

SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL.
LAY MIN 50mm OF SHARP SAND AND COMPACT.
LAY 1200 GAUGE DPM UPTO ADJACENT GROUND LEVEL, ANY JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 50mm SLAB OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS AT LEAST LEVEL WITH THE ADJACENT GROUND LEVEL (REDUCE GROUND LEVEL IF NECESSARY). FLOOR JOISTS SUPPORTED ON INNER LEAF SAT ON A 'HYLOAD' PITCH POLYMER DPC. FLOOR JOIST SIZE TO BE MIN 200x75 SC3 SPACED AT MAX 400 C/C'S. PROVIDE 150mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC NETTING. NAIL MIN 18mm THICK 125mm WIDE 'T & G' FLOOR BOARDS ON JOISTS. NOTE :- A MIN 150mm VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED. CONFIRM WITH BUILDING INSPECTOR.

NOTE:
The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with building inspector once drainage has been located.

STUDWORK PARTITIONS:

12.5mm FIRELINEBOARD REQUIRED EITHER SIDE OF A 100x50mm SOFTWOOD FRAMEWORK @ MAX 400 C/C'S. HEAD AND SOLE PLATE TO BE PROVIDED.
PARTITIONS AT GROUND FLOOR LEVEL TO BE SAT ON A PITCH POLYMER D.P.C. 5mm GYPSOM SKIM FINISH TO PLASTERBOARD. INSERT 100mm 'ROCKWOOL' INSULATION BATTS INTO TIMBER FRAMEWORK FOR SOUND INSULATION.

HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'GAS SAFE' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIREMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER. TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.

PART A: SUPERSTRUCTURE

For sizes of strip foundations, rafters and ceiling joists see appropriate plan/section.

External wall construction to be 100mm facing brickwork as agreed with client, 100mm cavity, 100mm internal leaf of concrete blockwork, 100mm insulation (Rockwool full fill cavity slabs or similar approved) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 750mm c/c's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 N/mm²

Compressive strength of blockwork inner leaf to be min 7 N/mm² unless specified otherwise by Structural Engineer. Use 'Thermalite Hi-strength 7' or similar approved for the inner leaf.

Mortar to comply with BS5628pt. 1: 1978 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters. Fit 100x50 noggins between rafters under straps.

Roof covering to be laid in accordance with relevant Code of Practice and manufacturers details, on 38x25mm sc3 treated s.w. tie battens, 50x50 treated sc3 counter battens, on 'TYVEK' breathable roofing membrane on rafters nailed to 100x50mm wall plate with 2No 90x4mm nails. wall plate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

LIGHTING EFFICACY:
AT LEAST 341/er OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

LINTELS:

