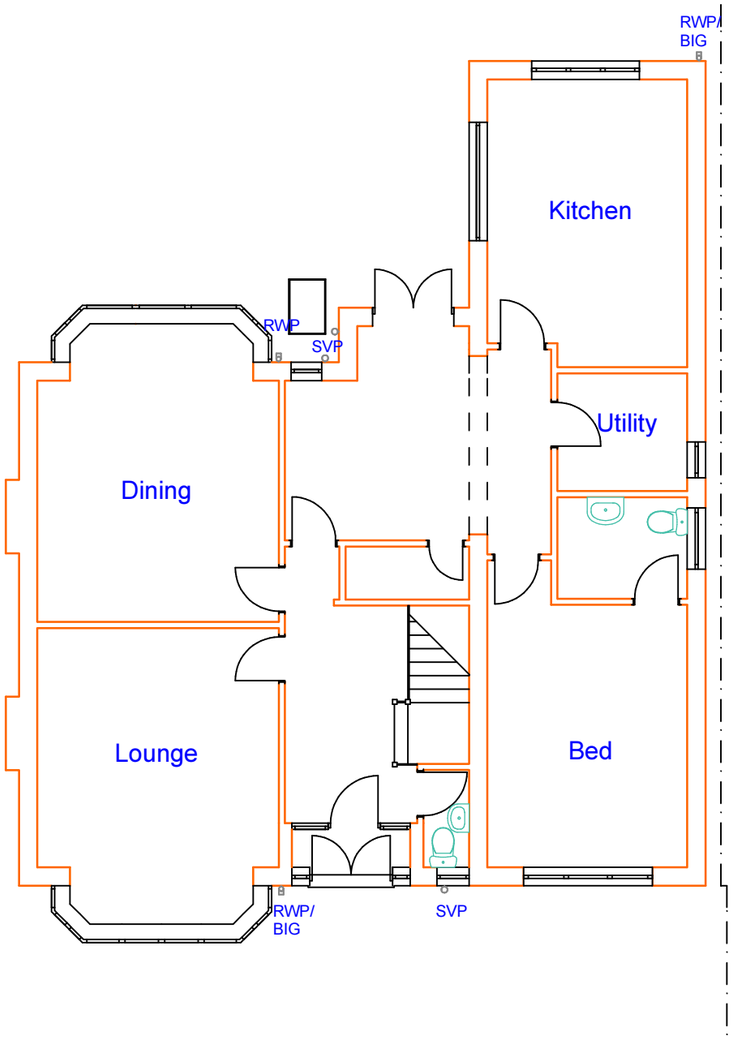
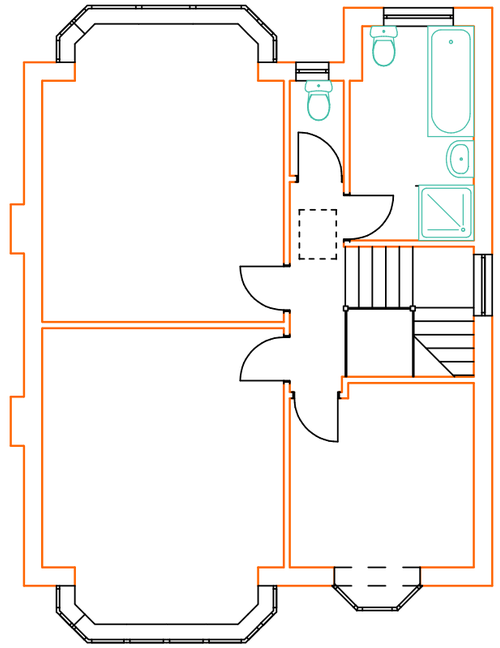
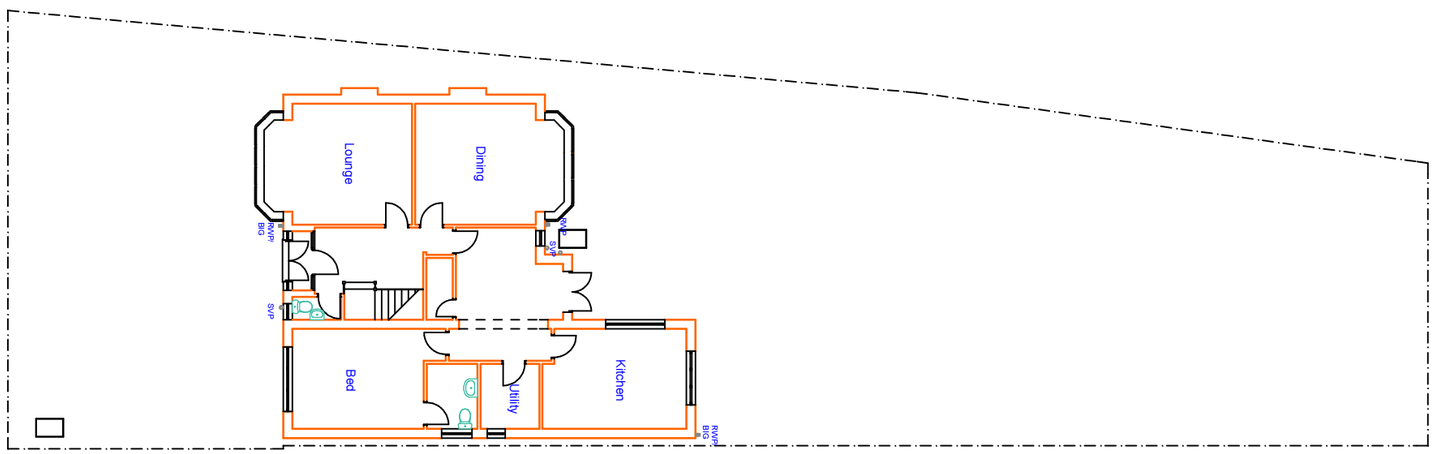


Existing Ground



Existing First

Existing Second



Existing Ground

P1/11

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Tel : 0161-652-5629

Scale: *1:100 1:200*

Date: *07/10/11*

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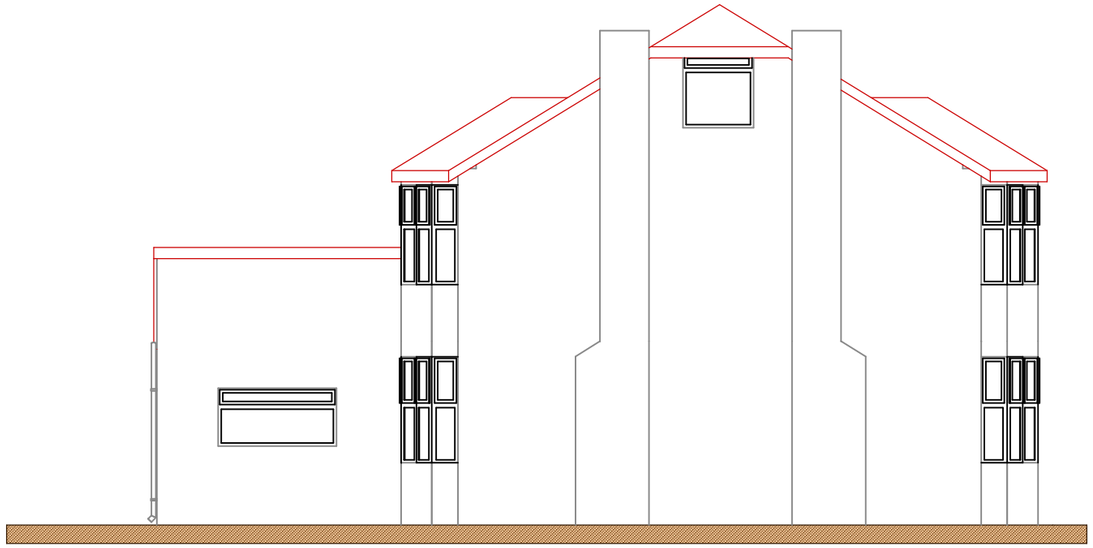
Client: *Mr Mohammed Afzal*

