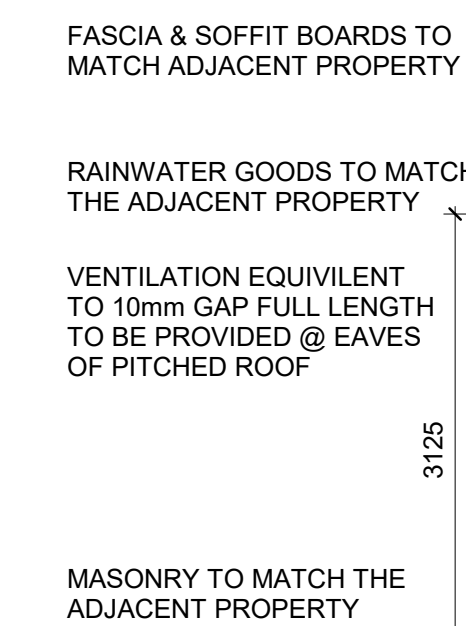
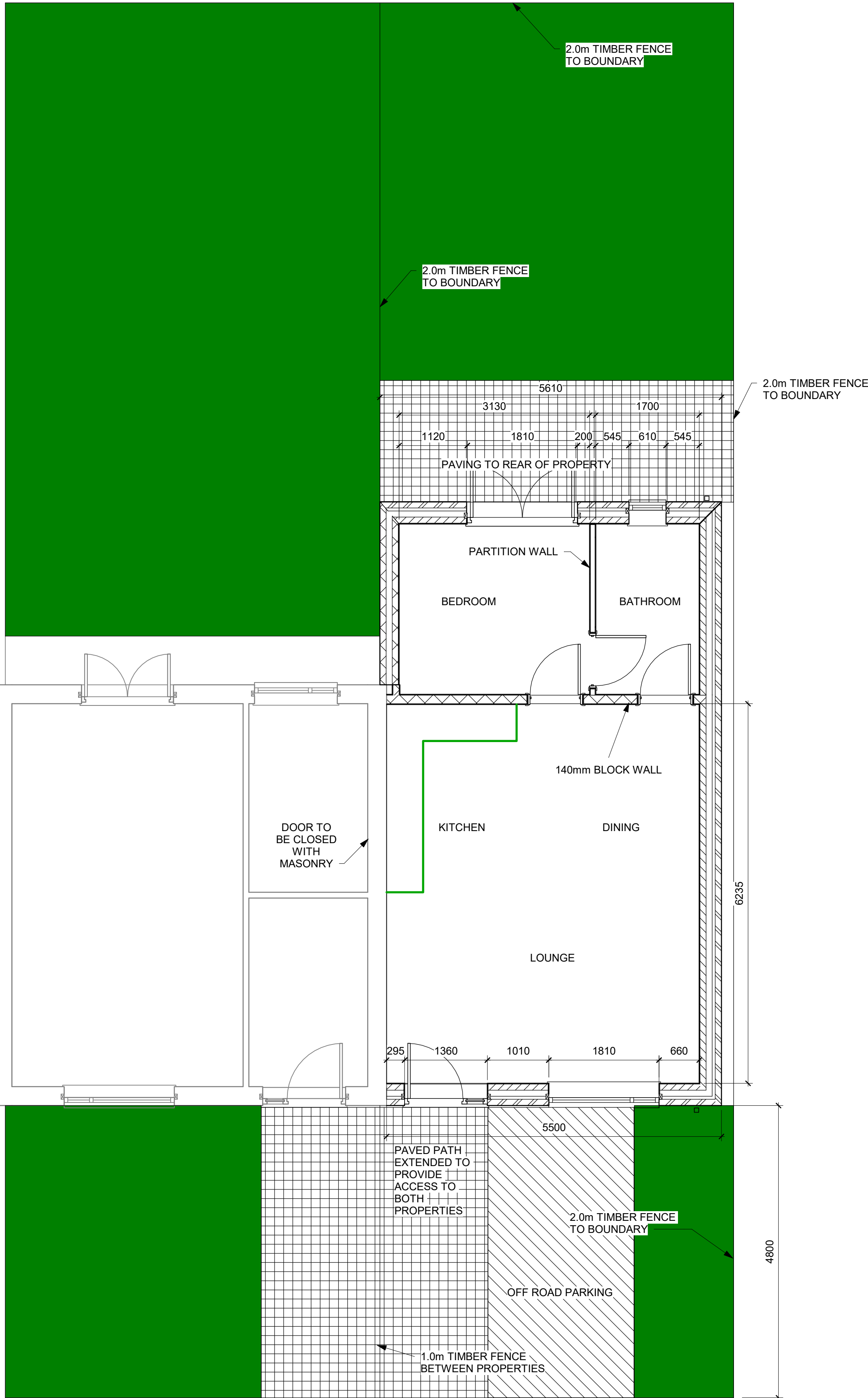




