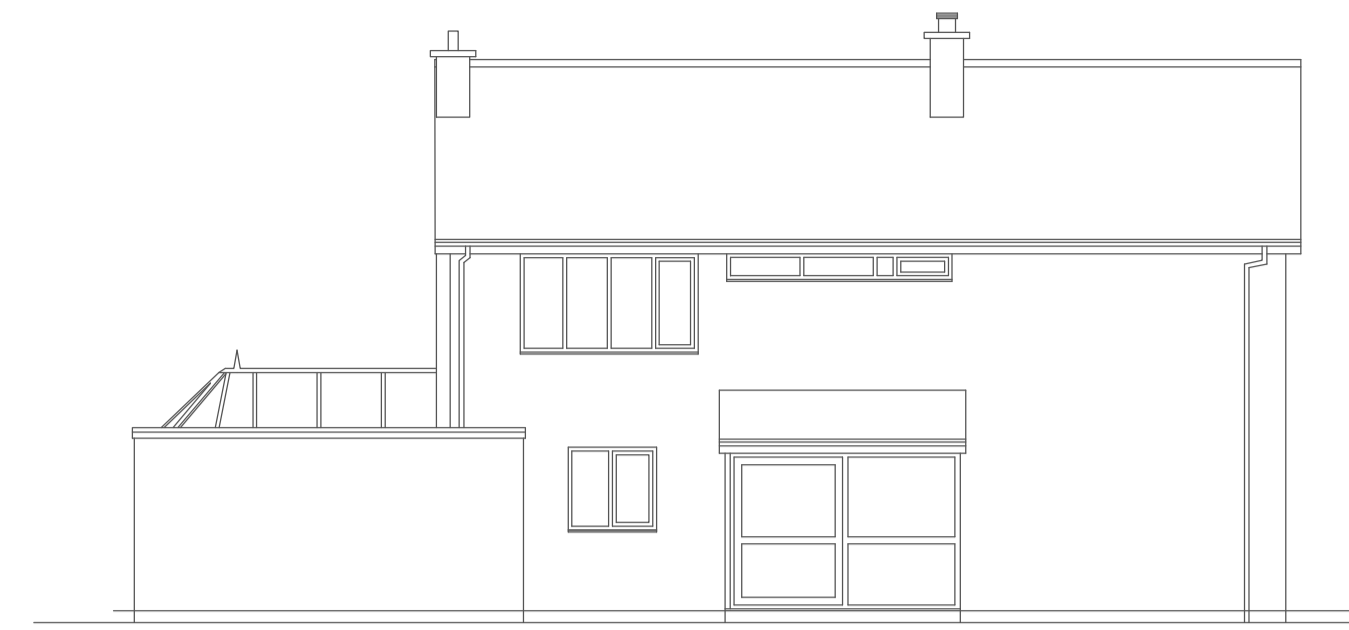


EXISTING 1st. FLOOR PLAN



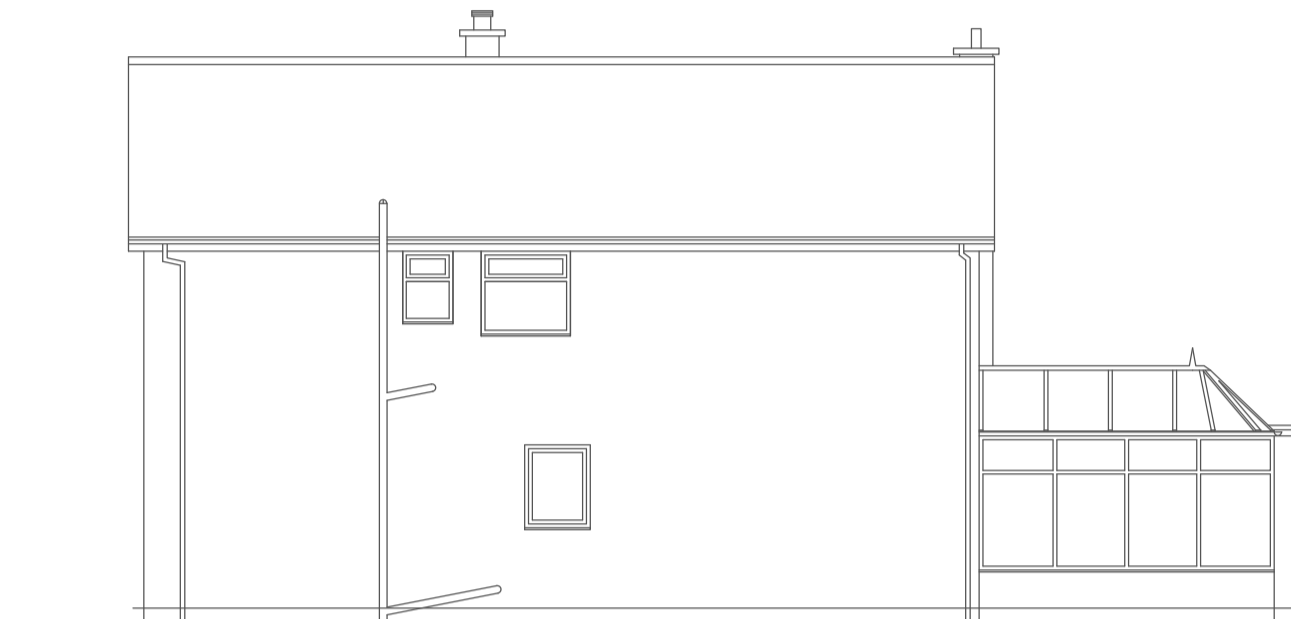
EXISTING FRONT ELEVATION



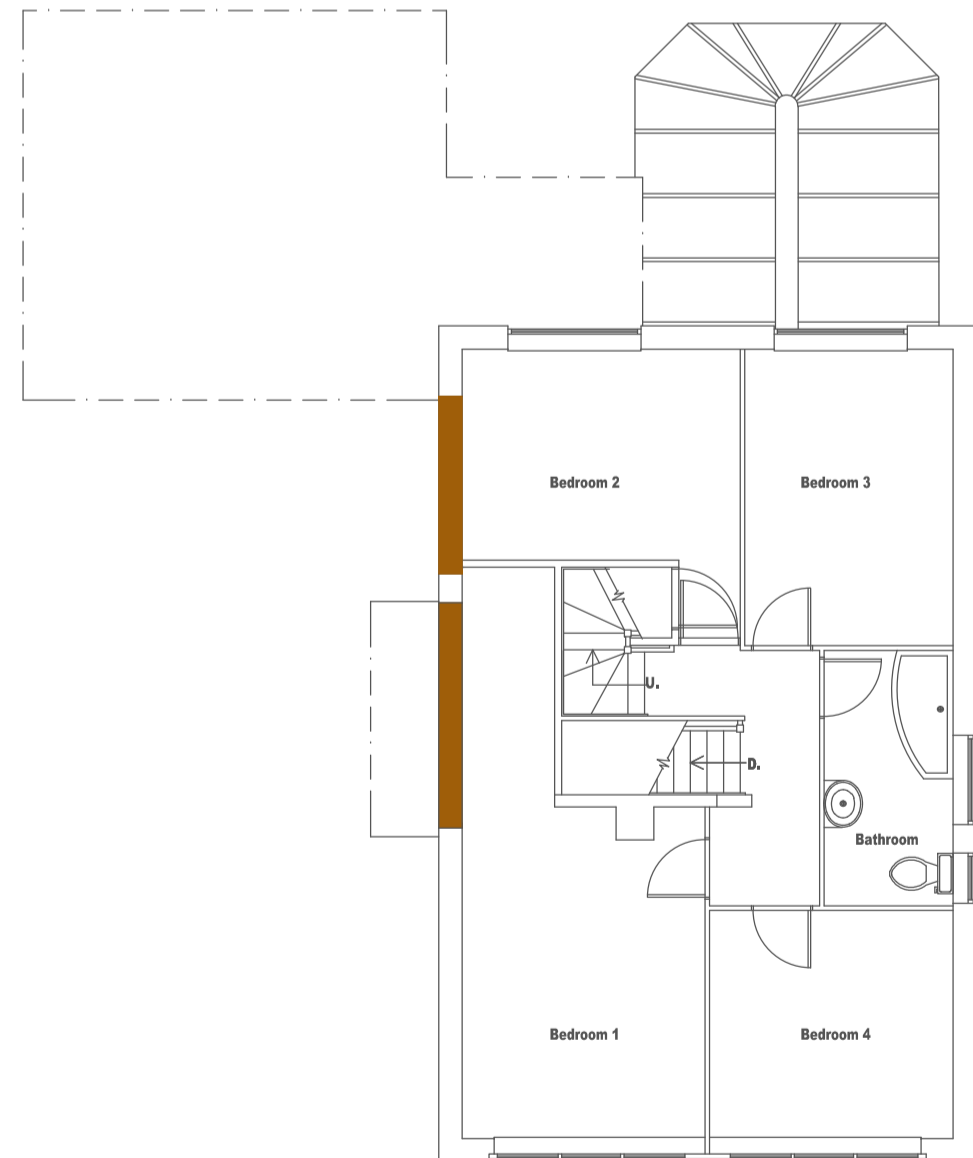
EXISTING WEST ELEVATION



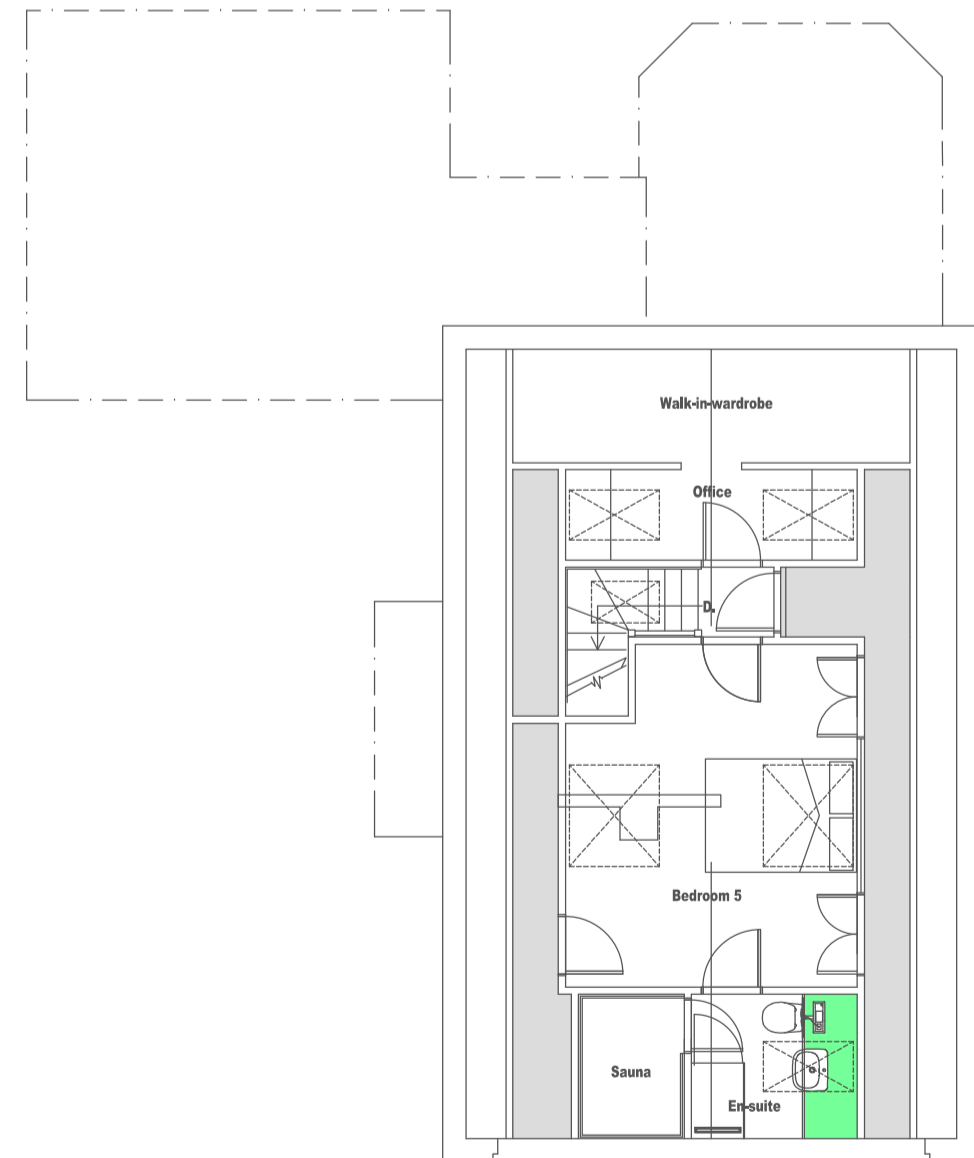
EXISTING REAR ELEVATION






