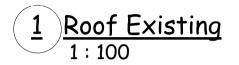
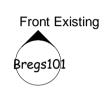
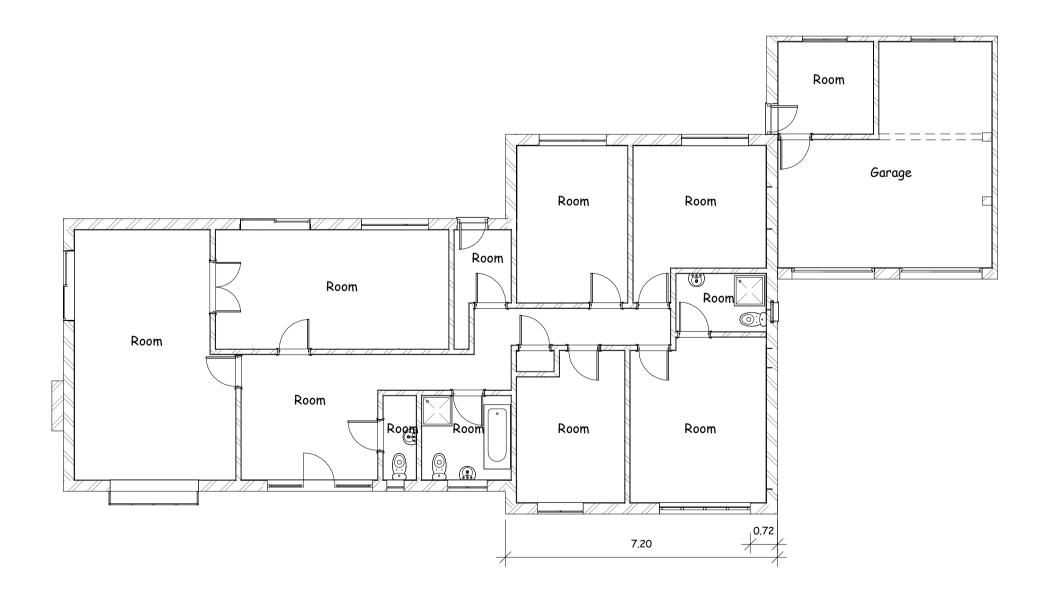
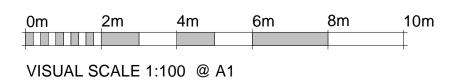
Asbuilt Drawings - as this is a drawing of an existing building there will be variations on site to wall thicknesses and angles that are not depicted in this drawing. Unless stated inaccessible areas such as roofs have been visually observed. Unless otherwise stated this is not a topograghic survey and ground levels and features have been estimated.