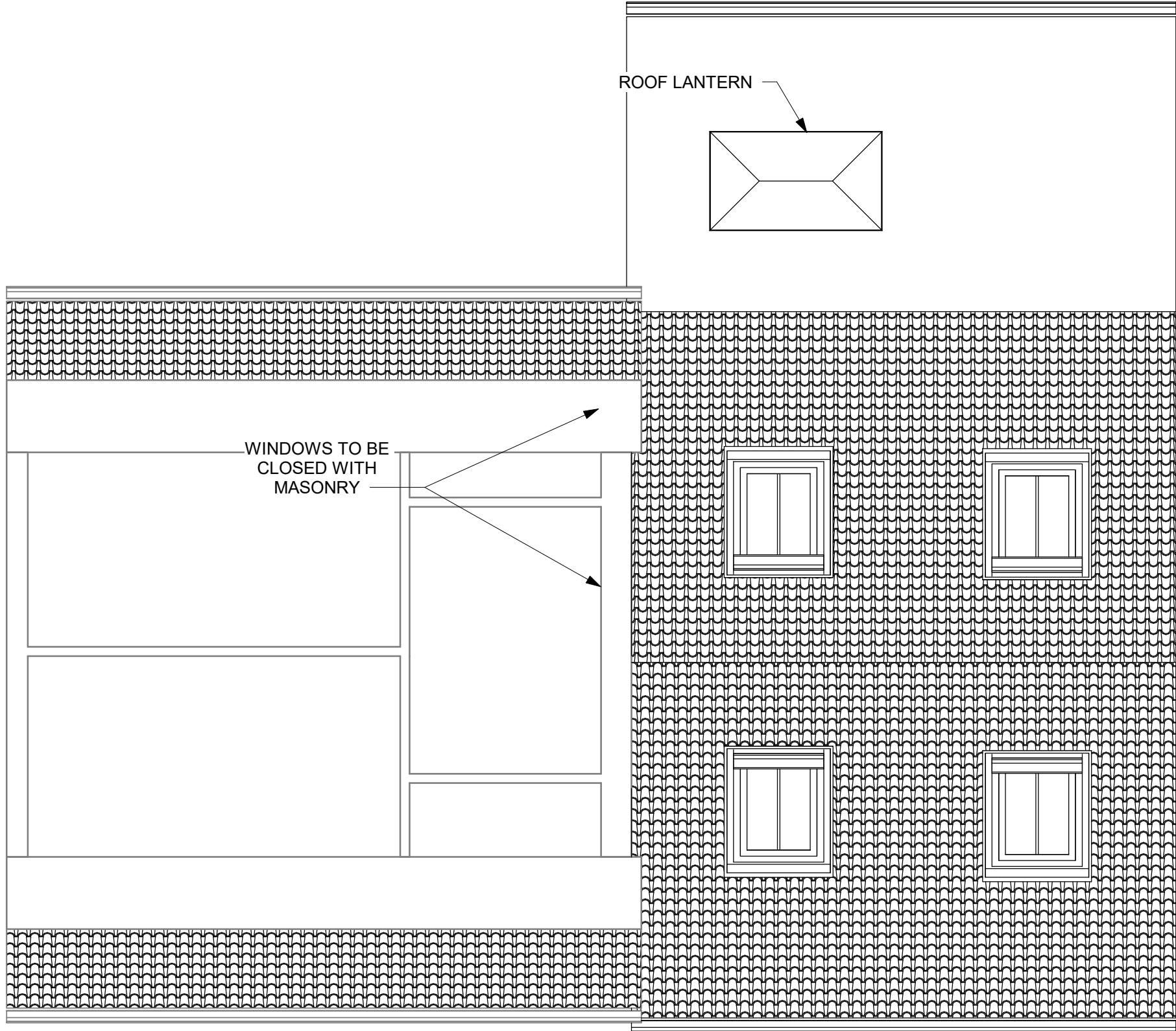
**STRUCTURAL DESIGN
& DRAUGHTING**

**159. NEWMARKET ROAD
ASHTON - UNDER - LYNE
LANCASHIRE
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1 **GROUND FLOOR PLAN**
1 : 50



2 **ROOF PLAN**
1 : 50

GENERAL NOTES

DO NOT SCALE

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BRITISH STANDARDS, BUILDING REGULATIONS AND CODES OF PRACTICE.

ALL MATERIALS TO BE STORED, MIXED AND FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

ALL PROVISIONS FOR TEMPORARY MEANS OF SUPPORT AND REGULATIONS FOR HEALTH AND SAFETY AT WORK TO BE APPLIED.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH HSE GUIDANCE AND CDM 2015 REGULATIONS.

DRAWINGS FOR PLANNING / BUILDING CONTROL PURPOSES ONLY. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCING SHOP DRAWINGS OR WORKS ON SITE.

EPDM COVERED ROOF

SEE NOTE 2.

4 - VELUX TYPE ROOF LIGHTS

ROOF TILES TO MATCH

ADJACENT PROPERTY.

SEE NOTE 1.

REV.	DATE	BY	REVISION

PROJECT
7 RALEIGH GARDENS PROPOSED 1 BEDROOM PROPERTY

CLIENT
HOWERIGOUT

DRAWING
PROPOSED GROUND FLOOR & ROOF PLANS

DRAWING NUMBER	21-2133 - 003	REV.
SCALE	1:50	DATE
DESIGNED	DG	CHECKED
