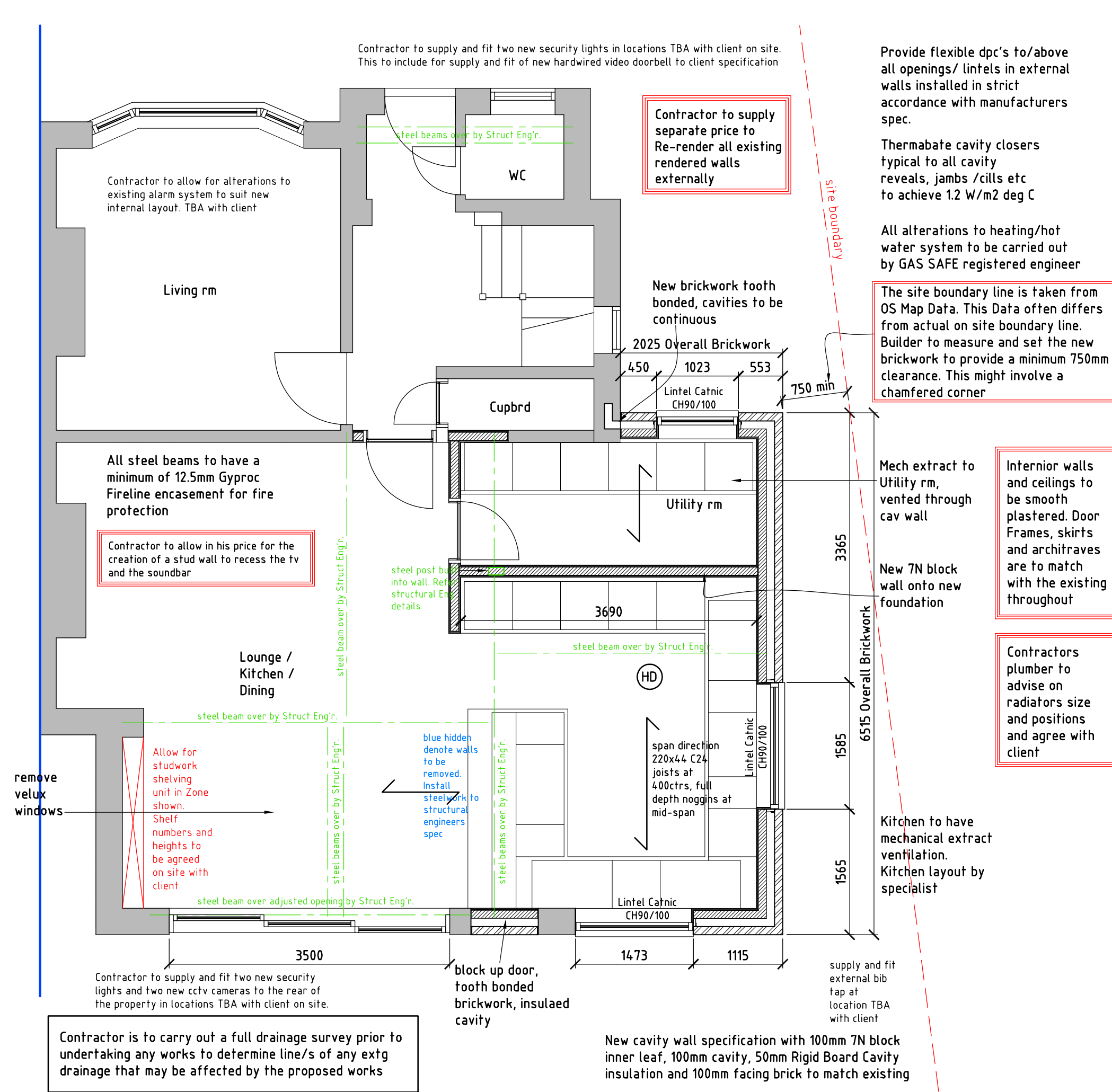