Address: *124 Birchfields Rd., Fallowfield, Manchester M14 6PF*

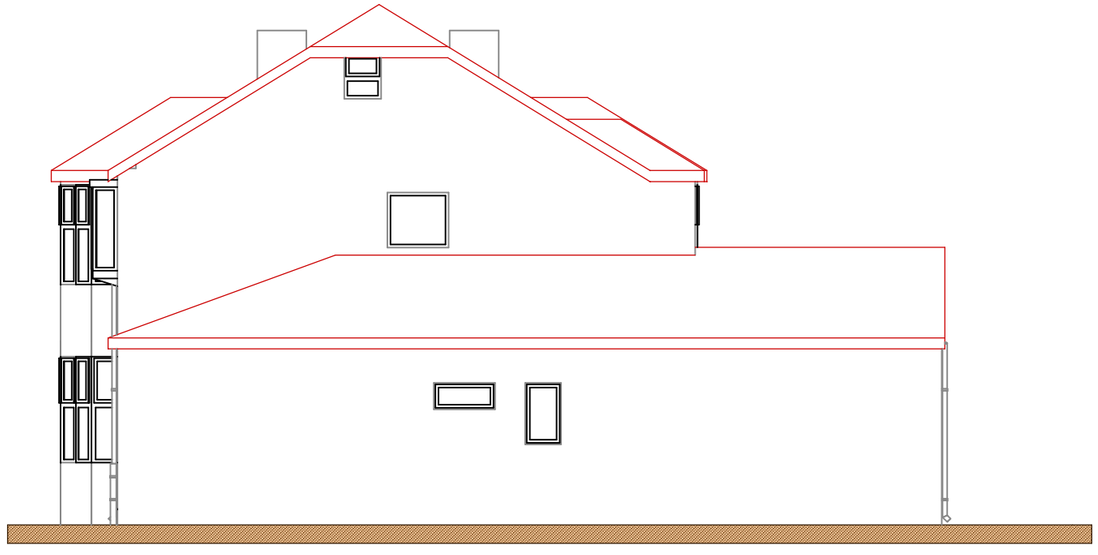
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Front



Side



Side



Rear

Existing

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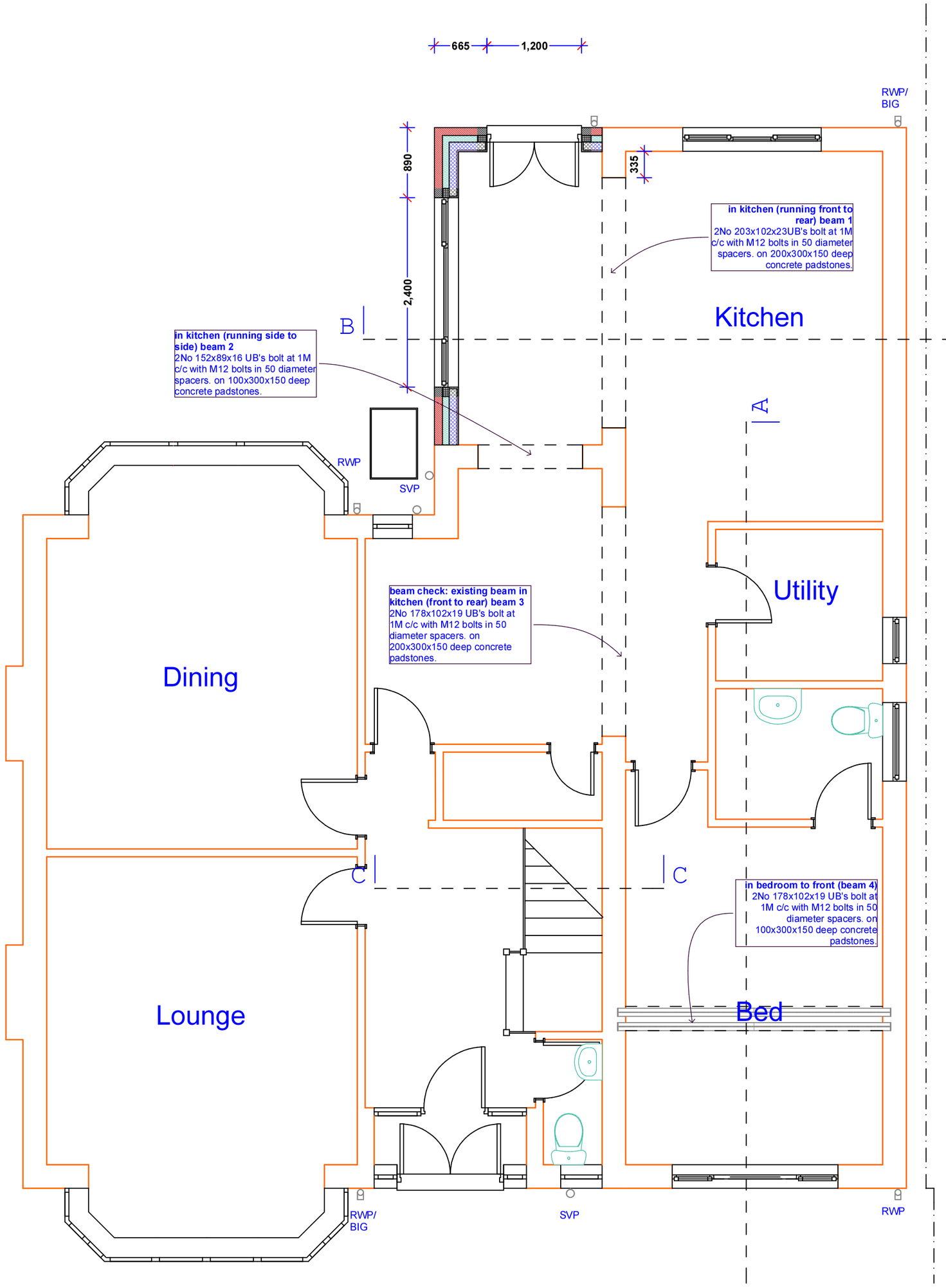
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Proposed Ground

