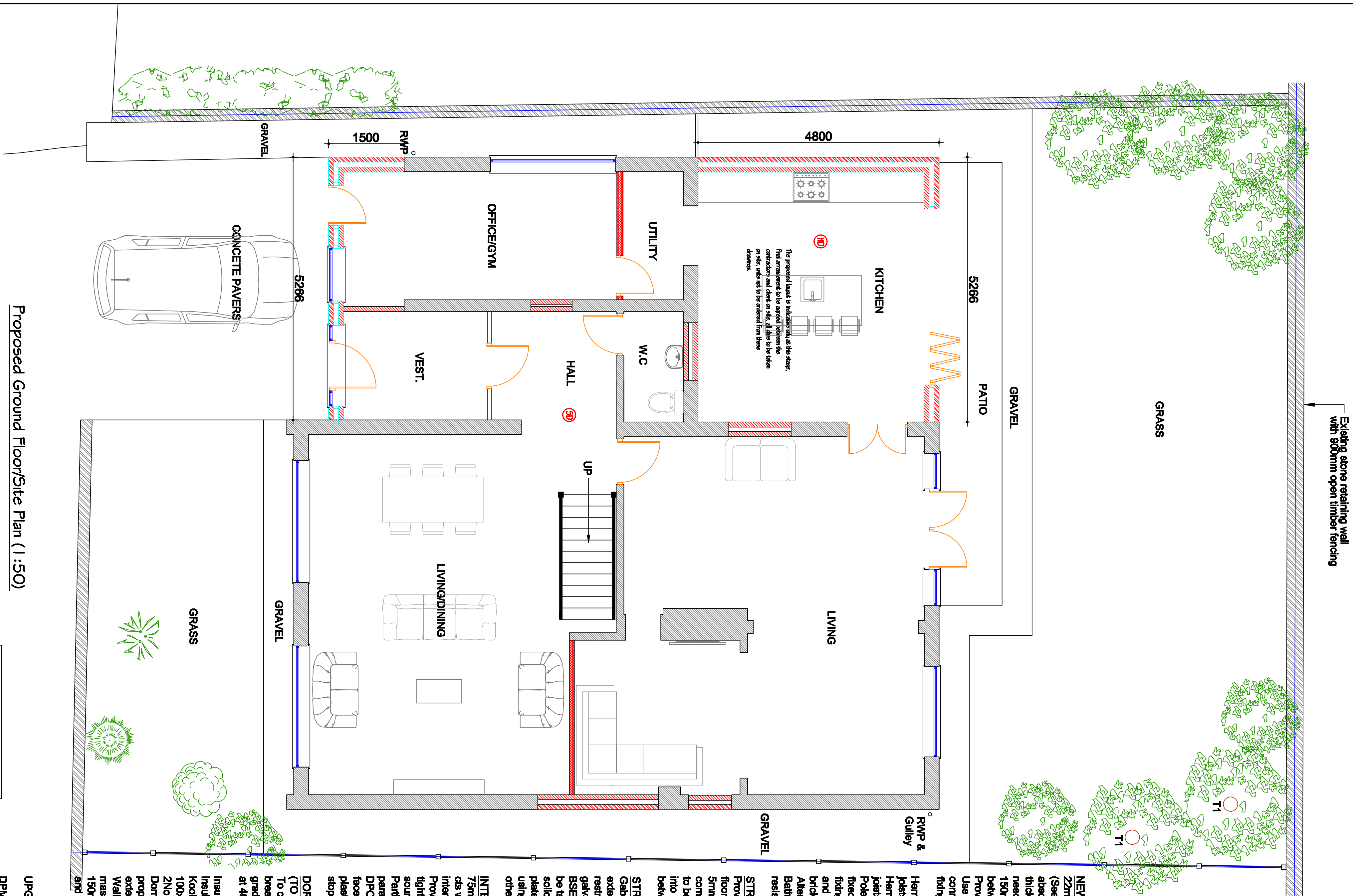


ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE

PROPOSED INTERNAL STUD/LOCKWORK PARTITIONS MAY BE SUBJECT TO CHANGE AND FINAL FLOOR LAYOUT TO BE CONFIRMED WITH CLIENT AND APPROVED BY BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION

BUILDER NOTE:
1. ALL NEW FLOOR LEVELS TO MATCH EXISTING.
2. ALL NEW WINDOW AND DOOR HEIGHTS TO MATCH EXISTING UNLESS OTHERWISE SHOWN ON ELEVATION DRAWINGS.



