

SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND FILL WITH CRUSHED BRICKS AND SAND AND COMPACT TO 120mm GAUGE DPM UP TO 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 100mm x 100mm x 100mm DPM. FLOOR JOISTS SPACED AT MAX 400 C/C'S. PROVIDE 150x75 SC3 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 AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. 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 BATTIS 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 COMMISSION THE NEW GAS SAFE SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIREMENTS. PLUMBER TO LASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK. 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 DOCUMENT 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 150mm 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. Mortar to be Type S or similar. Engineer. Use Thermally H-Strangth 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 30x50mm timber posts fixed to rafters at 1000mm c/c's taken over the first three rafters. Ft 100x50 nogginns between rafters under straps.

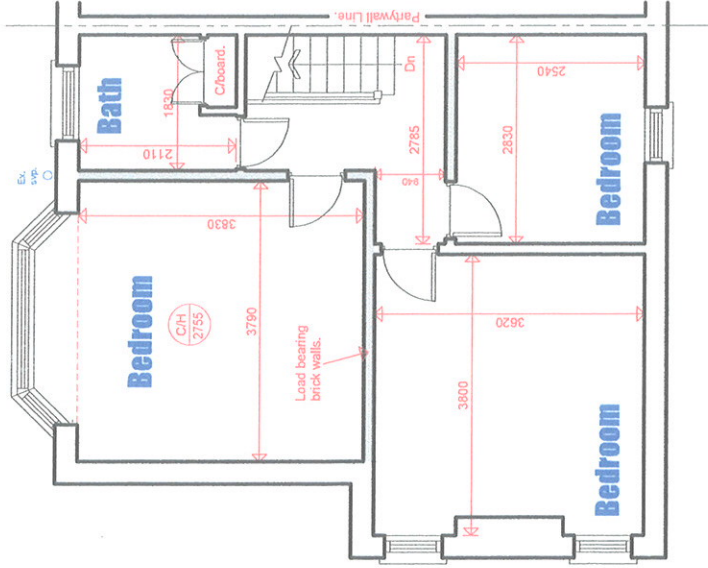
Roof covering to be laid in accordance with relevant Code of Practice and manufacturers details, on 38x25mm sc3 treated s.w. tile battens, 50x50 treated sc3 counter battens, on TYVEK breathable roofing membrane on rafters nailed to 100x50mm wallplate with 20x90x4mm wall ties at 1200x30x5mm galvanised 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:

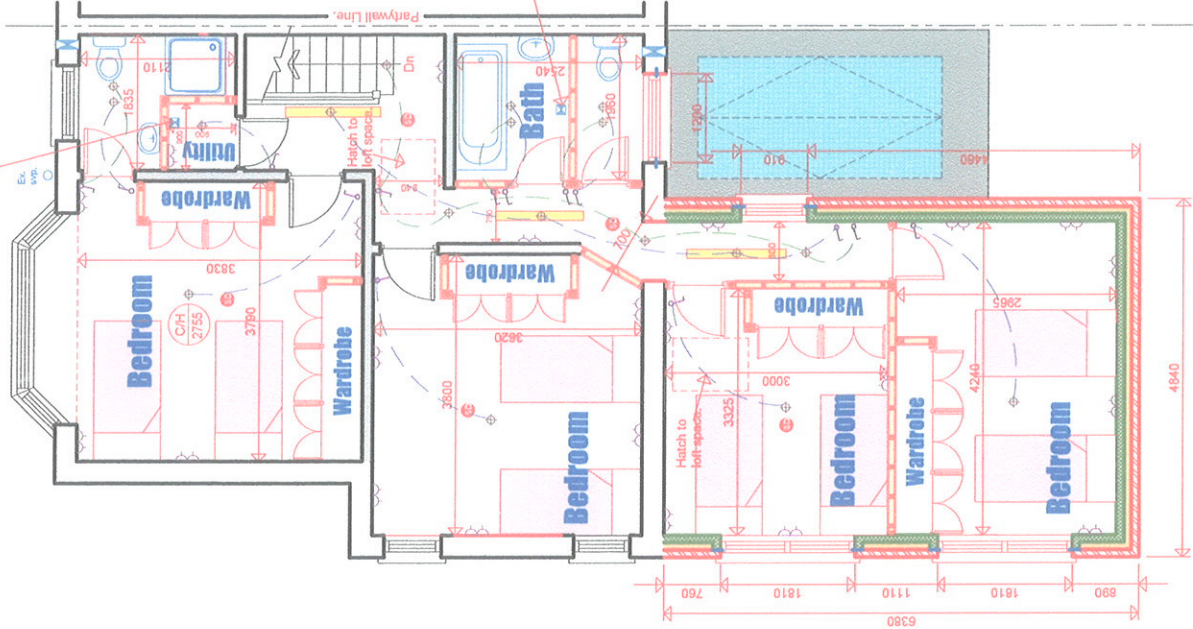
AT LEAST 1/4th OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF PROVIDING A MINIMUM LIGHTING EFFICACY OF GREATER THAN 40 LUMENS PER SQUARE METRE. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT. ALL EXTERNAL LIGHTING TO HAVE LAMP'S WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