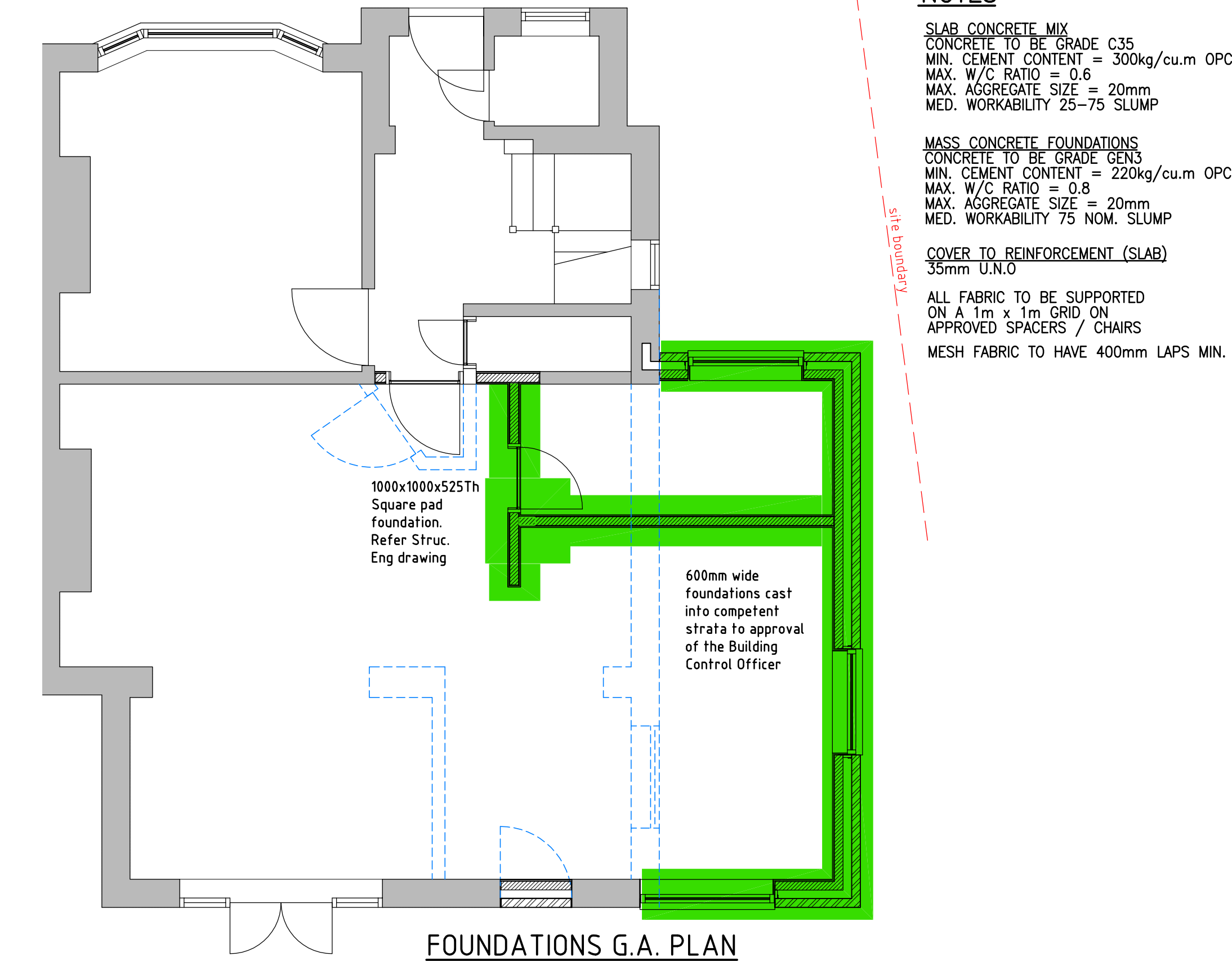