DRAWN	DG	DATE

STRUCTURAL DESIGN & DRAUGHTING
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- 1.0

PITCHED ROOF
TILES TO MATCH THE ADJACENT AND SUIT A 25DEG PITCH.
38x25 TILE BATTENS.
TYVEK BREATHER MEMBRANE LAID TO HANG 10mm BETWEEN RAFTERS.
225x47 C16 RAFTERS @ 600mm MAX CENTRES WITH FULL DEPTH NOGGINS @ MID SPAN.
RAFTERS TO BE SUPPORTED ON TIMBER FILLETS BOLTED TO UB WEB USING M12 BOLTS @ 500mm MAX CENTRES.
RAFTERS TO BE SPIKE NAILED TO 100x75 TIMBER WALL PLT @ EAVES.
TIMBER WALL PLT TO BE STRAPPED TO INTERNAL LEAF USING 30x5 GALVANISED STRAPS @ 2.0m MAX CENTRES.
RAFTERS TO BE STRAPPED TO ADJACENT INNER LEAF USING 30x5 GALVANISED STRAPS @ 2.0m CENTRES.
STRAPS ARE TO PASS OVER MINIMUM 3 RAFTERS WITH FULL DEPTH NOGGINS BETWEEN.
DOUBLE RAFTERS TO BE PROVIDED AROUND ROOF LIGHTS.
DOUBLE RAFTERS TO BE BOLTED TOGETHER USING M12 BOLTS @ 450mm MAX CENTRES WITH CASTLE WHS BETWEEN MEMBERS.
SUPERQUILT RETURNED 40mm UP SIDE OF RAFTER.
SUPERQUILT TO UNDERSIDE OF RAFTER.
38x50mm BATTENS @ 500mm MAX CENTRES.
SUPERQUILT ACROSS JOISTS.
38x25 COUNTER BATTENS
12.5mm PLASTERBOARD WITH 3mm SKIM COAT. BOARD JOINTS TO BE TAPED AGAINST CRACKING.
- 2.0

