

Foundations

Supply and fix minimum 200mm thick strip foundations in C20 concrete max in accordance with Local Building Control ; contractor may adopt trench fill (designed and agreed with Building Control) to:

Walls up to ground level
Build new substructure brickwork in class T4 engineering brickwork in 1:3 cement:sand with plasterwork up to DPC level to all new cavity walls.

Walls above ground
Cavity to be 102.5 facing brick work, 100mm cavity, 90mm cobble thermacell 21 insulation (or equivalent), 100mm selfon standard block inner leaf with 12.2mm plasterboard on dabs to give a U value of 0.18 w/m2K. Movement joints to be staggered and 220mm deep DPCs.

Wall ties are to be stainless steel to BS EN45-1 & DD40-2 spaced at 750mm horizontally and 225mm vertically at reveals.
Internal block walls are to be 100mm standard block. Partition walls are to be 100mm x 50mm sw studs @ 400mm centres with horizontal nogging @ 1/2 height staggered. All wall plates selected the same as the roof plates. All wall plates to be 100mm solid timber, 110mm solid insulation to studs with 100mm rockwool.

Head DPCs to be a minimum of 150mm above ground level to coincide with the top of the sill & sill on a mortar bed above and below (all cavity doors).
Damp proofing DPC to all cavity doors around openings. Tooth and bond brickwork to existing and maintain clear cavity were new joins existing. All cavity doors to have Kingspan Kooltherm cavity doors installed

Steel work

Refer to structural engineer design and calculations

Lintels

Cantec CO 90/100 lintels over new openings to suit span plus bearing, wall construction and loadings with 150mm min. bearing. Entire lintel is suitable for use in connection with brick openings in excess of 5m to be checked and supported by Structural Engineers calculations.

Cavity wall ties

Use stainless steel ties with insulation fibre at 750mm horizontal and 450mm vertical centres, staggered, and 300mm centres above reveals. Include cavity T700 W-type weep holes at 500mm centres above dpc level, to all elevations, including lintels.

Extension Floor slab

150mm compacted hardcore, 50mm sand blinding rolled to accept Visqueen, 1200 gauge Visqueen lapped to DPC, with 100mm Kingspan Thermafloor T770 Insulation. Provide 35mm insulation between floor slab and wall perimeter. Provide A12 mesh @ 230 up from base. All to achieve U value 0.20 W/m2K.

Holdings down straps

300x50mm girt straps fixed to wall plates at 1.2m centres and continued 500mm down walls, secured to wall plates with 100mm x 50mm x 10mm bolts. All straps to be secured to wall plates with 100mm x 50mm x 10mm bolts. All straps to be secured to wall plates with 100mm x 50mm x 10mm bolts.

Roofed roof structure

Use 100mm x 50mm x 10mm rafters and ceiling line at 400mm centres (ties or galvanneal steel joist hangers) including for all stone roof washers, M12 bolt connectors where required, untreated 100x50mm wall plates, 100x50mm pole plates, 100x50mm rafters, nogging, 100x50mm insulation (solid roof 150mm insulation p.u. to achieve 0.18 W/m2K).
Double up rafter and top and bottom trims around roof lights

Use (bitexed) (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipes. Include for all brackets, nonferrous frogs stop ends, downpipes and gutters as required (downpipes pipes into gutters) drainage. Gutter to accommodate falls of any roof pitch

Electrical Installations

All new electrical installations to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation

Provision of mechanical ventilation to be provided to ensure 120m3 flow rates night ventilation. Allow for new / kitchen mechanical ventilation to achieve min. 20l/s over robe to vent to outside air.

Windows & Glazed Doors

Double glazing to new openings to be 4.0mm thick glass (flow E, self heat and 0.5) with 20mm argon filled gap between panes (U value 1.4 W/m2K). Window and door set energy rating to be Band B or better.