P3/11



Scale: *1:50*

Date: *07/10/11*

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Title: *GROUND & FIRST EXT.*

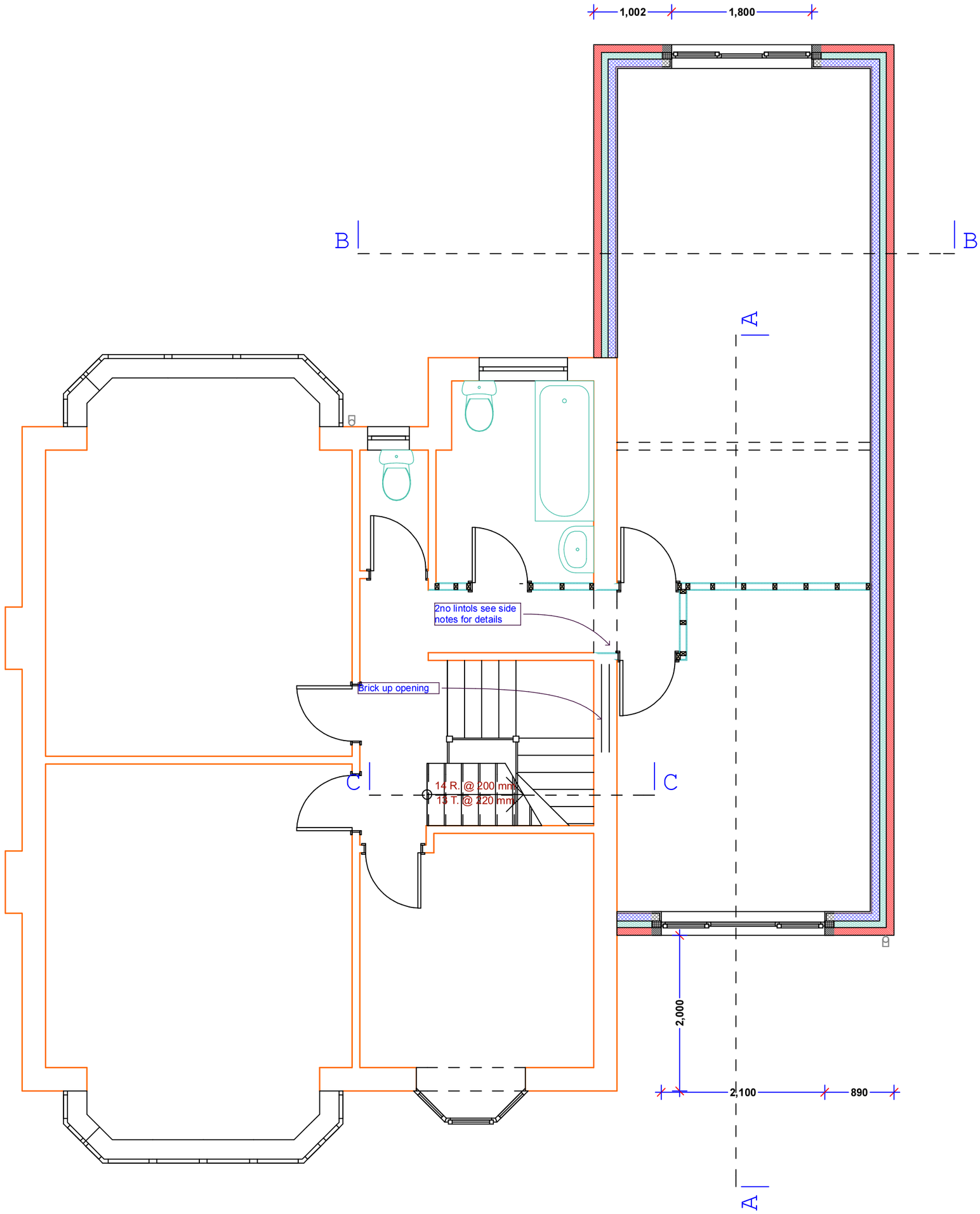
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Proposed Ground & First

