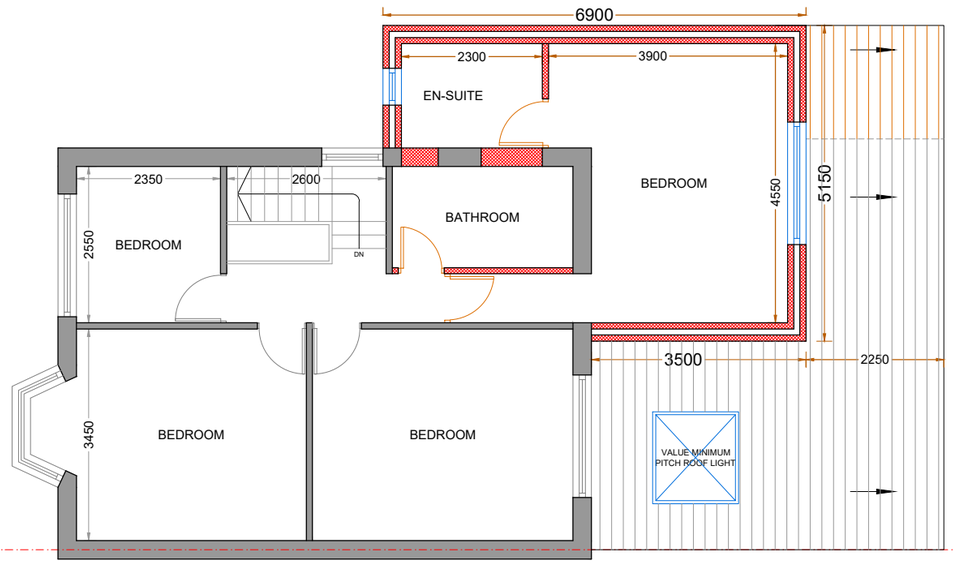


NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

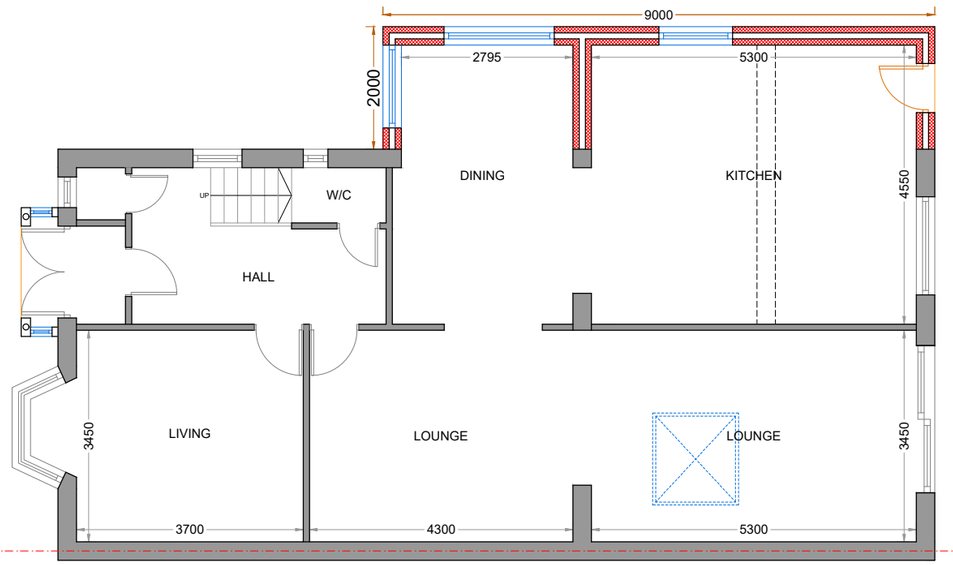
The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

DO NOT SCALE FROM THIS DRAWING

PROPOSED
FIRST FLOOR PLAN



NOTE:

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DO NOT SCALE FROM THIS DRAWING

PROPOSED
GROUND FLOOR PLAN

Existing foundations to be exposed prior to commencement to assess if they are adequate to take additional load. Provide underpinning if required to engineers design.

Foundations:
600 x 600mm concrete trench fill taken down to firm bearing strata at min 900mm belowground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

Ground Floor Construction:
22\text{mm} tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on floor joists @ 400 centres (see plan) or as min 150mm air space over 100mm concrete oversite concrete. 250mm Rockwool insulation to be suspended between joists on nylon mesh. 225 x 75 air bricks and liners at 1000mm to ventilate sub floor.

First Floor Construction:
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion screwed down on 175 x 75mm joists @ 400 centres.150mm Celotex GA3000 between joists to give U-value of 0.22 to floor. Provide 2no. rows of herringbone strutting at third span of joists. Underdrawn joists in 12.5mm plasterboard and skim. NB minimum board weight 10kg/m^2. Provide lateral restraintstraps at 2\text{m} centres with associated noggins.

External Drainage:
All drainage to be to the satisfaction of the Local Authority Building Inspector on site.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys to be roddable. NB Drainage systems to be checked on site to determine combined or separate systems. If separate ensure foul and surface water are connected to correct drainage system. Foul drainage system to 1:40 falls. Surface drainage system to 1:60 falls.

Rear Extension Roof Construction:
Unvented Cold Roof. Concrete roof tiles on 38 x 25mm tanalised battens on Dupont Tyvek breathable roof membrane on 150 \times 50mm sw rafters @ 400 centres. 100 x 50mm sw ceiling joists @ 400mm c/c. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no. layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim. Vaulted roof section: Roof tiles to be suitable for the roof pitch and installed strictly in accordance with manufacturers instructions.

Partitions:
Partitions at ground floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls betwee WC & habitable rooms to have 50mm sound deadening insulation between.

Internal Masonry Walls:
To be built on suitable foundations to the satisfaction of the Local Authority Building Inspector on site.

Structural Steel:
All structural steel to be encased to a minimum 15mm Gypsum plaster to give minimum half hour fire protection.

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Insulation:
Fix 100mm Celotex Tuff-R insulation tight between rafters ensuring 50mm air space is maintained over insulation.Fix 50mm Celotex insulation across rafters to eliminate cold bridging. 500 gauge Visqueen vapour barrier over insulation fix 12.5mm plasterboard through insulation to rafters and finish with 3mm skim.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm^2. All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed and double glazed in Optitherm (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a U-value of 1.6W/m^2K or window energy rating Band C. Certificates of compliance to be provided to Building Control on completion. New windows to habitable rooms without alternative at least one opening light with a clear opening of 450 x 750mm. Top-hung windows to have assist arms and stays to keep up. U-value of doors to be 1.8W/m^2K.

Heating:
Mode of heating to extension as yet unknown. If a new boiler is to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer. Hot water & heating systems to comply with Domestic Heating Compliance Guide. All gas heating works to be carried out by a Gas Safe Registered Engineer.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Fire Safety / Smoke Detection:
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub-circuit on mains distribution board. Smoke alarms to be situated within 3.0m ofbedroom doors and 7.5m of all other habitable rooms.
NOTE:
All smoke detectors are to be positioned so that they can be reached for maintenance and testing, i.e. not over stairs etc.

A	DA ISSUE	09.07.26	GK
	AMENDMENT		BY

0 2 4 6 8 10
Metres
SCALE 1:100@A3

Project :
Part double side & part single rear 1st floor wraparound extension and front porch

Sheet Title :
Proposed Floor Plans

Address :
149 Manchester Road
MANCHESTER
M16 0FE

Date : 09/07/26

Drawing no : MR102

A & B Consultants