PROVISIONAL COPY

Drawings to be read inconjunction with
TMJ Structural Engineers design
Report details to take president over drawings

GROUND FLOOR PLAN
as proposed
scale 1:50 @ A3

DRAINAGE NOTE:
Check on site for seperate soil and SW system.
All new soil drainage to discharge into existing soil system
and new SW to discharge into existing SW system.

Provide and fit 2400x1410mm upvc double glazed window with timber lintol over.
Low emissivity Pilkingtons Optitherm safety glass to be used.
Colour to client choice

Insert 150m deep MS HD insulated box lintol over
type Catnic CG110/100 3300mm insulated box lintol over or similar approved.
Provide and fit 1 nr 2100x3000mm alu Bifold doors.
Style to client choice
Colour to client choice
Low emissivity Pilkingtons Optitherm safety glass to be used.

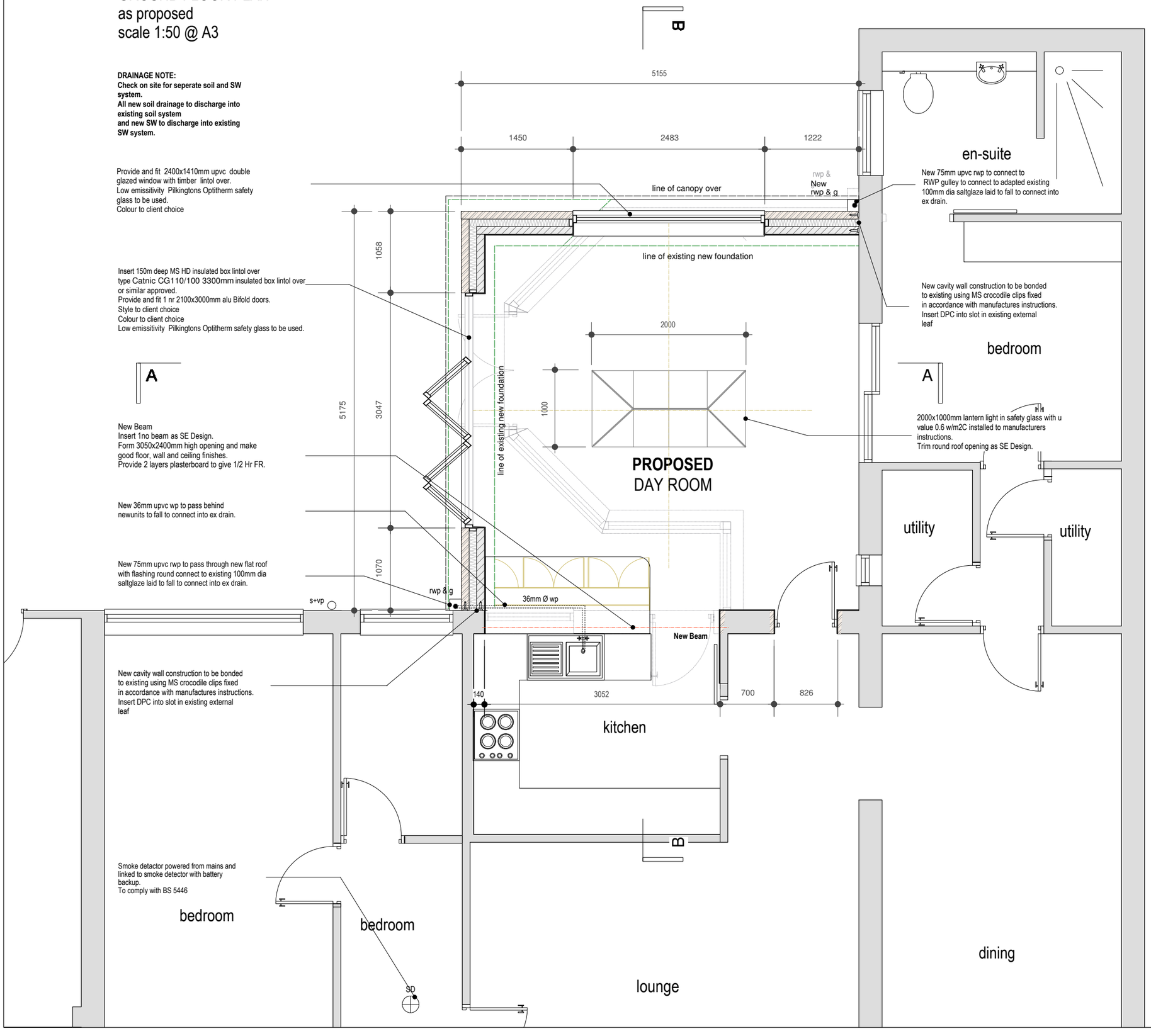
New Beam
Insert 1no beam as SE Design.
Form 3050x2400mm high opening and make good floor, wall and ceiling finishes.
Provide 2 layers plasterboard to give 1/2 Hr FR.

