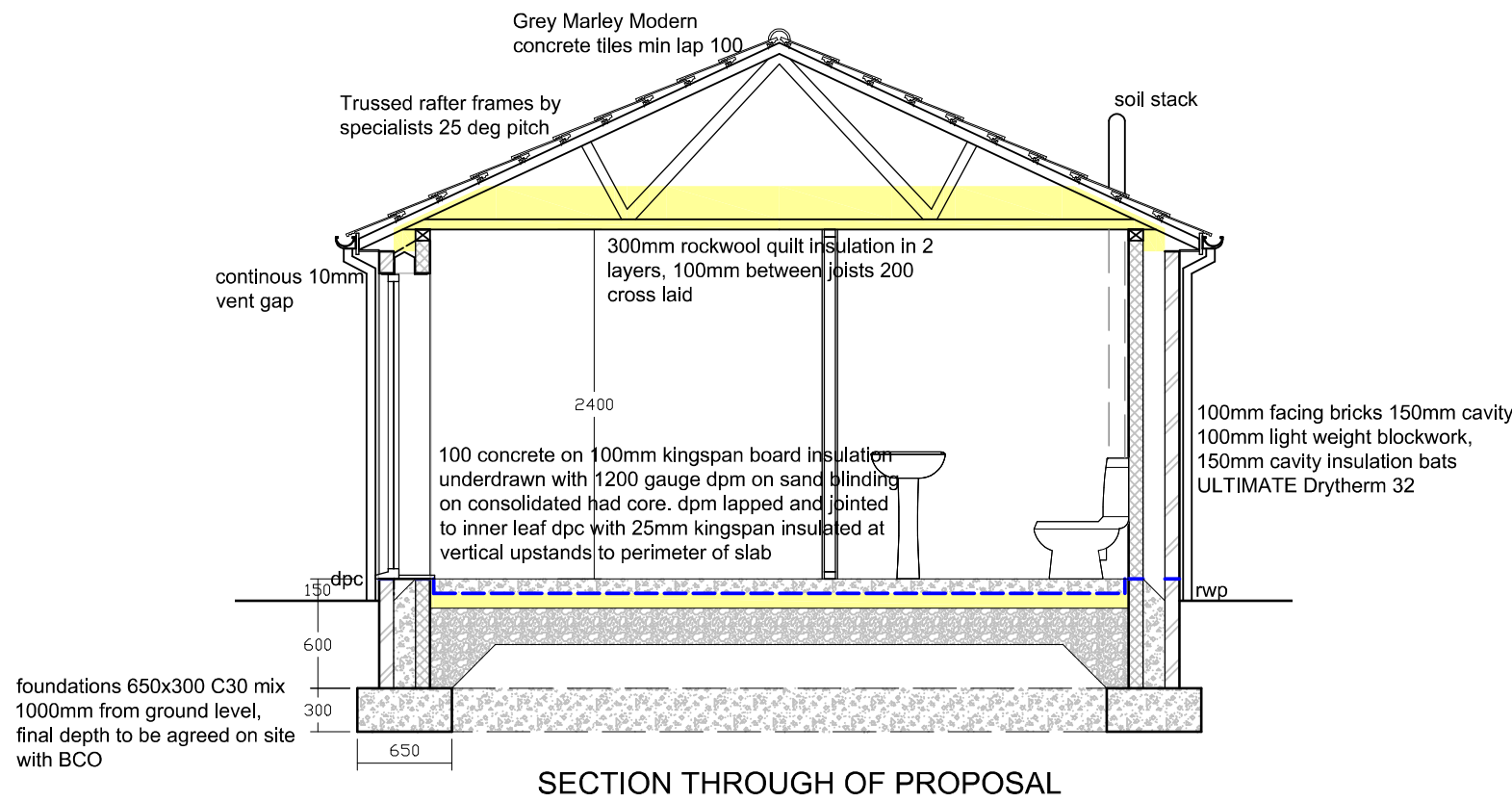