EXISTING EAST ELEVATION



PROPOSED 1st. FLOOR PLAN

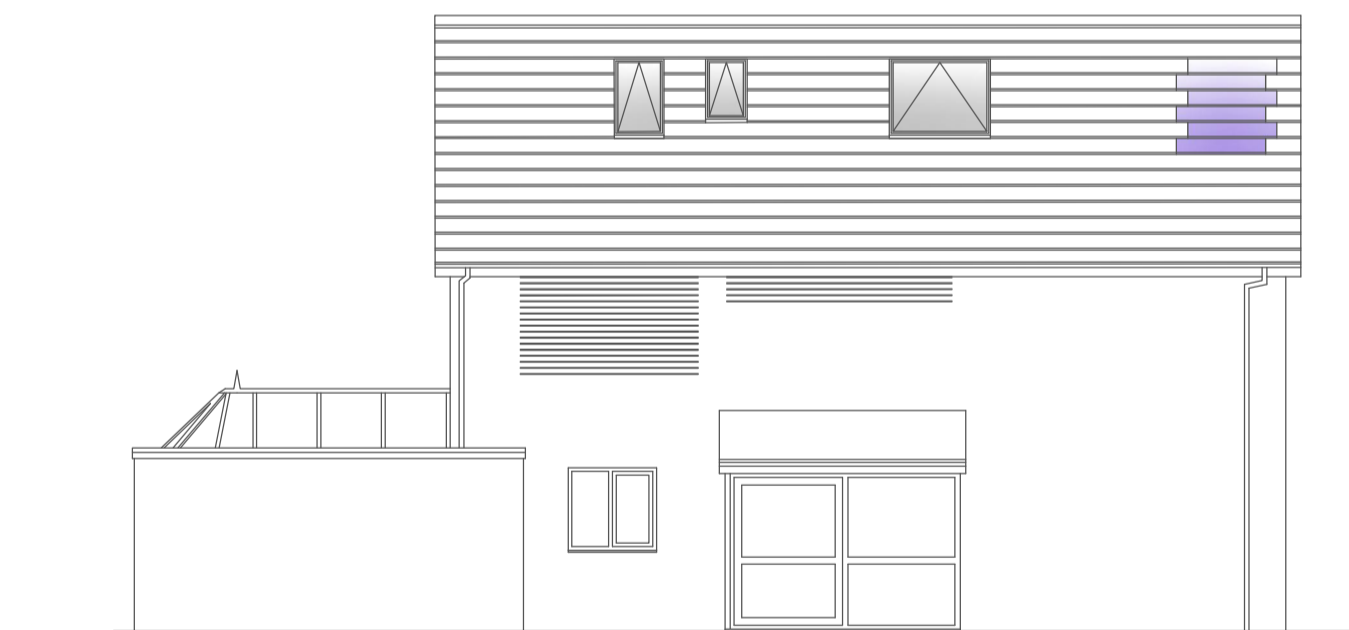


PROPOSED LOFT FLOOR PLAN

-  Storage void
-  Bespoke cupboard/service void
-  Velux window



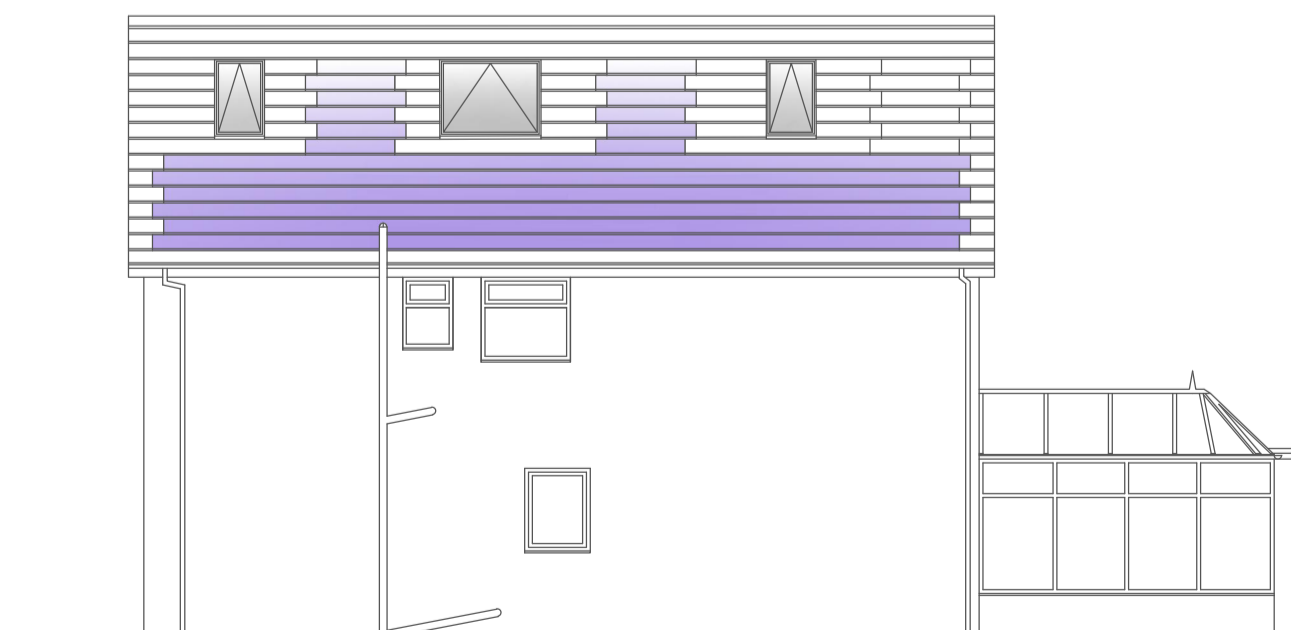
PROPOSED FRONT ELEVATION



PROPOSED WEST ELEVATION



PROPOSED REAR ELEVATION



PROPOSED EAST ELEVATION

Notes
All works to be in accordance with the current Building Regulations and British Standards, and to the satisfaction of the Building Control Officer and Planning Officer where applicable.