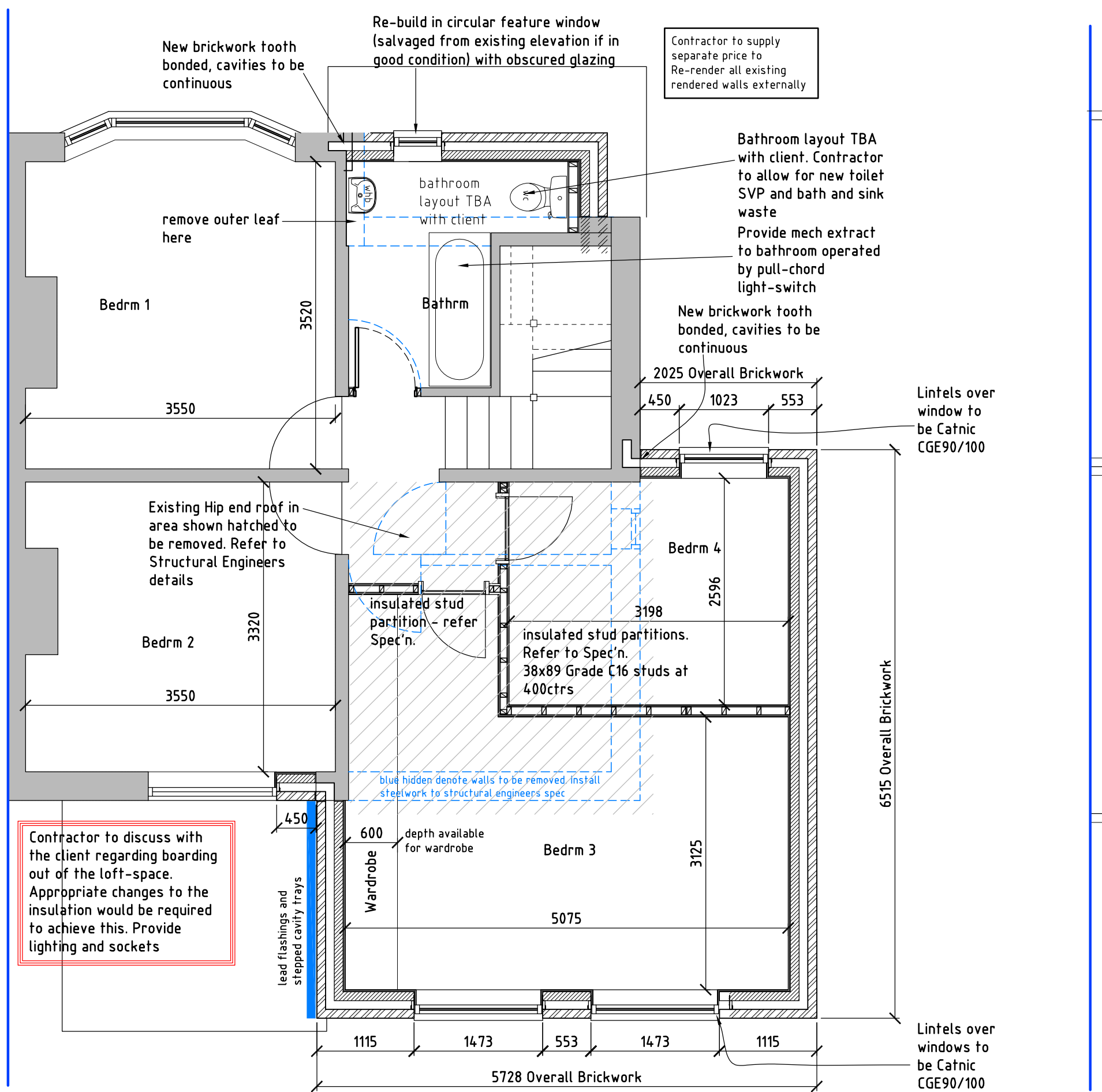




