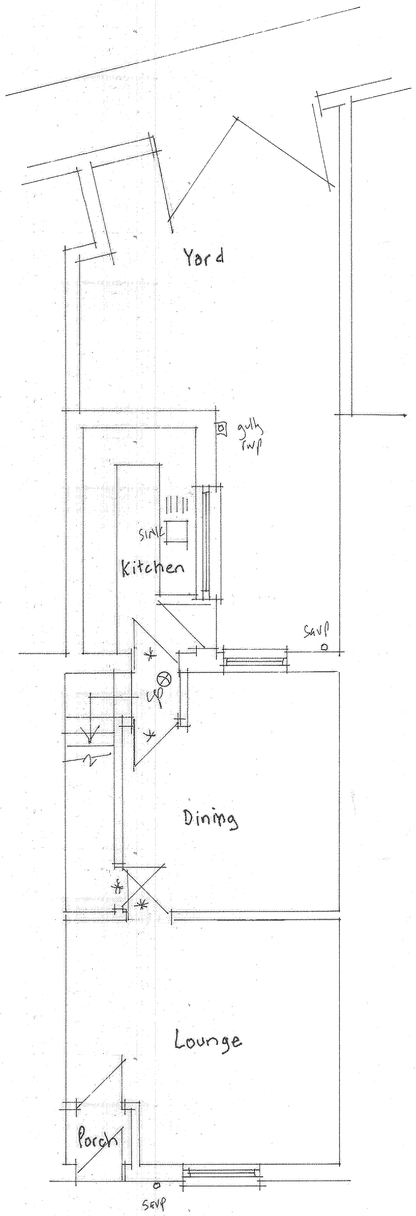
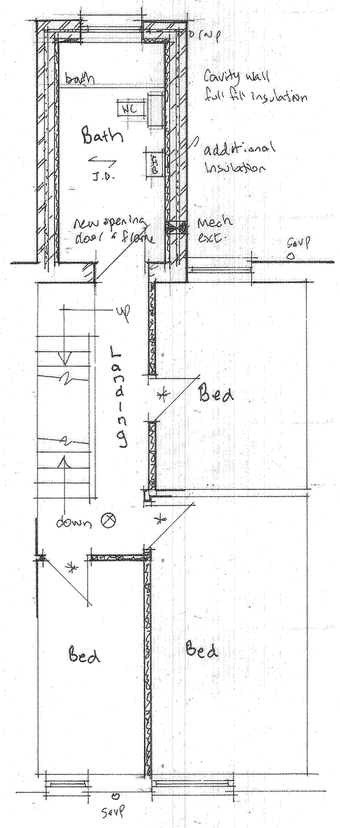
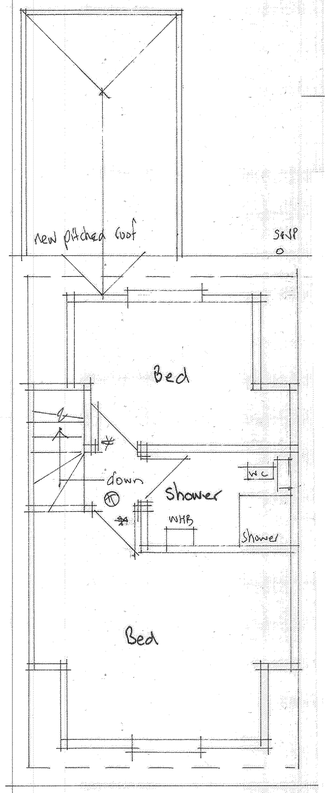