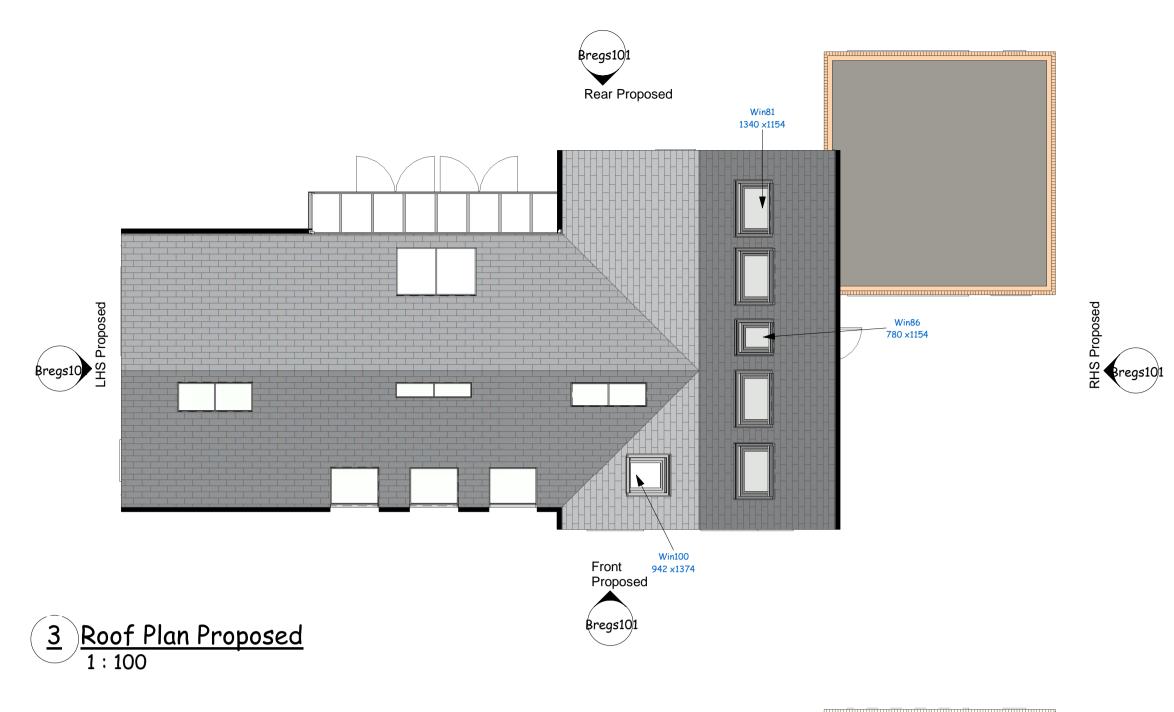


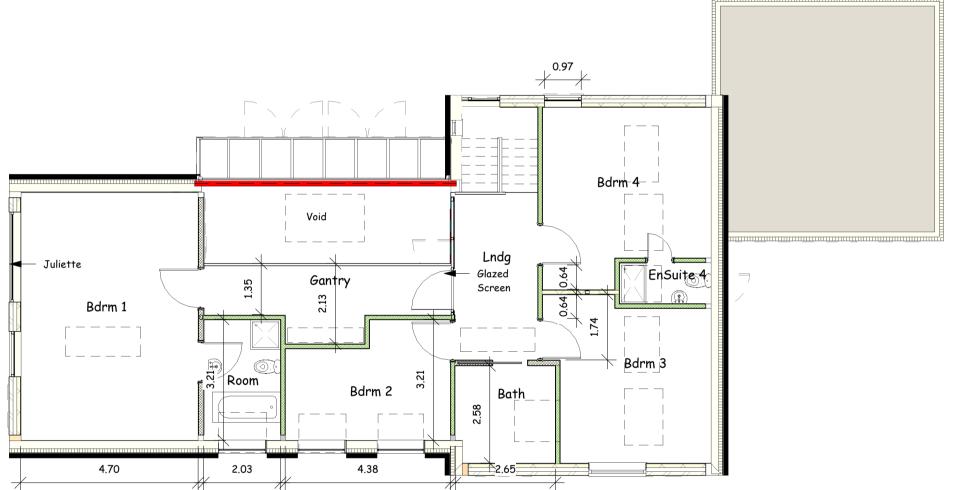




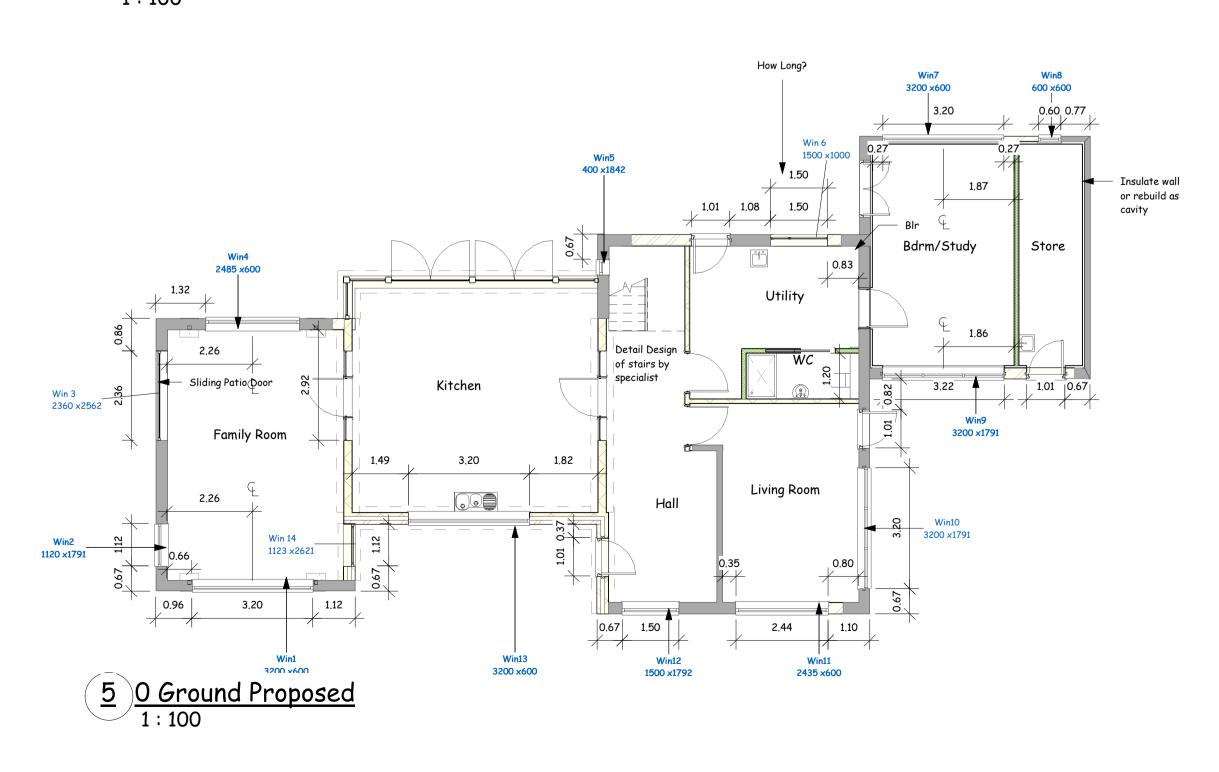
### 2 LO Ground FFE Existing 1:100







4 1 First FFE proposed 1:100

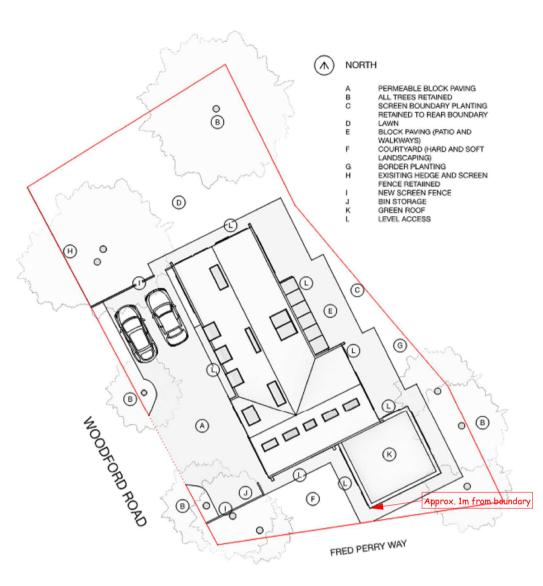




Revision Description

Existing View

Revision Number Revision Date



Sheet List			
Sheet Number Sheet Name			
Bregs100	Plans		
Bregs101	Elevations		
Bregs102	Structure Plans		
Bregs103	Sections		
Bregs105	Notes and Typical Details		

These are Planning drawings and should not be used for construction. All structural elements are illustrative and dimensions are estimates - no calculations have been completed or specification for building regulations.

Client

**<u>Job No</u>** Feehily-Woodford

<u>Site</u> Woodford Road, Bramhall

Project 1st Floor addition

<u>Status</u> Building Regulations Approved Calcs C

# plans and planning

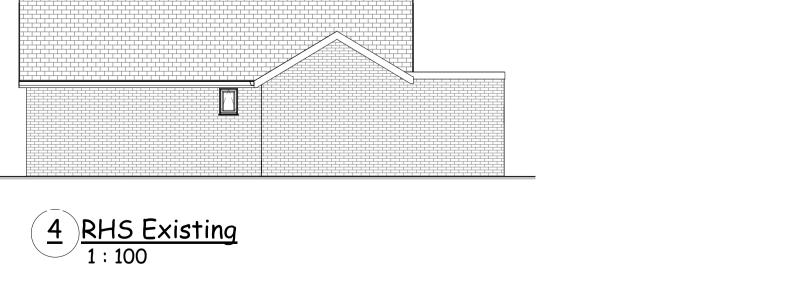
Petworth Lodge 1a Hillbrook Rd Bramhall Stockport SK7 2BT

Email - pfkirk@gmail.com Tel - 07770 820611
www.plansandplanning.co.uk

**Drawing No:** Bregs100 - 24/8/21 Calcs C

**Drawing**; Plans

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4m 6m VISUAL SCALE 1:100 @ A1





Revision Number Revision Date

Revision Description

 $\underbrace{\frac{5}{1:100}} \frac{\text{Front Proposed}}{1:100}$ 



6 LHS Proposed 1:100

7 Rear Proposed 1:100

 $\underbrace{\frac{8}{1:100}}$  RHS Proposed

Roof Existing 7300

1 First FCE 6689

L1 First FFE Proposed

O Ground FCE

2358 LU Ground FFE



Materials All windows and doors to be designed by specialists and installed to manufacturers instructions. Walls - Cheshire Brick to match existing Roof - Grey Slate as planning consent Paintwork - Dark Grey as planning consent

Sheet List Sheet Number Sheet Name Bregs100 Bregs101 Bregs102 Bregs103 Bregs105 Elevations Structure Plans Sections Notes and Typical Details

These are Planning drawings and should not be used for construction.
All structural elements are illustrative and dimensions are estimates no calculations have been completed or specification for building