GROUND FLOOR G.A. PLAN



FOUNDATIONS G.A. PLAN



FIRST FLOOR G.A. PLAN

BUILDING SPECIFICATION

GENERAL NOTES
All dimensions are in millimetres. Do not scale from drawings. All workmanship and materials to comply with Building Regulations and British Standards. All materials to be fixed, applied or mixed in strict accordance with manufacturers recommendations. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the 'Building Inspector' whether or not indicated on the drawings.

FOUNDATIONS
Foundations to suit ground conditions to the satisfaction of the LA Building Inspector. Foundations be concrete strip foundations 600mm wide x 250mm thick founded at no less than 900mm below external ground level and into approved bearing strata to the approval of the LA Building Control Inspector. Where below ground drains are present, the foundations must be taken below the level of the drainage. Where drains pass underneath walls provide precast concrete bridging lintels above the drain.

WALLS BELOW DPC
'Approved' foundation grade blockwork / common brick below ground level. 300mm facing brick or Engineering brick below dpc to outer leaf of external. All cavities below ground level to be filled with a weak mix (C20/10) concrete from foundation level to 1 course 75mm below ground level.

EXTERNAL WALLS - DPC
Horizontal dpc to BS 743 to all walls positioned 150mm min. above external finished ground level. All openings are to have vertical DPCs to the reveals.

EXTERNAL WALLS
Facing brickwork to match extg. 100mm cavity with cavity board insulation type Celotex CW4000 (or equal app'd) 50mm Thk. with 50mm clearance to cavity face of outer leaf. Insulation fixed to cavity face of block using insulation board retention clips. Inner leaf 100mm Thermatite Shield blockwork or similar approved finished with 12mm plasterboards on dabs and plaster skim finish all to give a 'U' value of 0.25W/m2°C. Vertical and horizontal joints in insulation are to be closely butted and free from debris/droppings. Where applicable, insulation is 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. Cavity to be kept clear of debris, dropping, mortar snots etc. All cavities at the junction of new and existing are to be continuous.

MORTAR
Clean, well graded sand e.g. washed buff sand mixed with water and 'Limebond' (combined portland cement/hydrated lime/chemical admixture as manufactured by Buxton Lime Industries Ltd) in the following volumes: Below DPC 1 vol. Limebond to 3 vol. sand; above DPC 1 vol. Limebond to 3 1/2 vol. sand. Internal walls: 1 vol. Limebond to 4 1/2 vol. sand. Note: mortar plasticisers are not to be added. Joints to be bucket handle.

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

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

CAVITY CLOSERS
9mm Masterboard at eaves and verge. Insulated cavity closer to all reveals or openings (cills, jambs etc), using Thermabate cavity closers to achieve 1.2 W/m2 deg C, installed in strict accordance with the manufacturers recommendations.

GROUND FLOOR
Finishes to clients specification on 65mm Sand/Cement Screed onto Celotex GA4000 85mm Th insulation boards onto 1200g Visqueen lapped under wall DPC onto 150mm th grade c35 concrete slab (reinforced with A252 mesh btm 35mm cover) onto 1200g Visqueen onto sand blinding onto 200mm th of well compacted MOT Type 1 stone hardcore sub-base onto proof rolled/compacted sub-grade formation. 'U' value 0.22.

ROOF
Approved interlocking profiled roof tile suitable for roof pitch and a match with the existing rolo tiles onto 50 x 25mm treated sw tiling battens on Proctor 'Roofshield' vapour permeable breather membrane (as sarking felt) on Trussed Rafter at 450ctrs. Provide Mineral wool insulation between and over bottom chord of trusses, 12.5mm pbrds and skim finish. 'U' value 0.16. At sloping eaves, provide Celotex or similar insulation boards to a thickness of 150mm.