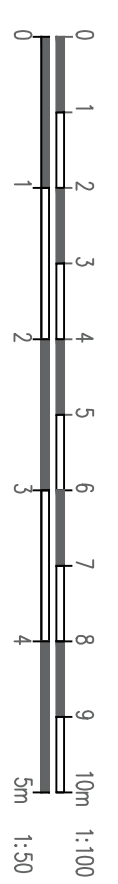
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Health & Safety Responsibilities
The contractor shall be responsible for the health and safety of all workers and the public during the construction of the extension. The contractor shall ensure that all workers are provided with the necessary personal protective equipment (PPE) and that all safety measures are followed. The contractor shall also ensure that all materials and equipment are stored safely and that the site is kept tidy at all times.



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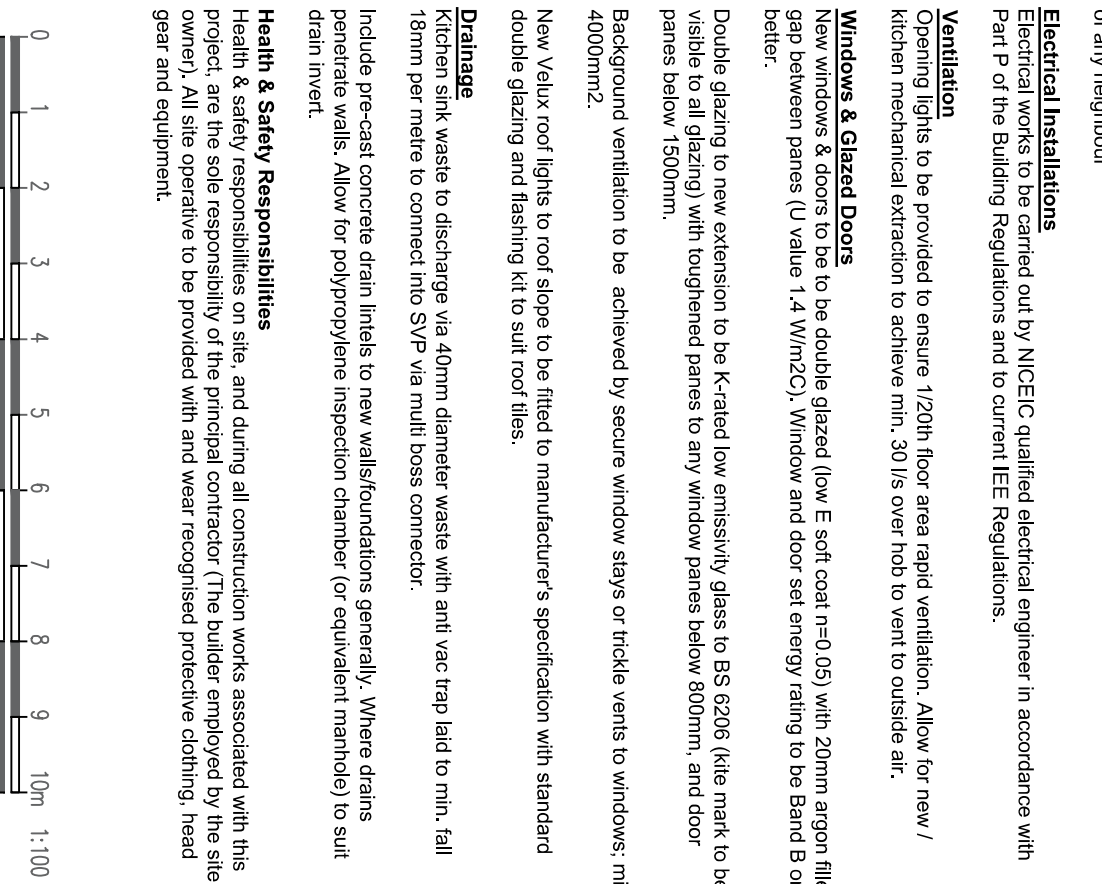
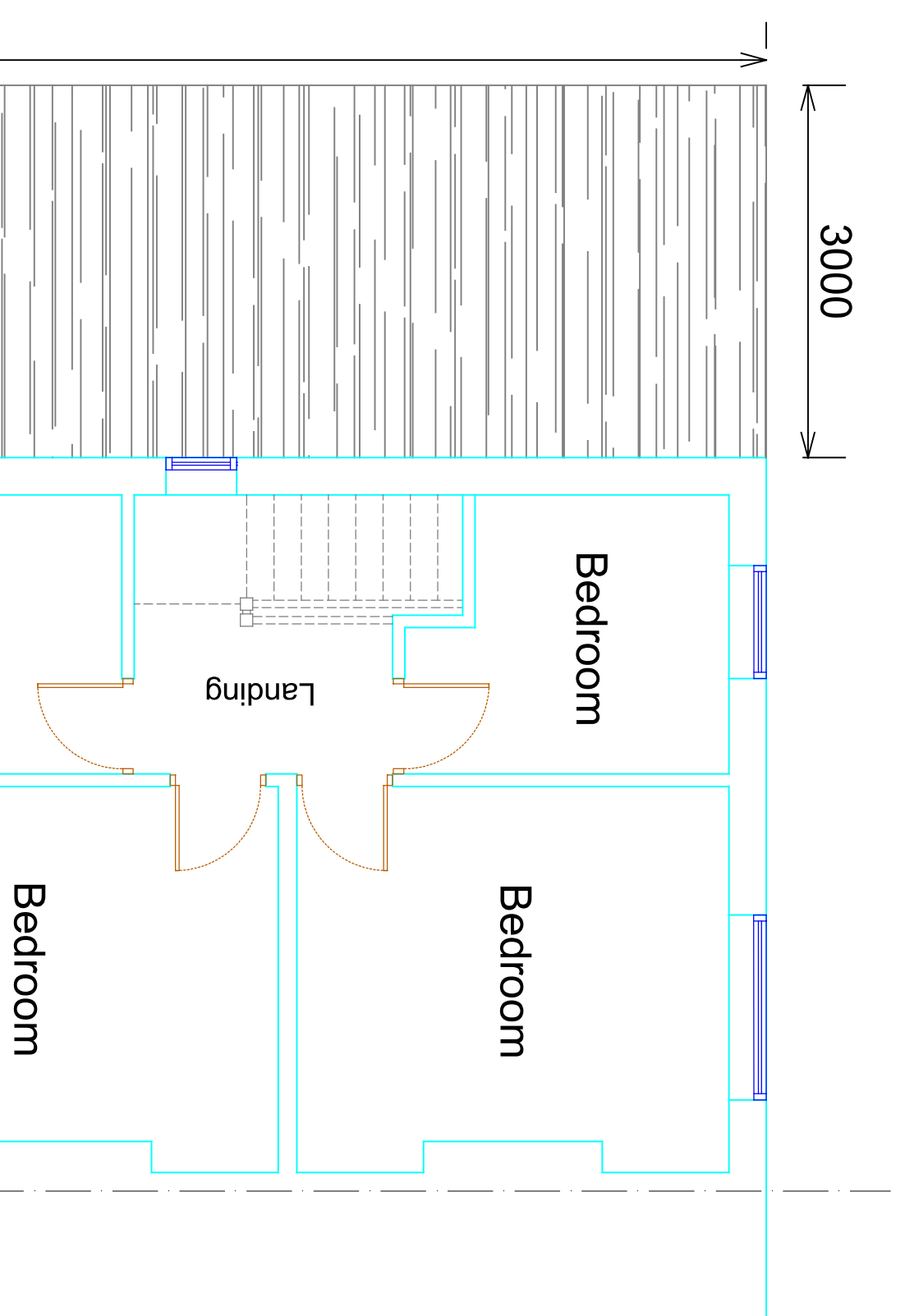