<u>Date</u>	<u>Revision</u>
_	
Client	

<u>Job No</u> Feehily-Woodford

<u>Site</u> Woodford Road, Bramhall

Project 1st Floor addition

<u>Status</u> Building Regulations Approvedl Calcs C

plans and planning

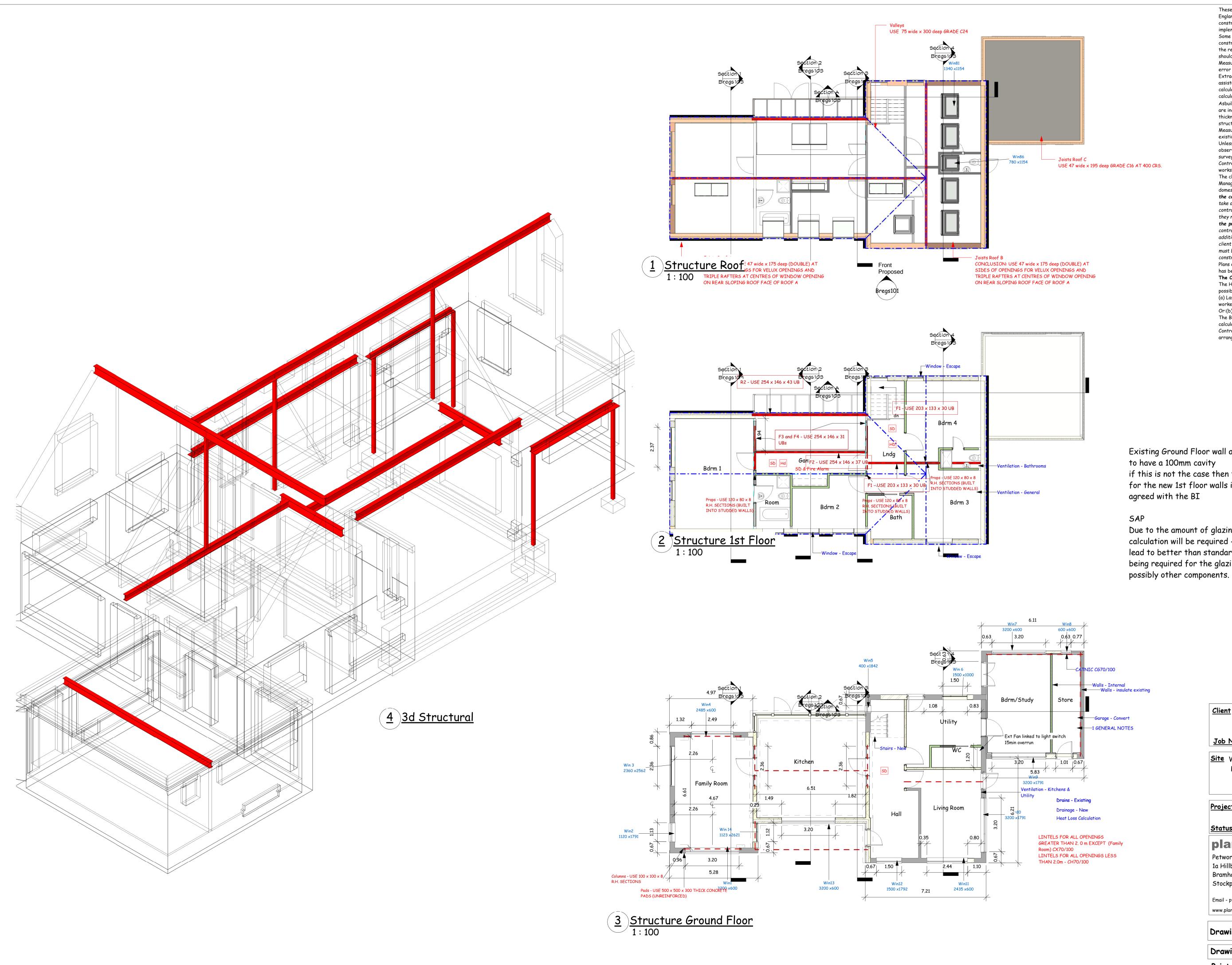
Petworth Lodge 1a Hillbrook Rd Bramhall Stockport SK7 2BT

Email - pfkirk@gmail.com Tel - 07770 820611 www.plansandplanning.co.uk

**Drawing No:** Bregs101 - 24/8/21 Calcs C

**Drawing**; Elevations

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These drawings are to assist in meeting the Building Regulations of England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder. Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification. Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project.

Asbuilt Drawings - Where drawings of an of an existing building are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. No structural or measured survey has been carried out. Measurements should be confirmed on site and the structure of existing walls and floors should be confirmed by inspection. Unless stated inaccessible areas such as roofs have been visualy observed. Unless otherwise stated this is not a topograghic survey and ground levels and features have been estimated. Contractors are to check all dimensions and levels prior to site works commencement. The client must abide by the Construction Design and

Management Regulations 2015. However such duties for domestic clients normally pass to: the contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks

the principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work

Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing. The Client should ensure that; The Health and Safety Executive is to be notified as soon as

possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or:(b) Exceeds 500 person days.

The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works. Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15

Existing Ground Floor wall are assumed to have a 100mm cavity if this is not the case then the build up for the new 1st floor walls is to be

Due to the amount of glazing a SAP calculation will be required - this may lead to better than standard U Values being required for the glazing and

Sheet List			
Sheet Number	Sheet Name		
Bregs100	Plans		
Bregs101	Elevations		
Bregs102	Structure Plans		
Bregs103	Sections		
Bregs105	Notes and Typical Details		

### <u>Client</u>

**Job No** Feehily-Woodford

<u>Site</u> Woodford Road, Bramhall

**Project** 1st Floor addition

<u>Status</u> Building Regulations Approvedl Calcs C

## plans and planning

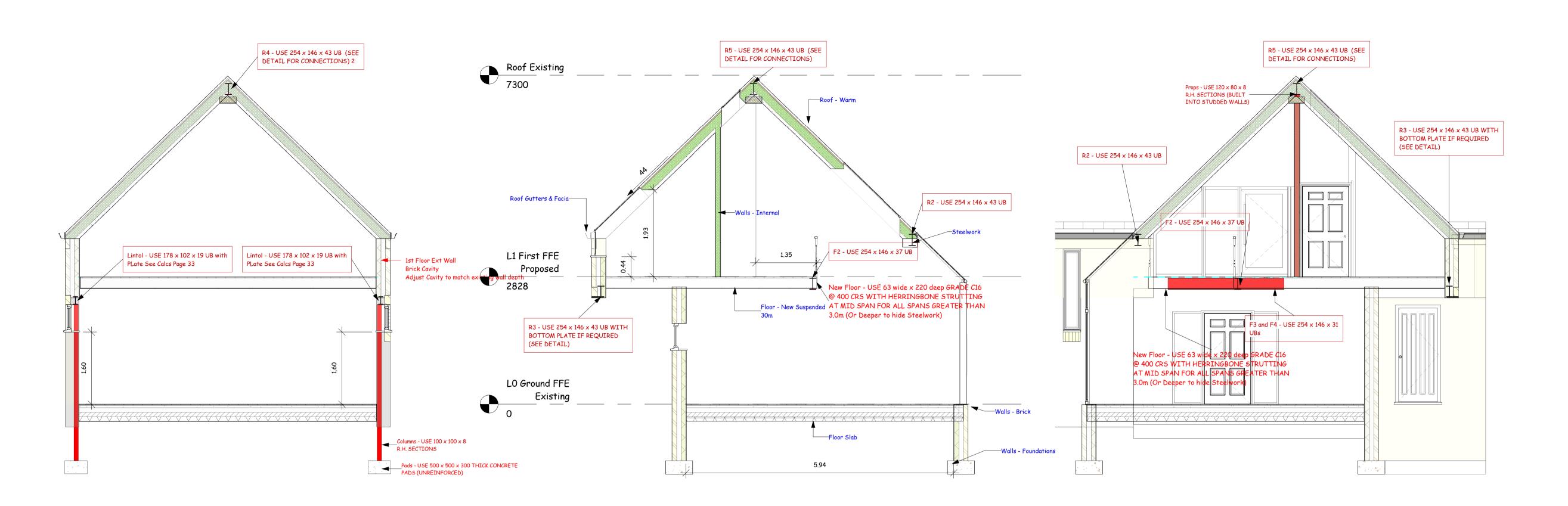
Petworth Lodge 1a Hillbrook Rd Bramhall Stockport SK7 2BT