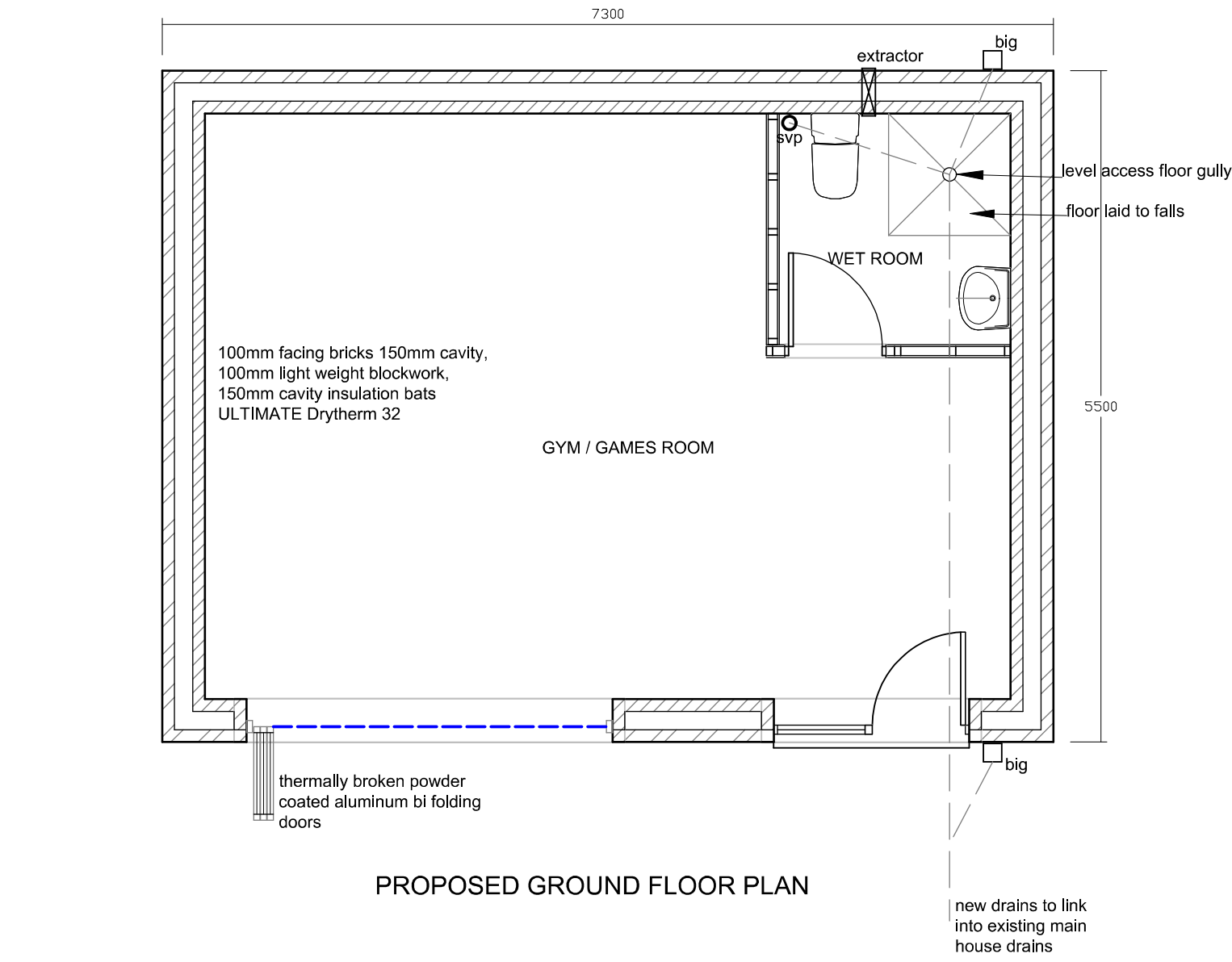
