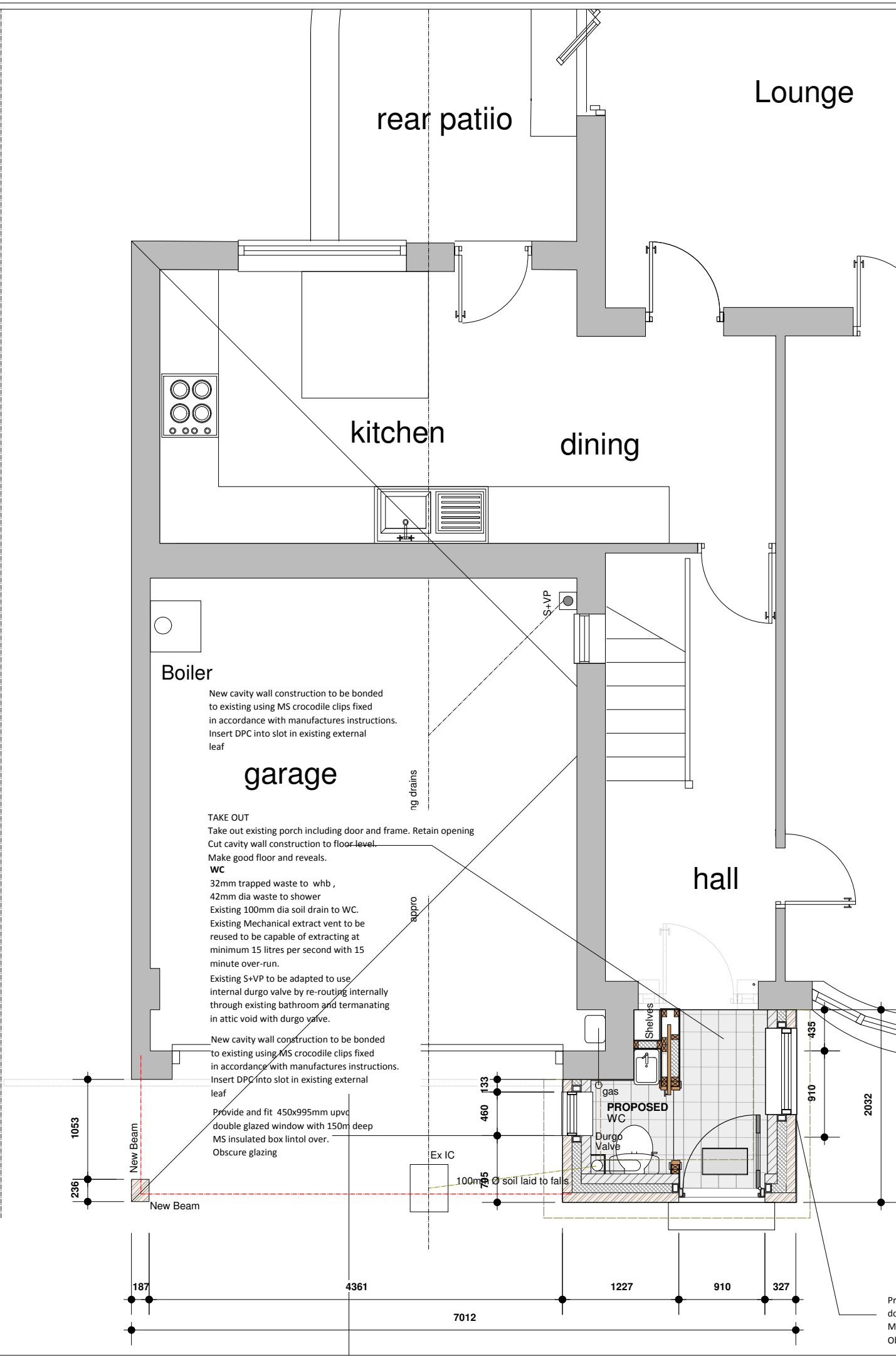


GROUND FLOOR PLAN
as proposed
Scale 1:50 @ A3



EXTENSION CONSTRUCTION NOTES

STRIP FOUNDATIONS
FOUNDATIONS TO COMPLY WITH BUILDING REGULATION A 1 TO BE TAKEN DOWN TO INVERT OF ANY ADJACENT DRAINAGE WITHIN 1 METER OF BUILDING TO REGULATION A11 STRIP FOUNDATIONS TO EXTERNAL WALLS TO BE AS SECTIONS DWG WITH A193 MESH LAID IN BASE MIN 600MM BELOW GL.