FLAT ROOF
EPDM ROOF MEMBRANE INTALLED TO MANUFACTURERS INSTRUCTIONS.
18mm OSB / PLY BOARD.
38x25 COUNTER BATTEN.
SUPERQUILT OVER JOISTS.
SUPERQUILT RECESSED 54mm DOWN JOISTS.
47x175 C16 JOISTS @ 600mm MAX CENTRES.
DOUBLE JOISTS REQ'D AROUND LANTERN OPENINGS & OVER PARTITION.
DOUBLE JOISTS TO BE BOLTED TOGETHER USING M12 BOLTS @ 500mm MAX CENTRES WITH CASTLE WHS BETWEEN MEMBERS.
JOISTS TO HAVE FULL DEPTH NOGGINS @ MID SPAN.
JOISTS TO BE SUPPORTED IN JOIST HANGERS FIXED TO 175x40 POLE PLT ANCHORED TO MASONRY AT INTERNAL END.
JOISTS TO EXTEND OVER MASONRY AT OUTER END AND BE SPIKE NAILED TO 100x75 TIMBER WALL PLT.
WALL PLT TO BE FIXED TO INTERNAL LEAF USING 30x5 GALVANISED STRAPS @ 2.0m MAX CENTRES.
JOISTS TO BE STRAPPED TO ADJACENT MASONRY USING 30x5 GALVANISED STRAPS @ 2.0m CENTRES.
STRAPS TO PASS OVER MIN 3 JOISTS WITH FULL DEPTH NOGGINS BETWEEN.
SUPERQUILT TO THE UNDERSIDE OF JOISTS.
38x25 COUNTER BATTENS.
12.5mm PLASTERBOARD WITH 3mm SKIM COAT. BOARD JOINTS TO BE TAPED AGAINST CRACKING.
- 3.0

MASONRY WALLS ABOVE DPC
103mm OUTER LEAF MASONRY TO MATCH ADJACENT PROPERTY.
150mm CAVITY WITH 100mm KINGSPAN TYPE INSULATION
100mm 3.6N/mm² BLOCKWORK INNER LEAF.
VERTICAL TWIST STAINLESS STEEL WALL TIES @ 450mm VERTICAL CENTRES & 900mm HORIZONTAL CENTRES.
WALL TIE CENTRES TO BE HALVED AROUND OPENINGS.
INTUMESCENT CAVITY CLOSER TO BE INSTALLED AT EAVES.
CAVITY CLOSERS TO BE INSTALLED AT SIDES AND CILLS OF OPENINGS.
- 4.0

MASONRY PARTY WALL
100mm 3.6N/mm² BLOCKWORK LEAF.
100mm CAVITY WITH 100mm ROCKWOOL INSULATION
100mm 3.6N/mm² BLOCKWORK LEAF.
VERTICAL TWIST STAINLESS STEEL WALL TIES @ 450mm VERTICAL CENTRES & 900mm HORIZONTAL CENTRES.
INTUMESCENT CAVITY CLOSER TO BE INSTALLED AT HEAD OF WALL.
- 5.0

MASONRY BELOW DPC
DPC @ 150mm ABOVE LOCAL GRADE.
2 COURSES OF 350mm WIDE TRENCH BLOCKS.
5 COURSES OF CLASS B ENGINEERING BRICK OR EQUIVILENT WITH 150mm CAVITY (100mm CAVITY AT PARTY WALL).
CAVITY BELOW DPC TO BE FILLED USING LEAN MIX CEMENT AND DRAINED TO THE EXTERIOR VIA WEEPS @ 1200mm MAX CENTRES.
- 6.0