Email - pfkirk@gmail.com Tel - 07770 820611 www.plansandplanning.co.uk

**Drawing No;** Bregs102-24/8/21 Calcs C

**Drawing**; Structure Plans

Print to Scale on A1



England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder. Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification. Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project. Asbuilt Drawings - Where drawings of an of an existing building

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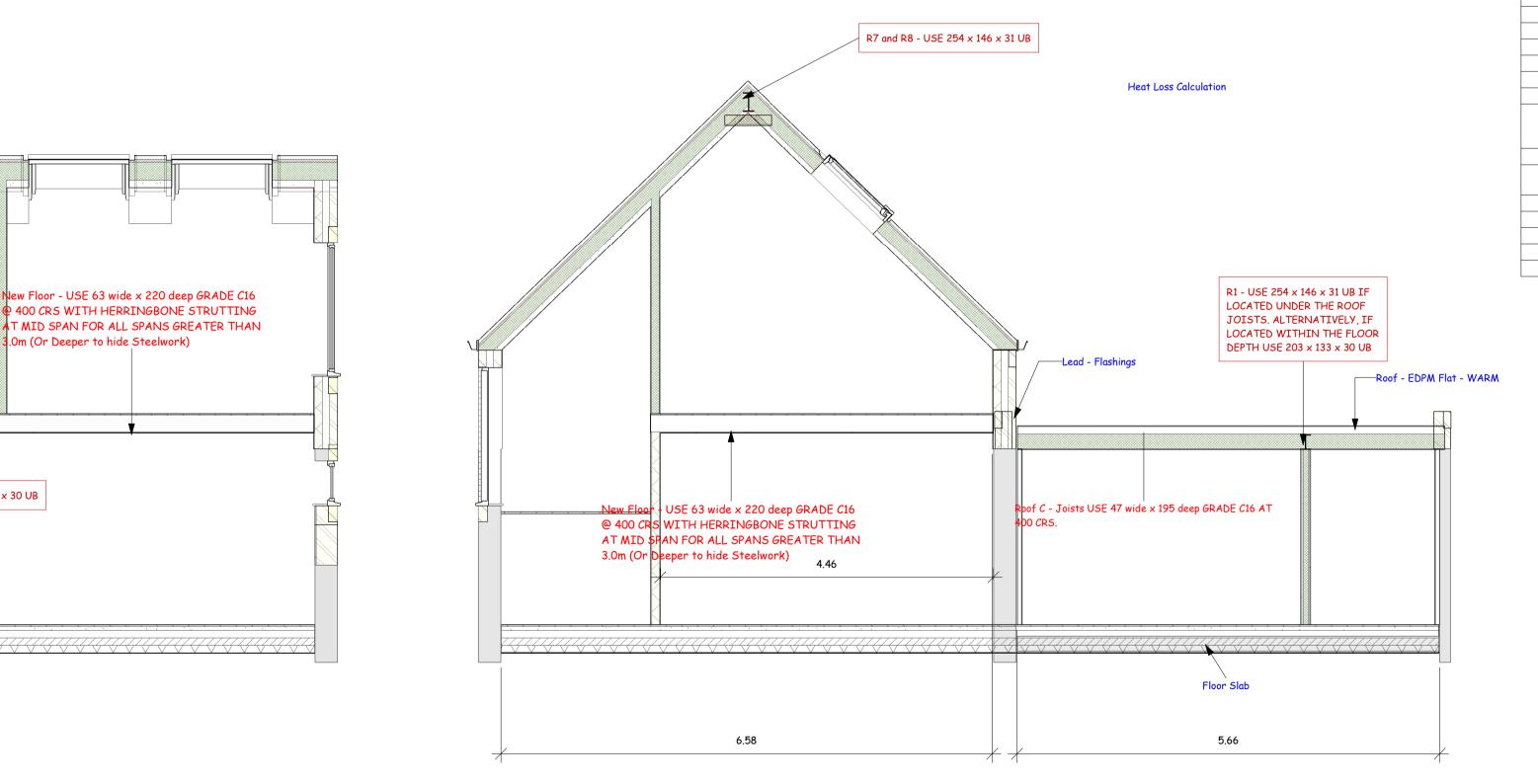
contractor. In practice, this should involve little more than what

Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing. The Client should ensure that;

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or:(b) Exceeds 500 person days.

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1 Section 1	2 <u>Section 2</u>	3 <u>Section 3</u>
1:50	1:50	1:50
1:50		1:50



Mark	Material: Name	Туре	Reference Level	Length	Elevation at Top
	Metal - Steel	15X150	LO Ground FFE Existing	3560	2210
	Metal - Steel	15X150	LO Ground FFE Existing	3560	2210
	Metal - Steel	15X150	L1 First FFE Proposed	6942	2378
	Metal - Steel	F1 - USE 203 x 133 x 30 UB	L1 First FFE Proposed	4337	2828
	Metal - Steel	F1 - USE 203 x 133 x 30 UB	L1 First FFE Proposed	4671	2806
	Metal - Steel	F2 - USE 254 x 146 x 37 UB	L1 First FFE Proposed	6669	2806
	Metal - Steel	F3 and F4 - USE 254 x 146 x 31 UBs	L1 First FFE Proposed	2580	2806
	Metal - Steel	F3 and F4 - USE 254 x 146 x 31 UBs	L1 First FFE Proposed	2580	2806
	Metal - Steel	Lintol - USE 178 × 102 × 19 UB with PLate See Calcs Page 33	LO Ground FFE Existing	3560	2388
	Metal - Steel	Lintol - USE 178 x 102 x 19 UB with PLate See Calcs Page 33	LO Ground FFE Existing	3560	2388
	Metal - Steel	R1 - USE 254 × 146 × 31 UB IF LOCATED UNDER THE ROOF JOISTS.	LO Ground FFE Existing	6200	2553
		ALTERNATIVELY, IF LOCATED WITHIN THE FLOOR DEPTH USE 203 $\times$ 133 $\times$ 30 UB			
	Metal - Steel	R2 - USE 254 x 146 x 43 UB	L1 First FFE Proposed	6942	3778
	Metal - Steel	R3 - USE 254 × 146 × 43 UB WITH BOTTOM PLATE IF REQUIRED (SEE	L1 First FFE Proposed	6942	2632
		DETAIL)			
	Metal - Steel	R4 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS) 2	L1 First FFE Proposed	5000	7128
	Metal - Steel	R5 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS)	L1 First FFE Proposed	6596	7128
	Metal - Steel	R6 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS)	L1 First FFE Proposed	3555	7128
	Metal - Steel	R7 and R8 - USE 254 x 146 x 31 UB	L1 First FFE Proposed	5660	7128
	Metal - Steel	R7 and R8 - USE 254 x 146 x 31 UB	L1 First FFE Proposed	5338	7128

A - Steel Framing - all sizes and elevations approx

•	
Sheet Number	Sheet Name
Bregs100	Plans
Bregs101	Elevations
Bregs102	Structure Plans
Bregs103	Sections
Bregs105	Notes and Typical Details

#### <u>Client</u>

Job No Feehily-Woodford

<u>Site</u> Woodford Road, Bramhall

**Project** 1st Floor addition

<u>Status</u> Building Regulations Approvedl Calcs C

# plans and planning

Petworth Lodge 1a Hillbrook Rd Bramhall Stockport SK7 2BT

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**Drawing No;** Bregs103-24/8/21 Calcs C

**Drawing**; Sections

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 $\underbrace{\frac{4}{1:50}}_{\text{Section 4}}$ 