All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any materials shall not be any lower than that defined in the relevant British Standard, or that the material has been satisfactorily assessed by an appropriate independent authority.

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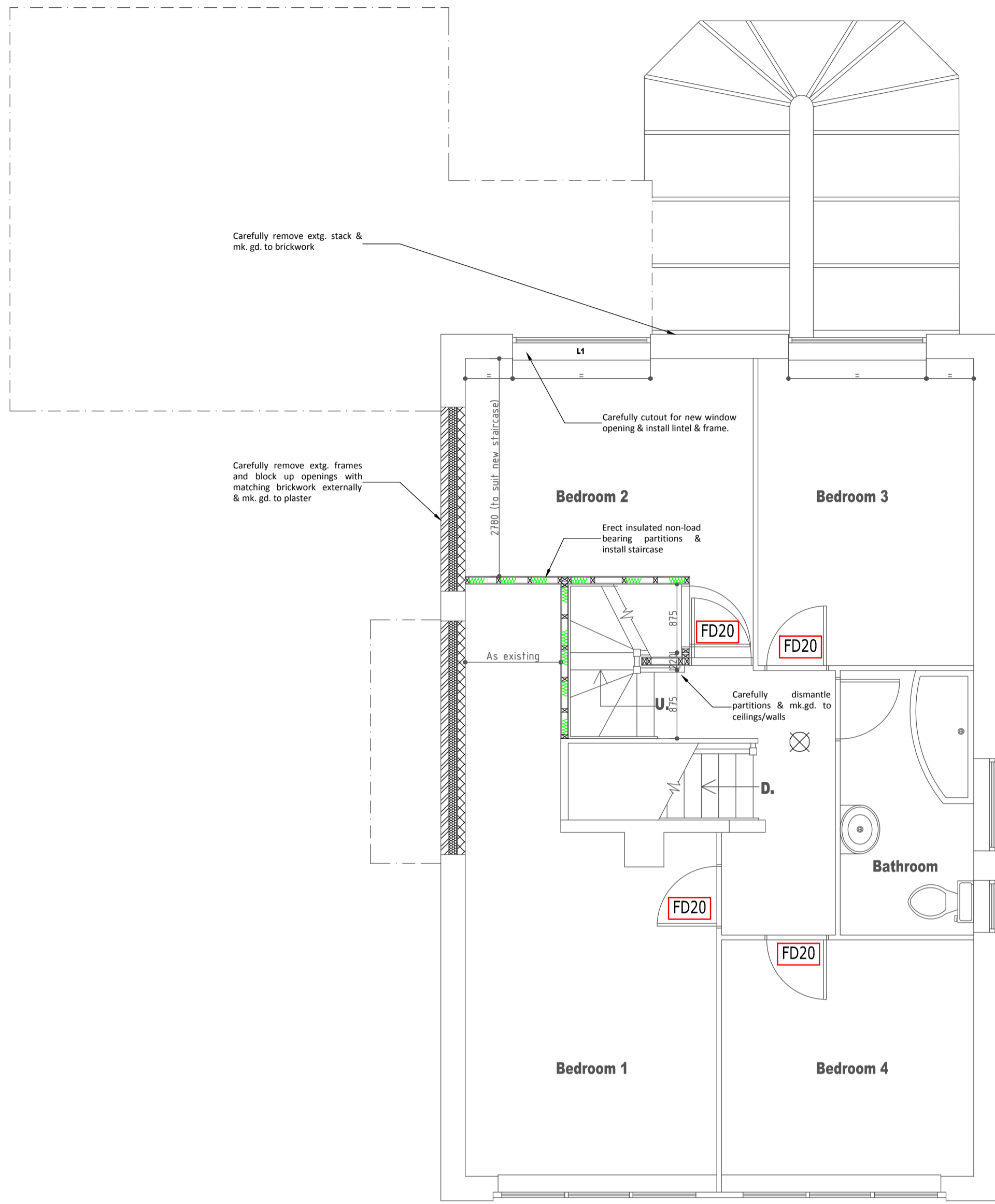
119, Rufford Drive, Whitefield,
Manchester, M45 8PD
Telephone 0161 766 3843