Existing 1st Floor Layout

All dims are to be checked on site by builder.



Proposed 1st Floor Layout



NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Approved Document J.

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 a 100% 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 a 100% 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 agree 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 the roof as per 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 masonry using min 50mm cavity.

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

'PLASTER PLASTER' 100mm WIDE SOLID CONCRETE BLOCKWORK INNER LEAF, NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

The amount/type of light fittings/sockets/switches 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.

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final drawings and prior to commencing work to ensure that the drawings are in accordance with the details described on 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 at all times, no refuse burned on site & normal hours of working observed.

All work to comply 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:

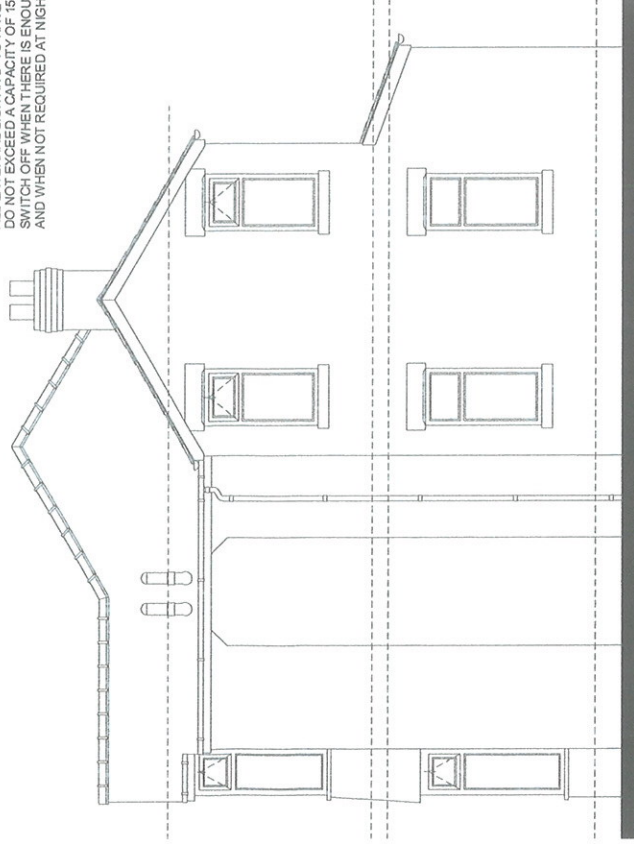
FIT 18x250mm TIMBER VALLEY BOARDS BETWEEN RAFTERS. LAY PLY LINING TO EXTEND MINIMUM 255mm EACH SIDE OF VALLEY. VALLEYS ARE TO BE FORMED WITH MAX 1500mm LONG CODE 4 LEAD LINING SHEETS, LAPPED MIN 250mm. SUPPORTED BY PLY LINING. THE ADJACENT TILING TO BE NEATLY CUT AND BEDDED ONTO PLAIN TILE STRIPS. LEAVING A CLEAR CHANNEL APPROX 75mm WIDE. DRESS LEAD LINING NEATLY INTO GUTTER.

There is to be positively NO trespass over the site boundary line by any part of the extension.

