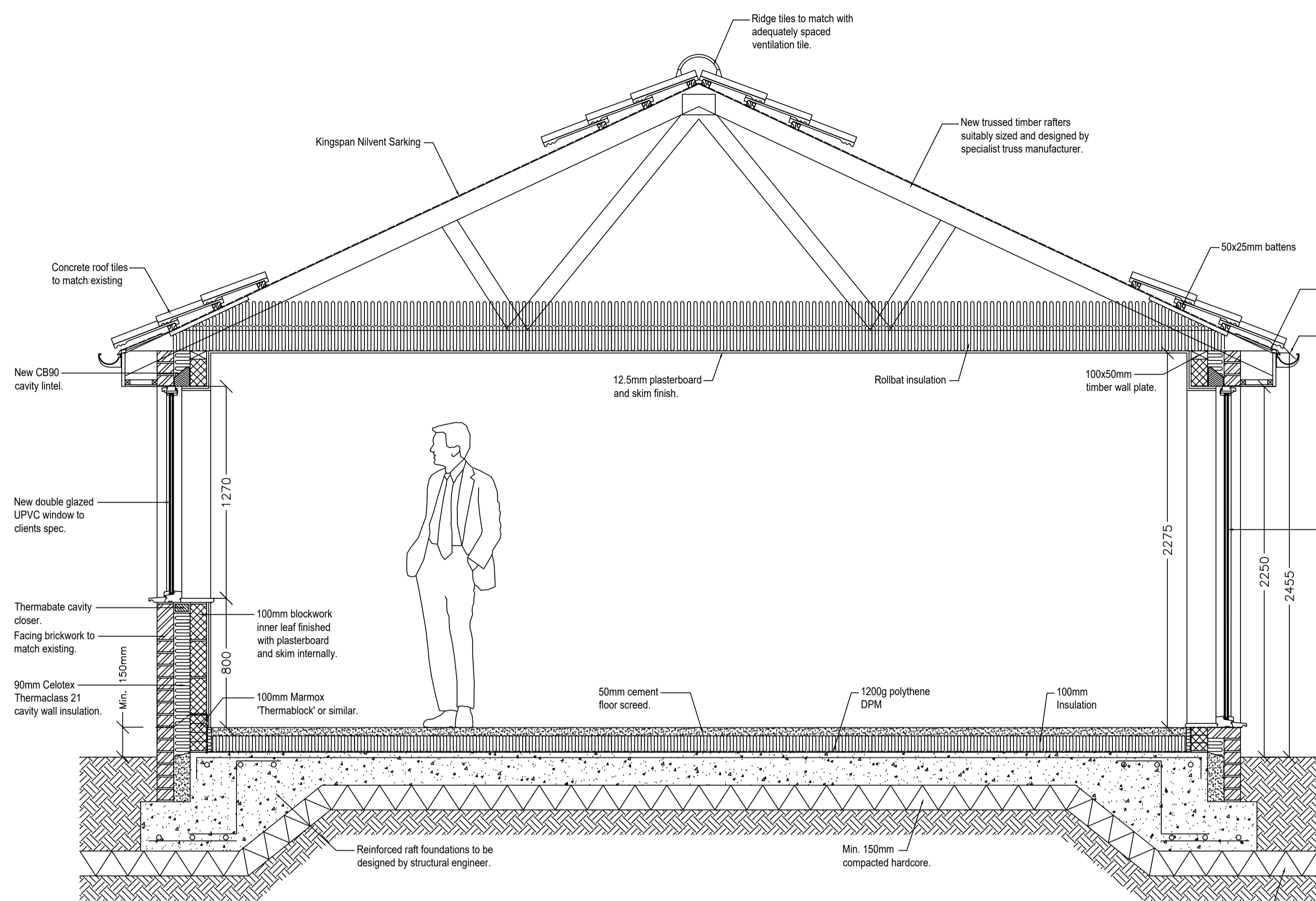


PROPOSED PARTIAL GROUND FLOOR PLAN

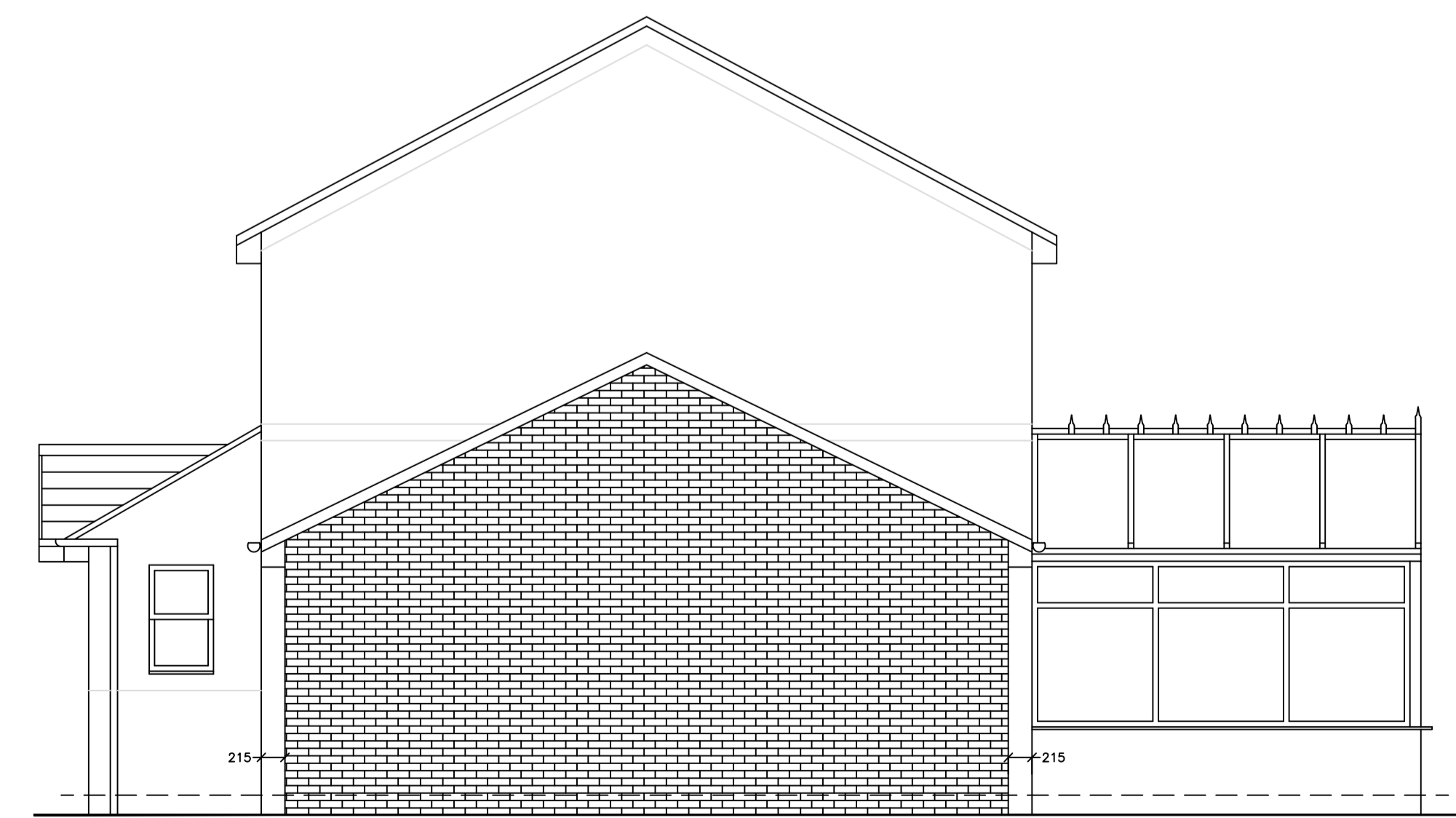


- PROPOSED SECTION A/A -

Raft on min. 150mm well compacted hardcore sub-base in a trimmed and compacted formation to extend 500mm from face of raft foundation where practicable.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NOTES:
 ANY REQUIRED AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BRITISH STANDARDS.
 ALL CERTIFICATES COMPLIANCE TO BE ISSUED TO THE CLIENT BY INSTALLING ENGINEERS UPON COMPLETION OF THE PROPOSED WORKS.

CONTRACTOR TO BE RESPONSIBLE FOR:
 CARRYING OUT THE WORK FULLY IN ACCORDANCE WITH THE APPROVED DRAWINGS.
 CARRYING OUT THE WORK IN LINE WITH HEALTH & SAFETY REGULATIONS.
 RETAINING A CLEAN SITE WITH THE REMOVAL OF ALL DEBRIS UPON COMPLETION.
 ALL NECESSARY PLANT, TOOLS, AND EQUIPMENT.

PROPOSED BUILDING SPECIFICATION

EXTERNAL WALLS
 To be built and finished in existing walls to consist facing brickwork to match existing roof built in 1:1.5 cement/sand mortar, 100mm cavity with 90mm Celotex Thermaclass 21 insulation held in place with retaining clips, where 10mm residual cavity depth of mortar droppings, 100mm Celotex blockwork inner leaf built in 1:1 cement/sand mortar finished with 13mm 2 coat plasterboard and skim. Inner and outer leaves of cavity to be tied together with stainless steel wall ties at 700mm centres horizontally and 450mm vertically staggered and at 300mm centres vertically at end walls and 250mm at all openings. Below 2.1m level to either class B engineering brickwork or Celotex Standard blockwork built in 1:3 cement/sand mortar. Cavities below ground level to be filled with lean mix concrete from top of foundation to not less than 225mm below G.S. Cavities above ground level to be closed using Thermabate insulation cavity closer to prevent cold bridging. Walls to include pitch polymer dpc: min 150mm above ground level. Cavity wall insulation to be taken min. 150mm below level of floor insulation.

