

Job Description: Proposed Ground Floor Extension and Loft Conversion

GENERAL NOTES

GENERAL:

Levels of Beams, ceilings etc, to be discussed and agreed with the client prior to work commencing.

SITE PREPARATION:

Engineer to be made aware of any trees within the zone of influence before removal and appropriate foundation design and calculations will be provided.

DEMOLITION AND ALTERATIONS:

Remove existing internal and external walls, as noted on the drawing.

Forming new openings

Form new openings in existing walls (or enlarge existing openings), as indicated on the drawings, and provide either new steel beams, 150mm deep reinforced concrete lintels with a 12mmØ reinforcing bar for up to 1.2 m span, or 215mm deep steel box lintels for larger spans.

Build up extg openings

Build up existing internal openings using dense concrete blocks (generally 100mm thick) with plaster finish to both sides.

FOUNDATIONS:

Concrete strip foundations

Provide new concrete strip foundations 600 x 200mm under new cavity walls, and 450 x 200mm under new internal walls, min 900mm below ground level, or in accordance with local authority B.C.O.

If piled foundations are required, piling contractor is required to provide pile design to local authority B.C.O.

Steps in foundations

Where stepped foundations are needed they should overlap by either twice the height of the step, or the thickness of the foundation, or 300mm, whichever is greatest. The height of step should not be greater than foundation thickness.

Alternative

Refer to Structural Engineer for details.

Walls over extg drains

New walls constructed over existing drains are to be built off new foundations below level of drain.

Is with 30 x 2.5mm galvanised mild steel straps 900/100 long at max 1.8M c/c, plugged and screwed to brickwork. Where wallplate is supported by a beam, bolt wallplate to beam at max 1.8M c/c. Trusses to be fixed to wallplate with framing anchors.

FLOORS:

Ground floor - solid concrete

New solid floors to comprise:- 125mm concrete slab; 1200 gauge DPM; 100mm 'Jabfloor 70' insulation board: on sand blinding: on 200mm consolidated hardcore.

