STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

TIMBER SUSPENDED FLOOR
Ground preparation -Remove top soil & vegetation, apply total weed killer & 150mm min thick sand blinded hardcore and either –
(i) Provide concrete ground cover of at least 100mm thick or
(ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material. Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS5669 as required. Lay with staggered joints on 75mm x 200mm C24 grade soft wood joists at maximum 400mm centres max span 4.200m. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates & DPC onto masonry honeycombed sleeper walls onto thickened oversite concrete. Joists to be infilled with 200mm Rockwool Flexi insulation on suitable netting.
The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.
Ventilation of Floor
Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC all tied into existing construction with suitable proprietary stainless steel profiles.

Full Fill Cavity Wall
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs.

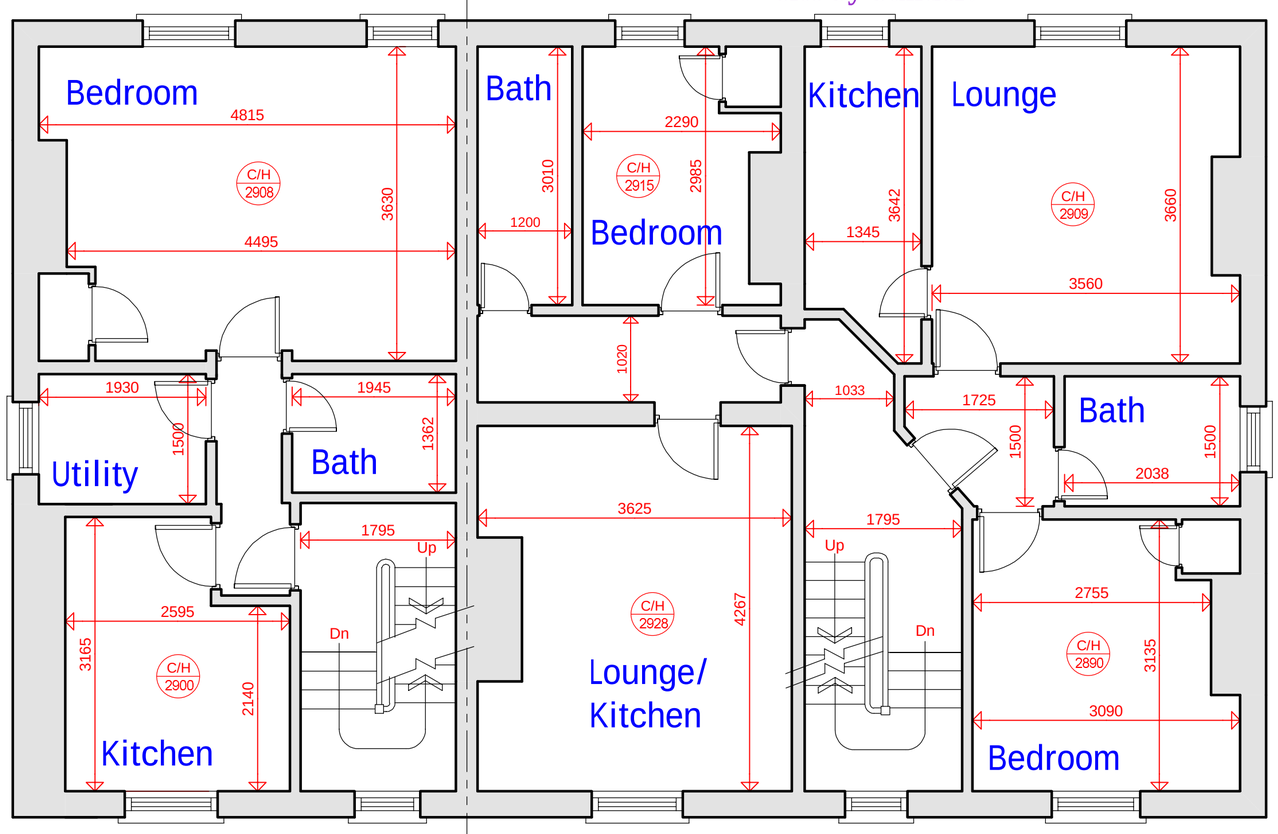
INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38 herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Scale Bar in Metres.

0 1 2 3 4 5 6 7 8 9 10

All dims are to be checked on site by builder.