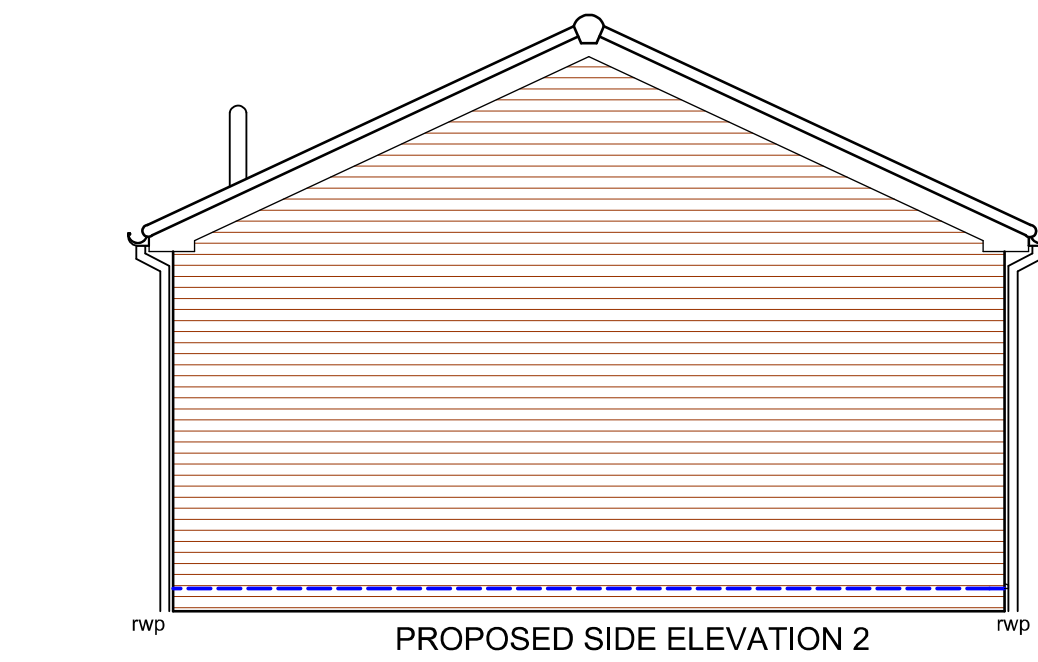
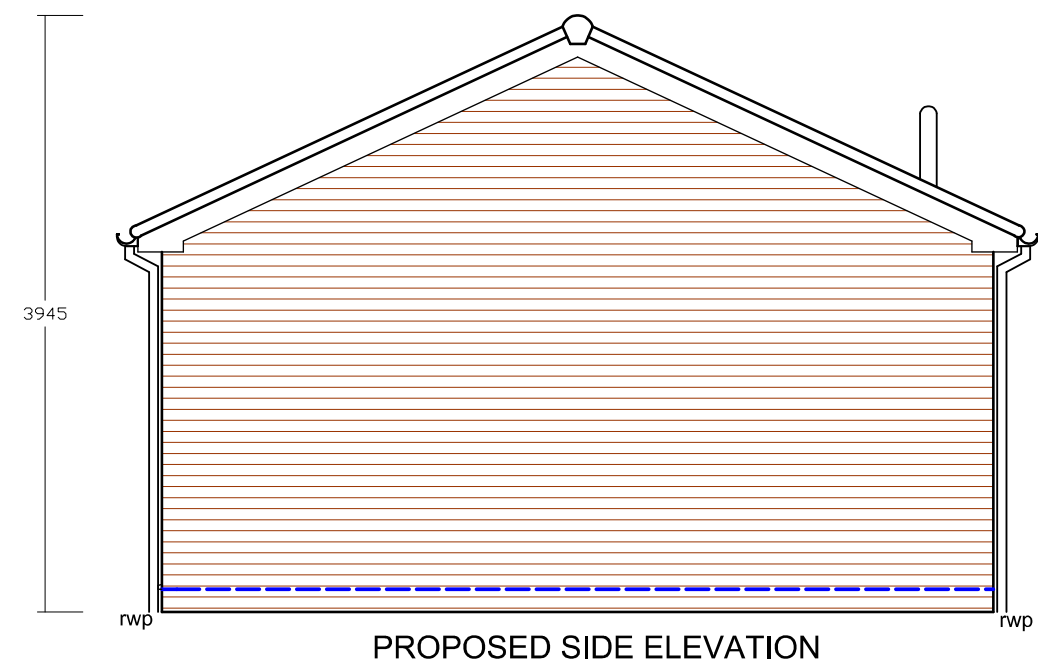
