

Lintels:

Lintels to be galvanised steel insulated lintels, 'Catnic' or equal approved. DPC cavity tray to be provided over all lintels in the external wall complete with stop ends, and weepholes to be provided over all openings in the external walls at 450mm centres, min 2 no. per window/door opening.

Rainwater Goods:

63mm dia. uPVC rainwater downpipe and 100mm dia. half round gutter gutters discharging into existing gully. All rainwater to enter existing drains and gullies.

Cavity trays:

Cavity trays to be provided over all openings within cavity, including windows, flues, extract fans, etc bridge the cavity cavity trays to be complete with stop ends and junction cloaks. Stepped cavity trays to be provided at all sloping abutments, together with proprietary weepholes at 900mm centres to perpend.

Install Timbloc or similar remedial cavity tray into existing external wall where new extension pitched roof abuts. Provide weepholes to perpend at 900mm centres.

Build in carefully in accordance with manufacturers recommendations to ensure a fully watertight installation.

Ceilings:

Rafters to be underdrawn 500 gauge visqueen vapour barrier, and 12.5mm Gyproc Duplex foil backed plasterboard with skim finish.

13mm plasterboard and skim to underside. plasterboard to follow joist line. Eaves vented with glidevale RV250 fascia ventilator and gutter ventilator spacers and RV401 rafter ventilators verge giving min 10,000mm2/lm

To give a Uvalue of 0.18w/m2K

Drainage below ground (where applicable):

New drains to be 100mm dia. Hepworth Supasleve or similar approved laid at 1:40. All drains passing under the new building to be encased in 150mm concrete and to have reinforced concrete lintels over and flexible joints where passing through walls. All to the satisfaction of the Local Authority. Manhole lid to be double sealed

External walls:

Nominal 305mm width overall comprising:
103mm Brick outer leaf (colour: to match existing)
100mm overall cavity with 100mm Rockwool cavity insulation;
100mm blockwork inner leaf of suitable bearing strength.
13mm Plaster and skim, or 12.5mm plasterboard drylining on dabs with skim finish. To give a U value of min 0.29 W/(m2K/W)

Weepholes to perpend at 900mm centres to be provided at bottom of cavity wall at ground level. DPC to be min 150mm above floor level.
weepholes to be proprietary type weepholes, colour: terracotta.
Walls to be built in accordance with BS 5628 Pt. 3 1985, with stainless steel wall ties to be Stainless steel 'Strafix' HRT4 wall ties to BS 1243 or similar approved at 750mm centres horizontally and 450mm vertically staggered. Additional ties to be provided within 225mm of all openings.
All ties to have insulation retaining clips to hold cavity wall insulation in place.

Mortar to outer leaf to be 1:1:6 cement/lime/sand mortar to match existing (1:0.25:3 mix below DPC) Cavity to be closed at window/door reveals with Thermabate or similar insulated cavity closers.
Cavity wall to be closed at top with 6mm Supalux board.

DPC's:

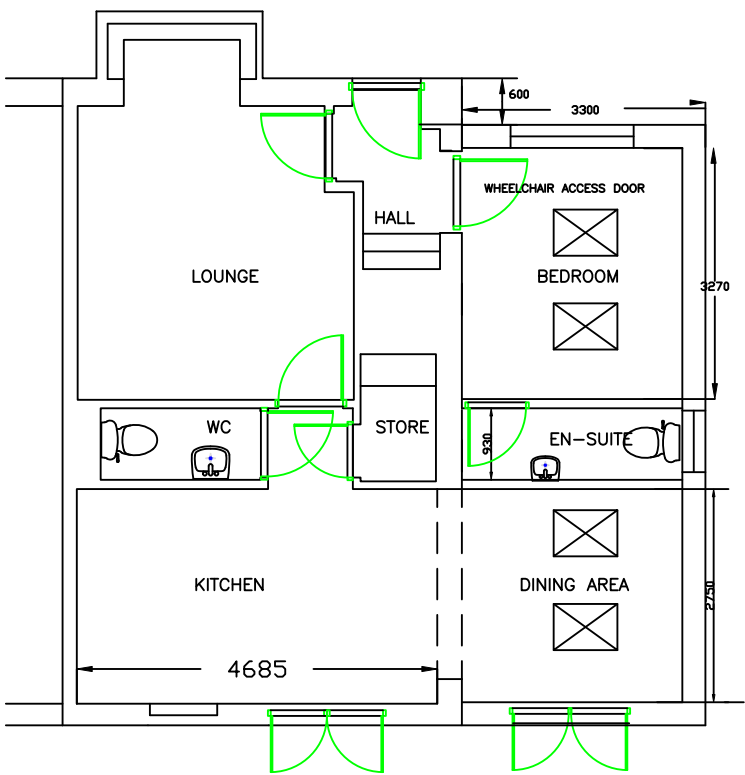
DPC's to be minimum 150mm above ground level and be lapped for distance equal to width, stepped where required. Double DPC's to be provided at ffl at all level access and ramped access areas.
DPC's to be Ruberoid Hyload DPC's to BS 743.