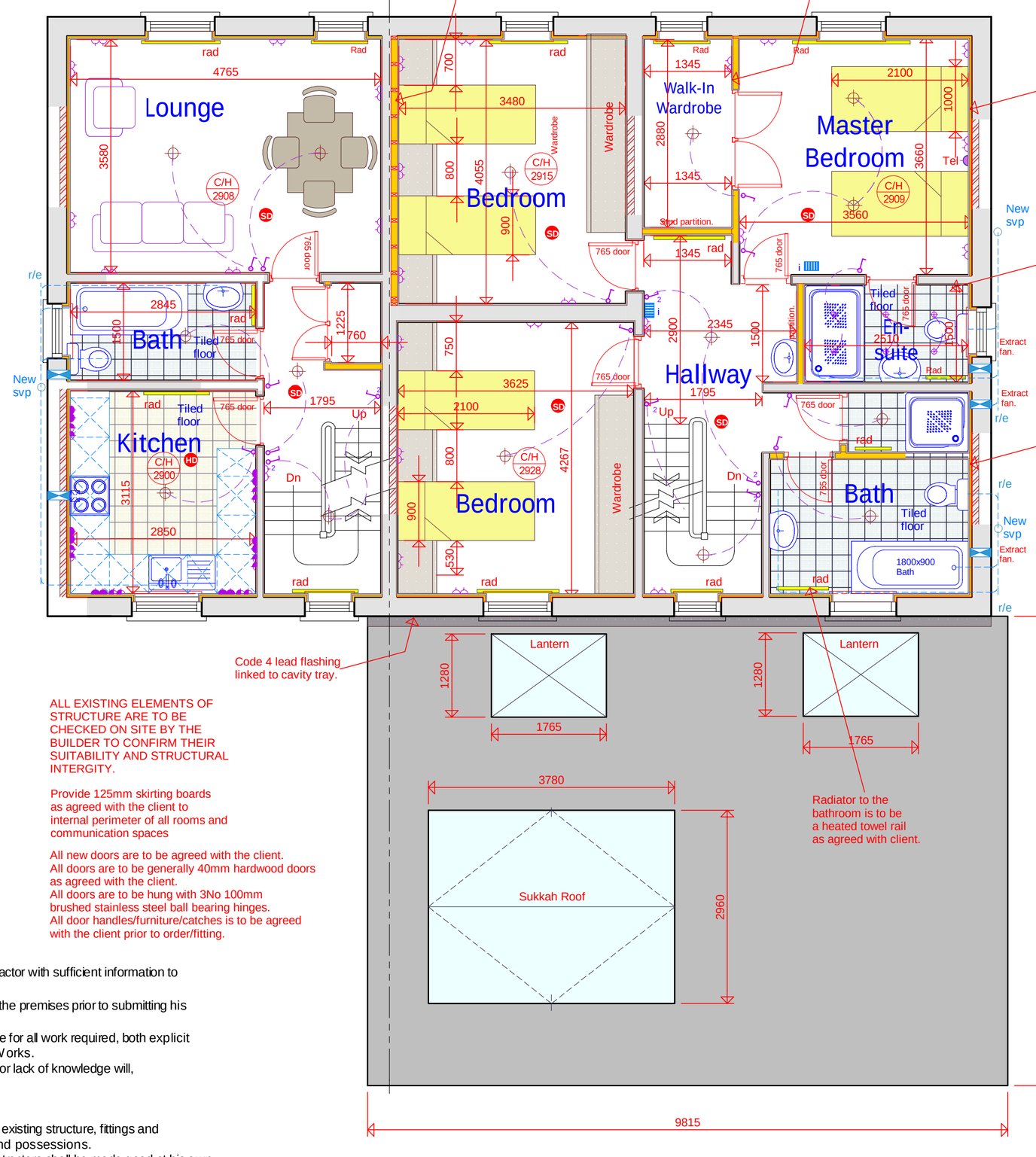


Existing 1st Floor Layout

DRY LINING EXISTING CAVITY WALL
To achieve min U-value 0.28W/m².K
The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Fix 60mm 'Gyproc Thermaline Super' insulated dry–lining board to the existing bare brick inner leaf wall face in accordance with the manufacturers fixing instructions. Tape joints and the seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

Line the existing wall with 2no layers of 12.5mm fireline board and skim on 100x50 sc3 stud frame at 400mm c/c's infilled between with 100mm thick rigid Rockwool sound insulation batts.

100x50 sc3 stud wall constructed as spec.



Code 4 lead flashing linked to cavity tray.

ALL EXISTING ELEMENTS OF STRUCTURE ARE TO BE CHECKED ON SITE BY THE BUILDER TO CONFIRM THEIR SUITABILITY AND STRUCTURAL INTERGITY.