PARTITION WALL
DPC TO TOP OF SLAB IN LINE OF PARTITION.
100x75 C16 TIMBER SLAB & SOLE PLATE.
75x47 C16 STUDS @ 600mm MAX CENTRES.
FULL DEPTH NOGGINS @ 1200mm VERTICAL CENTRES.
12.5mm PLASTERBOARD WITH 3mm SKIM COAT. BOARD JOINTS TO BE TAPED AGAINST CRACKING.
HORIZONTAL BOARD JOINTS TO BE OFFSET VERTICALLY 600mm.
- 7.0

GROUND FLOOR
75mm CEMENT SCREED WITH 25mm KINGSPAN TYPE INSULATION TO EXTERIOR SIDES.
1200g VISQUEEN MEMBRANE CONTIGOUS WITH AND LAPPED INTO DPC.
100mm KINGSPAN INSULATION.
100mm C35 MASS CONCRETE SLAB.
1200g VISQUEEN MEMBRANE CONTIGOUS WITH AND LAPPED INTO DPC.
50mm COMPACTED CLEAN SHARP SAND.
100mm COMPACTED RCA / HARDCORE.
- 8.0

DPC
HYLOAD DPC @ 150mm ABOVE LOCAL GRADE ELEVATION.

- 9.0

DOORS & WINDOWS
MAXIMUM PERCENTAGE OF GLAZING TO WINDOWS, DOORS AND ROOFLIGHTS TO BE NO MORE THAN 25% OF FLOOR AREA PLUS DOOR / WINDOW AREA WHICH AS A RESULT OF THE EXTENSION, NO LONGER EXIST OR ARE EXPOSED.
WINDOW LINTOLS ARE TO BE FIRE STOPPED TO HALF HOUR WITH 12.5mm FIRELINE BOARD.
LINTOLS TO BE CATNIC TYPE CG 150/100 U.N.O.
NEW WINDOWS TO PROVIDE 8000mm² BACKGROUND VENTILATION TO ALL HABITABLE ROOMS AND ARE TO BE FULLY DRAFT STRIPPED.
ALL GLAZING TO BE DOUBLE / TRIPLE GLAZED SEALED UNITS PROVIDING A U VALUE OF 1.4 W/m²K.
THERMABATE INSULATED CAVITY CLOSERS TO BE PROVIDED TO JAMBS AND CILLS OF ALL EXTERNAL OPENINGS.
ALL GLASS WITHIN 800mm OF THE FLOOR OR GROUND LEVEL AND WITHIN A VERTICAL STRIP 300mm WIDE FROM DOOR JAMBS AND 1500mm HIGH FROM FLOOR LEVEL IS TO BE EITHER TOUGHENED OR LAMINATED SAFETY GLASS.
- 10.0

DRAINS
CONTRACTOR IS TO LOCATE AND CHECK CONDITION OF ALL EXISTING DRAINS PRIOR TO ANY EXCAVATION.
ANY DRAINS PASSING UNDER BUILDING ARE TO BE PROVIDED WITH RODDING ACCESS PROVIDED EXTERNAL TO THE BUILDING.
RC LINTOLS ARE TO BE PROVIDED WHEREVER DRAINS PASS THROUGH WALLS.
NEW ROOF DRAINAGE IS TO MATCH THE EXISTING.
NEW UNDERGROUND DRAINAGE IS TO BE HEPWORTH SUPERSLEVE 100mm OR SIMILAR APPROVED, LAID AND BEDDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PLUMBING PIPE SIZES: -
SINK 38mm DIA WITH MIN 76mm SEAL DEPTH.
ALL FITTINGS ARE TO HAVE SEPERATE CONNECTIONS INTO 100mm SOIL VENT PIPE OR GULLY.
IF CONNECTED INTO GULLY THEN PIPE IS TO TERMINATE BETWEEN GRATING AND WATER LINE.
WASHING MACHINE & DISHWASHER CONNECTIONS ARE TO HAVE 76mm DEEP SEALTRAPS AND SEPERATE STANDPIPES.
- 11.0