Project Proposed Loft Conversion. Existing and Proposed Plans and Elevations.	Client Mr. & Mrs.M.Weaver. Address 6, Ballater Avenue, Flixton, Manchester, M41 6HW.
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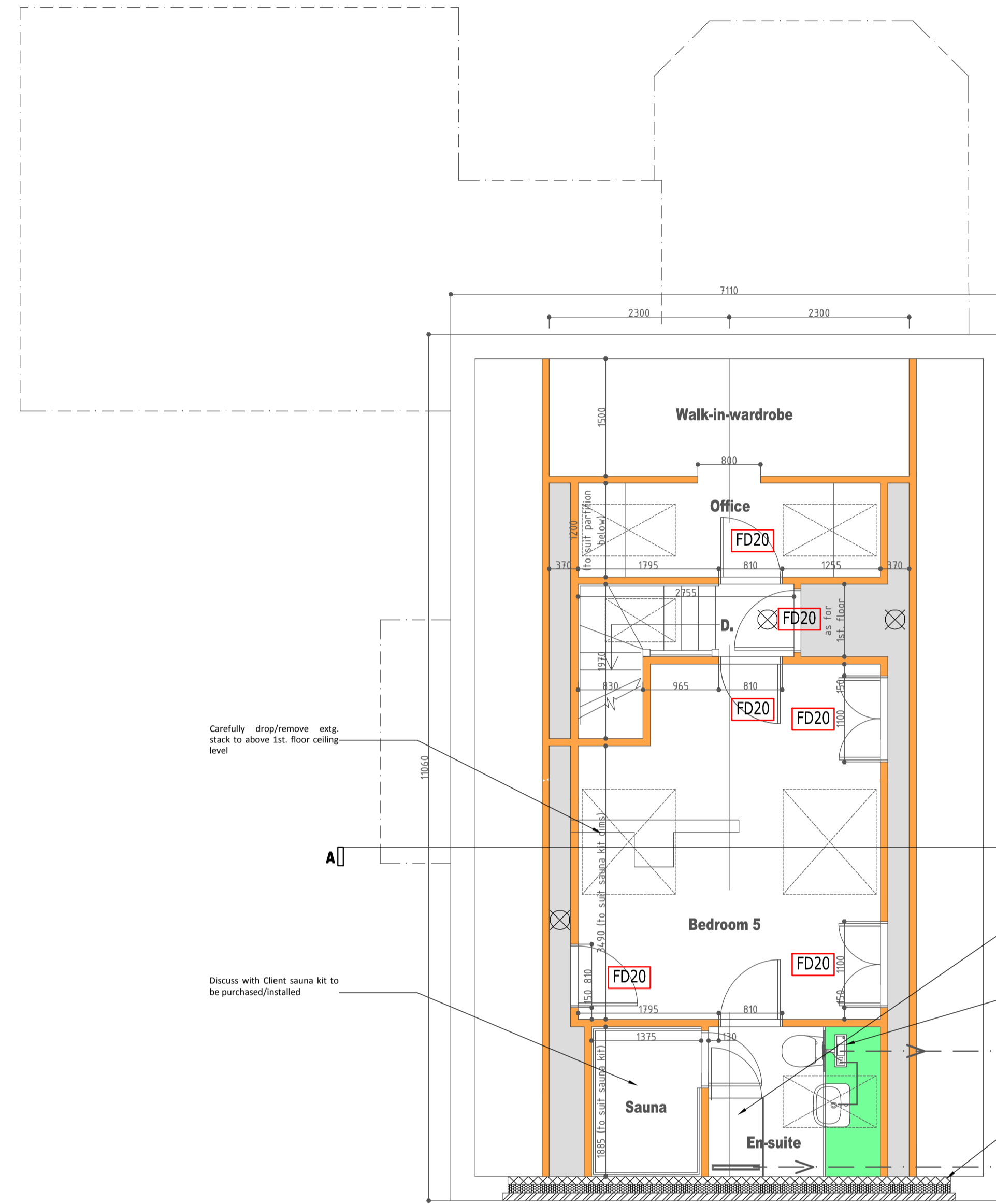
Date 18.04.12. Drawing no. LE01

Scale 1 : 100 Rev.

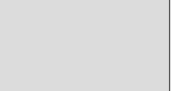

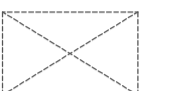



Drawn JP



PROPOSED 1st. FLOOR PLAN



PROPOSED LOFT FLOOR PLAN (REFER TO DWG. SSP01 FOR SECTION A - A)

-  **Storage void**
-  **Bespoke cupboard/services void as per specifications**
-  **Velux window as per specifications**
-  **Studded partitions/plasterboarding as per specifications**
-  **Doorset to fire resistance requirement as per specifications**
-  **Smoke detection & alarm system as per specifications**

Notes

All works to be in accordance with the current Building Regulations and British Standards, and to the satisfaction of the Building Control Officer/Inspector and Planning Officer where applicable. Details may be subject to change at the request of the Building Control Officer/Inspector.

The Contractor is responsible for checking all dimensions on site prior to commencement and during the duration of the works with any errors brought to the attention of the Client as soon as possible.

The Contractor shall inspect the property being worked on, all grounds, adjoining properties, public Highway, surface and underground services which may be affected by the works and record and report to the Client any defects.

The Contractor shall be entirely responsible for the security, strength and stability of the building(s) during the course of the works which is to include carrying out investigations of the existing structure(s). The Contractor shall allow for the protection of existing groundworks including paving, plants and lawn areas, and to existing fixtures and fittings, by the use of dust sheets, screens etc., and is to make good any damage at their own expense. The site is to be kept in an orderly manner and cleaned/tidied up at the end of each working day.

All relevant security precautions and protection, including against the weather, is to be afforded at the end of each working day. The Contractor is to allow for any liability claims against themselves.

All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any materials shall not be any lower than that defined in the relevant British Standard, current Agreement Certificate or that the material has been satisfactorily assessed by an appropriate independent authority and/or CE marked. Sanitary surveys and fittings, electrical fittings and locations, and radiators to be at the Client's requirements. All siting/drainage to match existing or subject to Client's agreement. All ceiling, walls and floor finishes to Client's requirement. All paint types and colours to Client's requirements.

All Certificates, including the Building Regulations Notice and Electrical, Gas and Heating together with all warranties to be handed over to the Client upon completion of testing/commissioning.

Refer to dwg. SSP01 for Section A - A and Specifications and the attached BAM Structural Design for the Structural Engineer's Specifications/Details.