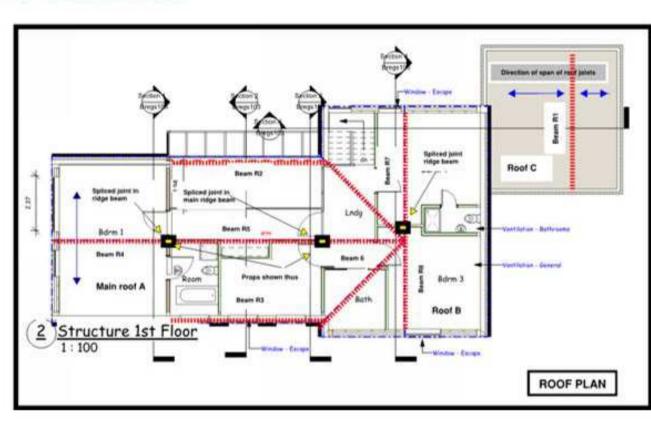
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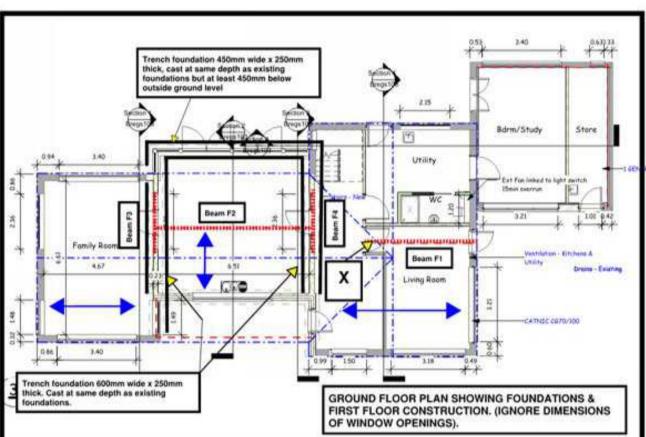
Om (Or Deeper to hide Steelwork)