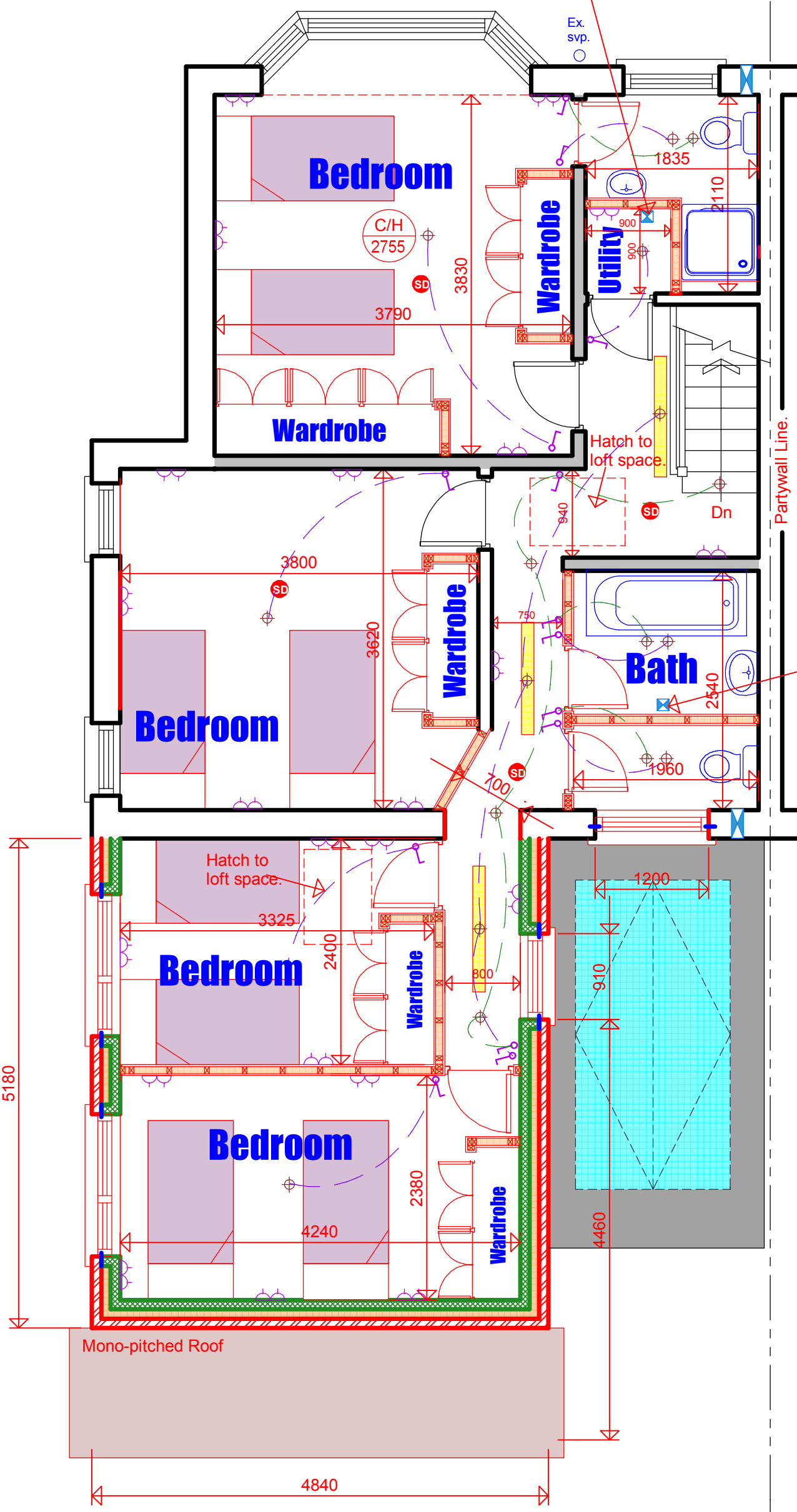
PROVIDE 'CATNIC' LINTELS OVER ALL OPENINGS. REF. NO OVER OPENINGS. ALL LINTELS TO HAVE MIN 150mm END BEARING AND BE LAID ON A MORTAR BED ALL LINTELS ARE TO BE PROVIDED WITH 1 LAYER 12.5mm 'FIRELINE' BOARD AND 5mm SKIM FINISH TO PROVIDE 1/2hr's FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm 'ROCKWOOL' INSULATION.

THE HEATING AND HOT WATER SYSTEM AND THE SIZE AND POSITION OF RADIATORS IS TO BE DESIGNED BY THE 'GAS-SAFE' REGISTERED PLUMBER TO FULFILL THE OWNERS SPECIFICATION.

NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

Duct the extract vent to vent tile as manufacturers instructions.



NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Approved Inspector.
The contractor shall check all dimensions on site before commencement of work.

PROVIDE SHAVER SOCKET IN BOTH THE EN-SUITE AND MAIN BATHROOM.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Indicates self contained Heat detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Cavity wall constructed as specification.

DUCT DRYER THROUGH TO THE EXTERNAL AIR.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE. BUILDER TO CONFIRM ON SITE AND ENSURE THIS IS THE CASE WHEN WHOLE EXTENSION IS CONSTRUCTED.