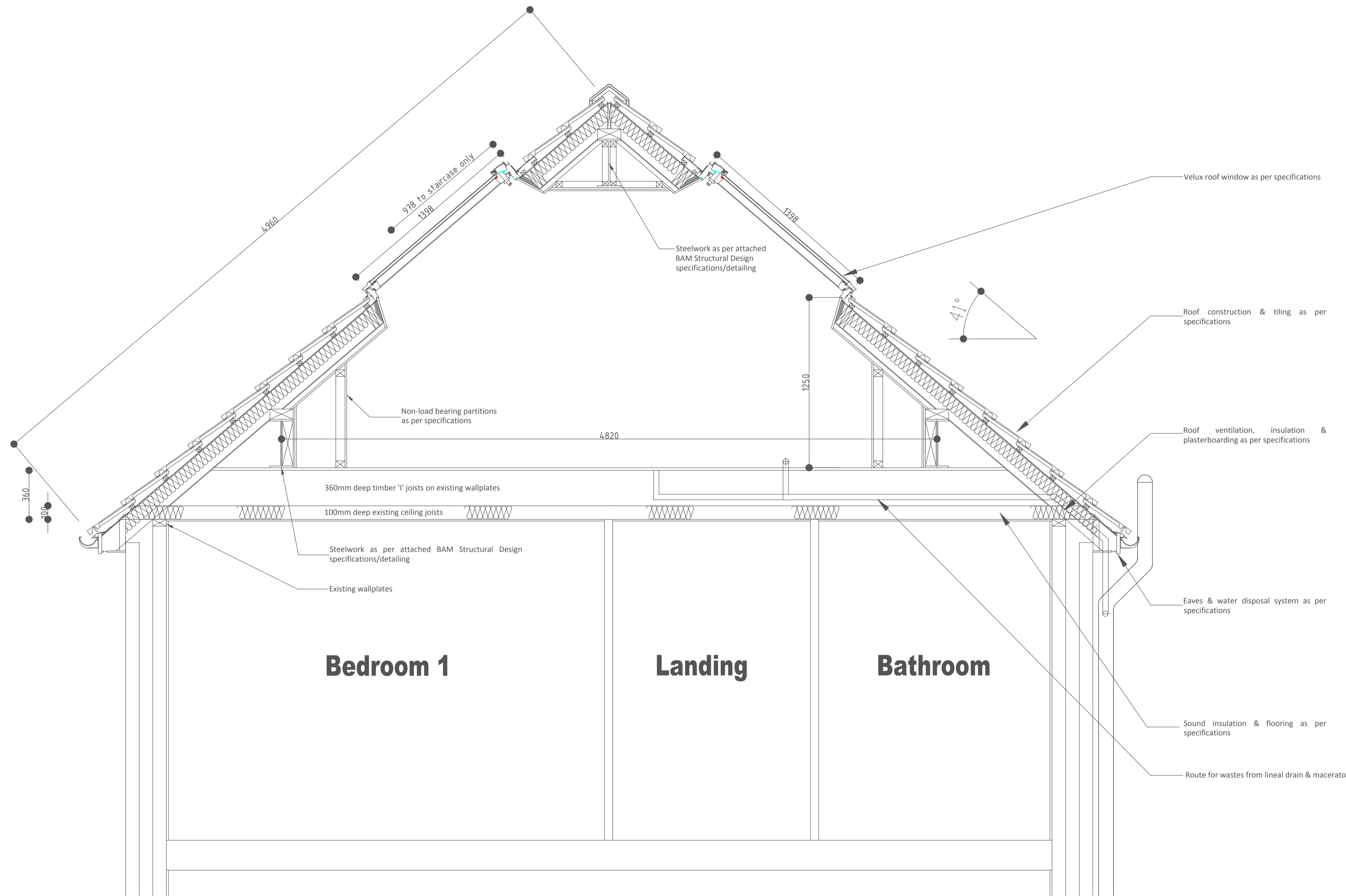
Roof pitch to be confirmed on site prior to any construction works.

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Project Proposed Loft Conversion.	Client Mr. & Mrs. M. Weaver.
Construction Plans.	Address 6, Ballater Avenue, Flixton, Manchester, M41 6HW.
Date 23.03.12.	Drawing no. CP01
Scale 1: 50	Rev.
Drawn JP	



Bedroom 1

Landing

Bathroom

SECTION A - A (REFER TO DWG. CP01 FOR LOCATION)

The appointed Contractor is to include for careful dismantling of existing roof. In, addition the existing stacks are to be carefully taken down.
To liaise with C.Brook of UGE UK (solar tiles) (e-mail chris.brook@uge.co.uk & tel. no. 07720 471 158 - customer ref. DSP 365 / 1).

EXISTING CENTRAL/REAR CHIMNEY STACKS

Check structural stability/condition and any flues. Advise Client if smoke test upon completion of works as well as testing/servicing/certification of any gas appliances is required.

EXTERNAL CAVITY WALLS

Outer skin to comprise 100mm thick matching facing bricks (75mm high) (to be agreed with client) laid in matching mortar (1:1:6 cement, lime & sand) and bond with struck joints with matching width cavity and 100mm thick Celcon Solar (or similar approved) blockwork inner skin (2.8N/mm²).

The cavity is to be closed at all window and door openings using proprietary cavity closer 'Thermabate' or similar approved, installed in accordance with manufacturer's instructions and at eaves level with blockwork. Maintain a continuous cavity between new and existing walls. Skins to be tied together with 225mm long proprietary galvanised wall ties and integral insulation retaining clips. These ties are to be spaced at 900mm centres horizontally and 450mm centres vertically and at 225mm centres at openings.

Provide additional ties within 225mm of side of openings at no more than 300mm centres. Ensure cavities are kept free from debris, by approved method, as works proceed. Provide open perpend or PVC perpends at 300mm centres minimum 2no. per openings. Cavity trays are to project 150mm beyond either side of lintel/opening.

Structural openings to be supported using Catnic Lintels (or similar approved) as follows :
L1 CG90/100 galvanised M.S. insulated lintels to B.S. EN 10327:2004 with 150mm end bearings to both ends or resting on concrete padstones.

STEELWORKS

Refer to attached BAM Structural Design calculations, specifications and detailings together with padstone details.

FIRE PROTECTION TO STRUCTURAL STEELWORK

Encase all steelwork with 2 layers of 12.5mm thk. Gyproc Fireline plasterboard and finished with 2-3mm plaster skim finish.

EXISTING PITCHED ROOF

Carefully remove existing tiling, water disposal system, eaves and bargeboards, timber purlins, hangers and binders and any existing floor joists.

Existing ceiling joists to be respiked where necessary and any necessary noggins fixed. Check/establish that the existing wallplates are bedded to top of internal cavity wall skin and held down with 30x5mm mild steel straps at 1.2m centres (1.2m long) bent at right angles to give a min. 75mm fixing to top of the wallplate or are fixed satisfactorily to the satisfaction of the Building Inspector.