Below ground masonry:

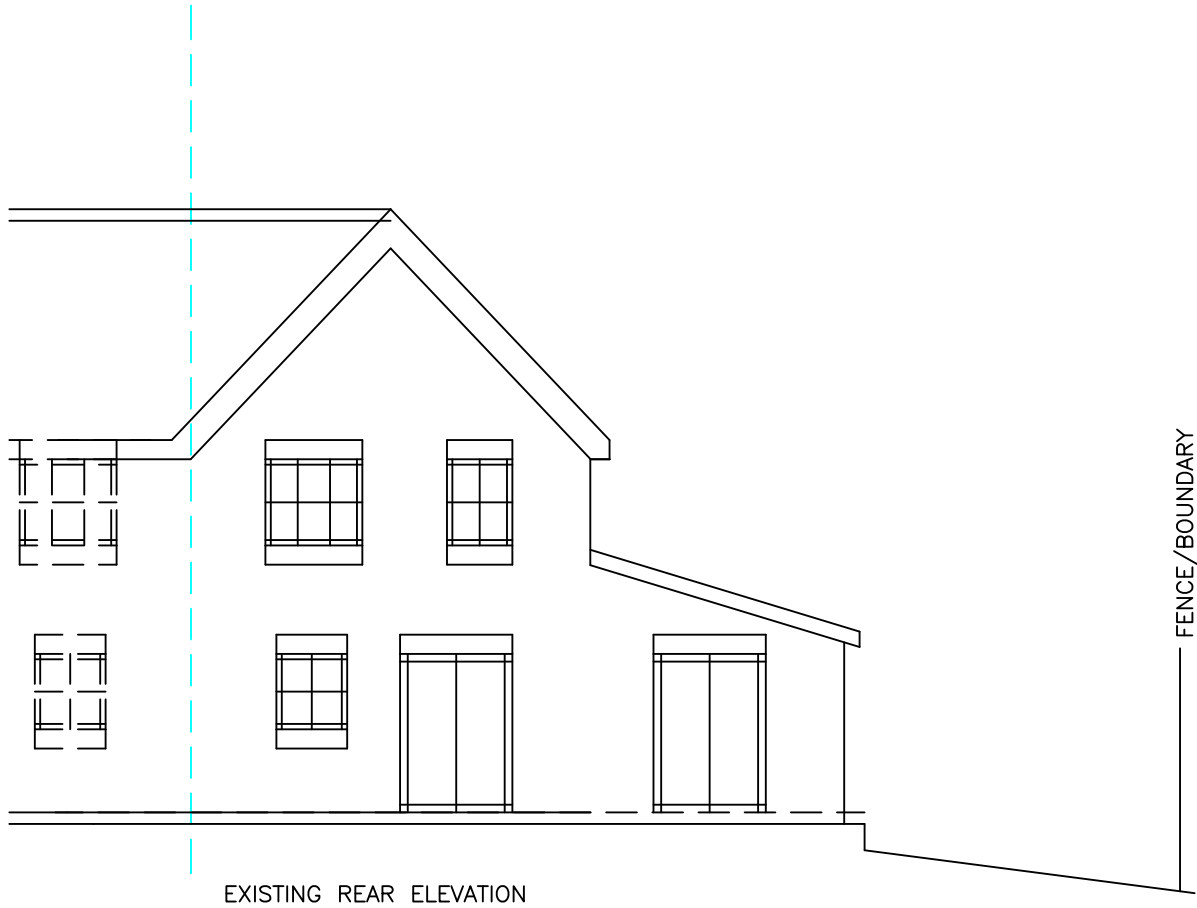
All brickwork below dpc level to be solid concrete and comply with BS 3921: 1985, or FL classification facing bricks.
All blockwork below DPC level to be solid concrete to BS 6073 Pt. 1 and 2: 1981.
All masonry below DPC to be set in 1:0.25:3 cement:lime:sand mortar in accordance with BS 5628: Pt.1: 1992.