Duct the extract vent to vent tile as manufacturers instructions.

'GAS-SAFE' REGISTERED PLUMBER TO REPOSITION EXISTING BOILER ELSEWHERE TO CLIENTS APPROVAL IN ACCORDANCE WITH APP. DOC. J.

Indicates the position of the proposed extract fan.

Fully bond in at every course the new brickwork to the existing maintaining min 50mm cavity.

Connect new rainwater gully to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

'PLASMOR PLASCON' 100mm WIDE SOLID CONCRETE BLOCK INNER LEAF. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE.

FOUNDATION

NO ENCROACHMENT ONTO THE NEIGHBOURING LAND PERMITTED.

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER APPROVED INSPECTOR APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE APPROVED INSPECTOR.

MIN DEPTH 900mm. MIN WIDTH 600mm
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK, 30N/mm² CONCRETE. NOTE :- WHERE DRAINS ARE PRESENT THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE.

ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING B.S.8100:1985. WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.

Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Building Regulations latest edition.

All electrical works to be installed & checked by I.E.E. registered fully qualified engineer.

All gas supplies & installation by 'GAS SAFE' certified engineer.

VALLEY GUTTER:

FIT 18x250 TIMBER VALLEY BOARDS BETWEEN RAFTERS. LAY 4mm PLY LINING TO EXTEND MINIMUM 255mm EACH SIDE OF VALLEY. VALLEYS ARE TO BE FORMED WITH MAX 1500mm LONG CODE 4 LEAD LINING SHEETS, LAPPED MIN 250mm, SUPPORTED BY PLY LINING. THE ADJACENT TILING TO BE NEATLY CUT AND BEDDED ONTO PLAIN TILE STRIPS, LEAVING A CLEAR CHANNEL APPROX 125mm WIDE. DRESS LEAD LINING NEATLY INTO GUTTER.

GLAZING:

ALL SAFETY GLAZING TO CONFORM WITH B.S. 6206:1981. WHERE GLAZING HAS BEEN SPECIFIED ON PLANS, FLAT SAFETY GLASS WILL BE FITTED IN THE FOLLOWING AREAS:-

- (1) IN WALLS, BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
- (2) IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
- (3) WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

EAVES:

ALL TIMBER TO BE PRE-TREATED WITH PRESERVATIVE PRIOR TO FIXING.
EAVES DETAIL TO MATCH THE EXISTING.
CONSTRUCT FASCIA BOARD FROM 32m QUALITY REDWOOD, AND SOFFIT TO BE CONSTRUCTED FROM 18mm REDWOOD BOARDING SUPPORTED OFF 50x50 SC3 TREATED BATTENS.
OR, ALTERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

STEELWORK:

STEELWORK TO BE SURROUNDED IN 2No LAYERS OF 12.5mm FIRELINEBOARD, TAPE AND FILL ALL JOINTS AND APPLY 5mm SKIM FINISH FOR 1/2hr's FIRE PROTECTION. ALL STEELWORK TO BE PAINTED WITH 'ANTI-RUST' PAINT.

CLIENT:
TTT
2CHELTENHAM CRESENT
SALFORD
M7 4PF

CONSTRUCTION OF A TWO STOREY + SINGLE STOREY SUCCAH EXTENSION AT THE REAR OF THE EXISTING DWELLING + ALTERATIONS.