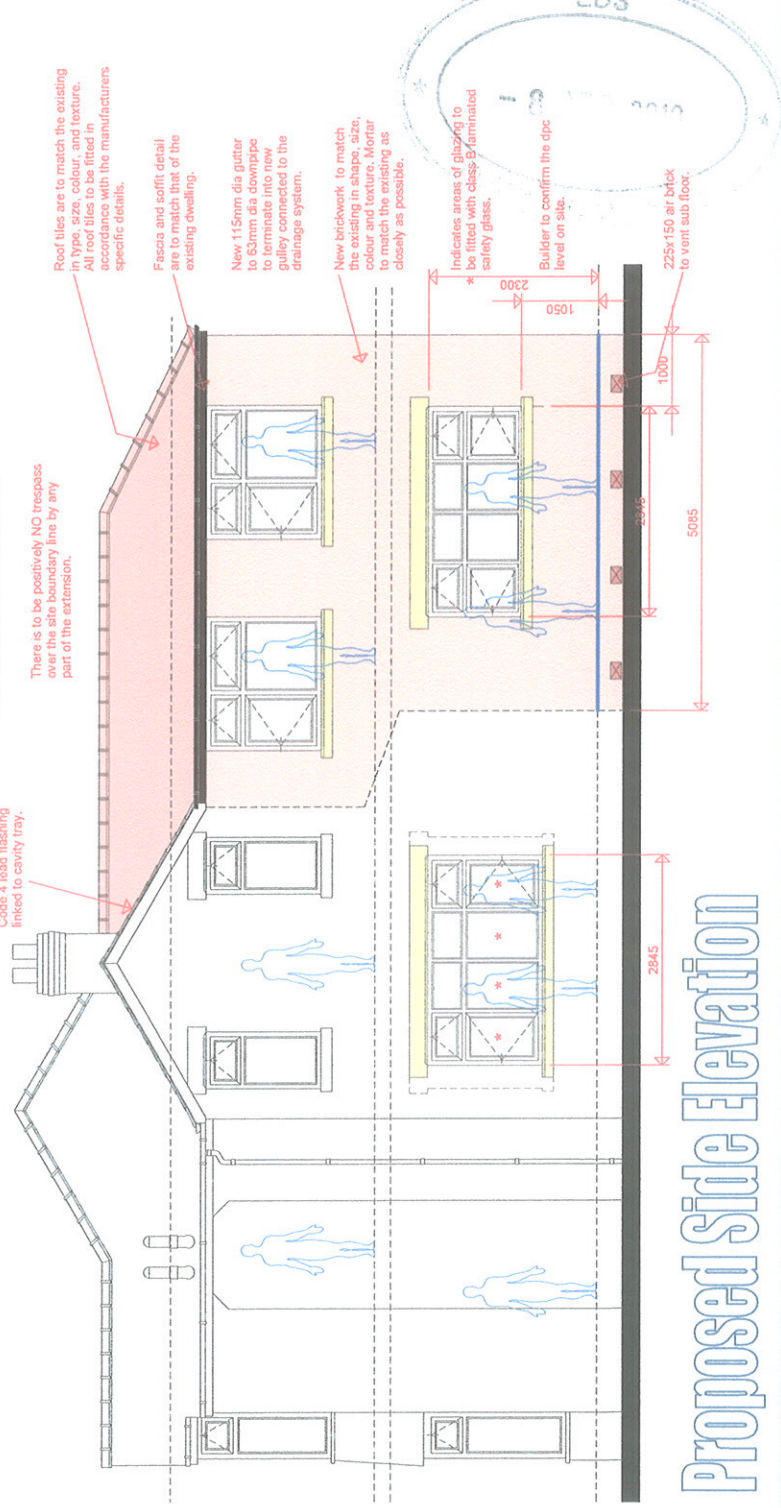
Code 4 lead flashing linked to cavity tray.

Existing Side Elevation

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



Proposed Side Elevation



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 SOIL CONDITIONS. FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK 30N/mm² CONCRETE. NOTE: WHERE DRAINS ARE TO BE TAKEN DOWN TO 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 SUPPLEMENTARY RESISTANCE 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.

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: H
CHKD	SCALE: 1:100	DRAWING No 330/003	