Roof

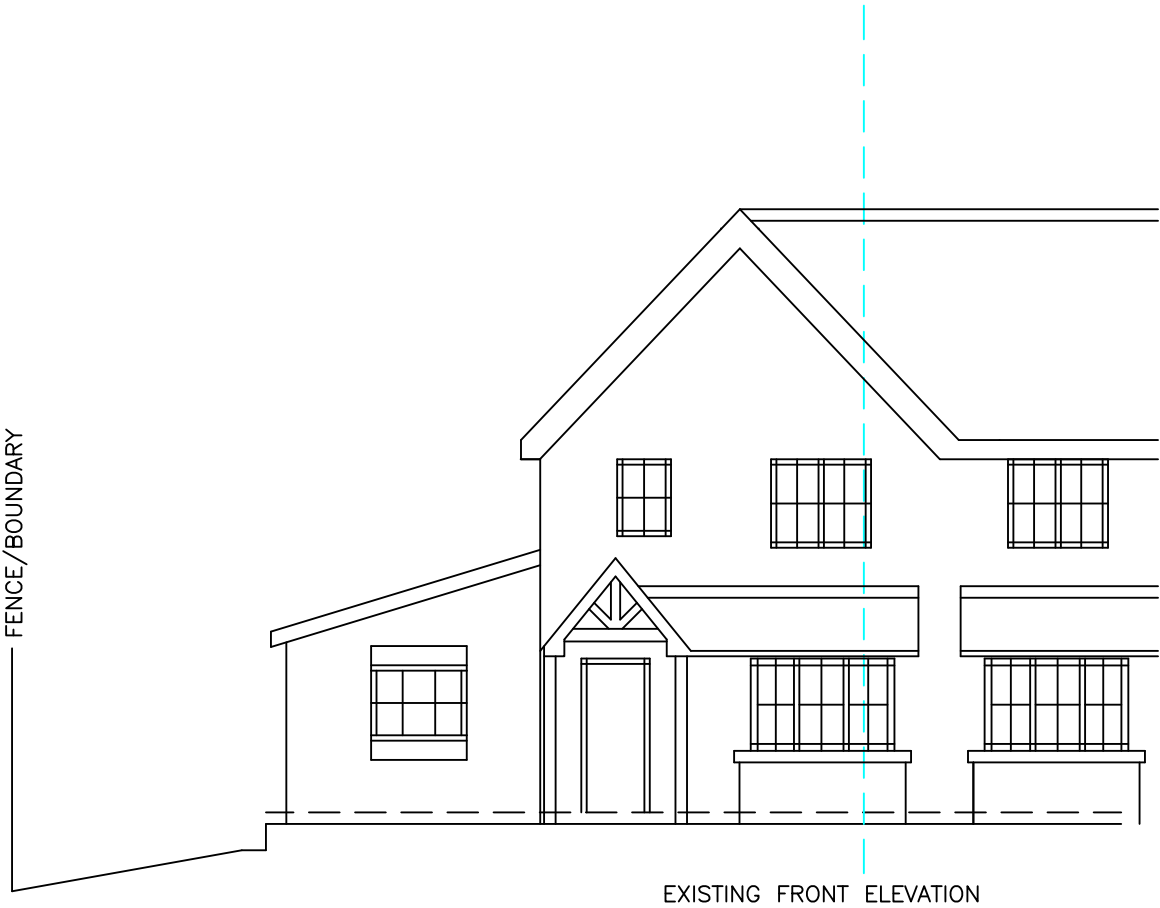
Roof tiles to match existing to manufacturers specifications
Timber rafters and purlins to SE design