F1 - USE 203 x 133 x 30 UB

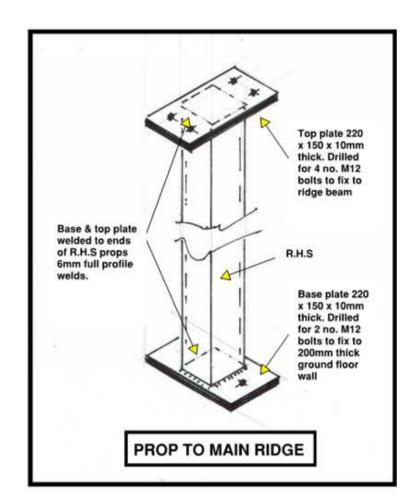
NOTES Lt po be Si Fi wi	Construction Notes Also refer to Engineers Notes  Keynote Text  FIRE ALARMS - Smoke and heat detectors to be installed in accordance with BS 5839: Pt.6 - Minimum System D to Grade  1.D3. Heat alarm in kitchen with smoke alarms in hallways and landing areas. Mains powered Interlinked alarms with back up  1.Dower supply. Once installed and commissioned all certificates and instructions for maintenance and use of the system are to	Key Value Garage -	Construction Notes Also refer to Engineers Notes  Keynote Text  To meet min U value required of 0.25 W/m² K
NOTES Lt po be Si Fi wi	.D3. Heat alarm in kitchen with smoke alarms in hallways and landing areas. Mains powered Interlinked alarms with back up	Garage -	To most min Livelya required of 0.25 W/m <sup>2</sup> V
or Di ne	be given to the householder.  Some provided with BS5446  FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased in on all sides with one layer of 12.5mm or15mm British Gypsum Fireline board on Gyproc Gypliner framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance.  DIMENSIONS - All dimensions are indicative and should be checked and adjusted to meet actual conditions where necessary and as appropriate.  BATHS - All Baths to be provided with a temperature mixing value to the bath, to prevent the temperature of delivered	Convert	The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200mm gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with dip in walls. Floor to be insulated over slab and DPM with min 100mm Kingspan Kooltherm K3, 25mm insulation to continue around floor perimeters to avoid thermal bridging.  A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish over the insulation with a floating layer of min 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010. Lay with staggered joints. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create
wo	vater not exceeding 48°C FIRE SPREAD - Ensure all new/replacement linings meet National Class 1	Heat Loss	significant problems in relation to adjoining floor level.  If a Heat loss calculation has been completed then the U Values specified in the calculation should be used.
FI	FIRE ESCAPE - New habitable rooms at first floor level to have minimum unobstructed opening of 0.33m2 and at least 450mm high and 450mm wide. The bottom of the opening area to be 1100mm maximum and 800mm minimum above finished	Calculation Lead -	BACK GUTTER & COVER FLASHINGS - code 4 lead in lengths not exceeding 1500mm - rolled lead to BSEN 12588
TI go th	Floor level.  FHERMAL BRIDGING - Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric. All openings closed at jambs	Flashings	SOAKERS - Minimum Code 3, where deeply profiled tiles are used Code 5 should be used STACK WIDTH - If greater than 500mm clip free edges of apron to suit exposure STACK BRICKWORK - fit flashings in correct relation to any damp proof tray LAP LENGTH - to suit pitch in accordance with Lead Association guild lines
LI Do jo F/ hc	INTELS - insulated and to have base plate perforated. Cavity insulation to be taken up to underside of roof insulation.  Door/window frames to overlap proprietary/block work closer by 30mm. All joinery weather stripped. All junctions of oinery and masonry and plaster/render to have sealant joint.  FACIAS & GUTTERS - Fascias, soffit's and barge boards to match and line through with existing. Install PVC gutter 125 and fround to eaves and 75mm down pipes, securely fixed back to roof and external walls to give overhang to roof as shown	Roof - EDPM Flat - WARM	WARM FLAT ROOF (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value of 0.18 W/m² K Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof TR27 /FM LPC. With VCL Below.
in GI LE El ar	on design details, ensure breathable membrane turns into gutter from main roof in accordance with manufacturers instructions.  GUTTERS/RWP - Rainwater fittings to match existing. Allow for rodding access at base of rainwater pipes.  JEADWORK - All lead work to be to Lead Association Guidelines  ELECTRICS - Electrical services shall be designed and installed in accordance with the latest amendments of the NICEIC and IEE regulations and installed in accordance with Part P of the Building Regulations for the safety of electrical		Insulation bonded to 22mm external quality plywood decking or similar approved on SW firings to minimum 1 in 80 fall on SW treated 47 $\times$ 220mm C24 flat roof joists at 400mm ctrs to give a max span of 5.08m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of $30 \times 5 \times 1000$ mm MS galvanised lateral restraint straps at maximum 2000mm centres fixed to $100 \times 50$ mm wall plates and anchored to wall.
B: 5' EI <i>G</i> (	nstallations for buildings. See wiring regulations (BS 7671) Electrical Certificate issued by competent person issuing BS7671 certificate  SWITCHES & SOCKETS - To be positioned between 450mm and 1200mm above the floor level.  ENERGY - At least 75 of lighting to be energy efficient in accordance with the DOMESTIC SERVICES COMPLIANCE GUIDE 2010  HEATERS - and thermostatic controls to radiators and other heater types to be in accordance with the DOMESTIC	Roof - Warm	THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.  TILES - To match existing or similar TO SUIT PITCH SHOWN - on tanalized battons
63 64 65 66	GERVICES COMPLIANCE GUIDE 2010 GAS APPLIANCES - Installed and tested by Gas Safe Registered plumber GLAZING -All glazing located with 800mm above the finished floor level in internal and external walls and partitions. Within 1500mm above the finished floor level in a door or adjacent side panel, should be safety glass in accordance with BS 6206. DOORS - All new doors to have a U Value of 1.8 w/m2k or lower DOOR BETWEEN HOUSE AND GARAGE	Roof - Warm	FELT - Tyvek Breathable - Roofing Felt membrane to be dressed over a continuous timber fillet into gutter. provide ridge tiles to hips and ridge using dry ridge fixing system securely fixed to battens.  RAFTERS - as shown - Birdsmouth to Wall Plate - DOUBLE RAFTERS AT ANY VELUX OPENINGS  INSULATION - Between rafters with 80 mm Kingspan K7 & across rafters with TLX Silver installed to TLX guidelines - or similar All to give min U value of 0.16/M2k  WALL PLATES - 150 x 75 Tanalized - Bed plates in mortar, to line and level use minimum timber length of 3m and half-lap
in Vi W gc Cc	Door between garage and house to be FD30 self closing with a 100mm step down into garage, fitted with 3 steel hinges, ntumescent strips and smoke seals. Construction between house and garage to be 30 minutes fire resisting.  /ELUX - Cavity Closers required - Fire Designation of any roof lights to be provided.  WINDOWS - All new windows to have a U Value of 1.6 w/m2k or lower minimum Double glazed units, with min 16mm Argon gas filled or 20 mm air gap and low 'e' soft coated inner pane - or as specified in any Heat Loss  Calculation supplied		plates at joints and corners.  STRAPS - Galvanised, 30mm x 5mm min section, at 1200 centres - Fix straps to a minimum of three trusses, fix each strap with four 75mm nails or screws - at least one should be in the third rafter, alternatively, fix straps to the longitudinal bracing, provided straps are at centres not exceeding 1.2m. install packing between the end truss and the wall face. Double Straps adjacent to openings  HIPS - Use angle ties on hipped roof corners to prevent the wall plates spreading. Dragon ties or similar bracing should be used to prevent hip rafter spread
in	PRODUCTS - other products may be used in construction with BBA Certification. Used and Installed to the manufacturers instructions.		used to prevent hip rafter spread DESIGNED TRUSSES - if trusses are to be use they must be to BS5268
LI Li	5KIRTINGS & ARCHITRAVES - generally to match existing unless specified by client COVING - To match existing unless specified by client INTELS - For uniformly distributed loads and standard 2 storey domestic loadings only intel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep ore-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to	Roof Gutters & Facia	New Gutters & Facia to match and line through with Existing PITCHED ROOF VENTILATION  Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.
hc ac su	nave a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.  For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with	Stairs - New	New staircase to comply with Building Regs Approved Document K1 and Approved Doc B Fire Safety - In particular;  Maximum Rise = 220  PITCH - not to exceed 42 degrees  Minimum Going = 220
A <sub>1</sub> ex	Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.  5VP - Ventilation pipe to terminate min. 300mm above where it penetrates through the finished roof level or if within 3.0m		Min Headroom = 2000 above pitch line Minimum landing depth = width of stairs Handrails both sides at 900-1000mm from pitch line
of to Ro	of a window then 900mm above window head Pipes which pass through the roof finish to be dressed with roof flashing and to terminate in proprietary vent fitted with durable wire cage or other cover which does not restrict the flow of air.  RODDING - SVP to have removable Rodding access at base of SVP to allow for Rodding.  INTERNAL SVP - SVP's to be boxed in with 50 x 50mm stud work with plywood finish, with removable panel to allow for	Steelwork	Max Pitch 42 degrees Guarding such that a 100mm sheer cannot pass through guarding.  Steelwork shown is illustrative - actual size as described in Eng. Report. All new Steelwork is to be cased in on all sides with one layer of 12.5mm or15mm British Gypsum Fireline board on Gyproc Gypliner framing as necessary finished with 5mm
ac	ACCESS to SVP.  WASTE - 100mm waste from WC.	Ventilation -	gypsum two coat plaster skim to achieve one hour fire resistance.  RAPID VENTILATION - MECHANICAL EXTRACT VENTILATION capable of extracting at a rate not less than 30 litres
50 Al m Si re Ct	Homm waste from WHB with 75mm deep seal trap.  50mm waste from shower with 75mm deep seal trap.  ALL PROPOSED brickwork/blockwork to be tied into existing walls where they abut using tooth bonding. Cavities are to be nade continuous.  5AFETY GLASS - Where cill Ht is below 800mm use toughened glass to BS 6399 Pt1 and fit adult overridable opener restrictor (100mm)  CDM REGULATIONS 2015  The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if	Bathrooms	per second which may be operated intermittently and should also have rapid ventilation by means of a ventilation opening with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor. NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.  BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 4000 square millimetres. Maintain min. 10mm air gap beneath doors.  DOORS - All new doors to have trickle vents - 10000mm2
m ar er Do	nore than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).  Comestic clients  The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if	Ventilation - General	INNER ROOMS WITHOUT WINDOWS - Ensure 15min extract overrun to WC's and Bathrooms  NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.  BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 8000 square millimetres. Maintain min. 10mm air gap beneath doors.
nc TI (a E> Al	not your duties will automatically transferred to the contractor or principal contractor.  The designer can take on the duties, provided there is a written agreement between you and the designer to do so.  The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:  a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or:(b)  Exceeds 500 person days.  All schedules of windows and doors and room sizes are for general assistance and should all be verified by the builder. They should not be used for ordering or relied on for cost estimates.	Ventilation - Kitchens & Utility	DOORS - All new doors to have trickle vents - 10000mm2  RAPID VENTILATION - To be provided by means of an extract fan capable of extracting at a rate not less than 60 litres per second, or cooker hood capable of extracting a rate of 30 litres per second direct to the external air.  NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level.  BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 2500 square millimetres. Maintain min. 10mm air gap beneath doors.  MECHANICAL VENTILATION in Utility of a minimum 30 litre per second
CG70/100         Al           Drainage -         Al           New         Al	All Window Heads to be supported underneath by Catnic (or other similar) Lintels  Also DPC slip planes over as per Manufacturers instructions  ABOVE GROUND DRAINAGE  All new above ground drainage and plumbing to comply with BS.5572.1978 for sanitary pipework. All drainage to be in	Walls - Brick	DOORS - All new doors to have trickle vents - 10000mm2  OUTER LEAF - 102.5mm facing brickwork to match existing  CAVITY - 105mm Cavity - Insulation using 50mm Kingspan K8 Cavity Board installed to manufacturers instructions with residual cavity of 50mm all to give min U Value of .28 W/M2K. Anderson waterproofing Xtra load elite pitch free polymeric
pr Si	accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.  Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe		DPC min 150mm above ground level. Insulated vertical damp proof course to jambs at all openings in external walls.  INNER LEAF - 100mm block work inner leaf Thermalite Hi-Strength 7 - designed thermal conductivity 0.19W/mK,  Compressive strength 7N/mm2 & a nominal density 730kg/m3  WALL TIES - Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max.450mm centres
Bo W Al	Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  N/c - 6m for 100mm pipe for single WC  All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.  Or to 110mm UVPC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so		vertically in staggered rows and 750mm centres horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings (within 225mm) all to BS 5628:part 3: 1985  CAVITY CLOSERS - Cavities closed at eaves, verges and openings with proprietary insulated cavity closer's as described Cavity closer's to be type H cavicloser universal cavity closer DPC by "cavity trays of Yeovil" or similar approved to be at reveals & jambs to provide thermal insulation or to be made with block work to seal cavities but still to provide thermal
W St	hat the outlet is above the trap of the highest fitting.  Waste pipes not to connect on to SVP within 200mm of the WC connection.  Supply hot and cold water to all fittings as appropriate.  Existing Drain positions are approximate - no survey has been carried out.		break.  CAVITY TRAYS - Bed cavity trays on mortar as work proceeds observe usual codes of practice and standards. incorporate weep vents as required eg.minimum of 2 per cavity tray length. Provide cavity wall weep, to provide an outlet drain to discharge water from tray. Also ventilator as required to ventilate wall cavities.
Existing N Al Al	New Services are to connect to existing to the satisfaction of the Building Inspector.  Any services terminated must be removed or blocked.  All new drains must be roddable and have a minimum fall of at least a 18mm fall in for every metre of pipe run - min diameter 10mm		LINTELS - All new Lintels to be fully insulated proprietary Galvanized pressed steel to BS 5977: 1983 in External Cavity with half hour fire resistance, min 150mm end bearings & built into specification, inc preformed cavity trays & stop ends provided over openings in external walls. Profile & gauge of lintels to be in accordance with the manufacturers recommendations & to the Structural Engineers approval All new Lintels, steel beams and structural timbers to be in
Ui pe cc	JNDERGROUND FOUL DRAINAGE  Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm be a shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainages to comply with PS7158 and PS801	Walls -	accordance with the Structural Engineers design & schedules including new concrete pad stones as specified.  WALLS LONGER THAN 12M - to have vertical expansion joints at 12m intervals sealed with proprietary flexible sealant to manufacturers instructions.  DEPTH -Min 900mm below ground - 600mm*300mm or as in engineers' notes. If there are any drains within 1000mm of the
	drainage to comply with BS7158 and BS801.  INTERMEDIATE FLOORS-Intermediate floor to be 25mm tag flooring grade chipboard or floorboards laid on Joists (see	Foundations	foundations then foundations to be lower than drains WALLS BELOW GROUND - All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix
Suspended er 30m Lo Ce Jo 2/	engineer's calculation for sizes and details).  Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists.  Ceiling to be 12.5 Gyproc Fireline plasterboard with skim plaster set and finish.  Foist spans over 2.5m to be strutted at mid span using 38 × 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth).  Can areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with		concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weep holes.  CAVITY - Weak mix 1:3:6 concrete cavity infill below ground level  WALL TIES- Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max.450mm centres vertically in staggered rows and 750mm centres horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings (within 225mm) all to BS 5628:part 3: 1985  DPC - Minimum 150mm above ground level
Bs Pr ga ac	357331:1990. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm × 30mm × 5mm palvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide × ¾ depth solid noggins between joists at strap	Walls - insulate existing	UPGRADE OF SOLID EXTERNAL WALL To achieve min U-value 0.28W/m² K Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 62.5mm Kingspan Kooltherm K18 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity
Floor Slab FL	oositions. FLOORS - 65mm Sand & Cement or Anhydride Screed - Finish to clients spec //CL - Vapour Control Layer min .125mm Laid over the boards with 150mm laps.		between the masonry and insulation. DPC behind battons.  Fix a vapour control layer under the insulation. Finish with a plaster skim. All work in accordance with BS 8212: 1995 (Code of practice for dry lining).
IN DI	PERIMETER - 25mm Thick Insulation upstand  CNSULATION - 100mm Kingspan or similar to give min 'U' Value of .18  DPM - Min Gauge 1200 laid on 50mm Sand  SLAB - Minimum 100mm Grade 3 Concrete on min 100mm Type 1 Hardcore	Walls - Internal	NONE LOAD BEARING - All new internal partitions to consist of 75x50 SW Vert. studs at 450mm Min centres with horizontal 75x50 noggins 13mm plasterboard both sides with 3mm skim finish. To meet Part E requirements for internal walls incorporate Knauf Earthwool Acoustic Partition Roll / Flexible Slab or equivalent within timber stud partitions to achieve a minimum sound insulation of 40 Rw db.  LOAD BEARING - Built in brick/block work. Walls are to be built off lead core horizontal dip at slab level. Any new openings
		1	in internal load bearing walls are to have a proprietary lintel or steel beam supporting the structure over