INTERNAL WOODWORK
ALL INTERNAL WOODWORK TO BE PAINTED SOFTWOOD.
NEW AND MODIFIED WALLS ARE TO BE FITTED WITH SW SKIRTINGS TO MATCH THE EXISTING.
NEW DOORS ARE TO MATCH THE EXISTING AND ARE TO BE HUNG IN SOFTWOOD FRAMES WITH REQUISITE IRONMONGERY OF THE CLIENT'S CHOICE.
SOFTWOOD ARCHITRAVES TO BE FITTED ALL ROUND, TO BOTH SIDES.
- 12.0

ELECTRICAL WORK
ALL ELECTRICAL WORKS ARE TO BE CARRIED OUT AND INSPECTED BY A PART P REGISTERED ELECTRICIAN.
ALL SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPMENT TO BE FITTED AT A HEIGHT OF BETWEEN 450mm AND 1200mm ABOVE FLOOR LEVEL IN ACCORDANCE WITH WITH APPROVED DOCUMENT M.
- 13.0

CONSERVATION OF FUEL AND POWER
THE BUILDING FABRIC SHOULD BE CONSTRUCTED SO THAT THERE ARE NO SIGNIFICANT THERMAL BRIDGES OR GAPS IN THE INSULATION LAYERS WITHIN THE VARIOUS ELEMENTS OF THE FABRIC, AT THE JOINTS BETWEEN THE ELEMENTS AND AT THE EDGES OF THE ELEMENTS SUCH AS THOSE AROUND WINDOW AND DOOR OPENINGS.
INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS IN 75% OF THE TOTAL NUMBER OF LIGHT FITTINGS.
- 14.0

VENTILATION
BATHROOM IS TO BE FITTED WITH AN EXTRACT FAN CAPABLE OF REMOVING 30L/s CONNECTED TO THE LIGHT SWITCH AND WITH A 15 MINUTE OVERRUN.
KITCHEN IS TO BE FITTED WITH AN EXTRACT FAN CAPABLE OF REMOVING 60L/s OR 30L/s IF FITTED ADJACENT TO HOB.
- 15.0

HEATING AND HOT WATER
NEW BOILER IS TO BE WALL MOUNTED, GAS FIRED, CONDENSING TYPE WITH BALANCED FLUE AND STAINLESS STEEL FLUE GUARD.
BOILERS TO HAVE A SEDBUK RATING OF AT LEAST 88%. ALL TO BE INSTALLED IN COMPLIANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE BY A GAS SAFE REGISTERED INSTALLER.
ALL RADIATORS ARE TO BE FITTED WITH THERMOSTATIC VALVES AND ALL PIPEWORK IS TO BE INSULATED EVERYWHERE EXCEPT IN HEATED ROOMS.
- 16.0

STRUCTURAL STEELWORK
ALL STRUCTURAL STEELWORK TO BE MINIMUM OF S275 STEEL.
ALL BOLTS TO BE A MINIMUM OF M16 GR 8.8 U.N.O.
MINIMUM OF 2 BOLTS IN ALL CONNECTIONS.
ALL WELDS TO BE 6 CFW ALL ROUND U.N.O.
ALL STEEL TO BE COATED 1 COAT ZINC RICH PRIMER.



REV	DATE	BY	REVISION
PROJECT			
7 RALEIGH GARDENS PROPOSED 1 BEDROOM PROPERTY			
CLIENT			
HOWERIGOUT			
DRAWING			
GENERAL NOTES 1:1250 LOCATION PLAN 1:500 BLOCK PLAN			
DRAWING NUMBER			REV.
21-2133 - 004			
SCH. NO.	SCALE	DRAWN	CHECKED
1:1, 1:1250, 1:500	DG		
		DATE	30/07/22

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