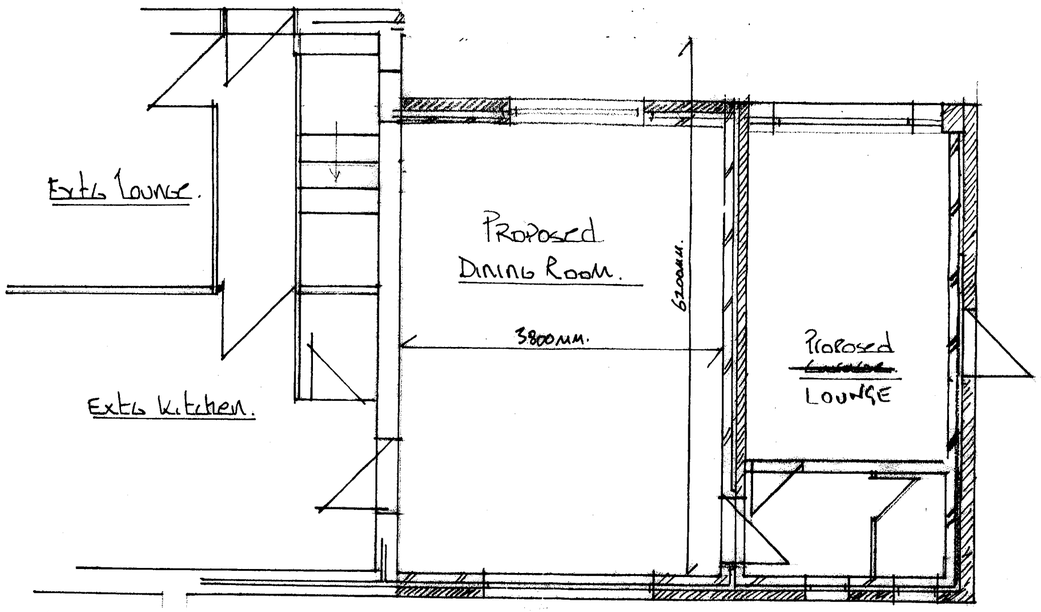
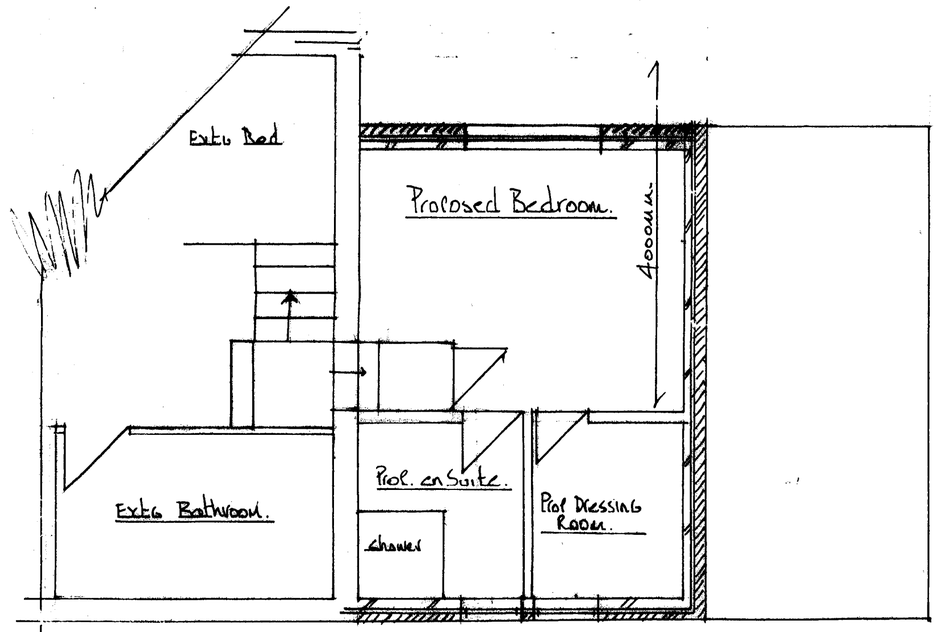
Exts \ Proposed Ground Floor.



Exts \ Proposed first floor.



LINTELS AND HEADS

For lintels within external walls use proprietary insulated lintels. Lintels to be used in strict accordance with manufacturers instructions and load tables. consult with manufacturer for selection of lintel type.
provide above lintels, cavity trays as detailed within 'External Walls' section.
For internal lintels within blockwork walls, use Naylor pre-cast concrete lintels. Either use Naylor R6 or R9 ensuring compliance with requirements above and selection to be in strict accordance with manufacturers load/span tables..
All lintels to have a minimum end bearing of 150mm.

INTERNAL DRAINAGE

Provide 40mm sink waste with 75mm anti-syphonic traps.

