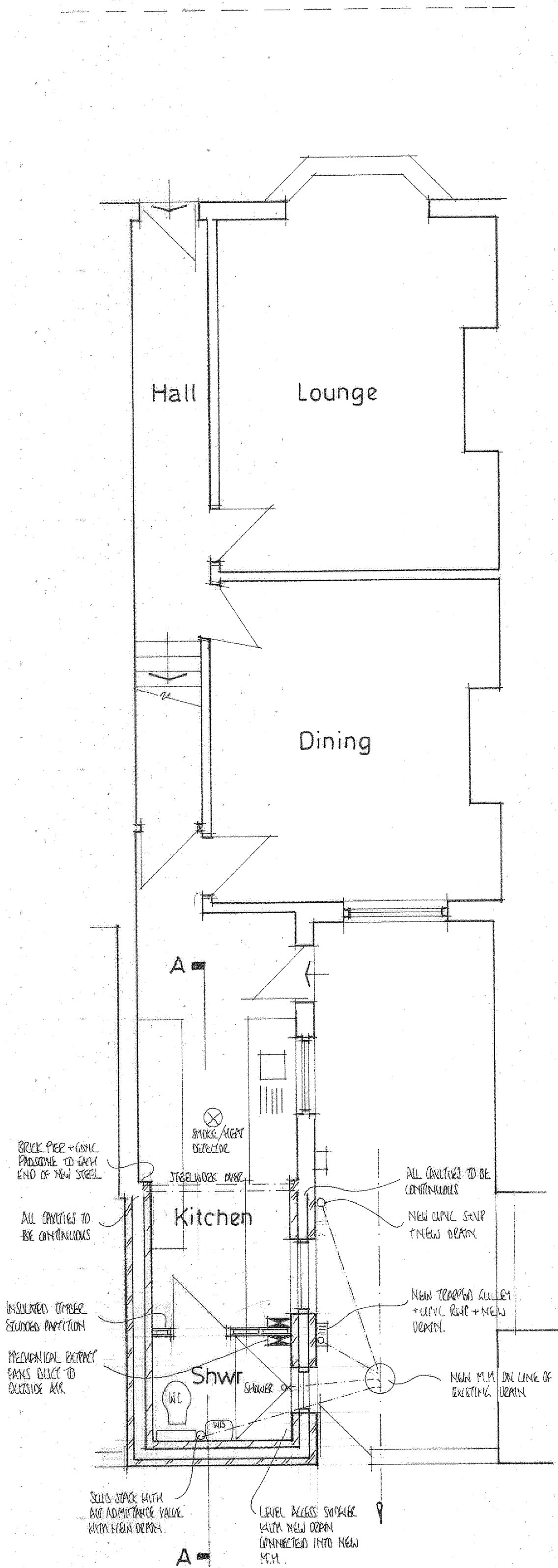




GROUND FLOOR PLAN

Foundations

Foundations to cavity walls to be constructed of concrete common brickwork up to 150 mm below ground level with Class B engineering brickwork from GL to DPC level externally and concrete block work internally. Walls built off 750 x 200 (C20 mix-20N/mm²) concrete strip foundations, at min depth of 1000mm, to suit local ground conditions. If the ground is found to clay the footings are to be in accordance with NHBC guide 'Building Near Trees' and to be in accordance with BS 8004, BS 5837 and to satisfaction of the Local Building Authority Inspector. Precast concrete lintels to be laid over all openings for drainage and service runs with minimum 150 mm end bearing onto adjacent brickwork.

Super Structure 150 cavity full fill (U value 0.18W/m²K)

New external walls - Facing brickwork to extend min 2 courses below ground level. New facing brickwork to match existing with 150mm cavity, fully filled with 150mm Dritherm 32 Ultimate. Installed in strict accordance with the manufacturers instructions. Inner blockwork to be - 0.15W/mK (4N/mm²) - Internally finish with 12.5mm plasterboard on dabs with minimum 10mm airspace

Brickwork good building practice

All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulation V.d.p.c. (installed in accordance with manufacturers recommendations) All return corners to be min 650mm unless otherwise indicated. Proprietary stainless steel double triangle wall/vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system. Wall ties to comply with BS:1234:1978. All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.

Steelwork

Steelwork as noted on plan to comply with BS449, BS5950. Steel beams to ear onto concrete pad stones min 300mm x 250mm x 150 mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit at minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers of 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers of 12.5mm plasterboard and skim support on 50-50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging)

DPC's

Cavity wall and internal block work walls to incorporate PVC type dpc at ground floor finished level minimum 150 mm off external ground level. Polypropylene cavity trays to be installed in cavity walls above openings, single storey roofs, complete with weep-holes @ maximum 1000 mm centres to BS 5628 Part 3.

Existing Structure

The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

Cavity closer

Insert Isofoam XCC insulated cavity closer to all new openings all as document I 2013. Width and fixing to suit opening

Cavities

To be continuous with existing closed at eaves with Superlux

Cavity fill

Weak concrete mix. Fill in cavity to be 225 mm below DPC level

New opening

Break open existing walls at ground floor level from floor to ceiling to form new opening as shown and provide and insert R.S.J.'s as indicated on plan, over supported both ends concrete padstones. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works. See structural engineer's details and calculations. Upon exposing brickwork if any discrepancies appear regarding steelwork notify architect for reassessment. Note any changes or costs incurred are solely the responsibility of the client. Assumptions on existing construction have been made with the limited information obtained during survey.