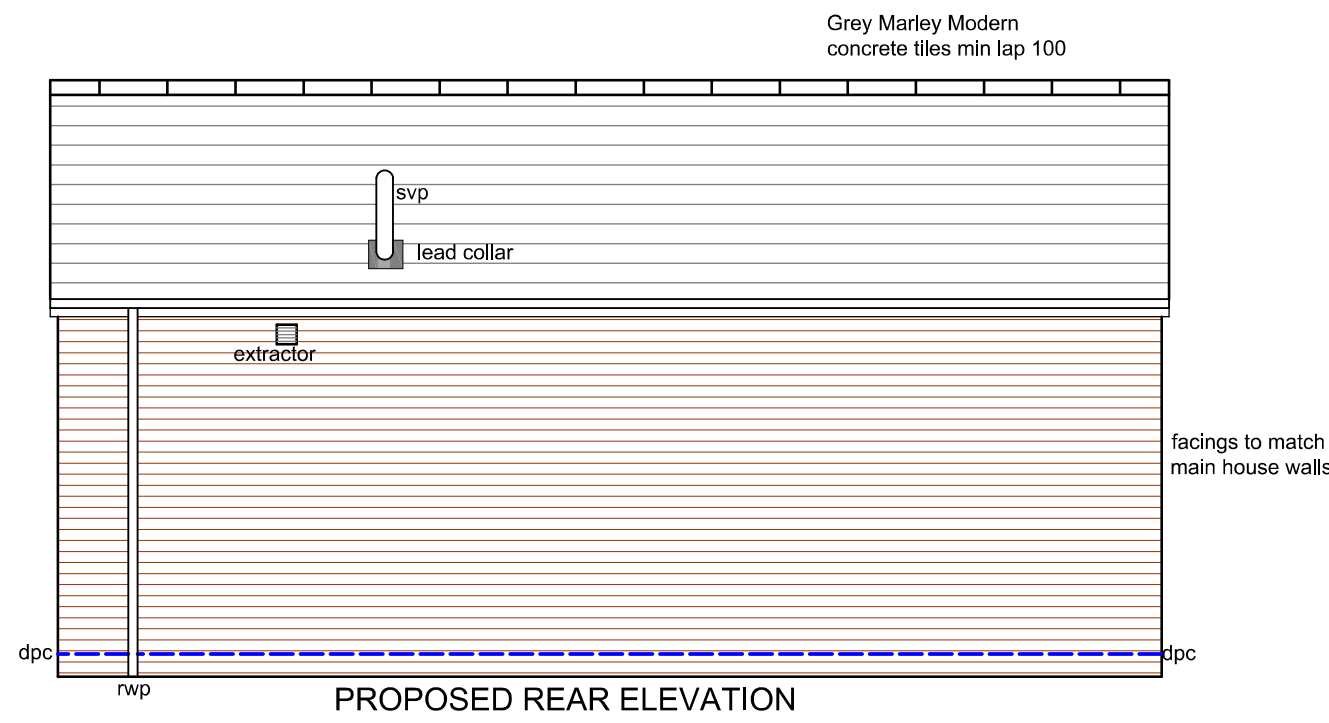