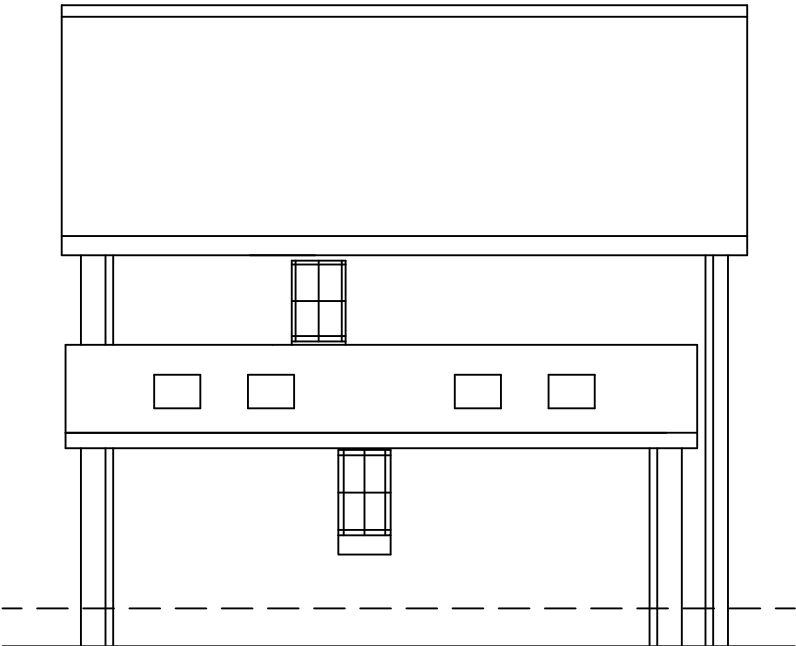
EXISTING LAYOUT



EXISTING REAR ELEVATION

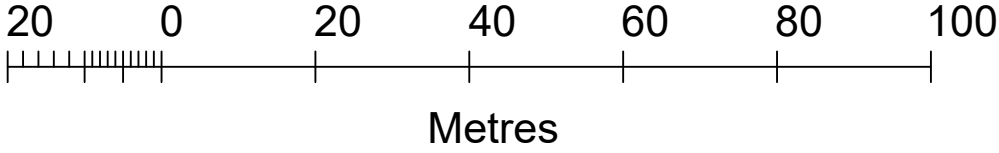
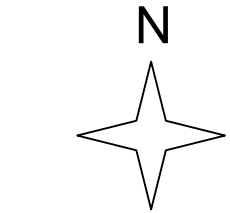
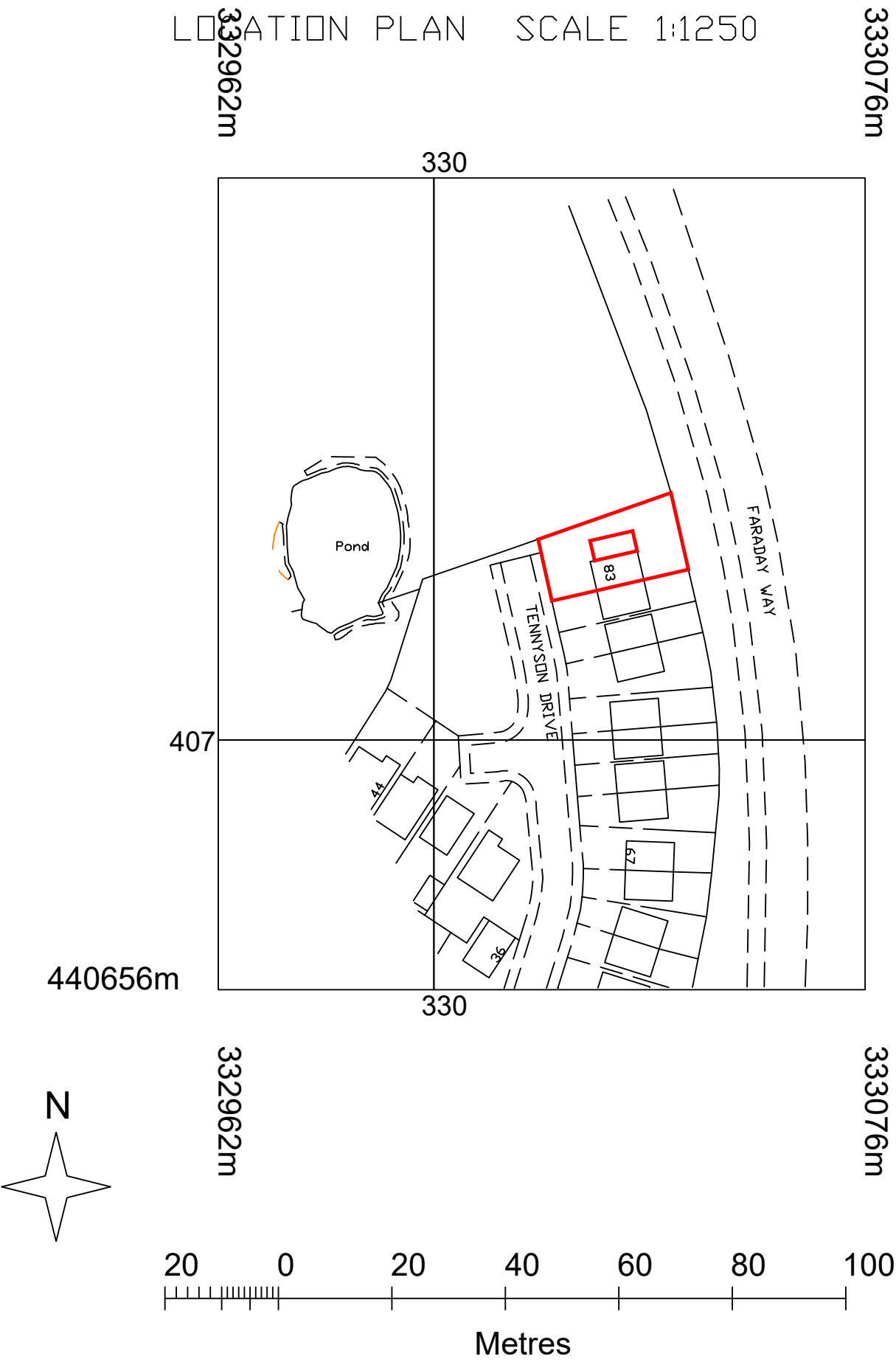


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

LOCATION PLAN SCALE 1:1250



Building Regs Notes

Windows to have trickle vents to give min 8000mm3

All switches and socket outlets for lighting and other equipment to be fitted at a height of between 450 and 1200mm above finished floor level in accordance with Part M of the Building Regulations.

Mechanical and Electrical Services:

All mechanical and electrical services are to be Contractor designed in accordance with the Clients brief. The Contractor will be solely responsible for ensuring compliance with Building Regulation requirements and workmanship in accordance with all Codes of Practice.

All electrical installations to comply with current IEE Regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings to be in accordance with NHBC and Building Regulation requirements. Must comply to Part P of building regulations
Service positions to comply with current board standards.

CLIENT Mr. & Mrs. S Speak	JOB 83 TENNYSON DRIVE BISPHAM BLACKPOOL FY2 0GH	TITLE PROPOSED SIDE EXTENSION	DRAWN DH		RFP SURVEYS	Consulting Engineers Tel: 0161 655 3703 Fax: 0161 655 3150
			DATE	JAN 2021	CHECKED	
			SCALE	1 : 100@A1	APPROVED	
			DRG No. 21006/01		REV H	46/48 Long Street, Middleton, Manchester M24 6UQ