HALF HOUR FIRE PROTECTION TO STEELWORK

Half hour fire rating to any steelwork should be provided. Therefore, provide two layers of 9.5mm plasterboard and 3mm 'Gyproc' plaster skim. Provide 1.6mm thick tie wire at a maximum of 2.0m centres.

INTERNAL WALLS

Timber partition walls to be constructed using 50 mm x 75 mm softwood timber studs and noggins constructed at 450mm and 600mm centres respectively. Provide sole and head plates, fixing them to either noggins and/or floor joists.
Provide extra noggins to provide support to fittings such as radiators, sanitary, etc. Between all stud partitions incorporate min. 100mm sound reducing quilt insulation. Timber stud walls to be finished either side with: 9.5mm plasterboard with 3mm skim finish. Provide DPC's beneath all ground floor timber partitions and ensure DPC's are incorporated within solid internal wall construction that lap with the ground floor damp proof membrane.
Infill existing openings on existing side wall (now internal wall) using 100mm concrete block work for each individual leaf. Blockwork infill panels to receive either plaster and skim finish or, to be plasterboarded and skim finished.

ABOVE GROUND DRAINAGE

112mm pvc half round style gutters to discharge into 75mm dia square section pvc rainwater pipe. Rainwater pipe, to discharge into back inlet gulleys. Pipes to project through grating. position where indicated or plan. Surface water system to be in accordance BS 4576 : Part 1 : 1970. Ensure all products are kitemarked accordingly.
All above ground drainage pipework to be black.

DRAINAGE BELOW GROUND

Surface water and foul water to connect into existing drainage systems. To be 100mm 'Hepworths Supersleve' VC pipes or similar approved manufacturer. Provide proprietary polypropylene inspection chambers and complimentary VC fittings, gullies, etc. All drainage to be laid at minimum falls of 1 in 40 min. Bedding material and min. cover to pipes is to be as follows: -

Field and garden areas min. cover to be 450mm. (concrete case otherwise)
Beneath all vehicular pathways, i.e. driveways, turning heads, etc. min cover to be 500mm.

Both in accordance with Building regulations 1991 document H - Table 8.

Bedding to be class F, Bedding factor 1.5. granular material conforming to BS 882:1983 Table 4 or BS 8301:1985 Appendix D shall be laid on the trench floor to a minimum depth of 100mm. (Note where there are sockets, these should be not less than 50mm above the floor of the trench). Granular fill to be well compacted. Pipe to be bedded into the granular fill and surrounded by select fill, free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material, vegetable matter. Selected fill to provide minimum required cover to pipe (see (1) or (2) above). Materials for pipes, fittings and joints should be in accordance with BS 8301, 1985.
Foul water to be connected to the foul sewer system, location as indicated on proposed drainage layout,
Surface water to discharg into surface water drain, location as indicated on proposed drainage layout. Both completed arrangements to be tested for leakages. Where drains pass through walls, provide 150mm x 100mm bitumen coated reinforced concrete lintel over. Ensure that where drains pass through walls, walls accommodate movement by providing 50mm minimum clearance. Drains passing under building to be encased in minimum 150mm concrete and to have joints 150mm either side of wall face it penetrates.

FIRST FLOOR

To be 50mm x 225mm C16 (SC3) joists at max 450mm centres as indicated on proposed plan. Full depth noggins to be provided at mid span. Joists to be hung from existing wall face using mild steel joists hangers, fixed into web of steel beam (provide full depth noggins between each timber joist and constructed into block works walls of new construction. Provide moisture protection to joist ends either by joinery wrap or, steeping joist ends with suitable solution. Floor to be finished 19mm T& G timber floorboards.
Floor to be under drawn with 12.5mm plasterboard with 3mm skim finish.
Where joists run parallel with adjacent masonry wall, provide 5mm x 30mm x 1200mm long mild steel galvanised restraint straps centred at a maximum of 2000mm centres. Straps should be carried over a minimum of three joists and should be supported on noggins fixed between joists (provide packing between the wall face and first joist).

Roof construction to both elements
Both to consist of concrete inter locking tiles to match existing property. On 19 x 38mm softwood tanalised battens on untearable type 1f sarking felt (ensure sag in felt when laid). These on timber rafters at 450mm centres fixed to 75 x 100 mm tanalised timber wall plate secured to top of inner leaf by 5 x 30 mm galvanised steel straps at 2m centres.
Provide 35mm x 270 mm ridge beam, extend existing timber purlins (new purlins to garage to be 35 x 270).
Provide 50 x 125mm ceiling joists at 400mm centres with 100mm thick insulation quilt cross layered provide proprietary eaves ventilator.

PLANNING
ACK'D
RECD 28 NOV 2007
INIT. | RECD | DATE
M
M
M
FOLLACTION

Proposed Two Storey Side Extension. + Garage.
36 HAZELDENE RD.
NEW MOSTON MANCHESTER
Exts + PROPOSED FLOOR PLANS.
Scale 1:50.