All external walling situations will have ventilation openings in the form of air bricks ensuring that the ventilation air will have a free continuous path between opposite sides and to all parts of any finished floor voids. The openings shall be large enough to give actual openings of at least equivalent to 3000mm for each 7 metres run of walling. Any bracing of pipework needing to carry ventilation air will have a diameter of at least 100mm. Movement joints in the external walling will be filled with Low Modulus Silicone Sealant to break down faces. Foundations supporting any masonry structure will be in accordance with the approved documents. All foundations are subject to existing ground conditions and will have not less than 800mm cover below ground levels. When the route of any drainage comes into contact with external loadbearing structure supported with foundations then that foundation will be suitably positioned as depth below the level of that drain.

Any over-site concrete floor slab will be level with or above the finished ground level. Foundation designs must be approved by the local authority building control officer and subject to site investigation revealing the load-bearing strata. An unsuitable site will necessitate the receipt of supporting structural information. Any steel reinforcement required to foundations or over-site concrete floor slab to be specified by Structural Engineer.

CONCRETE GROUND FLOOR
 20mm unencement screed on 100mm Kingspan Kooltherm K3 Footboard® insulation laid over 200g polythene damp proof membrane with lapped and taped joints and fixed all round with wall dpc laid on new reinforced concrete raft foundation designed by structural engineer at min. 150mm above existing ground level and compressed in formation. Insulation: Insulation board to screw edge with min R-value of 0.75m²K/W.

RAFT
 100mm concrete slab to be cast in situ to match existing and suitable for new slab. Laid to required grade on 50x20mm treated timber battens or Kingspan Niveer® sarking laid at second to new trussed rafters size and designed to suit span @ centres recommended by specialist truss manufacturer. Rafters to be fixed to 100x50mm s.e. wallplate set on inner leaf of cavity wall at eaves with min. 5 fixing anchors. Wallplate secured at eaves with 35x5mm s.e. wallplate strap fixed at 100mm centres plugged and screwed to brickwork. M.A. lateral support straps to gable head across 210s. Rafters with lengths between all strap positions. Pick out between wall and raft sarking at eaves. Straps to be fixed at 200mm centres. Underside of rafters to be finished with 12.5mm plasterboard with skim finish and painted. 200mm Reducor Roofcut insulation laid out tightly between new rafters, with further 200mm Reducor insulation laid at opposite direction on top.

New UPVC Fascia board will be to match existing with half round gutters.

Valentia to raft void by means of Glade Vale FY 100 Over Fascia Ventilator or alternative eaves vent giving min 1000mm²/m² ventilation in conjunction with eaves after installation to ensure min 25mm clear air space above insulation quilt between rafters at eaves. Ensure insulation is placed between rafters and gable wall.

LATERAL RESTRAINT
 All floors and roofs should be suitably anchored with BIRTLEY or CATNAC type metal anchors comprising of galvanneal mild steel straps having a cross section of 20mm x 5mm x 1000mm secured to brickwork and timbers at intervals not exceeding 2m to provide horizontal and vertical restraint.

FOUNDATIONS
 New reinforced raft foundations to be designed by structural engineer and suitable for existing ground conditions and any arrangements affected by adjacent trees or root protection areas, proposed foundations subject to building control agreement in conjunction with the water board. No part of foundations to project beyond neighboring boundary.

DRAINAGE (below ground)
 100mm Superdome drainage laid with min 140 fall. Any drainage passing under building to be encased in 150mm G61H concrete. All pipes penetrating external walls to be below ground level but above foundation level with pre-cast concrete inset above opening with settlement gap of 20mm filled with compressed material. Where drainage passes within 1m of any foundation and the drain trench is below the level of the foundation then the trench is to be filled with G61H concrete to the underside of the foundation level with expansion joints NE 5m centres. All gullies to be back filled tapered pattern with draining accessories only. Matchless Reposeur Chamber gas. 100mm PVCu preferred type otherwise construct with 100mm G61H concrete base slab with benchings formed in 1:2 cement/sand mortar to 1:12 gradients into appropriate channels, benches and connector bends. Walls of chamber to be constructed in 275mm class B engineering brickwork built in English Garden Half bond. 100mm PVCu concrete cover with medium duty A.S. cover and frame. (Double sealed with screw down cover to internal situations). All to be tested to satisfaction of L.A. Surveyor on completion.