GROUND FLOOR PLAN



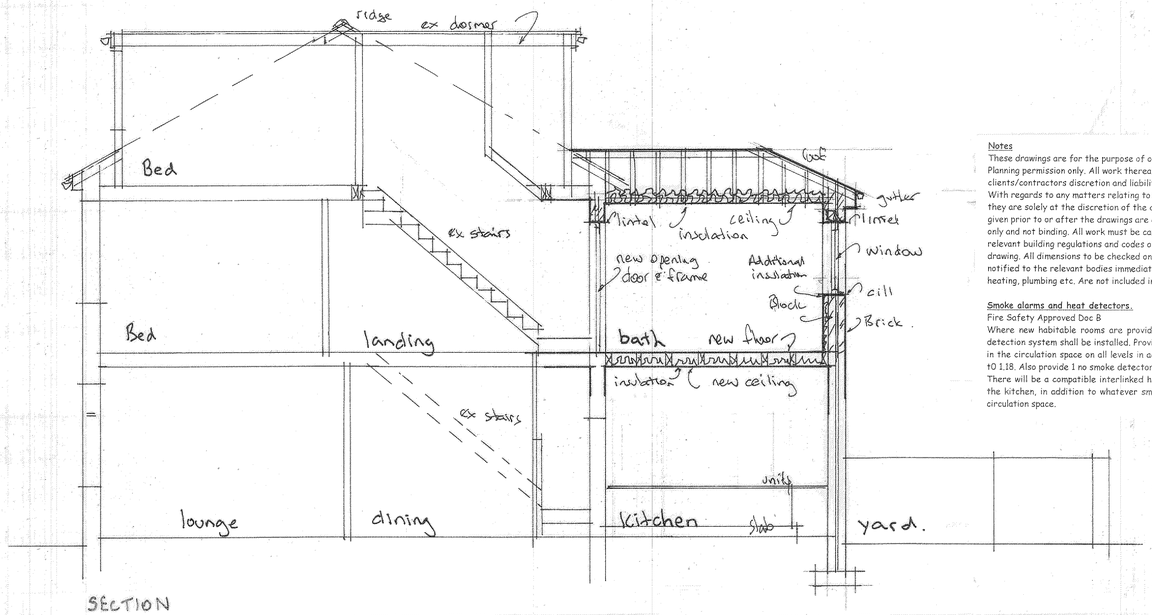
FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY

- MECHANICAL EXTRACT FAN AND DUCTS
- ½ HOUR FIRE DOORS.
- SMOKE DETECTOR LINKED PLUS BATTERY BACKUP.



SECTION

Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must 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.

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 t0 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.

Demolish
Carefully take down existing pitched roof and ceiling to kitchen and prepare site for new building works.

Existing Structure
All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.

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 665mm unless otherwise indicated
Proprietary stainless steel DD140 wall 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 type DD140
All lintels to have 150mm end bearing.

External walls with no cavity insulation. (U value 0.18W/m2K)
102mm brick external leaf, 50mm cavity and 100mm Thermalite Sheild blockwork internal leaf. Cavity walls to be finished internally with 75mm Kingspan K118 foil backed / plasterbd and skim finish.'U' Value of 0.18W/m2K.

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

New opening
Break open existing rear wall at first floor level from floor to ceiling to form new opening as shown and provide and insert 2 No 150 x 100 mm reinforced concrete lintels with min 150 mm end bearing to form new door opening. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works.

Floors
All structural timber to be stress grade C16 and double vacuum preservative treated - unless otherwise indicated on construction notes. Moisture resistant floor (20mm chipboard/ply) or preservative treated min 20mm timber boarding to be provided to kitchens/utilities and bathrooms.. Joists sizes 175x50mm @ 450mm centre, spans are indicated on floor plans - Contractor to check indicated load-bearing walls are suitable to carry floor load. If found to be non load-bearing seek structural engineer's advice as to additional support necessary to be provided. Floor voids to be infilled with 140mm - Kingspan TF70. 12.5mm. Ten (10kg/m3) plasterboard and skim finish to underside

Restraint straps
Insert 30x5 mm lateral restraint straps between the external walls and floor joists at 2 metre centres.