ROOF - EAVES
At eaves rafters to be fixed onto 100x75 treated wallplate and fixed in place using proprietary Gak. MS-joint cleats/struts etc. All rafter ends are to be fully treated, painted and finished before the fixing of any fascias, soffit boards and rainwater goods etc. Wallplate to be 100x75 C16 strapped to wall at eaves at max. 900ctrs using 30x5 stainless-steel straps, 1000lg. with 100mm leg. The Long leg of the strap is to be screw fixed into the blockwork using 6no. NO10 screws x 50mm long into Rawlplugs. Provide 25mm fly screened vent gap to full length of eaves. Cross flow ventilation maintained over insulation using 'Glidevale RV501' rafter ventilator or similar approved (if required). Provide treated ply tilting fill at across ends of rafters, upvc fascia/largeboard and soffits.

LEAD FLASHINGS, SOAKERS, VALLEYS ETC
All leadwork to have a coat of patination oil as soon as practical after fixing, but no later than the end of the 'days' work. Include under lower edges of flashings and between laps. Clips to be turned over after application.

RAINWATER GOODS
110mm dia. equivalent Ogee or deep flow gutter. 75mm dia. rainwater pipes discharging into gully. OR style to match existing.

WINDOWS
Powder uPVC window frames to be manufactured by specialist to incorporate double glazed window units, to achieve 1.6 W/m2°K with 20mm argon filled gap between panes and inside cavity face of one pane to be Pilkingtons 'K' Low-E glass or similar approved, beaded internally. Include secure night vent facility, security shoot bolts, good quality ironmongery and trickle vents as previously described under ventilation. All windows are to be set into the reveals by 20mm measured from the outside face of the external wall (or set back to same dim'n as existing windows) and pointed using 2part polysulphide sealant. 150mm wide DPC to BS743 to be fixed to the frame prior to installing. Window opening lights to all rooms 5% min. room floor area. Window boards to be moisture resistant MDF painted white.

STRUCTURAL TIMBER
All softwood structural timbers are to be C16 and pre-treated with preservative via double vacuum impregnation process. All certificates to be presented to the contract administration. All cut ends to be treated by brush application on site.

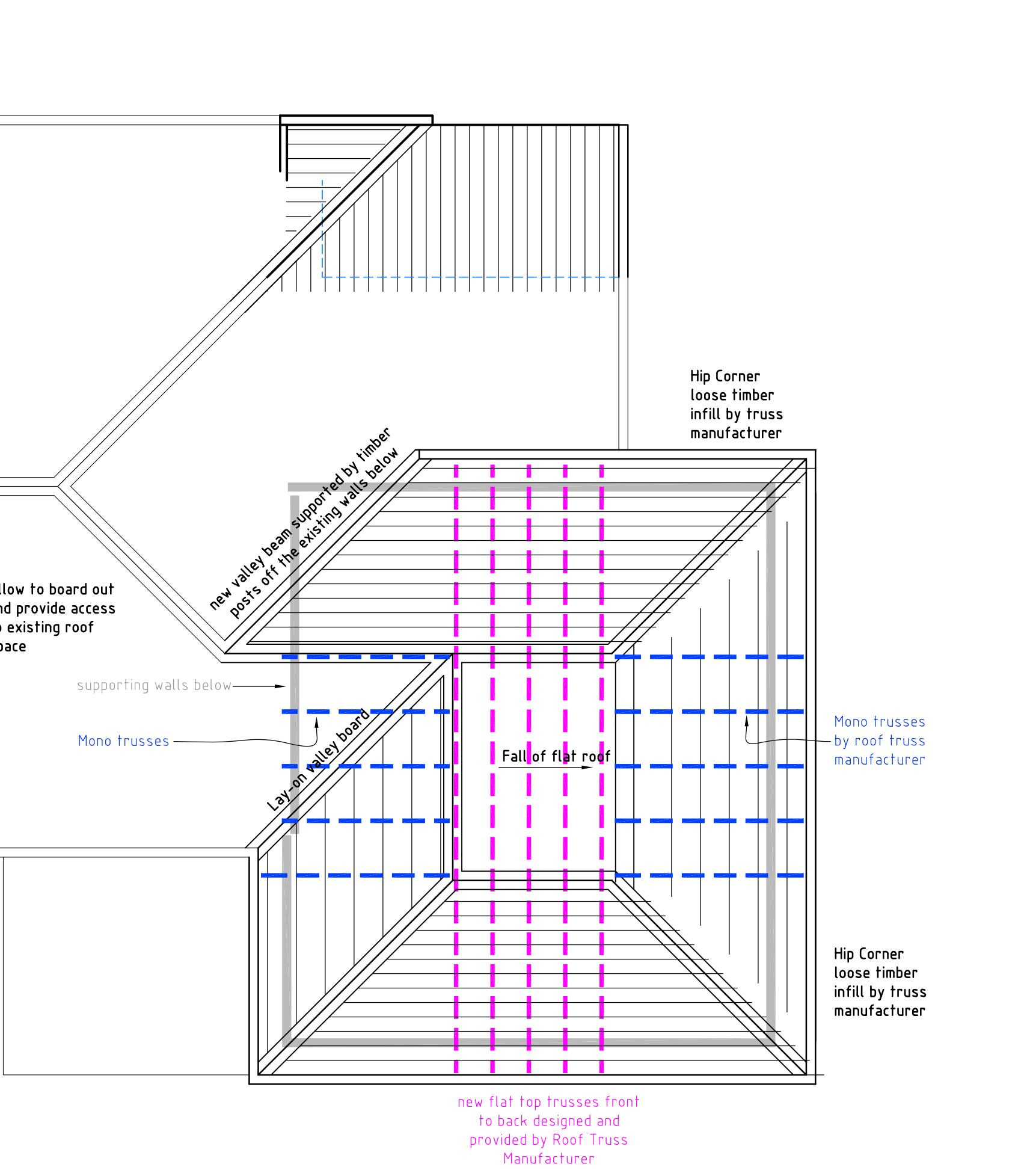
VENTILATION
Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no min. size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the LA Inspector.