REFERENCE
57 Denotes mains wired smoke detectors
10 Denotes Heat detector

MECHANICAL EXTRACT VENTILATION
W/C/Utility to have min. 15 l/sec. extract rate, with 15 min. overrun operated via light switch.
All mechanical extract vents, to terminate in external air.

NOTE: It is the responsibility of the Contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new into existing.
Provide loading eyes or removable traps giving access to all runs of pipework and ensure that the drainage system is to be provided at all changed in direction of underground drainage.
Position of sink within kitchen to be confirmed on site by client.
Contractor to determine location and direction of any new outlets on site.

All redundant pipework is to be capped and sealed in concrete.
Foul and surface water are assumed to be on separate systems.
Contractor is to ensure new drains are connected to appropriate systems.
Full drainage system is to be identified on site at time of excavation, if combined and separate systems that are found, that system is to be maintained during and after construction.
All venting and drainage layouts are to be approved by the Building Inspector prior to laying of drains.
RWP's into new trapped gullys connected into existing drainage.

Proposed Ground Floor/Site Plan (1:50)

* Any works to boiler to be in accordance with the Domestic Building Services Compliance Guide.

* Boiler vent to be a minimum of 300mm from any openings including cooker vent.

* Kitchen to have extract ventilation fan capable of 60 litres per second, or 30 litres per second if extraction is through a ducted cooker hood.

* Utility to have extract fan capable of 30 litres per second linked to light switch with 15 minute overrun facility and ducted to external air and terminating in a mesh covered gill.

* W/C to have extract fan capable of 6 litres per second linked to light switch with 15 minute overrun facility or by opening window.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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, Cooker hoods to BS EN 13141-3. 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.

Existing openings to be infilled and effectively tied into existing masonry.

NEW TIMBER FLOOR
22mm flooring grade chipboard screwed to C16 floor joists (See plans for sizes) with 100mm min. thickness of an absorbent layer of unfaced mineral wool batts or quilt (min. thickness 100mm with a min. density of 10kg/m³) which needs to be wire reinforced. OR
150mm quilt infill with 100mm fibreglass sound insulation between floor joists.
Provide 12.5mm plasterboard and skim to u/s.
Use bat speedly or similar hangers for timber to timber connections & SPH type or similar for masonry to timber fixings.

Herringbone or solid struts at mid point of span between joists if joists are over 2.5m and less than 4.5m in length. Herringbone or solid struts at third point of span between joists if joists are over 4.5m length.
Poleplates (if required) to be 50x175mm, C16 timber, screw fixed to the full perimeter of the property using special brick fixing screws, 7.5mm dia. at 300mm centres horizontally and 100mm centres vertically staggered and to be fixed into brickwork and NOT mortar bed or perpendicular joints. Alternative fixings used if specified on the drawing.
Bathroom/Kitchen floor to be 20mm grade C4 moisture resistant chipboard.

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 30mm wide x 1/4" depth solid noggins between joists at strap positions.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be galvanised mild steel horizontal straps or other approved to BS EN 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 galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.

INTERNAL STUD PARTITIONS
75mm x 50mm softwood treated timbers studs at 400mm centres with 50 x 75mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. Rockwool or Isowood mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

DORMER WALLS / CHEEKS
(TO ACHIEVE 'U' VALUE OF 0.18W/m²K)
To comprise of timber cladding, on treated battens, on breather vapour control membrane, on 19mm external grade plywood fixed to 100x50mm SW studing framework at 400mm centres.

Insulation to be 100mm Kingspan Kooltherm K107 rigid insulation board between studing and 37.5mm Kingspan Kooltherm K118 insulated plasterboard fixed to inner face. 100x100mm posts to corners and each side of windows. 2No. 200x50mm headers over windows.
Dormer cheeks within 1.0m of the boundary to adjacent properties to have 6mm fireboard EG. Masterboard fixed to external face of plywood.
Walls to be built up of new beams and existing inner leaf masonry where applicable.
150mm lead flashing to all junctions of dormer wall, cheeks and existing roof.

UPGRADE OF GARAGE TO OFFICE/GYM
DPM over existing concrete floor slab. SW joists to bring floor level up to main house/extension.