Options

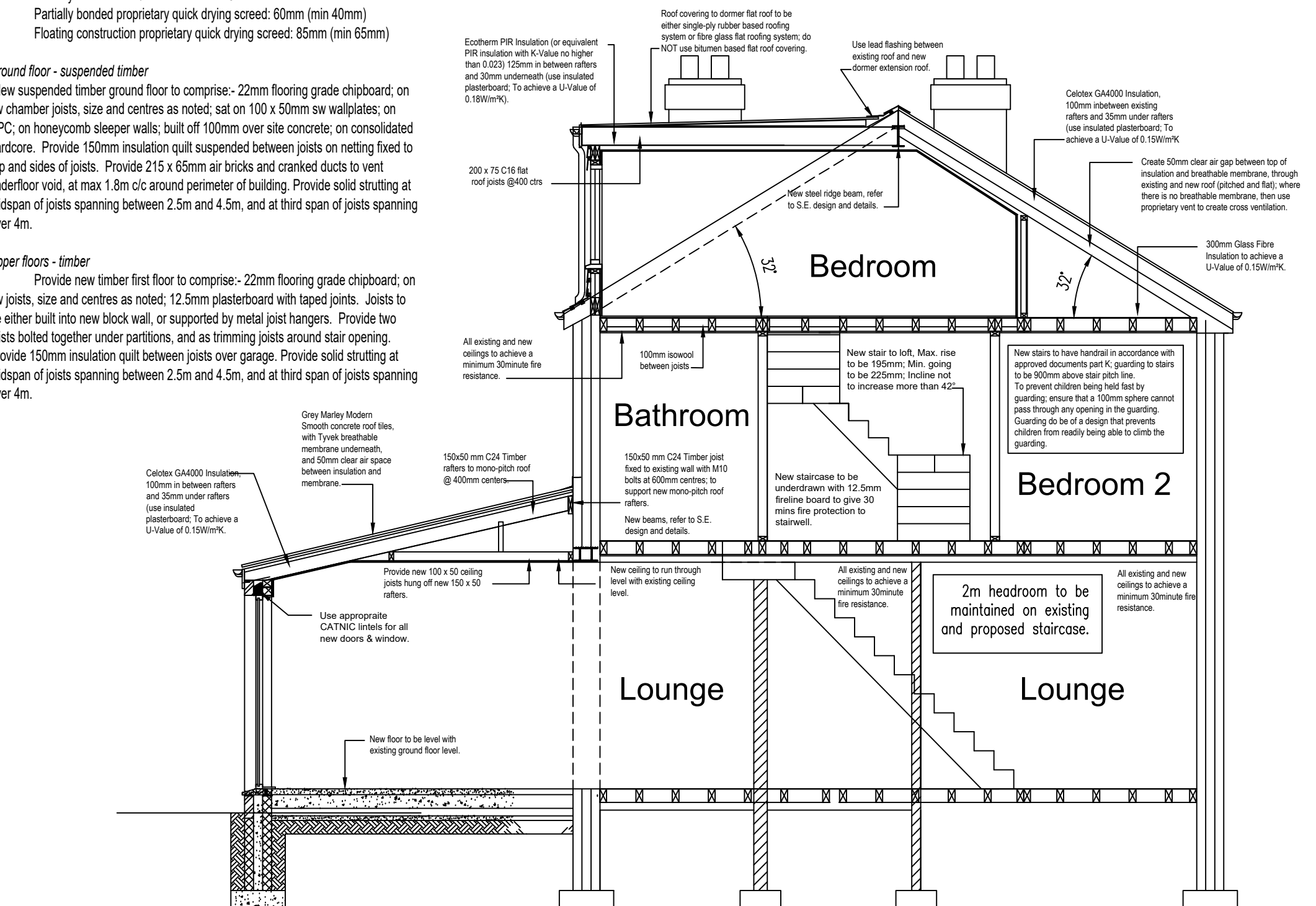
- Bonded sand/cement screed: nominally 35mm thick (min 25mm, max 45mm)
- Partially bonded sand/cement screed: 75mm
- Partially bonded proprietary quick drying screed: 60mm (min 40mm)
- Floating construction proprietary quick drying screed: 85mm (min 65mm)

Ground floor - suspended timber

New suspended timber ground floor to comprise:- 22mm flooring grade chipboard; on sw chamber joists, size and centres as noted; sat on 100 x 50mm sw wallplates; on DPC; on honeycomb sleeper walls; built off 100mm over site concrete; on consolidated hardcore. Provide 150mm insulation quilt suspended between joists on netting fixed to top and sides of joists. Provide 215 x 65mm air bricks and cranked ducts to vent underfloor void, at max 1.8m c/c around perimeter of building. Provide solid strutting at midspan of joists spanning between 2.5m and 4.5m, and at third span of joists spanning over 4m.

Upper floors - timber

- Provide new timber first floor to comprise:- 22mm flooring grade chipboard; on sw joists, size and centres as noted; 12.5mm plasterboard with taped joints. Joists to be either built into new block wall, or supported by metal joist hangers. Provide two joists bolted together under partitions, and as trimming joists around stair opening. Provide 150mm insulation quilt between joists over garage. Provide solid strutting at midspan of joists spanning between 2.5m and 4.5m, and at third span of joists spanning over 4m.



Section A -A

This drawing to be read
in conjunction with
drawing No's
AC/105/A - AC/105/E

PROJECT	Mr A McGinty 52 Heaton Street Prestwich M25 1HH	DETAIL Section A-A								A & W Design Services 270 Hollins Lane Hollins Village Bury BL9 8AY T. 0161 796 5783 M. 07852860921 E. andrew.haslam@virgin.net. Architects and Surveyors
		SCALES 1 : 50 @ A3								
		DRAWN A & W Design/AH		DATE	Sept 2024					
		JOB NO	DWG NO	REV	Drawing Amendment / Revision	P1	Sept 2024	Issued For Comment		
		24/AC/105	AC/105/C	P1	52 Heaton Street, Prestwich, Proposed Loft Conversion and Rear Extension					