BUILDING FLOOR PLANS
EXISTING ELEVATIONS

SITE ADDRESS:
6 MOWBRAY AVE
PRESTWICH
MANCHESTER
M25 0LP

DRAWN:	DATE: 21/02/11	Job Reference:	REV:
CHKD:	SCALE: 1:100	DRAWING No: 330/003	

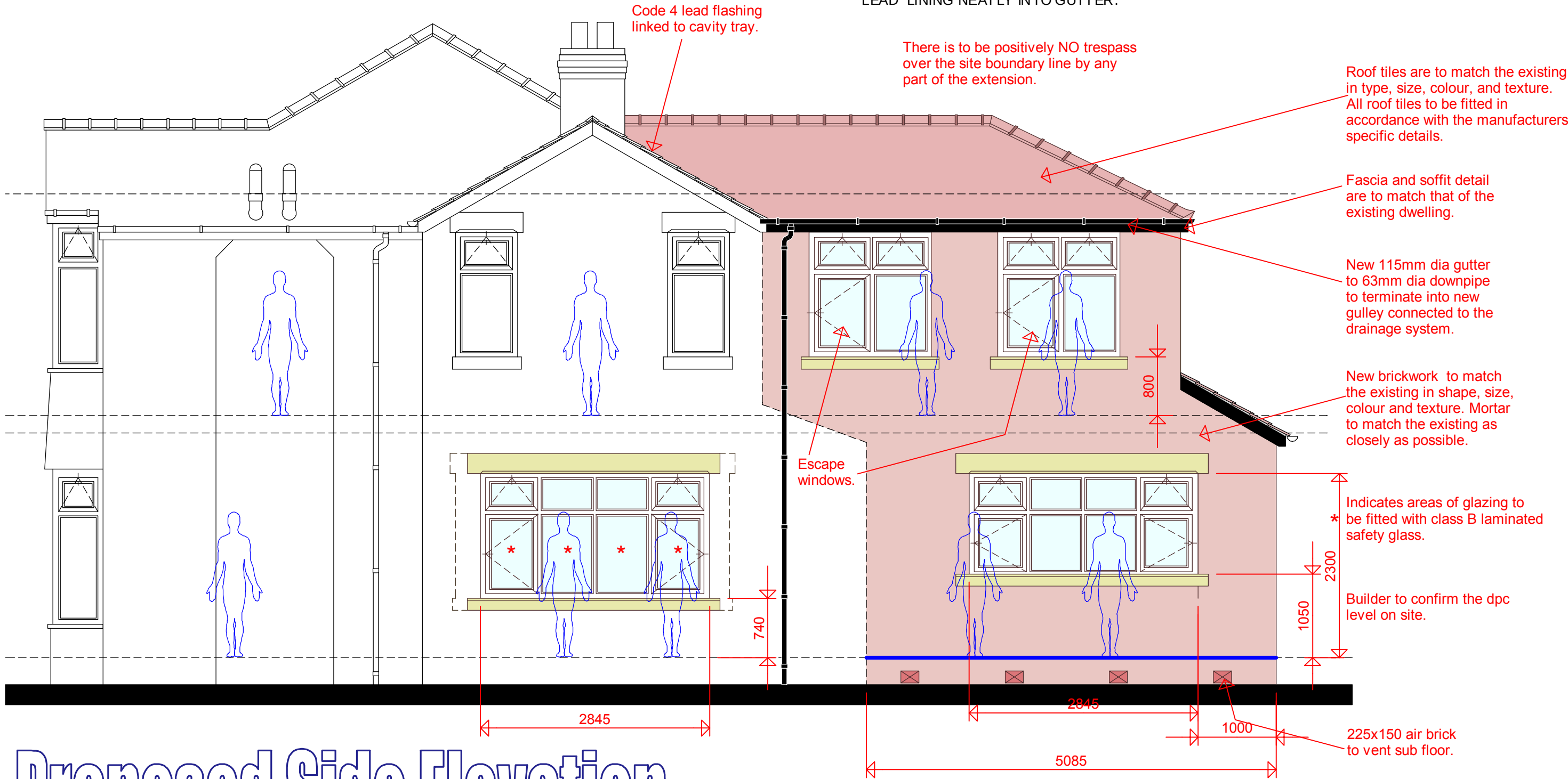
Existing 1st Floor Layout

All dims are to be checked on site by builder.



Existing Side Elevation

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND INSTRUCTIONS.



Proposed Side Elevation