DRAINAGE
NEW DRAINS FROM NEW S+VP'S & RWP'S TO BE 100MM DIA PLASTIC
. FALLS TO BE MIN 1 IN 40.
ANY NEW OR EXISTING DRAINS PASSING BENEATH THE PROPOSED EXTENSIONS TO BE ENCASED IN 150MM CONCRETE.
WHERE PIPES PENETRATE THROUGH A WALL, AN OPENING TO BE FORMED TO GIVE 50MM CLEARANCE ALL ROUND, OR SHORT LENGTH OF PIPE TO BE BUILT IN AND CONNECTED ON SIDE TO ROCKER PIPES WITH A LENGTH OF AT MOST 600MM, AND FLEXIBLE JOINTS WITH PC LINTEL OVER.
BUILDING REGULATION H1 A10.
NOTE
ANY EXISTING SALTWARE DRAINAGE RUNS UNDER EXTENSION TO BE REPLACED IN PLASTIC

D.P.C.'S AND REVEALS
PROVIDE HORIZONTAL HYLOAD D.P.C.'S AT MIN 150MM ABOVE GROUND LEVEL TO EXTERNAL LEAF.
PROVIDE CONTINUOUS CAVITY TRAYS TO LINK TO VISQUEEN GAS BARRIER DPM AT DPC LEVEL.
PROVIDE INSULATED VERTICAL D.P.C.'S TO JAMBS OPENINGS AND HORIZONTAL D.P.C.'S TO CILLS.
REVEALS TO NEW WINDOWS AND DOORS TO HAVE INSULATED CAVITY CLOSERS BY THERMALITE OR SIMILAR.
PROVIDE VERTICAL DPC'S AT ABUTMENT BETWEEN NEW AND EXISTING BRICKWORK

GROUND FLOOR CONSTRUCTION
TAKE UP EXISTING PAVING TO SIDE AREA.
ALLOW FOR PROTECTION TO SERVICES UNDER.
150MM CONCRETE SLAB, WITH A142 REINFORCEMENT, MINIMUM CUBIC STRENGTH 25N / SQ. METER AT 28 DAYS 300KG /CUBIC MM. MINIMUM CEMENT CONTENT
ON D.P.M. "VISQUEEN" GAS MEMBRANE 1200.-ALL JOINTS TWICE FOLDED TO FORM 100MM WELTS AND D.P.M. LINKED TO ALL D.P.C.'S ON 100 MM STYROFOAM FLOOR INSULATION LAID TO MANUFACTURERS INSTRUCTIONS WITH PERIMETER UPSTAND ON 150MM WELL CONSOLIDATED HARDCORE.

CAVITY WALL CONSTRUCTION
NEW EXTERNAL LEAF :-
102MM BRICKWORK TO MATCH EXISTING

NEW CAVITY WALL CONSTRUCTION TO BE BONDED INTO EXISTING USING CROCODILE CLIPS.
CAVITY FULL FILL 100MM THICK INSULATION TYPE DRITHERM SOLID FULL FILL CAVITY SLAB 32BATTS FIXED TO ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

INTERNAL LEAF :-
100MM TOTAL THICK BLOCK TYPE THERMALITE (k=0.15) WITH 12MM PLASTER WITH SKIM FINISH.

TIE BOTH LEAVES TOGETHER AT 750MM HORIZONTAL 450MM USING STAINLESS STEEL WALL TIES.
CAVITY TO BE MAINTAINED THROUGHOUT BOTH EXISTING TO NEW.

WINDOWS.
LOW EMISSIVITY OPTITHERM GLASS TO BE USED TO PROFILE AS INDICATED,UPVC DOUBLE GLAZED WITH 16MM WIDE GAP BETWEEN PANES OR ALTERNATIVE ARGON FILL.
WINDOWS SECTIONS TO MATCH EXISTING AS NEAR AS POSSIBLE.
U VALUE 2.0
VERTICAL & HORIZONTAL HYLOAD DPC .
POINTING AROUND FRAME WITH MONOLASTIC MERIC MASTIC.
INTERNALLY BEADED AND FULLY WELDED WINDOW TO HAVE CONDENSATION GASKET.
GLAZING 6MM CLEAR FLOAT.
INCLUDE FOR CASEMENT CATCH AND STAY (ALUMINIUM)
25MM SOFTWOOD CILLS
OPENABLE WINDOW AREAS TO 1/20TH. FLOOR AREA.
TRICKLE VENTILATORS ON ALL NEW WINDOWS (8000SQ.MM.) ALL WINDOWS TO BE DRAUGHT PROOFED.