Minimum of 100mm Kingspan rigid board or equivalent insulation to voids between joists, 500gsm polythene separating layer with 18mm T & G flooring grade chipboard.

CONSTRUCTION & MATERIAL NOTES
FOUNDATIONS
New foundations to be 600x200 in situ concrete strip footings, fully bonded to existing footings to main house and existing foundations. Depth of foundations to match existing.
Min. 900mm depth foundations to be taken down to level below invert of any adjacent drainage and into suitable bearing strata.

Foundations to suit ground conditions to the satisfaction of the Local Authority Building Inspector.
Foundations to be stepped to accommodate any varying ground levels.

WALLS BELOW DPC
Approved foundation grade blockwork/common brick below ground level. Extern facing brickwork below ground by two courses. Brickwork below DPC to be sulphate resistant, having a minimum compressive strength of 7N/mm² & density exceeding 1500kg/m³.

Use 1:1.5 mortar mix below DPC to comply with BS 6073 & BS 5623 Pt.3
All cavities below ground level to be filled with a weak mix (C20 / 10) concrete from foundation level one course 75mm below ground level.

NEW MAIN ROOF
(TO ACHIEVE 'U' VALUE OF 0.15W/m²K)
New concrete roof lies on 38x25mm treated sw. riling battens (or to suit Manufacturers specification based on min. headlap) on Prodon Daltex Roofshield vapour permeable breather membrane (As starting left) on 47x195mm pre-treated C16 rafters at 400mm centres.
Roof is to be insulated using 125mm Kingspan Thermoplich T7-10 insulation (k-value - 0.022 W/mK) laid between rafters maintaining 50mm gap above for cross flow ventilation and underneath with a further 50mm Kingspan T7-10 fixed below joists with 12.5mm plasterboard with a 3mm skim finish. All to be fixed in accordance with the manufacturer's details and instructions.
Fix 30x5mm galvanised ms straps at 2.0m max. centres to wall, turn strap over blocks in cavity and over 50x50mm noggins between 3No. joists.

EXISTING MAIN ROOF
Remove existing concrete tiles, hip tiles, battens and felt to area of existing roof covered by new roof. (Existing rafters must remain in place for equilibrium and to support new rafters). Remove existing gutter and fascia to existing gable end and cut back.
Rafters to line of wall.

NEW EXTERNAL WALLS
(TO ACHIEVE 'U' VALUE OF 0.18W/m²K)
Outer leaf of facing brick to match existing. 100mm cavity, filled with 100mm Dribham 32 ultimate insulation retained by plastic clips. 100mm Celcon 7 Newton OR equivalent block inner leaf, finished internally with 47.5mm insulated plasterboard.

Vertical and horizontal joints in insulation are to be closely butted and free from debris/droppings. Where applicable, insulation to be cut to profile of cavity trays.

All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 5628: part 3 1985.

Cavities to be kept clear from debris, droppings, mortar snots etc.
All cavities at the junction of new and existing are to be continuous.

Vertical chases in masonry walls not to be deeper than 0.33 times the thickness of the leaf. Horizontal chases in masonry not to be deeper than 0.65 times the thickness of the leaf.

All masonry work to comply with BS 5628: part 3. All clay bricks to BS3921. All engineering bricks to BS3921. All blocks to BS 6073. Manufactured stone to BS 6457.

CAVITY TIES
Cavity ties to be stainless steel double triangle type every 750mm horizontal and 450mm vertical set in a diamond pattern to give 5No. ties per square metre minimum. Additional ties at 225mm centres vertically adjacent to openings positioned 225mm from opening.

CAVITY CLOSERS
Cut brick or block to eaves and verge. Insulated cavity closer to all reveals or openings (gills, jambs etc), using Therma-bate cavity closers to achieve 1.2W/m² deg C_i installed in strict accordance with the manufacturers recommendations.

WEEPHOLES
Provide proprietary plastic weep vents approximately 450mm centres to brick course immediately above all external openings with cavity trays and with a minimum of 2 weepholes per opening

Client
Mr. Ralph Hall

Site
59 Heywood Hall Road,
Heywood,
OL10 4UZ.

Dwg Proposed Ground Floor Plan with Building Regulation Notes

Dwg No. D22.09.32
Scale As Shown
BREG02

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SCALE AS SHOWN AT A1