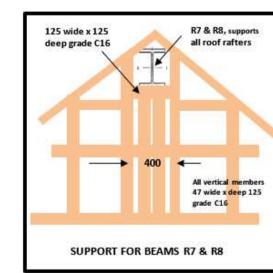
### ARRANGEMENT

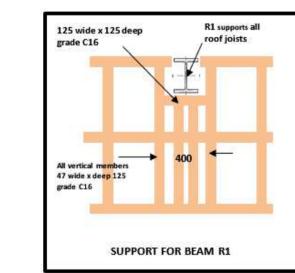




TYPICAL & SUGGESTED DETAILS (If there is any significant discrepancy between any detail shown below and the corresponding detail shown on the Architect's drawings, this should be queried prior to construction)







#### Notes specific to this project;

- 1. The internal walls of the garage area are to be of studded construction as are all first-
- 2. Adequacy of existing door lintel (marked "X") on Page 3 to be checked on site.
- 3. Studded wall above first floor beam F1 is to be of constructed as per detail shown on first page of "Typical & suggested details".
- To comply with Building Regulations for wall stability, a special arrangement is required for the window at the front of the family room (see detail).
- 5. It has been assumed that beam F1 is a higher level than beams F2 & F3 and that no connection detail is required.
- 6. Suggested details are contained at the end of these calculations and should only be changed with the express permission of the engineer.