Roof Access Hatches
To be insulated and draught sealed to same standard as roof. Water pipes and tanks in lofts to be fully insulated to prevent freezing. Where roof structures abut external walls - ensure all residual gaps/edges are insulated

Ceilings
To be 150x50 mm sw ceiling joists at 450 mm centres under drawn with 12.7 mm foil-backed plasterboard and skim finish

Roof void Insulation (U value 0.15W/m2K)
To be 2 layers, 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m2K

Roof
Roof structure to comprise 47 mm x 150 mm C16 softwood rafters (pitch 18 degrees) @ 450 mm centres. Rafters supported off, birds mauthed over and nailed to 100 mm x 75 mm wall plate bolted @ max 600 mm centres to universal beam as ridge purlin. Rafter feet nailed to 100 mm x 75 mm softwood wall plate provided to external walls, with wall plate strapped to block work with galvanized straps at maximum 2 m centres. Lateral restraint to rafters parallel to gable wall by 30 x 5 mm galvanized MS straps to first three timber parallel to wall screw fixed @ 2 m centres fixed to inner leaf of cavity wall. Marley grey smooth concrete roof tiles external finish.

Valley roof
19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead.

Ventilation
To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250

Fascia
19 mm exterior grade plywood fascia/barge and soffit to new extension

Continuous Ventilated Ridge
Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Hip tiles
New hip tiles to be bedded in sand/cement mortar. Provide new as necessary to match existing. Provide hip irons at base of hips bedded in sand/cement mortar and nailed to hips

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)

Partition
Non load bearing acoustic stud partitions to be 100 x 50 mm sw studding at 300 mm staggered centers onto 100 x 50 mm sole plates faced both sides with 12.5 plasterboard and skim. Acoustic quilt 50 mm RockslI 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.

Sanitary fittings to new bathroom
W.C. To have dual flushing action to NWWA regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap to 100 mm diameter upvc soil branch pipe connected to new 100 mm diameter upvc s & vp. Lavatary basin to have 75 mm deep seal trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to new 100 mm diameter upvc s & vp. Bath to have 75 mm deep seal anti vac trap and 42 mm diameter upvc waste connected to new 100 mm diameter upvc s & vp. Connect all fittings to new hot and cold system.All sanitary pipe work to be carried out in accordance with BS 5572:1978.Provide temperature mixing value to bath or shower to prevent the temperature of water delivered not to exceed 48degreeC. All as per (Part G), Hygiene.

Carbon monoxide alarm.
Provide and install battery / mains powered carbon monoxide alarm adjacent gas boiler.

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.

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.

Timber
All new timber to be tanalized and stress graded C16
BS:4471 Part 1 (1978) Dimensions for softwood
BS:5268: Part 5 Preservatives Treatment for Structural Timber

S & vp
New 100 mm diameter s.g.e.w. Drain from s & vp rest bend at min fall 1:40 connected to new inspection chamber, provide rodding access to S&VP. Extend S&VP 900 mm past any opening window within 3 metres. Connect into existing S&VP.

Windows (replacement)
To be white upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyifloat, soft low e coating u value to be 1.4W/m2K Built in trickle vents 4000mm2 equivalent area to shower room and kitchen areas and 8000 mm2 to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

800 Internal doors
800 door set comprising 1981x726x44 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. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
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.

Ventilation
Mechanical ventilation to bathroom/en-suites by Xpelair DX100 wall mounted extractor or DX100 ceiling mounted extractor. Extractors capable of min 15 L/S extraction and to incorporate minimum 15 min over run timer. Similarly mechanical ventilation to Utility by Xpelair SL150 wall mounted extractor (min 30 L/S). Mechanical ventilation incorporating in the cooker hood in the kitchen (min 30 L/S) ducted to external wall. All new installed ventilators to be noise attenuating.

Kitchen Ventaxia. (replace)
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. All new installed ventilators to be noise attenuating.

Lighting
Provide 100% 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 lumes 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 the requirements of 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.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned between 1350mm and 1450mm from finished floor level to comply with Part M of the Building Regulations. 100% internal light fittings and all external lights to be LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B 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.

1:100
0 1m 2m 3m 4m 5m 6m
0 0.5m 1m 1.5m 2m 2.5m 3m
1:50
Scale Bar

PROJECT
PROPOSED REAR FIRST FLOOR BATHROOM EXTENSION.
DRAWING TITLE
PROPOSED LAYOUTS AND SECTION.
CLIENT
MR. L. HASSAN.
ADDRESS
60, OSWALD STREET, ROCHDALE. OL16 2LA.
SCALE
SCALE 1:50@A1
DATE
DEC 2023.
DRAWING No
CL 12235830/12.