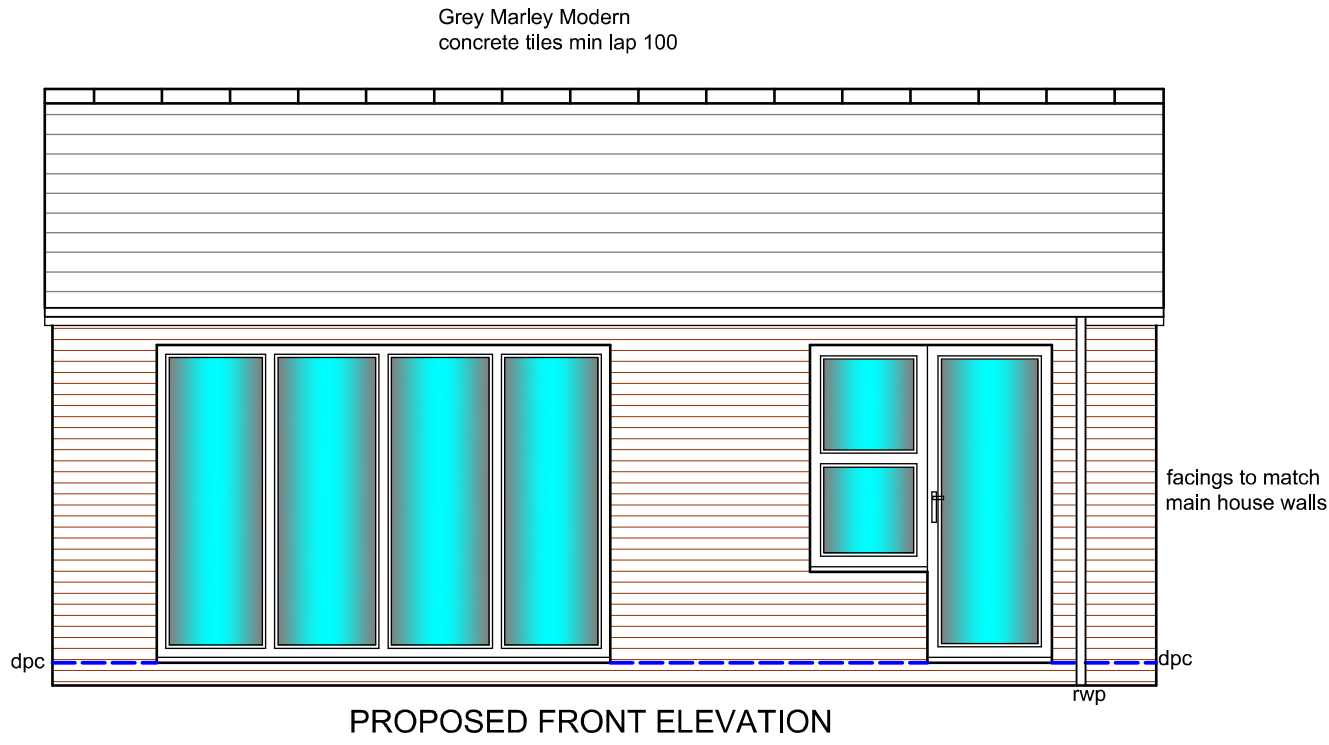




SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations.
CONTRACTOR & CLIENT TO ENSURE ALL WORKS, SITE SAFETY, SECURITY & WELFARE CARRIED IN ACCORDANCE WITH HSE STANDARDS AS SET OUT IN CIS80, INDG411 AND CDM REGULATION 2015.
All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers C16 grade and preservative treated. These must be read in conjunction with any Structural Engineers details and calculations by others. showing fabrication details etc., from which the builder must work to.

FOUNDATIONS
To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 650x300 C30 mix.

EXTERNAL WALLS 'U' Value 0.18w/m2k
102mm facing brick to match existing. 150mm cavity with 150mm full fill ULTIMATE Drytherm 32 insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a density not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally. 450mm vertically. 300mm around openings. all cavities closed with damcor or similar approved insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

GROUND FLOOR 'U' Value 0.18w/m2k
65mm screed on 100mm Kingspan TP10 insulation board on 100mm concrete floor slab on 1200guage Visquine dpm on 30mm blinding. with 25mm kingspan upstand insulation to perimeters.

LINTOLS
to have min end bearing of 150mm. and 2nr weep holes.

PARTITIONS
75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with timer overrun min 15l/sec achieving 3 air changes per hour.

ROOF 'U' value 0.15w/m2k insulated at pitch line
Grey Marley Modern tiles on treated sw battens on sheathing untreatable breathable roofing felt on Trussed rafters at 600cc notched over 100x75 Wall plate strapped to Wall at 900cc. eaves vented by 10mm continuous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste, shower 40mm trap, 75mm seal, 50mm waste. wc 75mm trap, 50mm seal, 100mm waste.
Sanitary pipe work in accordance with BS5572. provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base. svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER
100mm half round upvc gutters, 68mm diam water pipe to discharge into sealed back inlet gully.

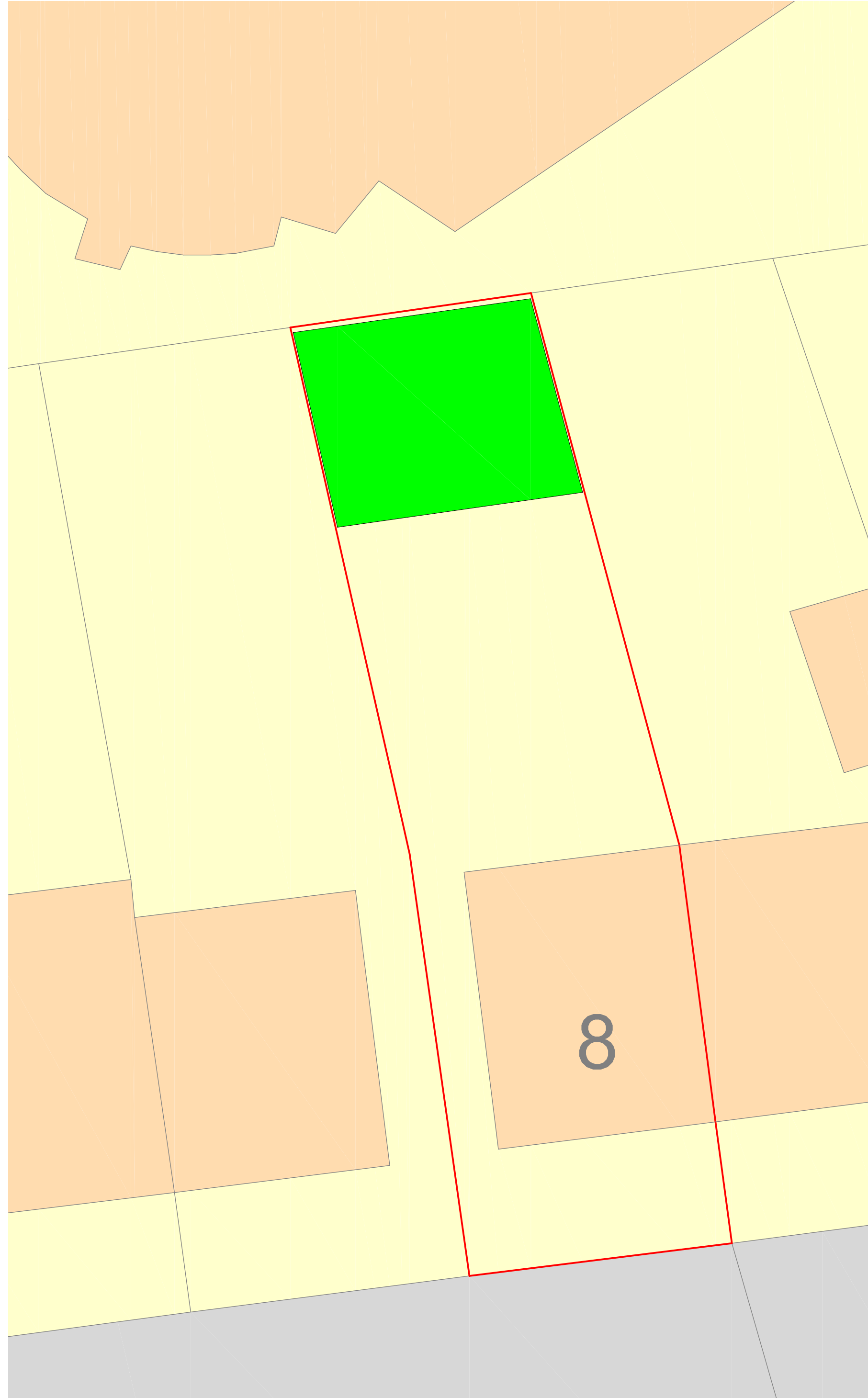
DRAINAGE
100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings. drains under and within 1000mm of external walls to be encased in 150mm concrete and linted over through walls. foundations to be taken down below invert level of drainage. any drains becoming redundant to cut an capped of with a sand cement mix.