P4/11



Scale: 1:100

Date: 07/10/11

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Client: Mr Mohammed Afzal

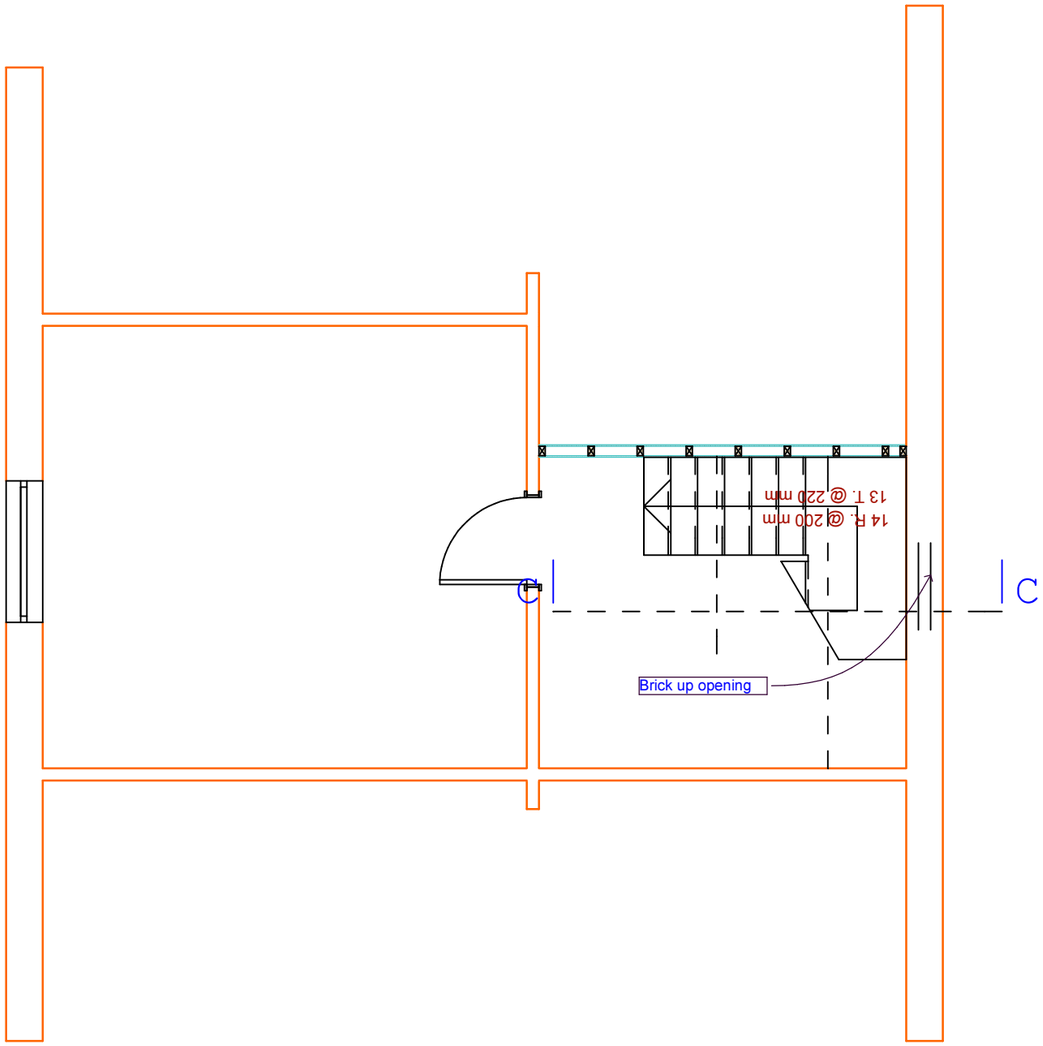
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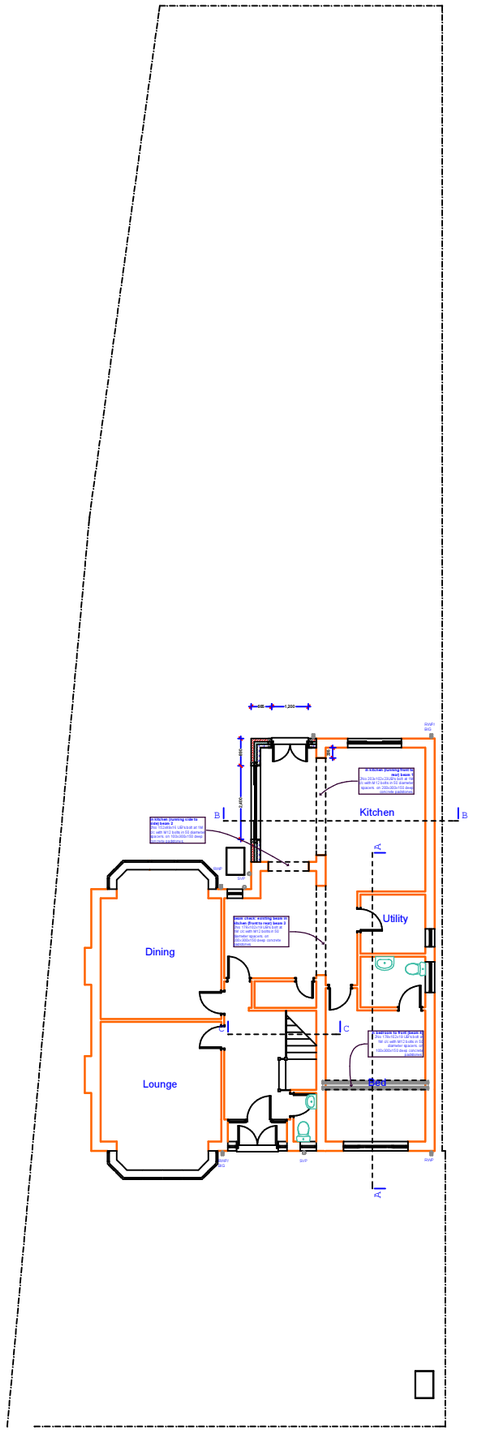
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Proposed Second



Proposed Site

P5/11

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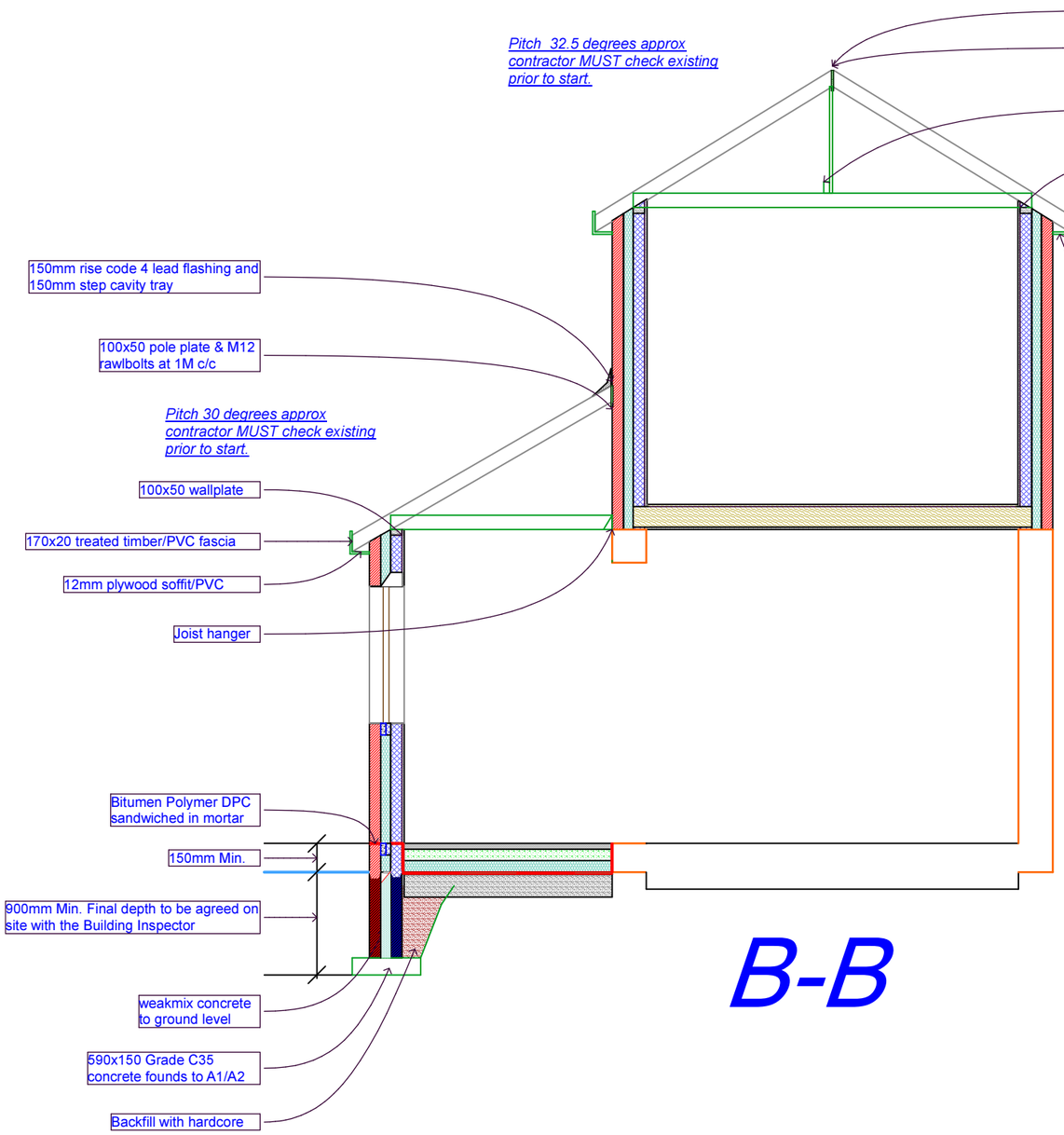
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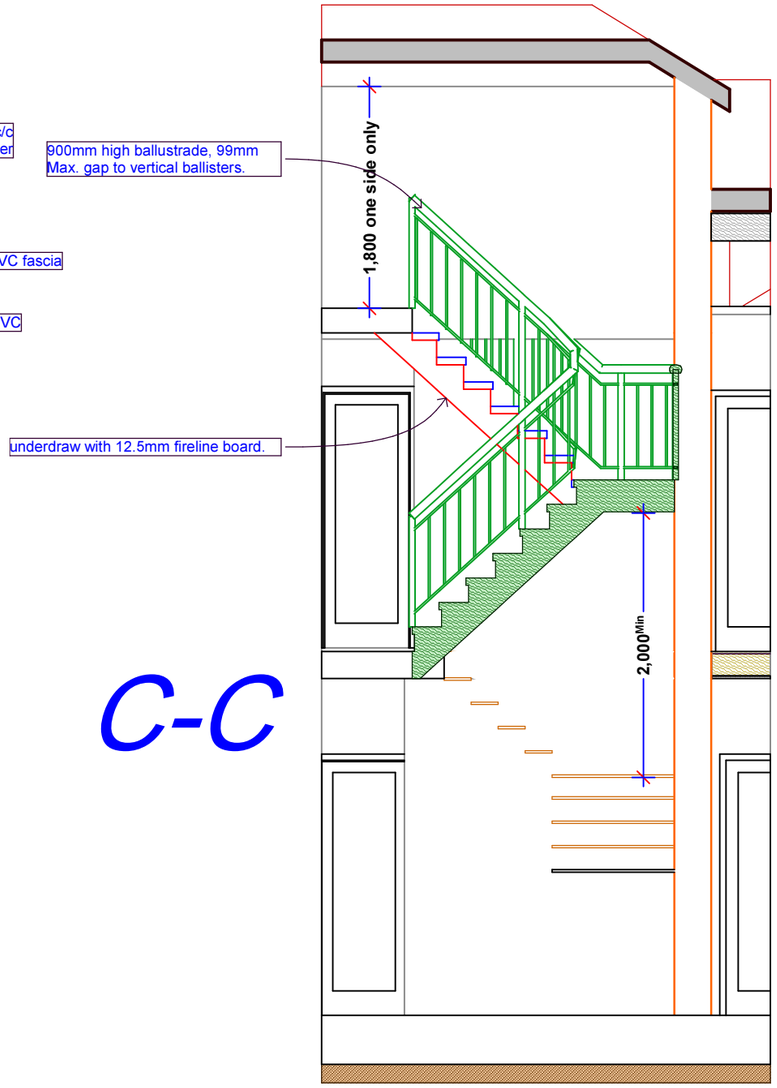
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Title: *GROUND & FIRST EXT.*