Ground Floor Construction (u value 0.18W/m²K)

Leveling screed finish on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 80mm thick Kingspan 'Kooltherm' K103 floorboard insulation on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore. Provide 25mm 'Kooltherm' insulation to external perimeter edges of slab. Visqueen d.p.m. to be turned up around perimeter edges of slab and tucked in under horizontal dpc of inner leaf.

Flat roof Vented

To be 3 layers of felt top layer 350 hlt finish, 10 mm limestone chippings bottom based on 19 mm exterior grade plywood decking with sw firings to give fall of 1:60. Provide 150x50 mm sw flat roof joists at max 600 mm centres, trim out with double joists around any roof openings.

Insulation to vented flat roof

Provide 100mm thick Kingspan thermopich TP10 between-70mm Thermopich TP10 under-12.5 plasterbd. 50mm air gap between top of insulation and top of joists. Provide 32.5mm Kingspan Kooltherm K108 insulated plasterboard ceilings with skim finish to underside of flat roof joists to give a 'U' value of 0.15W/m²K.

Straps

Strap down all roof timbers (i.e. Wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls

Soil and vent pipe

100 mm diameter upvc with airtight rodding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

Kitchen sink

To have 75 mm deep seal trap into 42 mm diameter upvc waste into back inlet gully

Partitions

Non load bearing acoustic stud partitions to be 100 x 50 mm sw studding at 300 mm staggered centres onto 100 x 50 mm sole plates faced both sides with 12.5 plasterboard and skim. Acoustic quilt 50 mm Rockwool woven between studs. Where partitions are parallel to joists span, the joists shall be doubled up and spiked together directly under the line of the partition.

Gutters and fascia

100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

New Shower room

Provide mechanical extract ventilation to give min extract rate of not less than 15 litres per second which can be run intermittently but has a 15 minute over-run. Extract fan to be ducted to external air via 100mm dia flexible duct to terminate on outside wall at fitted grille. Extract fans to be positioned less than 400mm below ceiling. Ducts to be connected appropriate extract and discharge grilles (min 85% of the duct free area) with back draught device fitted to prevent draughts. New 50mm shower (level access) and 40mm sink and 100mm wc waste to be provided to new en-suite and bathroom and connected to new soil and vent pipe. Anti-vac deep seal traps to be fitted to internal pipes. No opposed waste connections to be made within 200mm of W.C. connection with SVP. Altro type flooring with 150 mm upstand.

Heating

To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuk efficiency rating of 88%

Heating

Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Radiators

Provide and fit thermostatic control valves to radiators.

Timber

All new timber to be tanalized and stress graded 4 BS:4471 Part 1 (1978) Dimensions for softwood BS:5268: Part 5 Preservatives Treatment for Structural Timber

Drainage

Any drains new or existing that pass through external walls, insert concrete lintels over (allow 50mm clearance between drain and underside of lintels) Drains that run under a building to have min 100mm of granular or other flexible filling provided round the pipe if depth of drain below the surface exceeds 600mm. Where pipes have less than 600mm cover the pipes should, where necessary, be protected from damage by a reinforced concrete cover slab with a flexible filler and min 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. On sites where excessive subsidence is present additional flexible joints to be provided or other solutions such as suspended drainage where the pipe is adjacent to the slab, special protection is to be provided in accordance with Part H of Building Regulations. Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations. Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturer. All gullies to be back inlet and roddable - wastes to discharge below grating but above water line

Windows (new and replacement)

To be white upvc double glazed opening light to equal 1/20" of floor area of room affected double glazing Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Optifloot, soft low e coating u value to be 1.4W/m²K. Built in trickle vents 2500 mm² to equivalent area to shower room and kitchen areas and 5000 mm² to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

900 Internal doors

900 door set comprising 1981x836x44 solid core flush doors painted three coats , set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys.

Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jambs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes

1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

R.S.J.'s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Kitchen Ventaxia

Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

Background ventilation

All new habitable rooms to have background ventilation not less than 300 mm x 100 mm trickle vents to heads of all windows to rooms affected. All to regulation F1 2010

Electrical Fittings.

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L18 section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Lighting

Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Controlled Services

The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the secretary of state.

Notes

These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work is to be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Party Wall Act

Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission is to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Smoke alarms and heat detectors.

Fire Safety Approved Doc B Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor. There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

PROJECT

PROPOSED SINGLE STOREY
REAR KITCHEN / SHOWER ROOM
EXTENSION.

DRAWING TITLE

PROPOSED LAYOUT
AND SECTION.

CLIENT

MR. M. YASEEN.

ADDRESS

6, DUNSTER AVE,
ROCHDALE.

SCALE

SCALE 1:50@A1

DRAWING No

FO 03235825/2.

DATE

MAR 2023.

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1:50

Scale Bar