New 36mm upvc wp to pass behind newunits to fall to connect into ex drain.

New 75mm upvc rwp to pass through new flat roof with flashing round connect to existing 100mm dia saltglaze laid to fall to connect into ex drain.

New cavity wall construction to be bonded to existing using MS crocodile clips fixed in accordance with manufactures instructions. Insert DPC into slot in existing external leaf

Smoke detactor powered from mains and linked to smoke detector with battery backup.
To comply with BS 5446



BUILDING REGULATION NOTES

LINTOLS
ALL NEW 2 AND 3 COURSE DEEP PROPRIETARY INSULATED GALV MS LINTOLS TO HAVE MIN END BEARING OF 150MM WITH CONCRETE PADSTONES AT EACH END AND TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. WEEP HOLES AND CAVITY TRAYS PROVIDED OVER LINTOLS.

TIMBERS
ALL STRUCTURAL TIMBERS TO BE C16 GRADE UNLESS OTHERWISE NOTED AND TREATED WITH PRESERVATIVE. HICKSONS VACVAC DOUBLE VACUUM PROCESS WITH VASCOT WR IN PREPARED OPENING.

'U' VALUES
'U' VALUE FOR WALLS 0.28 W/M2 K
'U' VALUE FOR PITCHED ROOF WITH RAFTER LEVEL INSULATION 0.18 W/M2 K
'U' VALUE FOR ROOF WITH CEILING LEVEL INSULATION 0.16 W/M2 K
'U' VALUE FOR WINDOWS 1.6 W/M2 K WITH 20MM ARGON FILLED AIR GAP
'U' VALUE FOR FLOORS 0.22 W/M2 K

LATERAL SUPPORT
LATERAL SUPPORT TO BE PROVIDED BY STRAPPING DOWN WALL PLATES ,JOIST AND RAFTERS USING 30X5MM GALVANISED MILD STEEL STRAPS AT @ 2 METER C/C (B. REG. A1/2 C33 TO 37) FIXED TO BLOCKWORK.

SAFETY GLAZING
TOUGHENED /SAFETY GLAZING TO BE USE IN ALL CRITICAL LOCATIONS (BELOW 800MM FROM FLOOR LEVEL IN WINDOWS AND LESS THAN 1500MM ABOVE FLOOR LEVEL IN DOORS) GLAZING TO CONFORM TO BS 6206:1981 (BS EN 12600).

IMPORTANT
THE CONTRACTOR WILL BE RESPONSIBLE FOR SETTING OUT THE WORK. ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.

SUBJECT TO
PLANNING APPROVAL
&
BUILDING REGULATION APPROVAL

Commencement on site before full
Building Regulation approval at own risk

Revisions

project
Proposed taking down existing conservatory and construction of single story rear extension.
at
2 Winsford, Bamford, Rochdale.OL11 4BQ
client
Mr & Mrs J. Tidswell

drawing GROUND FLOOR PLAN as proposed	date Feb 2019
	sheet 2
	scale as indicated @ A3
status Planning Submission	rev.