B-B



C-C

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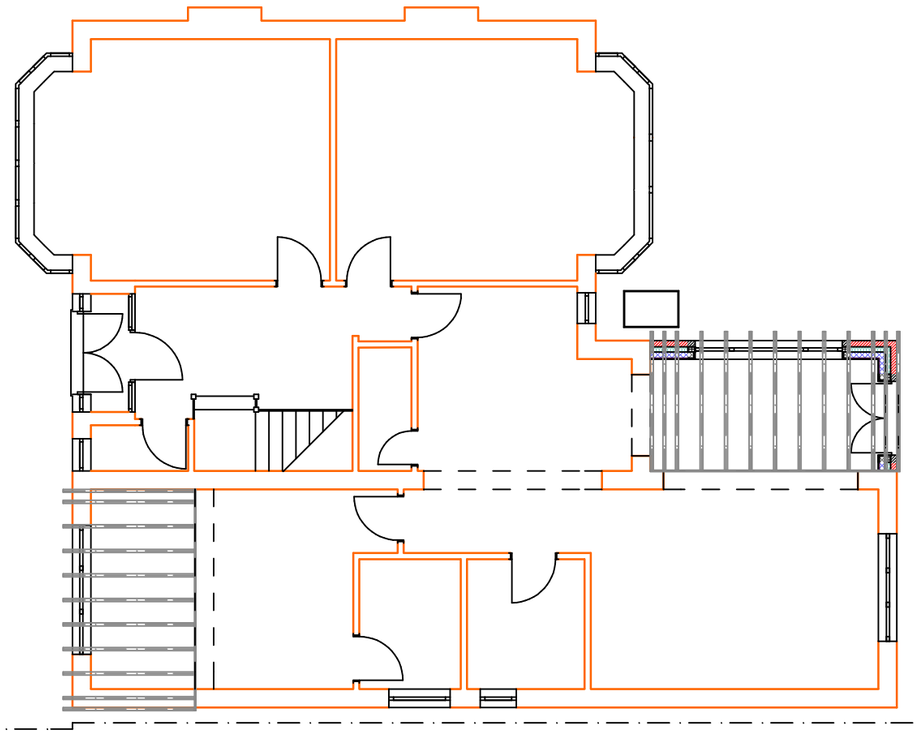
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P6/11