#### Summary of the following calculations

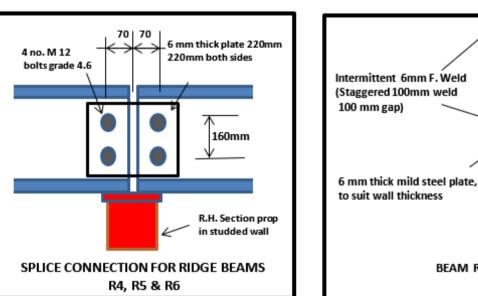
LOCATION MEMBER	MEMBER TYPE	APPROX CLEAR SPAN	MEMBER DETAILS	TRADA REF OR	construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the build			
		FOR DESIGN (m)	(Dimensions shown are in mm)	PADSTONE SIZE	Some typical details may be provided for assistance but details construction and working methods, including temporary works, the responsibility of the contractor. BBA certificated product			
RAFTERS ROOF A & B	TIMBER C16	MAX 3.4 ON PLAN	CONCLUSION: USE 47 wide x 175 deep (DOUBLE) AT SIDES OF OPENINGS FOR VELUX OPENINGS AND TRIPLE RAFTERS AT CENTRES OF WINDOW OPENING ON REAR SLOPING ROOF FACE OF ROOF A	SEE CALCULATION	should be used in accordance with the certification. Measurements should be checked by the contractor if significa error is found then get in touch and we will rectify where poss Extracts from the structural calculations are included for			
JOISTS ROOF C	TIMBER C16	4	USE 47 wide x 195 deep GRADE C16 AT 400 CRS.	TABLE 7.1	assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project.			
BEAM R1 (ROOF C)	UB	6.0	USE 254 x 146 x 31 UB IF LOCATED UNDER THE ROOF JOISTS. ALTERNATIVELY, IF LOCATED WITHIN THE FLOOR DEPTH USE 203 x 133 x 30 UB	SUPPORTED ON STUDDED WALL (SEE DETAIL)	Asbuilt Drawings - Where drawings of an of an existing buildin are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. It structural or measured survey has been carried out.			
BEAM R2 (ROOF A)	UB	6.5	USE 254 x 146 x 43 UB	300 X 105	Measurements should be confirmed on site and the structure o			
ROOFS BEAM R3 (ROOF A)	UB	6.5	USE 254 x 146 x 43 UB WITH BOTTOM PLATE IF REQUIRED (SEE DETAIL)	300 X 105	existing walls and floors should be confirmed by inspection. Unless stated inaccessible areas such as roofs have been visuo observed. Unless otherwise stated this is not a topograghic			
BEAM R4 (ROOF A)	UB	5.0	USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS)	SUPPORTED BY PROP	survey and ground levels and features have been estimated. Contractors are to check all dimensions and levels prior to site works commencement.			
BEAM R5 (ROOF A)	UB	6.5	USE 254 x 146 x 43 <u>LIB.</u> (SEE DETAIL FOR CONNECTIONS)	SUPPORTED BY PROP	The client must abide by the Construction Design and  Management Regulations 2015. However such duties for			
BEAM R6 (ROOF A)	UB	3.6	USE 254 x 146 x 43 <u>LIB.</u> (SEE DETAIL FOR CONNECTIONS)	SUPPORTED BY PROP	domestic clients normally pass to:  the contractor, if it is a single contractor project, who must			
BEAM R7 & R8 (ROOF B)	UB	MAX 4.8	USE 254 x 146 x 31 UB	SUPPORTED ON STUDDED WALL (SEE DETAIL)	take on the legal duties of the client in addition to their contractor. In practice, this should involve little more that they normally do in managing health and safety risks the principal contractor, for projects with more than on			
VALLEYS	TIMBER C24	4.8 (ON PLAN)	USE 75 wide x 300 deep GRADE C24	===	contractor, who must take on the legal duties of the client in			
PROPS	R. H. S.		USE 120 x 80 x 8 R.H. SECTIONS (BUILT INTO STUDDED WALLS)		addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client dution must be carried out by the contractor in control of the			
FLOOR JOISTS	TIMBER C16	MAX 4.7	USE 63 wide x 220 deep GRADE C16 @ 400 CRS WITH HERRINGBONE STRUTTING AT MID SPAN FOR ALL SPANS GREATER THAN 3.0m	TABLE 4.1	construction work  Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing.			
FIRST FLOOR BEAM F1	UB	4.9	USE 203 x 133 x 30 UB	300 x 105	The Client should ensure that; The Health and Safety Executive is to be notified as soon as			
BEAM F2	UB	6.5	USE 254 x 146 x 37 UB	300 x 105	possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20			
BEAM F3 & F4	UBs	2.36	USE 254 x 146 x 31 UBs	300 x 105	workers working simultaneously at any point in the project. Or:(b) Exceeds 500 person days.			
FOUNDATIONS	CONCRETE GRADE 35	AS SHOWN ON P	AGE 3 (UNREINFORCED)		The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works.			
LINTELS FOR ALL OPENINGS LESS THAN 2.0m	CATNIC	1.8 MAX	CH70/100	250 x 105	Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15			
GROUND THAN 2.0 m EXCEPT THAN SHOWN BELOW	CATNIC	ABOVE 1.8 UP TO 2.5m	CX70/100	250 x105				
LINTEL SUPPORT FOR OPENING TO FRONT WALL OF FAMILY ROOM	UB	3.4	USE 178 x 102 x 19 UB + PLATE. SEE PAGE 33	====				
COLUMNS FOR ABOVE	RHS		USE 100 x 100 x 8 R.H. SECTIONS	===				
FOUNDATIONS FOR ABOVE	CONCRETE GRADE 35		USE 500 x 500 x 300 THICK CONCRETE PADS (UNREINFORCED)	===				

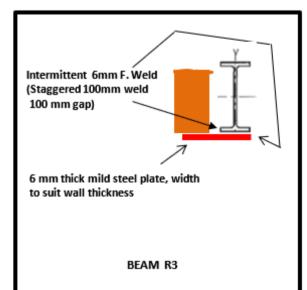
These drawings are to assist in meeting the Building Regulations of

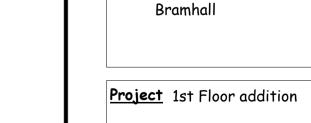
England and Wales. They are not intended to be detailed

	A - Steel Framing - all sizes and elevations approx					
Mark	Material: Name	Туре	Reference Level	Length	Elevation at Top	
	Metal - Steel	15X150	LO Ground FFE Existing	3560	2210	
	Metal - Steel	15X150	LO Ground FFE Existing	3560	2210	
	Metal - Steel	15X150	L1 First FFE Proposed	6942	2378	
	Metal - Steel	F1 - USE 203 x 133 x 30 UB	L1 First FFE Proposed	4337	2828	
	Metal - Steel	F1 - USE 203 x 133 x 30 UB	L1 First FFE Proposed	4671	2806	
	Metal - Steel	F2 - USE 254 x 146 x 37 UB	L1 First FFE Proposed	6669	2806	
	Metal - Steel	F3 and F4 - USE 254 x 146 x 31 UBs	L1 First FFE Proposed	2580	2806	
	Metal - Steel	F3 and F4 - USE 254 x 146 x 31 UBs	L1 First FFE Proposed	2580	2806	
	Metal - Steel	Lintol - USE 178 × 102 × 19 UB with PLate See Calcs Page 33	LO Ground FFE Existing	3560	2388	
	Metal - Steel	Lintol - USE 178 × 102 × 19 UB with PLate See Calcs Page 33	LO Ground FFE Existing	3560	2388	
	Metal - Steel	R1 - USE 254 $\times$ 146 $\times$ 31 UB IF LOCATED UNDER THE ROOF JOISTS. ALTERNATIVELY, IF LOCATED WITHIN THE FLOOR DEPTH USE 203 $\times$ 133 $\times$ 30 UB	LO Ground FFE Existing	6200	2553	
	Metal - Steel	R2 - USE 254 x 146 x 43 UB	L1 First FFE Proposed	6942	3778	
	Metal - Steel	R3 - USE 254 $\times$ 146 $\times$ 43 UB WITH BOTTOM PLATE IF REQUIRED (SEE DETAIL)	L1 First FFE Proposed	6942	2632	
	Metal - Steel	R4 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS) 2	L1 First FFE Proposed	5000	7128	
	Metal - Steel	R5 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS)	L1 First FFE Proposed	6596	7128	
	Metal - Steel	R6 - USE 254 x 146 x 43 UB (SEE DETAIL FOR CONNECTIONS)	L1 First FFE Proposed	3555	7128	
	Metal - Steel	R7 and R8 - USE 254 x 146 x 31 UB	L1 First FFE Proposed	5660	7128	
	Metal - Steel	R7 and R8 - USE 254 × 146 × 31 UB	L1 First FFE Proposed	5338	7128	

Sheet List		
Sheet Number	Sheet Name	
Bregs100	Plans	
Bregs101	Elevations	
Bregs102	Structure Plans	
Bregs103	Sections	
Bregs105	Notes and Typical Details	







**Job No** Feehily-Woodford

Site Woodford Road,

<u>Client</u>

<u>Status</u> Building Regulations Approvedl Calcs C

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**Drawing No;** Bregs105- 24/8/21 Calcs C

**Drawing:** Notes and Typical Details

Print to Scale on A1

