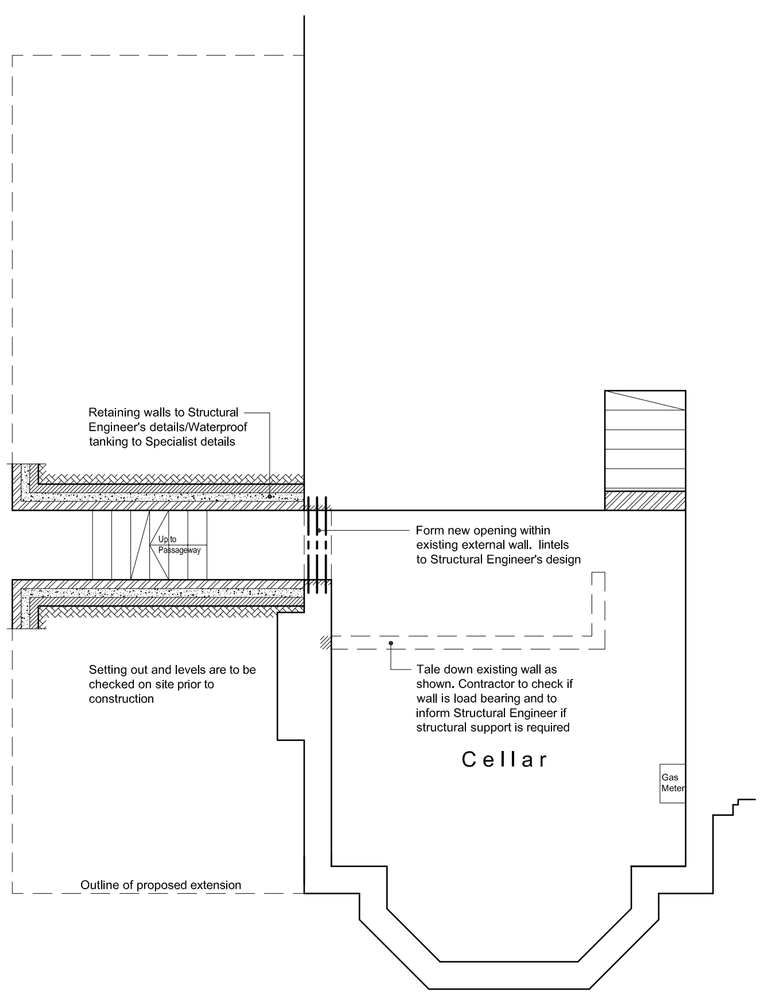
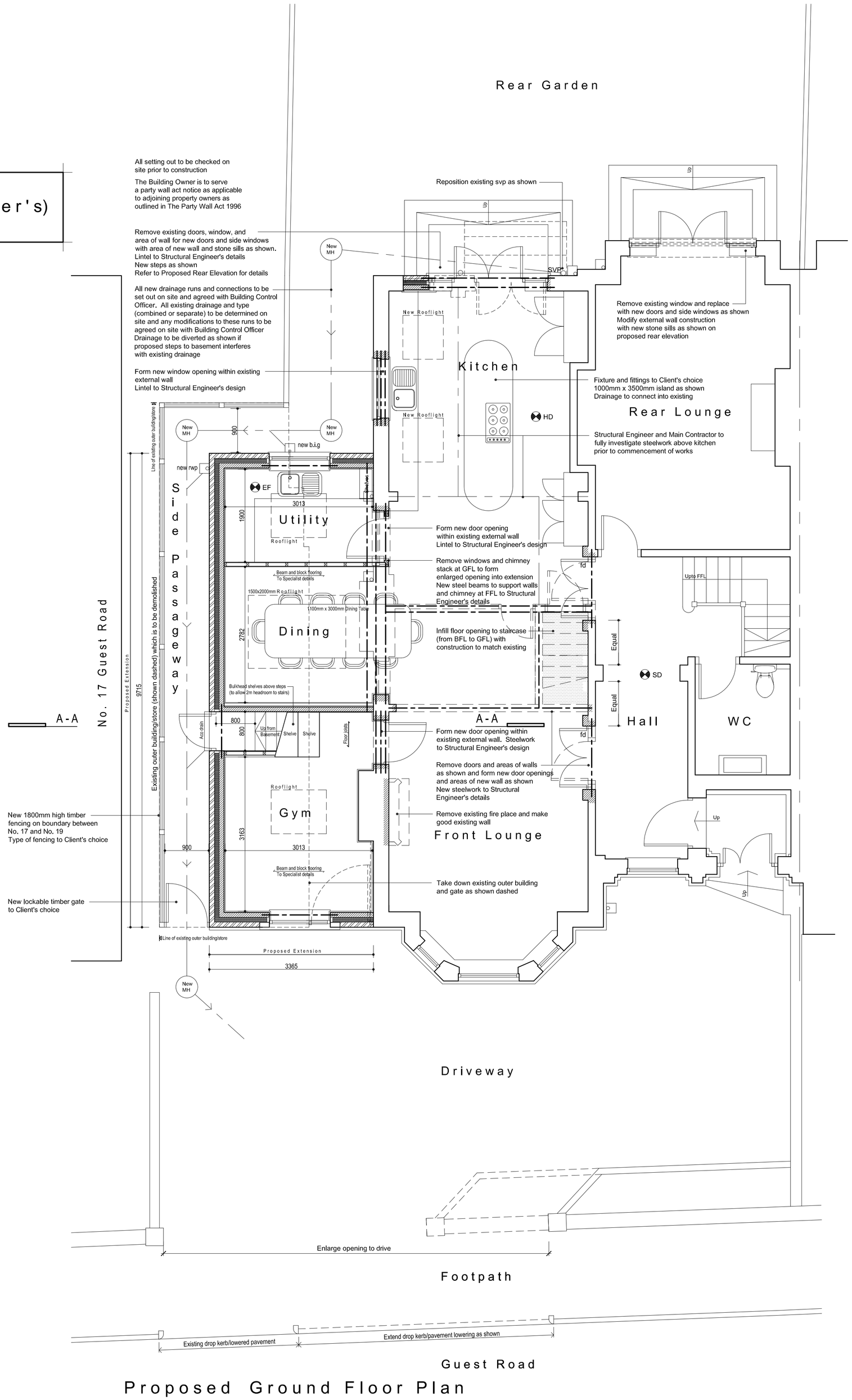
This drawing is to be read with Shear (Chartered Structural Engineer's) Drawings 7235-001 & 002