DRAINAGE (above ground)
 75mm PVCu half round guttering taken into 75mm PVCu downpipe or equivalent to match existing taken to BTG. Batts, showers, sinks etc in 42mm dia PVCu. Wash hand basins in 32mm dia PVCu. All discharging from fittings into 75mm dia lead traps. W.C. soil and vent systems in 110mm PVCu.

RECOGNITIONS AND FINISHES REQUIREMENTS
 The contractor will include for all external timbers to be treated, primed and stopped prior to receiving two undercoats and one coat of hard gloss paint. The contractor will include for all the internal timbers to be treated, primed and stopped prior to receiving one undercoat and one coat of hard gloss paint. Walls and ceiling surfaces shall be primed to receive two coats of emulsion painting. The contractor must allow for all making good to disturbed areas affected by the works. All the above specifications are indicative and should be used for tender purposes only. Client agreement and detailed requirements must be obtained thereafter.

HARDWARE (DOMESTIC) FURNITURE ITEMS
 For tender quotation purposes the contractor will include for the following door hardware:
INTERNAL DOORS: mortice lock and complete with set of anodized aluminium lever latch hardware, 1 pair 150mm standard butt hinges.
EXTERNAL DOORS: As per door manufacturers standard.
 All hardware (ironmongery and furniture items indicated on the drawings and specifications are indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.

VENTILATION
 Operable sashes to windows to be min 100mm floor area and to open min 30°. trickle vents to be provided within the frame to provide min equivalent area of 2500mm² to Bathrooms, W.C.s and Utility rooms, 5000mm² to all other rooms. Patio doors to have ventilation built into frame.
 Invertment mechanical extract facilities direct to external air to be provided as follows:
 Kitchens - min output 30L/s or 30L/s incorporated into cooker hood. Utility Rooms - min output 30L/s.
 Bathrooms - min output 15L/s. Independent W.C.s - min output 6L/s. Utility, Bathrooms and Independent W.C.s to have operable windows or extract facilities to have overall capacity of min 150mm². Provide undercoat of 10mm to all new internal doors.

DOOR FRAMES ARCHITRAVES SKIRTINGS ETC
 For tender quotation purposes the internal door frames will be the form of a living with a section of approx. 100mmx20mm with 15mm door stop, skirting boards comprising 150mmx18mm softwood sections. Architraves comprising of 75mmx18mm softwood section.
 All the above specifications are indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.

INTELS
 Unless otherwise specified, intels to be Birtley CB80 combined cavity tray galvanneal steel intels with half hour fire protection to back and forth provided by plasterboard and skim finish where exposed. All intels must achieve a minimum end bearing support of 150mm. When the bearing is less than 150mm concrete positions will need designed by a Structural Engineer to accommodate the desired loading criteria. All intels will be installed with insulated voids to prevent cold bridging.
 Any specialist steel work to be designed and calculated by Structural Engineer.

GENERAL
 Electrical installation, earthing and bonding to be strictly in accordance with latest edition of I.E.E. regulations. Proposed electrical installation to be carried out by an electrical Contractor who is a member of an authorized Competent Person and Certification Scheme. Contractor to supply all insulation test certificates and notifications to approved authorities.
 Electric Number and location of power and lighting points to be to Clients spec with all light fittings (other than in Stores and Cupboards) to be energy efficient fittings.
 Install (new) existing central heating/water system to Clients spec with any new appliances to have an efficiency not less than that recommended in the TMSA Domestic Heating Compliance Guide and any balanced flues to be min 600mm from any window or door opening.
 All gas installations to be carried out by 'Gas Safe' registered installers.
 All new pipes, ducts and vessels to be insulated to standards not less than those set out in the TMSA Domestic Heating Compliance Guide.
 All intels used to pressure impregnated with preservative.
 Sealant around all new frame internally and externally.
 New first floor windows to habitable rooms to be escape windows and should have an unobstructed operable area that is at least 0.20m² and be at least 400mm high and 450mm wide with the bottom of the operable area min 800mm and not more than 1500mm above the floor level.
 All windows to have double glazed sealed units to BS 6806.
 Glazing to windows and rooflights to be Pilkington W. Low E glass to provide U' value of 1.80W/m²K or better.
 External doors more than 50% glazed to have U' value of 2.00W/m²K or better.
 External doors less than 50% glazed to have U' value of 2.00W/m²K or better.
 Any glazing below 900mm from floor level and within 300mm of any door opening to be laminated safety glass.

Rev.	By	Date	Description
Client	Mrs Karen Cook	Date	Feb 2024
Site Address	61 Holyfields, West Allotment, NE27 0EU.		
Drawing	Proposed Plans, Elevations & Section.		
Scales	1:50 & 1:20 @ A1		
Drawing Number	.05		Revision