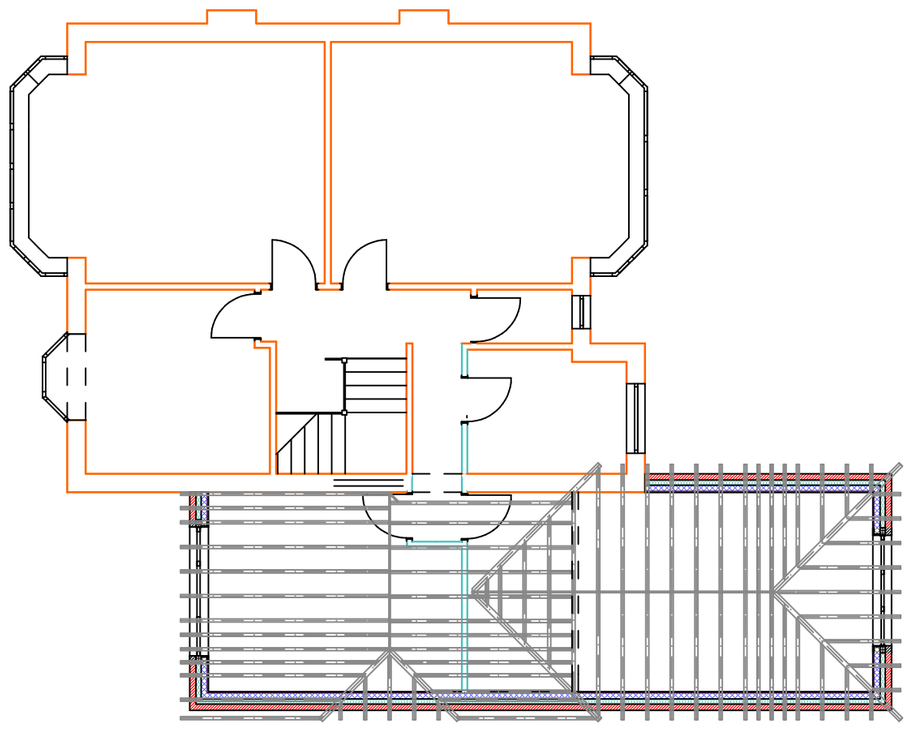
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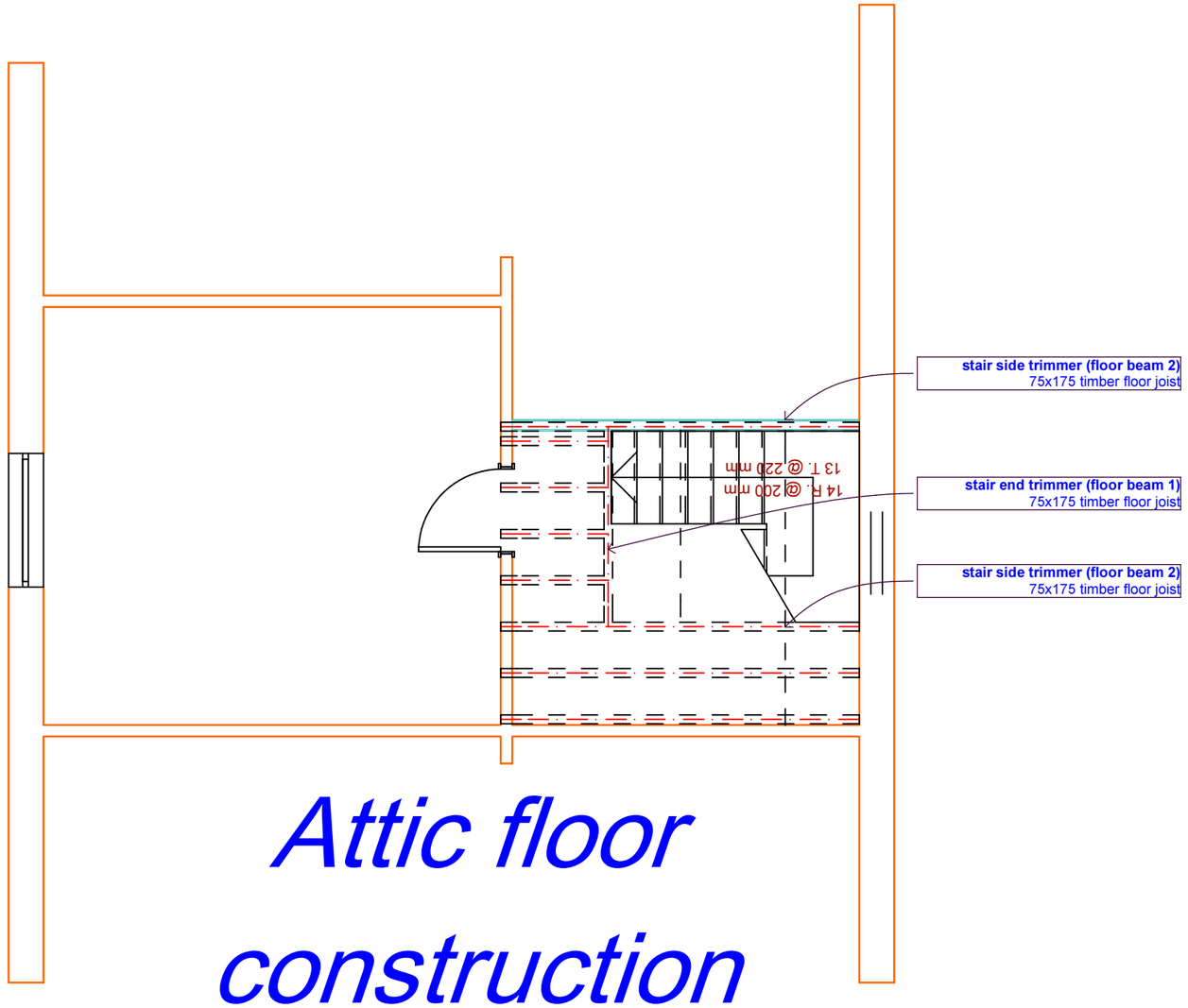
Title: *GROUND & FIRST EXT.*



Ground Floor Roof



First Floor Roof



Attic floor construction

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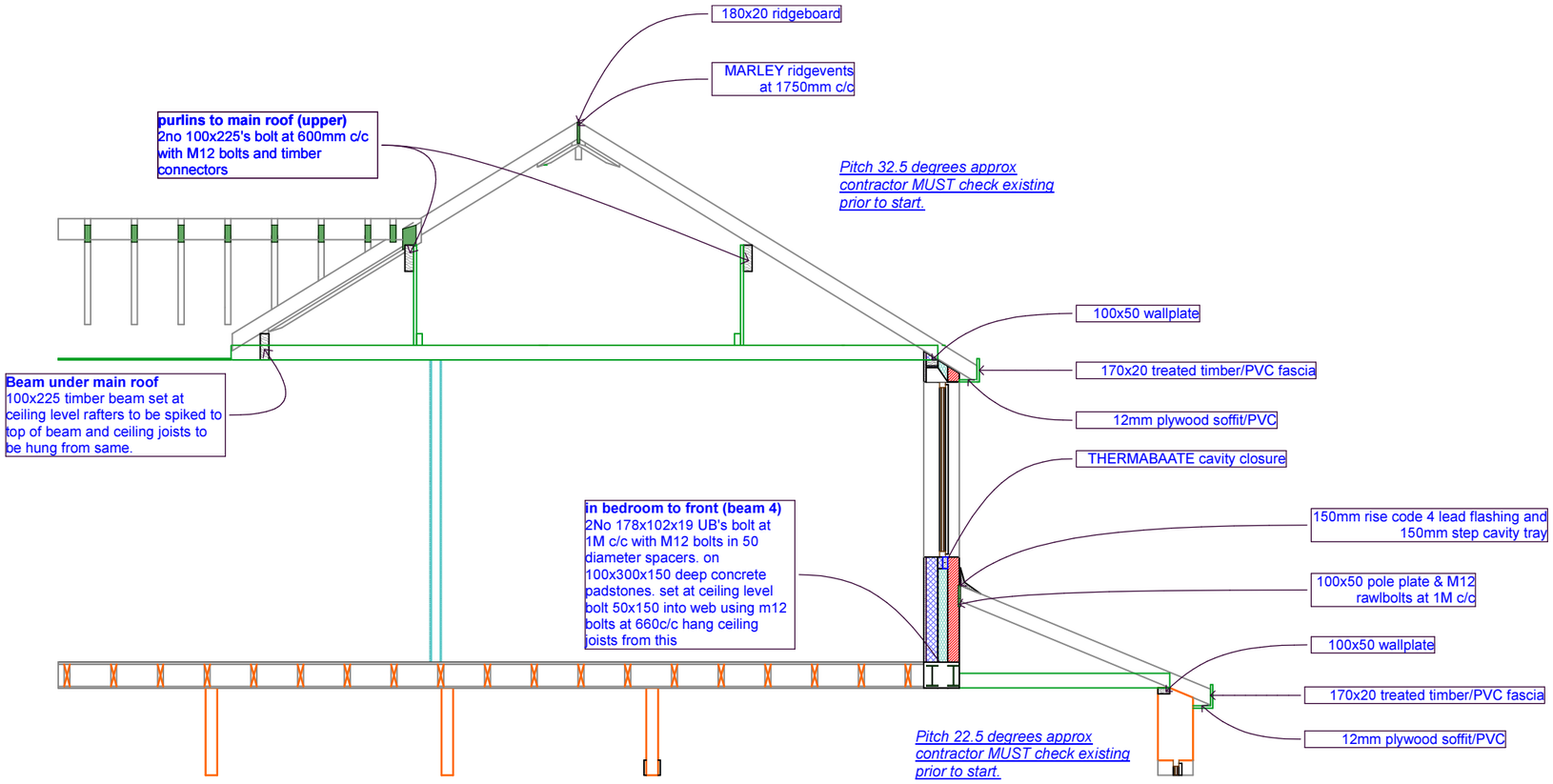
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Title: *GROUND & FIRST EXT.*