Provide 125mm skirting boards as agreed with the client to internal perimeter of all rooms and communication spaces

All new doors are to be agreed with the client.
All doors are to be generally 40mm hardwood doors as agreed with the client.
All doors are to be hung with 3No 100mm brushed stainless steel ball bearing hinges.
All door handles/furniture/catches is to be agreed with the client prior to order/fitting.

Radiator to the bathroom is to be a heated towel rail as agreed with client.

Proposed 1st floor layout.

1.00 GENERAL ITEMS:

1.01 Every endeavour has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works.
Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.

1.02 The Works are indicated upon the following drawings 330/001,2,3,4,5,6,7,8.

1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.

1.04 Any damage caused by the Contractor or his Sub-Contractors shall be made good at his own cost, and to the full satisfaction of the Client.

1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.

1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.

1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.

1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.

1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.

1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.

1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.

1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.

1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.

1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

NOTES

1. Refer to all relevant specifications.
2. Do not scale. Work only from figured dimensions. The Contractor will be responsible for taking all necessary measurements on site relating to the existing construction.
3. This drawing is 'as proposed' the Contractor must visit the site to establish the nature of the existing construction, and the extent any propping required, before tendering and carrying out works on site.
4. In order to prepare this drawing, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time existing construction be exposed which does not agree with this drawing or dimensions vary then Engineer should be informed immediately. The Contractor should ensure that there is good liaison at all times between himself and the engineer.
5. All drains and their connections are to be checked for soundness and if necessary replaced using extra strength 'Hepsleve' or 'Hepseal' , or similar in a minimum of 150mm stone bed and surround. If necessary replace gullies and set in a minimum of 150mm concrete bed and surround.
N. B. Any drain found to be defective, outside the scope of the work and not affecting the stability of the property, but which requires replacement, will be the responsibility of the Insured unless agreed by the owner.
6. **STABILITY OF EXISTING STRUCTURE**.
The Contractor is to be responsible for the stability of the existing building and earthworks on the site, and must take all necessary precautions to safeguard their stability at all times.
7. **UNDERPINNING NOTES**
Excavation below the level of the existing foundations must be carried out in stages in accordance with the Structural Engineers detailed drawings. No such excavation at any stage is to be commenced without the Structural engineers prior approval and until the previous stages has been completed.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)
a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

Double switched socket min 400mm above f.f.l..
Fused socket
Double switched socket high level (above worktop.)
Extract fan with overun facility.
One way light switch.
MK pendant light fitting.
Tel Telephone socket
SD Wired in smoke detector/ sounder as App Doc. B1.
rad Indicates the radiator chosen by the plumber and agreed by the client.
Double switched socket min 800mm above f.f.l..
i Wired intercom system as agreed with the client.

Provide vertical DPC to the window/door reveals lapped into frame.

60mm 'Gyproc Thermaline Super' wall board fixed to all existing external walls where the existing plaster finish has been removed. Use 30mm thick board around window reveals.

All existing chimney breasts are to be removed and the walls made good. Construct new inner leaf as required on site and remove any throating compromising the integrity of the cavity wall.

Radiator to the en-suite is to be a heated towel rail as agreed with client.

Indicates the position of the proposed extract fan.

Bathroom and En-suite to have fully tiled walls and floors as agreed with the client.

All of the plaster is to be stripped of the existing walls leaving bare brickwork only. Builder to confirm with the client any areas to remain As they are considered to be satisfactory through their existing condition. Builder to insulate the existing wall via lining the inner leaf with 'Celotex' insulation as specification.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

All of the existing doors are to be changed to new hardwood doors generally as specification. Dpc to be fitted at all window reveals to stop moisture ingress.

Remove the existing chimney stack and make good all disturbed or surfaces and fixtures and fittings. Remove the chimney for its full height.

All of the the existing first floor ceilings are to be taken down to the exposed timber joists. Infill between joists with 150 mm of 'Rockwool' insulation quilt for soundproofing purposes. Line the underside of existing joists With 15mm fireline board and 5mm skim finish

CONVERSION OF THE EXISTING 8NO SINGLE BED SELF CONTAINED FLATS TO CREATE 2NO SELF CONTAINED FLATS + SINGLE FAMILY DWELLING HOUSE + SINGLE STOREY EXTENSION AT REAR + INTERNAL ALTERATIONS + THE DELMOLITION OF EXISTING REAR BAY + REAR DECKING AREA.

BUILDING LAYOUTS EXISTING/PROPOSED PLANS

CLIENT :
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MANCHESTER
M8 4HJ
TEL : 07912 220 826
: 07912 220 879

	DATE: 02/01/14	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/004	