GROUND FLOOR PLAN

general notes

all dimensions on drawings and sizes of materials are stated in millimetres.

sizes and strengths of all materials, and workmanship to comply with all relevant british standards, codes of practice and building regulations.

all construction timber to be preservative treated.

design of foundations and floor slab indicated on drawings is provisional, subject to confirmation upon excavation and agreement with local authority building control.

structural calculations to be submitted for approval where required by the local authority prior to commencement of that section of the works.

NEW EXTENSIONS

foundations

design of foundations and ground floor slab indicated on drawings is provisional, subject to confirmation upon excavation and agreement with local authority building control.

contractor to obtain all necessary information and carry out all necessary investigations regarding position of underground services in vicinity of works prior to excavation.

foundations to be 600 x 150mm concrete strip (400 x 150mm to internal load bearing walls) to BS.EN.12620 mixed to grade st1 concrete to BS.EN.206.

150mm foundation projection to be maintained around pier projections.

foundations to have 600mm (max) cover and to be taken off suitable bearing strata.

external walls - link extension

new elevation to be 300mm cavity construction:

100mm	Durox Supabloc or similar approved blockwork
100m	overall cavity (50mm clear)
50mm	Kingspan Kooltherm K108 cavity insulation batts
100mm	Durox Supabloc or similar approved blockwork

(note: below dpc outer leaf to be matching coursed stonework where walls exposed)

externally blockwork walls to be clad in zinc -
provide standing seam zinc cladding (VM Zinc or equal supplier) fixed to 18mm wbp exterior ply onto 50x50mm treated sw vertical battens fixed to outer face of blockwork - (all works to be in accordance with manufacturers details)

internally blockwork walls to be finished with 12.5mm plasterboard on dabs, finished with plaster skim coat.

cavity wall insulation to be carried below d.p.c. level, finishing at the underside of the ground floor insulation.

all footings below external ground level to be constructed in Durox Foundation blockwork or similar approved.

new wall leaves to be tied using Ancon Staifix RT2 wall ties or similar approved, installed at 750mm horizontal centres and 450mm vertical centres, staggered reduced to max 225mm around openings and reveals to comply with BS.5628 and BS.EN.1996 eurocode 6.

due care to be taken by contractor to avoid mortar bridging cavities.

any openings to below d.p.c. level to have pre-cast concrete lintels over with 150mm (min) bearing.

all pipework to have 50mm clear space all round. opening to be blanked off using inert rigid boards.

external walls to have continuous horizontal hi-load or similar approved d.p.c. 150mm (min) above finished external ground level. all joints to have 150mm (min) overlap.

cavity wall and roof insulation to meet at the top of wall. cavity wall insulation to be carried to roof level on any gable wall.

external walls to above d.p.c level to have cement/lime/sand mortar to 1:1:6 ratio.

ground floor construction

all ground floors to be finished with 75mm sand/cement screed, laid onto 500 gauge visqueen separating layer, over 100mm tightly butted Kingspan Kooltherm K103 insulating boards. 25mm insulation board upstand to be formed to slab perimeter.
insulation to be laid over 100mm concrete in-situ slab with A142 anti-crack mesh installed with 65mm (min) cover. slab to be installed over 1200 gauge visqueen d.p.m. all joints to have 150mm lapped and taped. visqueen to be laid over 25mm sand blinding to 150mm well compacted clean hardcore.

roof construction

existing pitched roof over carport to be stripped back and any defective timber rafters/purlins replaced as necessary.

overlay existing rafters with 18mm wbp ply boards and fix zinc standing seam cladding system by specialist Contractor (VM Zinc or equal supplier) complete with all proprietary flashings & trims.

note: roof to be cut back to allow for 'sunken' box-gutter to rear corner over cloakroom and to allow existing stairwell window to be restored to it's full height -
cut back existing rafters to cantilever over existing purlin as indicated on detail SD04.

roof over new link extension to be insulated - provide Kingspan K107 roof board rigid insulation fitted tightly between rafters to be same depth of rafters (assume min.100mm).
internally provide min.37.5mm Kingspan K118 insulated plasterboard to underside of rafters, to receive plaster skim & decoration.