MANHOLE
precast concrete or 230 class B engineering brick on 150 concrete base with sand cement haunching to channels. Grade B cover bedded in grease and frame set in 150mm concrete surround.

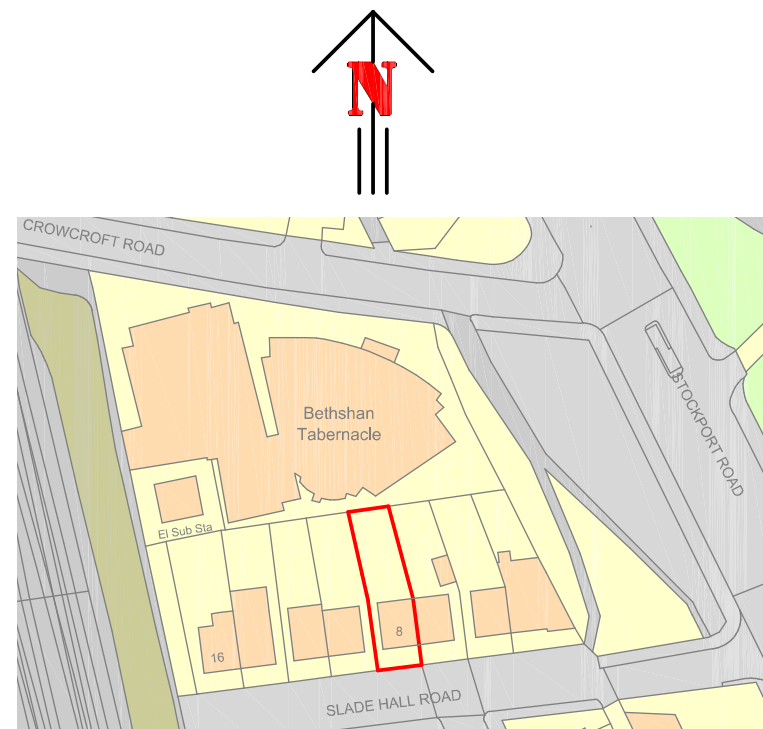
ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

WET ROOM:
install Polysafe non slip flooring on latex screed including cove formers, C7 tile capping. all internal and external corners to be hot welded. flooring to go under the clamping ring of the Hammer level access floor gully linked into main drains via 100 P trap. Colour of flooring to clients choice. Floor laid to falls. install Triton T80SI chrome electric shower, cabled via 10mm2 t&e cable fused via 45Amp MCB isolator and 45 Amp double pole switch pull cord if within bathroom including supplementary earth bonding.

INSULATION GENERAL
Wall 0.18W/m2K
Roof 0.15W/m2K insulated at ceiling level
Roof 0.15W/m2K insulated at pitch level
Ground Floor 0.18W/m2K
Windows 1.4W/m2K
Doors 1.4W/m2K
All new window frames fitted with tricklevents
1 in 4 new light fittings to be of low energy type only



PROPOSED SITE PLAN @ 1:100



Scale 1:1250

Project SINGLE STORY DETACHED BUILDING

Client MR RAJA AJAZ AFZAL

8 SLADE HALL ROAD
MANCHESTER
M12 4QF

Drawing ELEVATIONS & FLOOR PLANS

Scale 1:100, 50 Revision Date 25.06.2023

Drawing No. RAA25623

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