RWP'S, EAVES AND GUTTERS
UPVC FASCIA ON SOFTWOOD BATTENS WITH CONTINUOUS 25MM VENTILATION GAP TO MATCH EXISTING SOFFIT AND FASCIAS.
LAY GUTTERS TO FALLS @1:360 AND FIX TO NEW 75MM DIA UPVC RWP'S TO MATCH EXISTING.
NEW GUTTER TO MATCH EXISTING
CAVITY CLOSED AT EAVES WITH 9MM SUPERLUX.

Provide and fit 910x995mm upvc double glazed window with 150m deep MS insulated box lintol over.
Obscure glazing

CAVITY TRAYS AND FLASHINGS
INSERT NEW CAVITY TRAY INTO MORTAR JOINT TO ABUTMENT OF PITCH ROOF TO SIDE ELEVATION COMPLETE WITH NO4 LEAD APRON FLASHING MIN 150MM UPSTAND DRESSED DOWN MIN 200MM OVER TILES, AND CHASED 35MM MIN INTO MORTAR JOINT.
MAKE GOOD TO BRICKWORK PROVIDE WEEP HOLES IN BOTTOM TRAY.

ROOF
PITCH 25 DEGREES CHW=ECK ON SITE
NEW CONCRETE TILES TO MATCH EXISTING TILES WITH MIN 90MM HEAD LAP ON 50X25MM SW TANTALISED BATTENS @ 300MM GAUGE ON UNTEARABLE ROOFING FELT TO BS1178 TYPE 1 REINFORCED BITUMEN FELT WEIGHT 1.13KG PRE SQ METRE, LAPS 150MM AND NAILED @150MM C/C.

RAFTERS
RFTERS SAME AS MAIN ROOF SPEC @600MM C/C
100X75MM SW WALL PLATES STRAPED DOWN USING 30X5MM
MS STRAPS @ 2000MM C/C
ALL PERIMETER ROOF TILES TO BE CLIPPED AT EAVES WITH PROPRIETY ALU. CLIPS.

INSULATION CEILING JOISTS LEVEL
LINE LOFT WITH 120MM THICK ROCKWOOL INSULATION BETWEEN CEILING JOISTS AND 150MM THICK INSULATION LAID AT 90 DEGREES TO CEILING JOISTS TO GIVE TOTAL 270MM THICKNESS WITH BACKED 12.5MM THICK PLASTERBOARD TO MEET BUILDING REGS U VALUE OF 0.16.

ROOF ACCESS
PROVIDE AND FIX ROOF TRAP SPACE 610X610MM
100X50MM FRAMING WITH 12MM. REBATE TO TAKE 19MM.
BLOCKBOARD TRAP, EDGES LIPPED ARCHITRAVE
75X25MM SOFTWOOD 125X62MM TRIMMERS AROUND, FIXED TO CEILING JOISTS WITH GALVANISED MILD STEEL HANGERS.
PROVIDE 200MM QUILT INSULATION FIXED TO TOPSIDE OF NEW HATCH.

ROOF VENTILATION
BREATHABLE SARKING FELT VENTILATION INSTALLED TO MANUFACTURERS RECOMMENDATION.

CEILING CONSTRUCTION
1 LAYER 12.5MM PLASTERBOARD AND SKIM
FINISH.**JOINERY FITTINGS**
SKIRTINGS - TO BE 100X25MM SW REBATED.
INTERNAL DOORS - TO BE 50X100MM SW FRAMED WITH 44MM THICK FACED INTERNAL QUALITY DOORS, STYLE TO CLIENTS CHOICE.
INCLUDE FOR LOCKS AND ALL ASSOCIATED IRONMONGERY.

SUBJECT TO PLANNING AND
BUILDING REGULATION APPROVAL

Commencement on site before full
Building Regulation approval at own risk

revisions			

project

Proposed Flat Roof Conversion
to Pitched Roof with Front
Extension

at
91 Hollin Lane, Middleton,
M24 5LA.

client
Mr & Mrs P. Crux

drawing	date July.2023
GROUND FLOOR PLAN as proposed	drawing 2
status Planning Submission	scale as indicated @ A3
Provisional Copy	A rev.