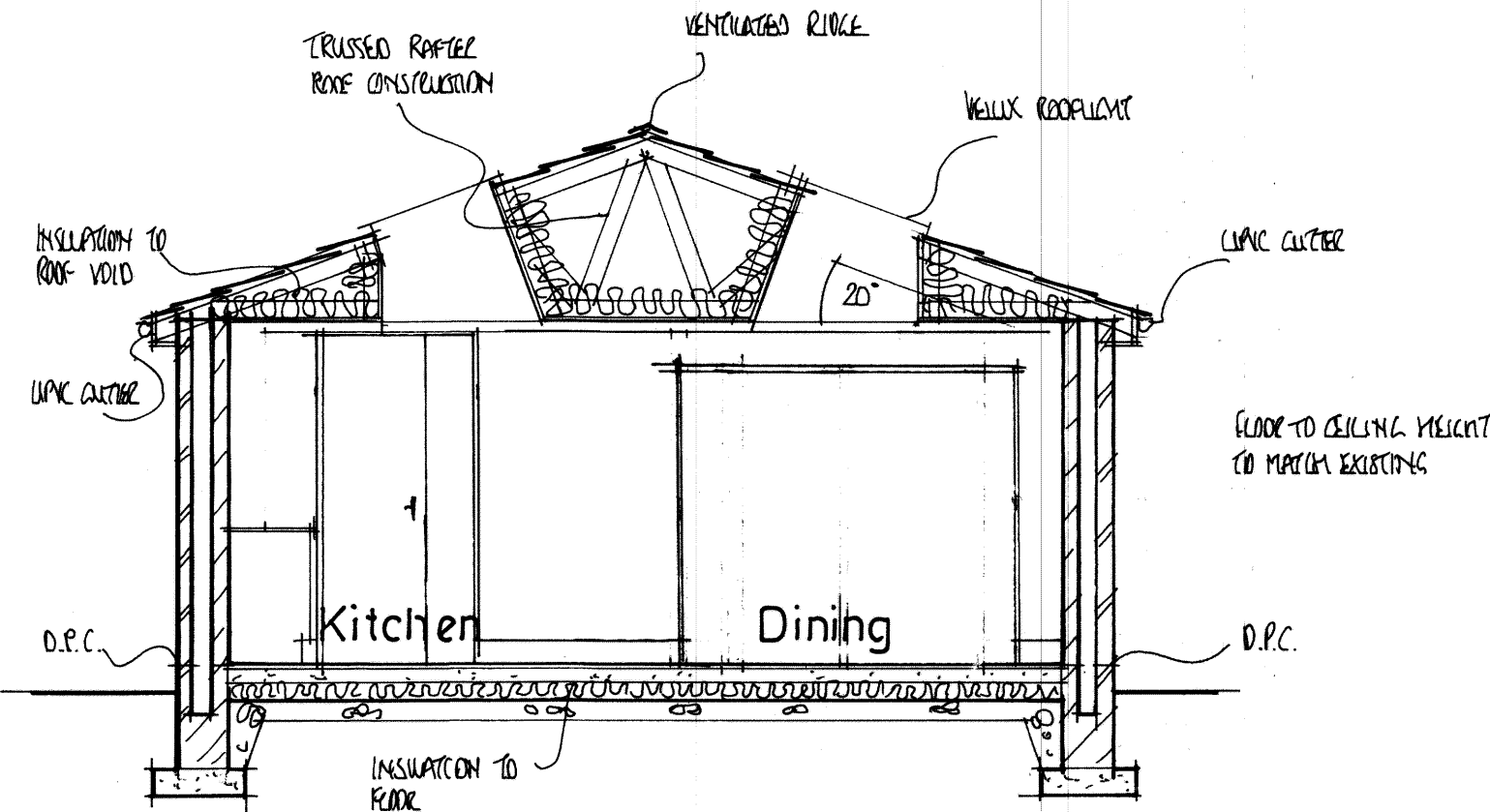




SECTION A-A

New opening

Break open existing rear 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. Insert 2 number RSJ to carry existing rear main wall between dining and new extension, allow for padstone to carry new twin RSJ supporting rear main wall. 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 steel-work 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.

Steelwork

Steelwork as noted on plan to comply with BS449, BS5950. Steel beams to bear 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, l.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 50x50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging). Lintels over openings to be proprietary insulated. Steel lintels e.g. Galnic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance. Check with the manufacturer regarding the chosen insulation's suitability for building exposure and for partial fills systems. Provide steel stansions to side of new patio doors, RSJ over with welded plate to carry outer leaf. Gals to be provided by structural engineer.