A-A

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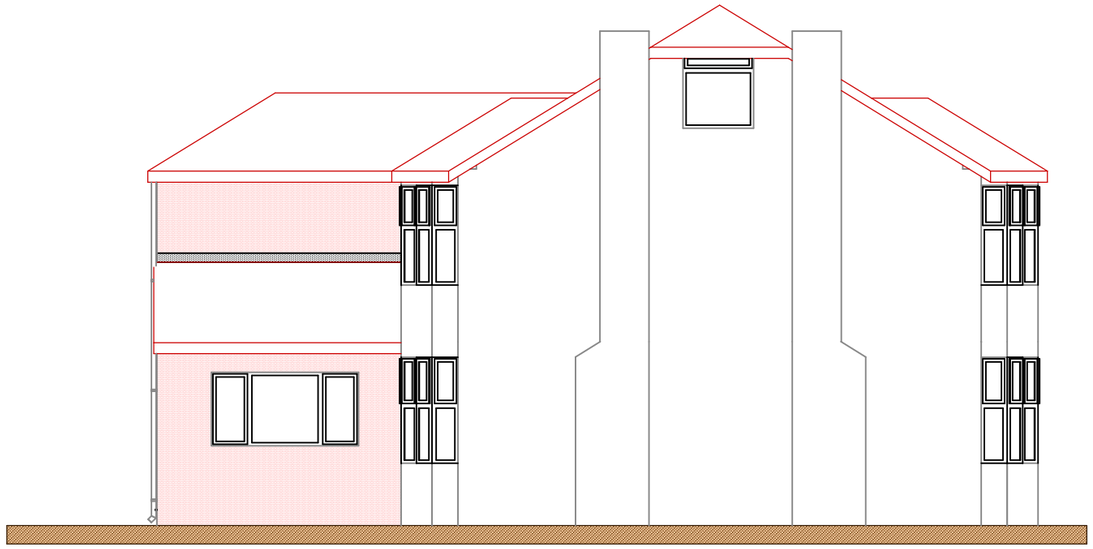
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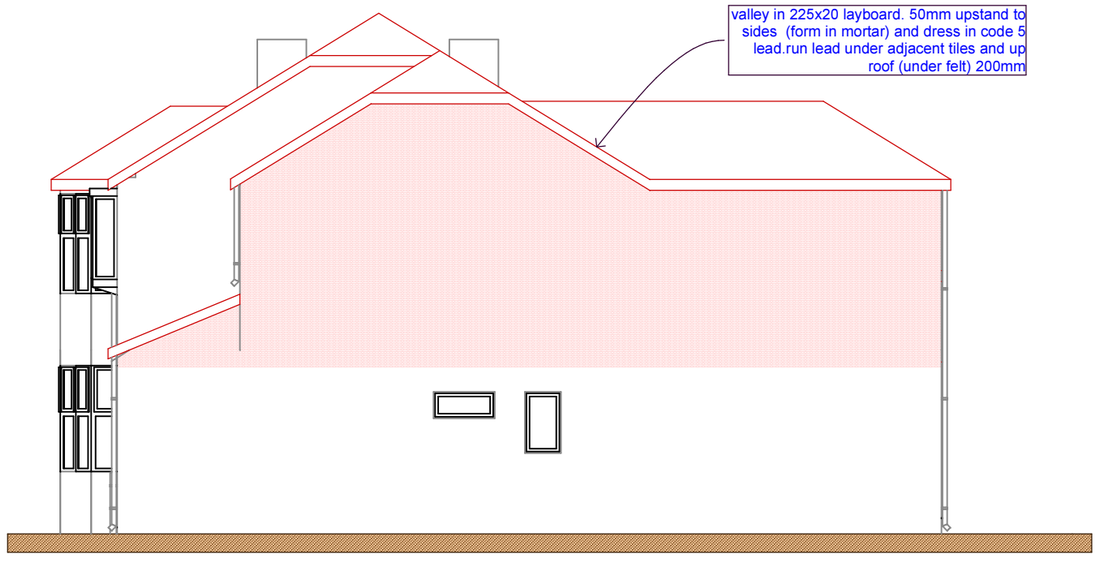
Title: *GROUND & FIRST EXT.*



Front



Side



Side



Rear

Existing

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Scale: *1:100*

Date: *07/10/11*

Dwg. No. Rev. *T1071 b*

FLOOR CONSTRUCTION

GROUND FLOOR

50 mm sand and cement screed on 100mm C35 grade concrete slab, on500 gauge visqueen membrane laid onto, 75mm thick KINGSPAN therma floor TF70, run 25mup sides of slab. On 1200 gauge visqueen DPM lapped and/or taped joints, run up sides and under DPC. On 20mm sa blinding on 200mm min layer or rolled stone hardcore.

FIRST & SECOND FLOOR

150x20 T&G floorboards on 75x175 joists at 400c/c, tied at 2M c/c with 30x5 ms straps. Hooked behind blockwork in the cavity and over 3no joists to give lateral restraint. 12.5mm plasterboard and skim to the underside. A minimum of100mm acoustic quilt between floor joists

Lay 100mm fibre-glass quilt between joists as sound proofing over room\ below

Herringbone or solid struts at mid point of span between joists

WALL CONSTRUCTION

Matching 102mm facing bricks, 85mm cavity with 5no Double drip triangle type, stainless steel brick ties/m2 and every 300 around jambs. Lay 85mm EARTHWOOL DRITHERM CAITY SLAB 32 in cavity next to 100mm THERMALITE SHIELD blocks, 9.5mm plasterboard and skim on dabs. All to give a U-Value of 0.28 W/m2K.

Lintols to internal WAlls: NAYLOR R6 100x145 concrete lintols

Tie all new work to existing with continuous cavities.Seal cill and reveals with SHIELD blocks

INTERNAL WALLS: 75x50 stud framing at 400c/c, 2no 12.5mm plasterboard and skim to both sides and stagger joints. Insert 75mm fibre-glass quilt between studs as sound insulation.