HEATING SYSTEM
The existing heating system is of existing pipes and radiators (natural convection type) heated with a gas-fired boiler. This system is to be extended to accommodate the new extension. Thermostats and/or thermostatic radiator valves are to be fitted inside the building in each room to the recommendations of the Heating Engineer and outside the building to prevent damage to the heating system by frost. Any alterations to heating/hot water system to be carried out by GAS SAFE registered engineer.

STEELWORK
All steelwork to be provided with fire protection comprising 12.5mm Gyproc Fireline boards onto Gypliner encasement system.

ELECTRICAL INSTALLATIONS
All installations to comply with IEE regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with NHBC requirements. All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either: An electrical installation certificate issued under a Competent Person Scheme has been issued OR Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment. A minimum 75% of new light fittings are to be of a type that will only accept energy efficient lamps.



ROOF G.A. PLAN

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS

Temporary propping is to contractor design. Minor cracking in the structure above any beams is normal. This can be caused by the propping and also bedding/settling of the structure onto the new beams etc. The client and contractor are to agree any making good works where cracks do occur. Cracks in masonry would normally require helical stitching bars grouted into bed joints in the masonry.

Both the contractor and client, prior to undertaking any structural alterations are to take photos of all walls/ceilings above the level of any structural alterations. This will give a record of any pre-existing defects in the structure. These are to serve as indicators should any superficial or other cracks/movement occur through the progress of the structural works.

For any structural works to the party wall, the client is advised to seek legal advice or advice from a Party Wall Surveyor to ensure all legal obligations with regards to The Party Wall Etc Act 1996 are met in full.

C	sliding doors to rear elevation	10.05.20
B	Window openings revised to clients request	04.05.20

Rev.	Amendments	Date
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ISSUED FOR : Building Regulations

CLIENT

Mr & MrMcAulay

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PROJECT-SCHEME

21 Kingsfield Drive
DIDSBURY
M20 6JA

TITLE

Foundations, Ground Floor,
First Floor and Roof
G.A. Plans

PROJECT No.	DRG. No.	SCALE
DRAWN	DATE	REVISION
	15.01.20	D