Proposed Basement Plan



Proposed Ground Floor Plan

Heating:
The design and installation of the heating installation is the design responsibility of the Contractor.

Lighting:
The design and installation of the lighting is the design responsibility of the contractor. 100% of new light fittings to be low energy fittings.

Fire Detection
A mains-operated fire detection and alarm system with a battery back up (min Grade D category LD3) all in accordance with the recommendations of BS5839 part 6:2004.
All alarms to be permanently wired to a seperately fused circuit at the distribution board operating at a low voltage via. a mains transformer.
A smoke alarm should be sited within 7.5m of each habitable room and a standby power supply, eg. battery is required with visual and audible signal of power failure. No smoke alarm should be sited more than 3000mm from a room door.
Provide new fire doors as indicated on proposed floor plans
Provide heat detection to Kitchen

Timber
All timbers likely to be exposed to moisture to be suitably treated to prevent decay. All structural timber is to comply with BS5268Part 2, 1984 and Part 3, 1985.All structural timber used within the building such as roof timbers is to be strength graded and stamped DRY or K.D. (kiln dry) .The structural timber should therefore not be treated in any way that will re-introduce moisture

External steps (From Passageway to Basement)
The staircase is to be constructed in accordance with Section 1 of Approved Document K1 with maximum risers of 220mm and minimum treads of 220mm which achieves a stair pitch of 42 degrees. Setting out of treads and risers to be confirmed on site. Refer to Proposed Section A-A for details
Minimum headroom of 2.000m is to be maintained throughout. The staircase should be fitted with a handrail securely fixed at a height of 900mm above the pitch line of stairs.
At the top and bottom of every flight provide landings the width and length at least as great as the smallest width of the flight.
Staircase setting out is to be checked on site prior to manufacture of staircase.

A continuous ribbon of plaster is to be allowed to the perimeter of each wall and around all openings to ensure air leakage is reduced to the minimum.

Allow pc bridging lintels over drainage pipe work where it passes through walls. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.

Provide at least a 225mm clear wall depth from the lowest DPC with external wall construction down to cavity fill, in accordance with paragraph 5.5(c) and diagram 9(a) of Approved Document C of the Building Regulations.