box-gutter construction

form flat roof area over cloaks in 150x50mm sw joists at approx.400mm centres to be supported via proprietary joist hangers onto existing rear wall and new sw bearers fixed into web of existing purlin - all to form 'dropped' flat roof well to act as a box gutter at rear of carport.
allow for lining sides of 'sunken' flat roof area with matching 18mm wbp ply boards and for adhering a waterproof epdm or fibreglass membrane finish to lap up sides of ply gutter.
ensure that a min.150mm height is maintained around the gutter and that code 4 lead flashings are installed at abutments with existing stone wall.
ensure also that the cill of existing stairwell window is clear of the gutter surface.

internal drainage

all new internal sanitary fittings to be fitted with 'p'-traps. utility sink unit to have 38mm traps with 50mm seals. all dimensions are minimum requirements. pipework to be 40-50mm dia PVCu items as required. provide foul connections to utility sink & washer/dryer to be routed through into existing vented soil stack within adjacent wc.

provide new internal 75mmø rainwater pipe from proposed box-gutter above cloaks to run below new floor slab and connect into existing external rainwater gulley adjacent to utility. all drains running below new floor to be encased within 150mm of concrete.

internal walls

internal loadbearing walls to be constructed in 100mm Durox Supabloc blockwork or similar approved 3.5 kN/mm blockwork.

all openings to have I.G. Box 150 or Box 100 lintels over with 150mm (min) bearing onto full block as necessary, unless otherwise specified by structural engineer.

walls to be finished to both sides with 12.5mm plasterboard on dabs.

non-loadbearing partitions to be formed in 50 x 100mm sw studwork at 600mm centres infilled with 100mm insulation quilt. finished both sides with 12.5mm plasterboard and skim.

openings

all openings to external walls to have both horizontal and vertical d.p.c's with 25mm (min) lap into cavity, horizontal and vertical d.p.c's to be Kingspan Thermabate insulated cavity closers. all cavity closers to comply with BS.7456.

all openings to have cavity trays over with 150mm (min) overlap and finished with stop ends. weepholes to be formed by the omission of mortar to perpends at 450mm (max) centres.

rear door opening within new extension walls to have Catnic CG90/100 lintel over and to have 150mm (min) bearing.

replacement window & doors to be aluminium frame (to be agreed with client) and fitted with trickle vents to provide minimum background ventilation of 8000mm² and opening lights equivalent to a minimum of 1/20th of floor area of room served.

window frames to be double glazed units and have U-value thermal performance of 1.8 W/m²K in accordance with part L1 section 1 of the building regulations.

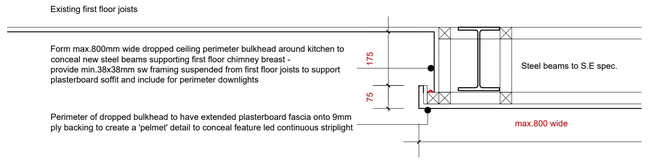
all glazing in windows between f.f.l and 800mm, and glazing in doors between f.f.l and 1500mm. to be fitted with safety glass to BS.EN.2600 and BS.6262 in accordance with part n section 1 of the building regulations.

heating

existing gas fired boilers to be replaced -
provide new boiler by specialist and include for flushing existing central heating system

security

install new security alarm throughout property to client specification.
replace existing external security lighting throughout.



SECTION

DETAIL SD05 scale 1:10

NOTES

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- Do not scale from prints. Use figure dimensions only.
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- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REVISION	NOTES	DATE
A	Ceiling bulkhead & detail SD05 added to kitchen	20.04.22
B	Kitchen wall & stair retained. Utility extension omitted. Additional notes & revisions	10.05.22

Project	ALTERATIONS: DEANSGROVE, HELMSHORE ROAD, HASLINGDEN, ROSSENDALE
Drawing	PROPOSED GROUND FLOOR
Client	MR + MRS. J. BLUER
Drawn	CPS
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Drg. No.	22/619-13 **B**
Drg. Size	A1
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Scale 1:50 @ A1

0 1 2 2.5m

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