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

Reposition existing Soil and vent pipes

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 and utility sink

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

Partitions

Form all new partition walls in 75 x 50 mm sw studding at 400 mm centres with nogginns at 600 mm vertical centres faced both sides with 12.5 mm plasterboard with skim finish. Insert 100 mm thick quilt insulation between to give a min density of 10kg/m2. All partitions running parallel with floor joists

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

To be supplied by balanced flue gas boiler/condensing type, radiators and cylinder/min Sedback 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 tanalised and stress graded 4 BS-4471 Part 1 (1978) Dimensions for softwood BS-5268: Part 5 Preservatives Treatment for Structural Timber

Skirting

120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Manholes

150 mm concrete base, 215 mm engineering brick. Bench up in concrete to form channels. Medium duty cover and frame

Obsolete drainage

Take up obsolete drains from kitchen seal off all junctions and corresponding connections

Inspection chamber

Provide 6000 mm diameter polypropylene inspection chamber positioned over existing drain. Break open existing drain within chamber to form channel and make good. Cut down height of chamber to suit ground level and finish with cast iron cover and frame

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 structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of 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

Patio Doors

New doors to be PVCu bifold powder coated aluminium, Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyfloat, soft low e coating u value to be 1.4W/m2K to windows and doors and 1.77W/m2K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 8000mm2 trickle vents per habitable rooms and kitchen, background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m2 floor area-total equivalent ventilator area 194000m2. Frames to be lagged minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance. Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply with BS6206. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m2 and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

Velux windows

Provide and fit in roof all as per manufacturers instructions new velux windows Ref No GHL M08 double rafters and trimmers to be fitted either side. Location and size as indicated. Insert all soakers and flashings and a u value to be 1.4W/m2K.

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.

Demolish

Carefully take down existing conservatory and prepare site for new building works.

Foundations

Concrete strip foundations minimum depth 900mm, 750mm wide by min 225mm deep and to project 150mm min either side of supported wall. Provide bottom of strip footing from finished ground level and to a depth to prevent damage by any tree roots - actual depth to be agreed on site with Building Control when site ground conditions are determined. Although strip foundations have been shown on the drawing these may suit conditions to the satisfaction of Building Control once trial hole has been dug - Alternative Foundations to be designed by Structural Engineer. I.e (piling if ground proves to be unstable) Assessment of Water Table level/Ground Water conditions and foundation drainage to be carried out especially where sloping ground conditions occur. Specialist advice to be taken prior to commencement of work. Concrete mixes to be in accordance with BS 8000 - 2.1. 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. Foundations to be taken down to the invert level of any drain passing within 1 metre. RC lintels to be provided over drains passing through walls. Walls below ground level to be filled with concrete cavity filling to 225mm below lowest dpc level. There should not be: a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor b. weaker or more compressible ground of such a depth below the foundation as could impair the stability of the structure

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

New external walls - Facing brickwork/stonework 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 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.

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.

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

Cavity closer

Insert Isofoam XCC insulated cavity closer to all new openings all as document 1 2013. Width and fixing to suit opening

Methane Barrier

Insert 1200's gauge visqueen full methane barrier under new slab floor vented through air bricks to perimeter of new cavity wall construction and discharged through clean stone surround. Work to be carried out due to possible presence of methane within 250 metres of site.

New opening

Break open existing rear walls at ground floor level from floor to ceiling to form new opening as shown and provide and insert new lintel if required 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. Upon exposing brickwork if any discrepancies appear regarding steel-work 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.

Dpc

External leaf min 150 mm above ground level with internal dpc at slab or floor level

Overlap

DPC and DPM to perimeter to overlap by 50 mm

New openings

To have vertical and horizontal DPC's close reveals with thermabate insulation

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

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

Truss roof

Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to LA. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. Blue concret marley smooth tiles on 19 x 38 mm sw battens on untearable roofing felt on new trusses at 600 centres Wind loading shall comply with BS CP3, Ch V Part 2 (1972), provide continuous ridge vents.

Findings

Strap down new roof and ceiling with 1000 x 5 x 38 mm mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling tie level

Condition Notes

- 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.
- 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.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- 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.
- 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.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Carbon monoxide alarm

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

Kitchen and utility 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. All new installed ventilators to be noise attenuating.

Background ventilation

All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

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 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 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.

Flagging

Lay 900 x 600 x 50 mm thick pre-cast concrete flags on 50 mm sand blinding to new patio area

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 L10 to L18. 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 EXTENSION.

DRAWING TITLE

PROPOSED LAYOUT AND SECTION.

CLIENT

MR. ZAHID MUSTAFA.

ADDRESS

30, TULIP GROVE, SHAWCLOUGH, ROCHDALE. OL12 6NU.

SCALE

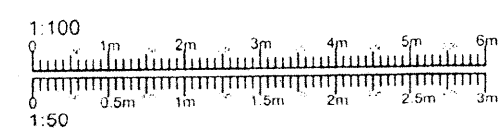
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DRAWING No

FO 06245902/2.

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.



Scale Bar