NEW ROOF - WARM ROOF

Constructed with 150x38mm C24 graded s/wd. rafters at 450c/cs and 200x25mm s/wd. ridgeboard all spiked together and fixed to wallplates.

Lateral and vertical restraints straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at maximum 2.0m centres using 30x5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking, to a minimum of three rafters.

Knauf 'Breatheline', or similar approved, breather membrane on top of the rafters - breather membrane to B.S. 4016 or Agreement Certified.
Roof battens to be regularized softwood to B.S. 5534, tanalised - size and fixed as recommended by roof file manufacturer.
Roof tiling, Marley Eternit 'Modern', in Anthracite, interlocking concrete tiles, fixed to manufacturer's recommendations. Ridge and verges to be matching proprietary dry-fix, fixed to manufacturer's recommendations. To be done in conjunction with UGE UK (contact details as above) solar tiles, laid out as per dwg. LE03.

PVC fascias and soffits - to be in white fixed to rafters with softwood battens.

Ceiling to be 12.5mm thk. foil backed plasterboard with 2-3mm plaster skim finish - provide noggins to provide support at joints, edges and light fittings.

ROOF INSULATION - CEILINGS

TLX Silver below rafter in conjunction with 80mm thick Phenolic Board between rafters and with TLX Silver sandwiched between the underside of the rafters and 38mm thick battens, to which the plasterboard will be fitted onto. Separate but linking quilt to be laid over the softwood wallplate and wedged into the cavity to avoid cold-bridging and close the cavity. Pack the space between last rafter and gable wall with insulation. Roof to achieve a U-value of at least 0.16W/m²K.

RAINWATER GOODS

100mm wide PVCu semi-circular section gutters laid to falls to discharge into 65mm diameter round rainwater downspouts, all to be connected wherever necessary, into existing - colour to match existing.

INTERNAL FLOOR & SOUND-PROOFING

360x89mm Finnjoist Standard 12 Class 'I' Beam @ 480mm centres with Simpson Ties ref. JES156SCR Joist Ends Reinforcements with 22mm thk. chipboard boarding, screw fixed to joists. Joists to be doubled up at openings. Trimmers to be hung from and fixed to galv. joist hangers. Strutting and fixing to be as per manufacturers' recommendations (www.finnforest.co.uk & www.strongtie.co.uk).

100mm insulation quilt sound insulation to be laid between joists (10kg/cuM), doubled up at trimming round stair well and beneath stud partitions. Chipboard boarding may be substituted with 19mm s/wd. floorboards or laminated boarding - check with Client.

VELUX WINDOWS

To be installed in accordance with manufacturer's instructions. To include all proprietary flashings, aprons and vapour barriers. Breather membrane to be carefully cut and dressed in.

Provide double rafters and trimmers to all sides of the windows.
Windows ref.
En-suite & office - F08 1398 hg x 660 wide ref. GPL or GPU.

Staircase - C04 978 hg x 550 wide ref. GPL or GPU - to be checked with Client for manual or

remote controlled operation.
Bedroom - U08 1398 hg x 1340 wide ref. GPL or GPU.

INTERNAL WALLS - NON-LOAD BEARING STUDWORK

75x50mm carcassing softwood framing comprising of sole and head plates, uprights at 400mm centres and noggins staggered at midheight. Partitions to be lined both sides with 12.5mm plasterboard, screw fixed with purpose made plasterboard screws and 2-3mm plaster skim finished. All partitions to be supported on double floor joists or noggins.
For partitions to bedrooms and WCs these are to be lined with 12.5mm thick plasterboard and void filled, tightly, with 100mm thick Rockwool 'Sound Mat' insulation quilt or similar approved. Air gaps to be sealed with Acoustic Sealant to achieve a max. Rw value of 40Db.

DOORSETS & INTERNAL JOINERY

Internal doorsets, architraving and skirting to be selected by Client and fixed to B.Standards.
Worktops for Office to be selected by Client and fitted.
Sauna kit to be selected by Client and installed in strict accordance with the manufacturer's recommendations.

STAIRCASE

All dimensions to be checked on site. 13 equal risers to suit overall floor height. Goings of 220mm. Quarter winders to be provided. Provide handrail at 900mm above pitch-line - to withstand horizontal force of 0.74KN. A min. 2000mm headroom is to be provided for the full length of flight. Max. pitch no more than 42 degrees. Entire staircase construction and design is to comply with BS 585 & BS 5395: Part 1 and Approved Document K of the Building Regulations and fixed to B.Standards.

PLUMBING INSTALLATION

All sanitary fittings to be with Client's agreement and installed in strict accordance with the manufacturer's recommendations.
Galvanised steel shower tray, with gentle falls (20mm) towards cutout for lineal/shower drain, with 25mm edges screw fixed to recessed floorboards.
Glazed screen and door to be selected by Client and installed in accordance with manufacturer's instructions.

DRAINAGE INSTALLATION

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572 : 1978 and in accordance with manufacturer's instructions. Above ground foul drainage pipe work shall be PVC u to BS 4514. All to the existing SVP.
Pipework must be installed in accordance with BS 5572 and ensured that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the system shall enter the building. Provide adequate support to lengths of pipework and at junctions and changes in direction. No branch connection to be within 450mm above foot of soil pipe.