Walls below DPC are to be constructed from approved foundation grade cavity block / brick to an overall thickness of 300mm and are to be supported by the proposed foundation.

New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.

At junction of proposed cavity and existing external wall - existing masonry leaf cut vertically and insulated dpc inserted.

Air bricks to be provided at 1500mm centres to provide cross flow ventilation to basement.

Proposed Roof Construction (Pitched warm roof construction)
Roof tiles to match existing on 25x50 s/w battens on counter battens on Kingspan Nilvent breathable membrane on timber rafters or I-joist rafters to Structural Engineer's design. Roof pitch to be 15 degrees and Main Contractor to check if roof tile is suitable with this pitch - Use Easy slate system or similar approved if required. Lateral restraint provided by 30x5 m/s straps (min. 1200mm long) at max. 2m centres positioned at rafter level. Rafters to be securely nailed to 75x100 timber wall plate strapped to blockwork leaf using galvanised m.s straps at maximum 1000mm centres.

170mm Kingspan Kooltherm K7 pitched roof board between rafters with 30mm rafter cavity above with 3mm skim coated 32.5mm thick Kingspan Kooltherm K118 insulated plasterboard fixed to underside of rafters with roof construction giving a 'U' value 0.14 W/m² K

New PVCu fascia board back to rafter ends and soffit board fixed to battens. To match and line through with existing

New rainwater goods to match existing.

Steelwork
All new steel beams to be in accordance with Structural Engineers details. 30 minute fire protection to be provided by encasing beams with 15mm fireline board with skim finish.

Internal Stud Partitions
Non load bearing walls to be constructed using 50x75mm softwood studs at 400mm centres faced both sides with 12.5mm wall board and skim, including head and sole plates and noggins as necessary. 50mm Isover APR 1200 insulation to all stud cavities where they separate a bedroom from another room, a room containing a toilet from another room. The requirement does not comply to a wall which contains a door, and a wall separating an en-suite from the associated bedroom. Allow for the inclusion of 18mm plywood sheet where fixture and fittings are to be fixed to the face of the wall.
Partitions to be sealed at the perimeter and at all service penetrations with an acoustic sealant.
Moisture resistant plasterboard to En-suite.

Flashing & Cavity trays
Flashing to be code 5 & be min. 150mm at abutments. Remedial cavity trays to be by Yeovil Cavity Trays Ltd to be used where external walls become internal walls below abutments and to be positioned a min. 150mm above any such abutment. Also provide cavity trays above lintels in external walls. Weepholes to be provided at every 4th perpend and to be plugged with prop plugs.

Windows
Glazing to be 'Low E' glass in accordance with part L of the building regulations. New windows require a WER of band C or better or a U-value of 1.6 W/m²k and doors require a U-value of 1.8 W/m²k
Safety glazing to BS 6206 to be fitted where window cills are lower than 800mm from finished floor, and glazing to doors lower than 1500mm from finished floor and externally 300mm either side of the door.
Windows and doors to be sealed externally with mastic pointing and internally with a bead of acrylic sealant. Window and doors to have horizontal and vertical dpcs. All opening lights to have pivot hinges to allow for ease of cleaning from the inside. Main Contractor to ensure that all accessible doorsets have PAS24 accreditation and windows to have PAS24 accreditation. All frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions and installation guides.

Rooflights
To be fitted in accordance with manufacturers details. New rooflights require a WER of band C or better or a U-value of 1.6.

Ventilation
Windows to have opening lights equal to 1/ 20th. of the floor area to provide 'purge ventilation'.
background ventillation - accoustic vents internally and externally to windows
habitable room 8000mm², Passivent acoustic vents TVAL dB450 (40dB Dn,e,w)
kitchen 4000mm² with mechanical ventilation giving 30 litres / second incorporated within cooker hood.
En-suite 4000mm² with mechanical extract ventilation must be provided with a 15 minutes over run.

Drainage
All existing drainage to be determined on site and any modifications to these runs to be agreed on site with Building Control Inspector and all new runs and connections to be determined on site and agreed with Building Control Inspector.
Sink --- 40mm dia. waste 75mm deep seal trap
Waste pipe diameter to be increased to 50mm where more than one drainage connection
Soil and vent pipes open to air terminating a min of 900mm above highest window head level (within 3M) and finished with a perforated cover.
All soil pipes and accessories to BS4514, 100mm dia. UPVC soil and vent pipe to be positioned as indicated on proposed layouts.
Pipework to have generally 1:40 falls for foul drainage and 1:60 falls for service water drainage.
If location and levels of existing drainage are not capable for connection of proposed, allow for the installation of a Saniflo Drainage system. To Specialists design and layout.
Sanitary Fittings to Client's choice.