Bricks to be 20N minimum strength with 1:1:6 mortar and 1:1/4:3 below DPC

Common bricks to founds
CATNIC CG70/100 or CGH70/100 lintols over externall wall openings with 150mm end bearing and weepholes every 4th perpend

INTERNAL PERIMETER WALLS TO BEDROOM: 75x50 stud framing at 400c/c, 9.5mm plasterboard & skim to room side, place 90mm CELOTEX GA3000Z between studs, held in place with chicken wire mesh or similar. Also ensure a minimum of 250mm of fibreglass quilt over existing ceiling in eaves area's. All to give a U-value of 0.35 W/m2K.

INTERNAL WALLS:
100mm block wall on 400x150 concrete foundation. 12.5mm plasterboard & skim on dabs to both sides

ROOF CONSTRUCTION

MAIN ROOF & LEAN TO ROOF

Matching Slate finish

CEILING:
Lay 100mm fibreglass quilt between 50x150 joists at 400ctrs & 170mm quilt across joists on 9.5mm plasterboard & skim. Allow insulation to extend down cavity to meet wall insulation. Fix 30x5 galvanised ms straps at 2m ctrs to gable wall, turn strap over blocks in cavityand over 50x50 noggings between 3no. joists. All to give a U-value of 0.16 W/m2K.
on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on 50x150 rafters at 400ctrs tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect rafter to wallplate with truss clips.

GENERAL NOTES

THERMABATE DPC to all jambs. (side and cill)

All structural timber to be treated and SC3 grade. (unless specified otherwise)

Background ventilation is as follows:-
8000M2 min equivalent area in each habitable room. 2,500M2 min. equivalent area in each wet room. The ventilators should be located at least 1700mm from the floor and 500mm from any extract fan required.
Under cut each door a min. of 10mm above the floor finish.

Windows to open 5% of the floor area, if the window opens more than 30degrees, or 10% for under 30 degrees Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all openable elements of doors and windows, which are to be made of timber or PVC. Use double glazing units with a minimum 16mm air gap, ARGON filled and PILKINGTONS K glass or similarto inner pane.

All exterior doors are to be a thermally efficient door as described in L1B of Building Regs(1.8 W/m2.K). Any glazing as per window standard.

Where a new loft access is to be fitted. It is to have draught seals and a catch.

All glazing in doors and screens, windows adjacent to doors and windows below 800mm cill height. Are to have fitted class C toughened glass to BS 6206 and marked

Cover all steel beams in 12.5mm Fireline board and skim

HEPSEAL 100mm Salt glazed or 110mm Plastidrain pipes to fall at 1 in 40, bedded on 100mm thick pea gravel (10mm nominal size). Where drains are within 1M of the building take the founds down to invert level. Where drains are under building cover in 150mm of concrete. Take founds to invert level and insert 2no 100x150 RC lintels over where drains pass through walls. All to BS8301

Fit double seal top to IC with 4no brass holding down bolts

New SVP in 100mm dia. PVC. Vent to finish 1M above casement openings, with cage on top and roding plate at base. No other connection to be closer than 200mm to the WC branch

40x75 deep seal trap to sink, 40mm waste into rodable type BIG. Waste to finish below top of grid but above water level

40x75 Antivac trap to Sink, 40 dia waste

40x75 Antivac trap to bath/shower/sink 40 dia. Waste

32x75 Antivac trap to washbasin and bidet, 32mm waste pipe

All sanitary pipe work to be to BS 5572:78. Hot and Cold water supply to be fitted to all sinks, wash basins, baths or showers.

RAINWATER GOODS:
112mm dia PVC guttering to run into 68mm PVC downspouts and into trapped access gullies

NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commences and inform either the Local Authority Inspector and/or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.

Fit extract fan to Utility Room to give 30 litres/sec. extraction rate. Vented to outside air

Fit extract fan to Kitchen to give 60 litres/sec. extraction rate, or use a fan adjacent to the hob with 30 litres/sec extraction, operated by a remote switched spur and vented to outside air

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Scale:

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Date: *07/10/11*

Address: *124 Birchfields Rd., Fallowfield, Manchester M14 6PF*

Dwg. No. Rev. *P10/11 T1071 c*

Title: *GROUND & FIRST EXT.*

SERVICES: All services (Gas, water, electric etc.) to be enclosed in a suitable duct. So if required future removal is possible.

STAIRS: Maximum pitch to be 42 degrees750mm minimum clear width, with a handrail to one side at 900mm above pitch line and 2000mm clear headroom.

EXISING STAIRS: uderdraw existing staircase with an additional 9.5mm plasterboard and skim

SD = Interconnected mains powered smoke detector with battery back up to BS 5446 pt 1. Wired direct to the consumer unit/ or off the lighting circuit

All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding .035W/mk. With a thickness equal to the outside diameter of the pipe. (up to a maximum of 40mm)

The extension of the heating system, is to incorporate: zonal timing and boiler interlock controls as detailed in Building Regs L1. With thermostatic valves to each radiator.

ELECTRICAL SPECIFICATION
ESSENTIAL DESIGN POINTS:- The installation will be designed, installed, inspected and tested to the standards required by PART P of the Building Regulations. A competent Electrician (as described in PART P) will undertake the work and an installation certificate will be provided.

Prior to commissioning, the installation will be tested by an electrician competent in testing and holding a suitable qualification. All testing is to be a comprehensive test, including tests for continuity and earth loop impedance.

ANY ELECTRICAL installation undertaken by someone who is not registered with NICEC or ECA, must provide an installation certificate together with a test certificate prepared by a member of NICEC or ECA

The proposed domestic electrical installation will be installed in accordance with BS7671 and the current 16th edition of the IEE regulations. Best practice as endorsed by these regulations will be applied on site

DESIGN POINTS:- The following specification is for domestic installations in houses and extensions. Ring main power circuits can include sockets to clients spec up to a maximum 100M2 floor area.

An appropriately sized consumer unit, of a multi-way RCD with split load boards fitted with miniature circuit breakers (mcb) of appropriate ratings to suit the individual situation.

Two lighting circuits will be installed with 1.0 or 1.5mm cable, protected with 6amp MCB

If an Immersion Heater (of clients choice) is to be provided. Use a 2.5mm cable protected with a 16amp MCB

The Kitchen will be serviced by in independent radial circuit using 4mm cable protected with a 20amp MCB. Fixed fittings connected via fused spur box.

A Cooker control panel will be provided and installed using 10mm cable protected with a 40amp MCB

If an Electric Shower is be installed, use a 10mm cable and protected with a 40amp MCB

Any External lighting and sockets that are outside the Equipotential zone primarily for external use. Will be wired back to a 13amp spurred socket protected by a RCB

All cables will be positioned in suitable safe zones running vertically or horizontally from switches and power points, or within 150mm of room corners.

Earthing and bonding will be provided adjacent to fixed fittings including showers.

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