Minimum sizes for sanitary plumbing to be :-
WCs and soil pipes 100mm dia. nom. size
Common waste pipes 50mm dia. nom. size
Bath and sinks 50mm dia. nom. size
Handbasins 32mm dia. nom. size
Shower 40mm dia. nom. size

Overflow 19mm dia. nom. Size
All fittings to have 75mm deep seal traps. Provide waste for washing machine and dishwashers where applicable. All waste pipes to be laid to falls (25mm per metre run).
The maximum lengths of waste pipes shall be as follows :-
32mm pipe 1.7m maximum length
40mm pipe 3.0m maximum length
50mm pipe 4.0m maximum length
100mm pipe 6.0m maximum length

Soil and ventilating stacks at head of drain run to be ventilated to the external air (min. 900mm above any window head within 3m horizontally). Wastes to be connected separately into S.V.P. but not within 200mm of a WC connection.
Soil pipes passing through any habitable rooms (including kitchens) to be lagged with min. 100mm sound deadening quilt and with 2 layers of 12.5mm plasterboard in 50-50mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. All rising mains to be insulated.
Discuss with Client on style of shower drainage and in-line drainage are available from the following :-

<http://www.wetroominnovations.com/ACD%20Channel%20Drains.html>
<http://www.onthelevel.co.uk/lineal-drainage.html>

ELECTRICAL INSTALLATION

Existing electrical system to be extended and the contractor is to include for modifying where necessary all to suit the Client's requirements, the protective measures and the relevant earthing and bonding systems to meet the requirements. Fittings (sockets/switches) to match existing wherever possible and new fittings (light) and locations to be with the Client's agreement.
Shower unit to be selected by Client and in-suite extractor unit to
To be in full accordance with BS 7671:2001 and with the latest edition of the IEE wiring regulations and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. All electrical works shall also comply with the Building Regulations Part P.
All cables which are covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE Thermal Insulation : Avoiding Risks 2002 Edition.
Down-lighters in ceiling voids are to be either boxed in with 12.5mm plasterboard or fitted with an intumescent cover to maintain half hour fire resistance.
Services and fittings within the flat roof space are to be protected from overheating. Lighting circuit cables to be 1.5sqmm. minimum where within insulation - all other cables runs to be supported by and clipped to roof timbers and be kept clear of insulation.

Macerator for the loft bathroom to be Saniflo Plus (check with manufacturer on model) and wired/installed in accordance with manufacturer's recommendations.
Installations should be tested at the end of installation before they are taken into service to verify that they are safe and that they comply with BS 7671:2001. This report shall be signed by a competent person who should be a Corporate Member of the Institution of Electrical Engineers (IEE) or with the National Inspection Council for Electrical Installation Contracting or Electrical Contractors Association.

The report should show that the installation has been :-
Inspected and verified that the works are in compliance with the appropriate BS and not visibly damaged or defective so as to be unsafe.
Tested to check satisfactory performance in relation to continuity of conductors, insulation resistance, separation of circuits, polarity, earthing and bonding arrangements, earth fault loop impedance and functionality of all protective devices including residual current devices.
Efficiency light fittings are to be fitted as per 1 light fitting per 25sqm. of floor area or 1 energy light fitting per 4 light fittings, whichever is greater. Such fitting are fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.
Stairs and landings count as one room but may contain more than one fitting. Efficiency light fittings cannot be located in garages, lofts and outhouses. The exact locations of these light fittings are to be determined on site.

AUTOMATIC SMOKE DETECTION & ALARMS
To be installed in circulation areas on each storey of the dwelling. Smoke alarm units to BSS 446 : Part 1 and are fitted min. 300mm from light fittings and walls. Alarms must be permanently connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted within a dwelling they must be interconnected. All installed in accordance with manufacturer's instructions, Approved Doc. B1 Section 1 & 2 and IEE Wiring Regulations. Alternatively, with agreement with Building Regulations Inspector battery operated interconnected units may be fitted.

MECHANICAL EXTRACTORS
En-suite, via a recessed extractor, extracting to external air at a rate of 15l/sec., with 20mins. over-run, operated intermittently linked to room lighting. Switching to be by means of light switch with isolator switch external to room. External grille to be proprietary with suitable flanges for the wall and have matching colour.

CENTRAL HEATING
Existing boiler to be checked for suitability. New/replacement boilers to be condensing boiler with a minimum SEDBUK A rating of 86% with appropriate controls with steel panel radiators, fitted with thermostatic valves, via copper distribution pipework. Primary pipework must be copper but flexible pipework may be used for heating distribution, where concealed, but only with prior written approval of the heating designer and the Client.
Existing central heating system to be extended into new rooms in accordance with BS 5449. All new radiators/towel warmers to be adequately sized and fitted with thermostatic valves and to match with existing wherever possible and/or to the client's requirements.
Domestic hot water distribution pipes to be insulated with wrap max. 0.045W/msqK, where pipes are not exposed. All cold water service pipes and all central heating pipework, not contributing useful (designed) heat, to be insulated to BS 5422:1990.
All gas installations to comply with the British Gas Council recommendations and the acceptance of the relevant Local Gas Authority.

PAINTING & DECORATING
Discuss with Client on extent of this trade.
1 ct. primer to all walls and discuss with Client on colour and paint finish as well as extent.
1ct. primer (after knotting), 1 ct. u/c & 2 cts. gloss to all new woodwork.

CERAMIC TILING
Discuss with Client on size/colour/pattern for En-suite.

FLOOR FINISH
Discuss with Client on colour/pattern.

Notes

All works to be in accordance with the current Building Regulations and British Standards, and to the satisfaction of the Building Control Officer/Inspector and Planning Officer where applicable. Details may be subject to change at the request of the Building Control Officer/Inspector.

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All relevant safety precautions and protection, including against the weather, is to be afforded at the end of each working day. The Contractor is to allow for any liability claims against themselves.

All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any materials shall not be any lower than that defined in the relevant British Standard, current Agreement Certificate or that the material has been satisfactorily assessed by an appropriate independent authority and/or CE marked (sanitary ware) and fittings, electrical fittings and locations, and isolators to be at the Client's requirements. All skirting/architraving to match existing or subject to Client's agreement. All ceiling, walls and floor finishes to Client's requirement. All paint types and colours to Client's requirements.

All Certificates, including the Building Regulations Notice and Electrical, Gas and Heating together with all Warranties to be handed over to the Client upon completion of testing/commissioning.

Refer to dwg. CP01 for Construction Plans and the location of Section A - A.

Roof pitch to be confirmed on site prior to any construction works.

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Project	Client
Proposed Loft Conversion.	Mr & Mrs M. Weaver.
Section A - A & Specifications.	Address 6, Ballater Avenue, Flixton, Manchester, M41 6HW.

Date 09.07.12.	Drawing no. SSP01
Scale 1: 20 (A1)	Rev.
Drawn JP	