Electrical Installation
All electrical work is to meet the requirements of Part P (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so. Details of all energy light fittings to be provided by electrical specialists design and to comply with Part L1A. Prior to completion the Local Authority must be satisfied that either:-
Appropriate certificates and forms in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person
A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above the finished floor level. 100% of new light fittings to be low energy fittings

Services
All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.
Boxing for concealed services to be sealed at floor, wall and ceiling levels. Piped services are to be sealed where they penetrate or project into hollow construction and voids.

NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Proposed Foundations
Refer to Shear Chartered Structural Engineer's drawings No. 7235-001 and 002 for details

Existing Foundations
Prior to construction, ground conditions and type and depth of existing foundations to be determined on site prior to construction and to be underpinned if required, all in accordance with Structural Engineer's details. Building Control Officer to inspect and confirm that the foundations/underpinning are satisfactory.

Proposed Basement Floor Construction (New Access to Basement)
Refer to Shear Chartered Structural Engineer's drawings No. 7235-001 and 002 for details

Proposed Retaining Wall to New Aoess Steps to Basement
Refer to Shear Chartered Structural Engineer's drawings No. 7235-001 and 002 for details

Proposed Ground Floor Construction
65mm sand cement screed on polythene separation layer on 75mm thick Kingspan Kooltherm K103 floor board on damp proof membrane on concrete beam and block floor construction (to Structural Engineer's details). 25mm thick Kingspan insulation boards to be used as upstands to fit around floor perimeter to eliminate thermal bridging at screen edges. Overall floor construction achieves a U-Value of 0.18w/m²K. Floor finish to Client's choice (To be taken into consideration when setting out floor construction).
Top of beam and block concrete flooring to be grouted with cement/sand mix prior to laying of damp proof membrane.

Proposed External Wall Construction
Brick and block cavity wall. full fill (with 10mm cavity);
-102.5mm brick outer leaf with render finish to match existing with brick plinth, stone heads, sills and jambs to front elevation to match existing.
-100mm cavity. 10mm clear cavity. 90mm Kingspan Kooltherm K106 Cavity Board Insulation to be fixed in accordance with manufacturers details and instructions.
- 100mm blockwork inner leaf to be medium density blockwork (7N/mm² to Structural Engineer's details) with a k-value of 0.51w/mk
- Internal wall finish is to be finished with 12.5mm plasterboard with skim coat finish on plaster dabs.
The wall construction achieves a 'U' value = 0.17W/m²K

The inner and outer leafs of the external wall construction are to be tied together using stainless steel wall ties positioned in a diamond pattern at 750mm horizontal and 450 vertical. 225 vertical at openings and 150mm from reveals, and to comply with BS1243:1978. All Cavities closed with thermabate or similar insulated cavity closers.
Movement joints - 10mm joints filled with Aerofil or similar and finished with a polysulphide seal, all joints to be either in corners or behind rwp's where possible.

All horizontal and vertical DPC's to doors, windows, dpc's within walls (150mm above external ground level) and stepped dpc's above lintels are to be 'Higrade' or similar and approved. Provide insulated DPC at jambs and cills to all openings to prevent cold bridging with stepped DPC's over insulated pressed galvanised steel lintels over openings and to be by Thermobate or equal approved. Allow for weep holes above cavity trays at max 900mm centres

Preliminary Issue
Subject to Structural Engineer's design and Building Regulation Approval

REV	DESCRIPTION	CHECK	DATE
C	Drawing updated to be in accordance with Structural Engineer's drawings		25.11.2021
B	Drawing updated to be in accordance with Client's comments		23.10.2021
A	Drawing updated to be in accordance with Client's comments		21.10.2021

CLIENT
Mr and Mrs Jacobs

PROJECT
Proposed Extension/Remodelling Works at 19 Guest Road, Prestwich, Manchester M25 3DJ

DRAWING
Proposed Floor Plans

SCALE	DATE	DRAWN	CHECKED
1:50 A1	October 21	MH	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-0643-20		C

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