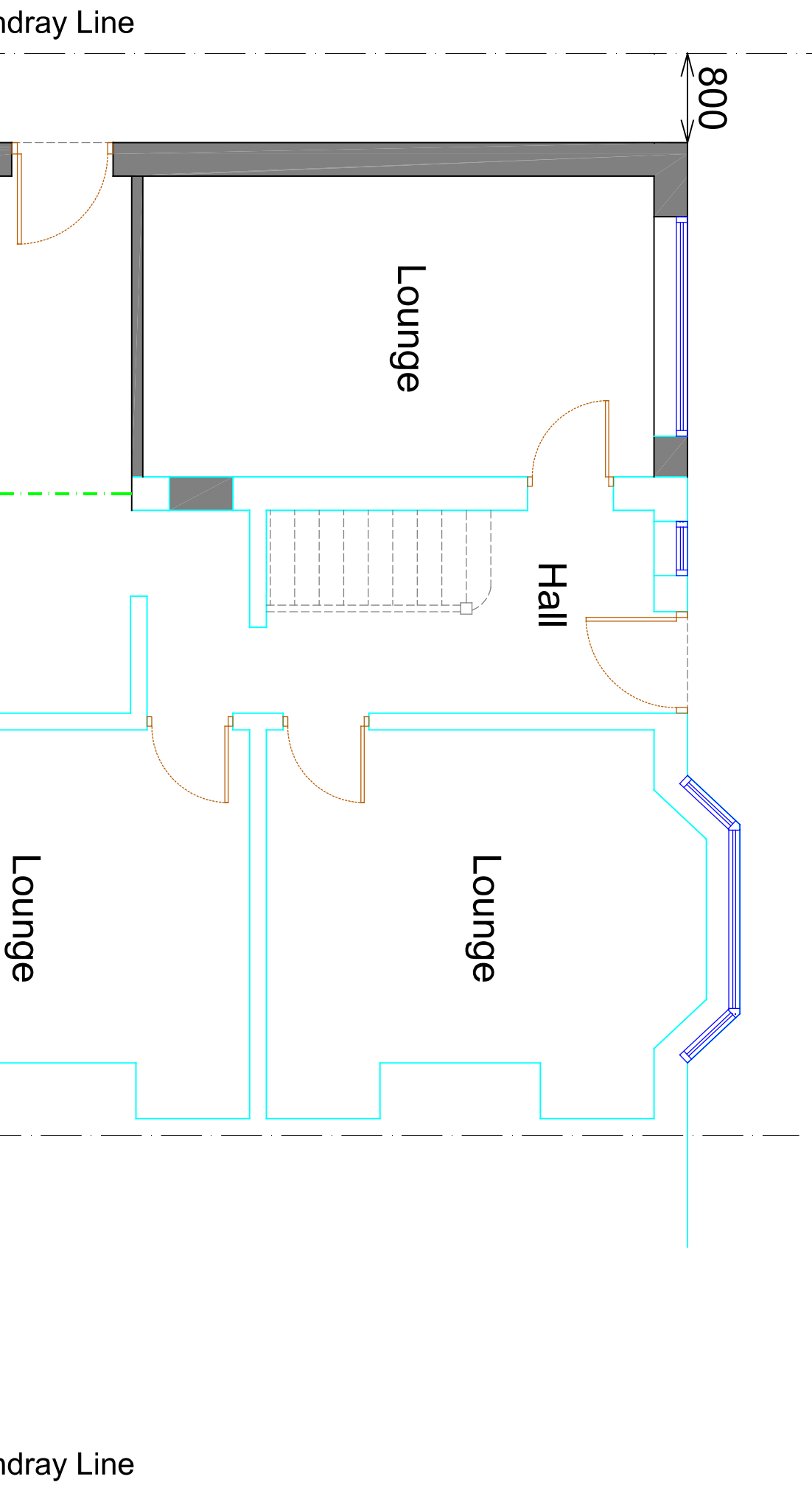
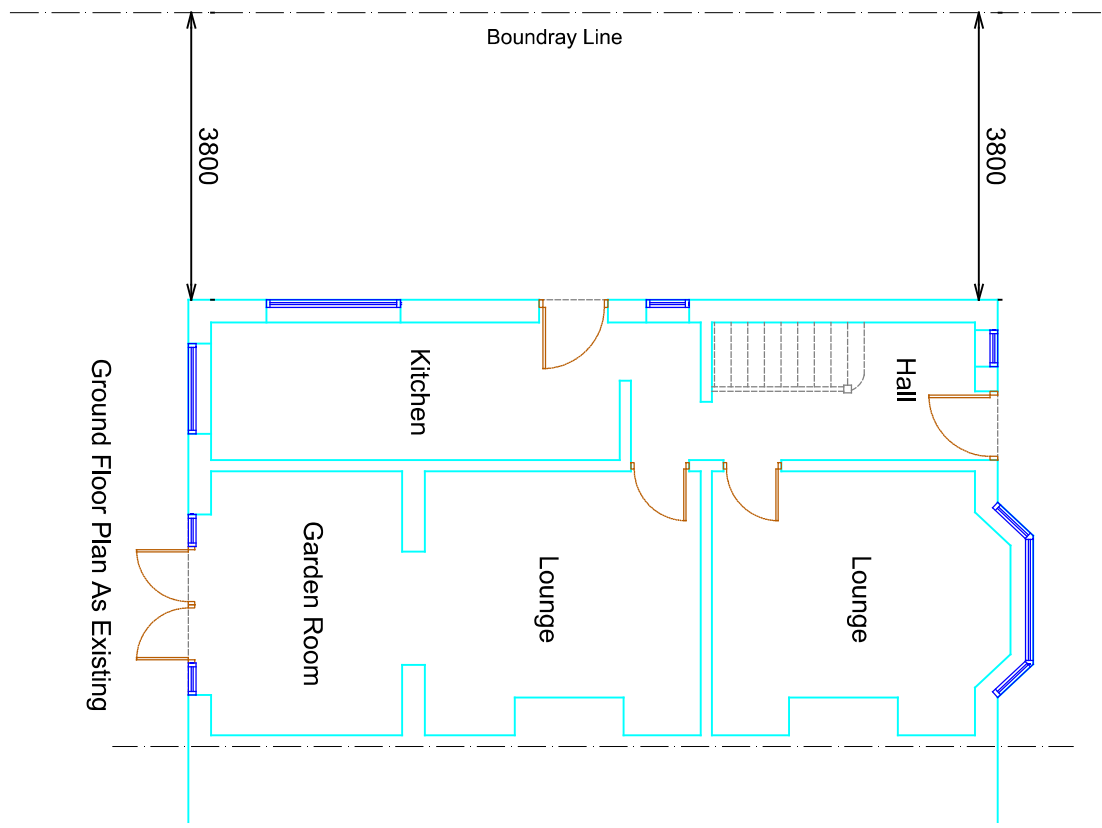
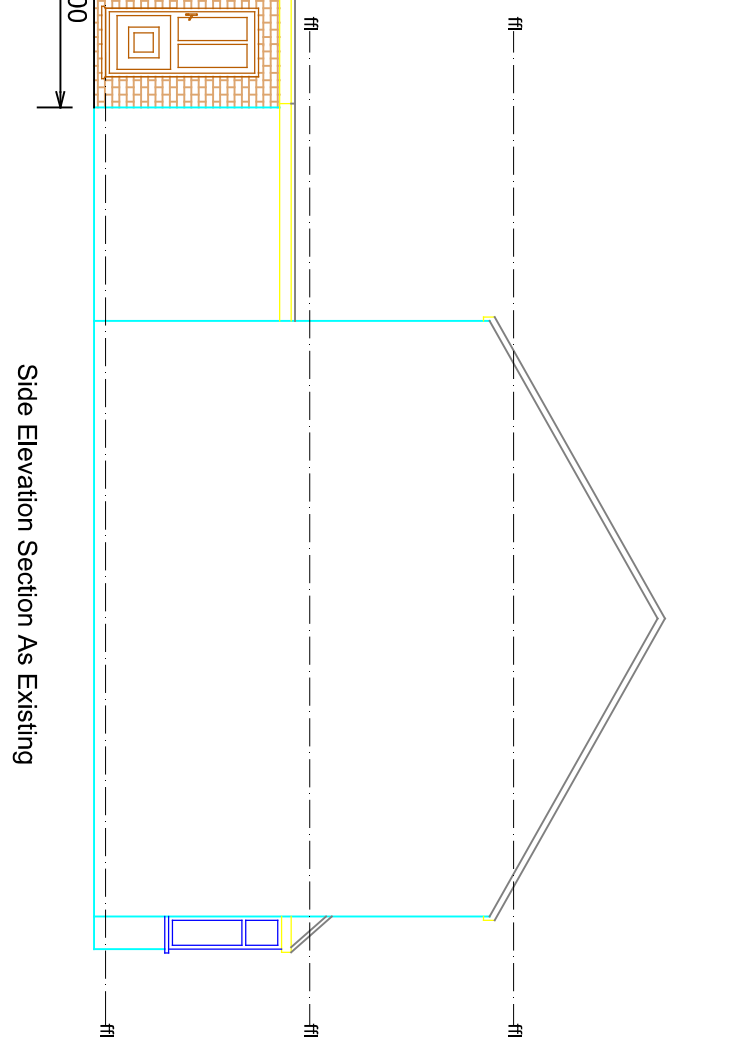
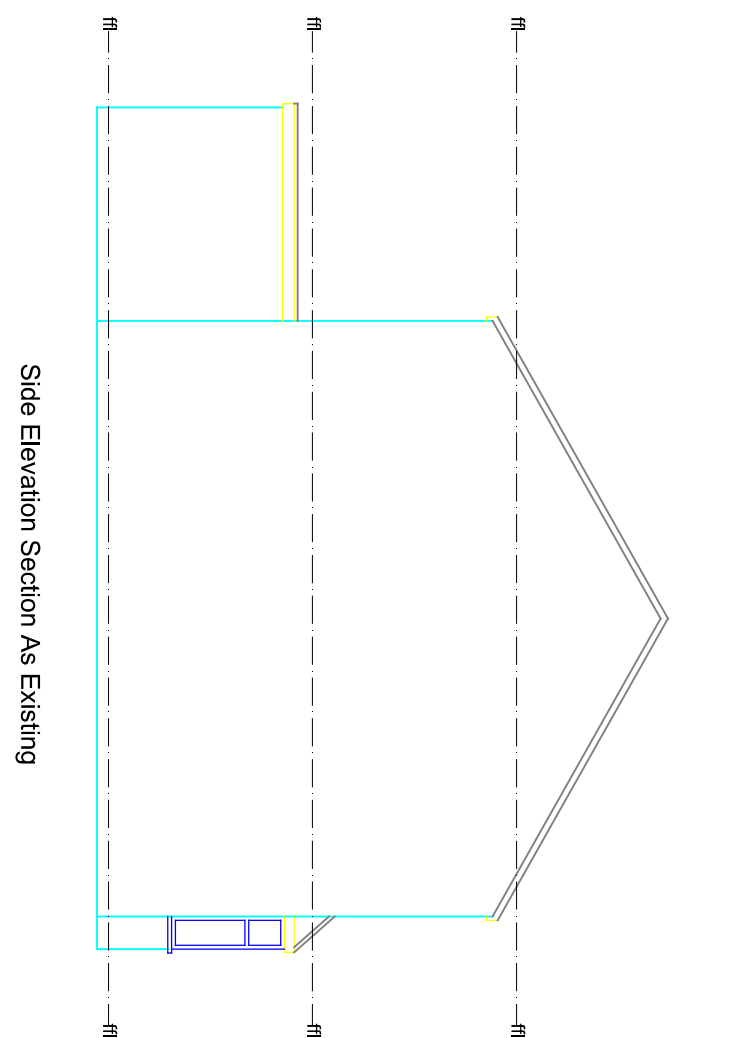
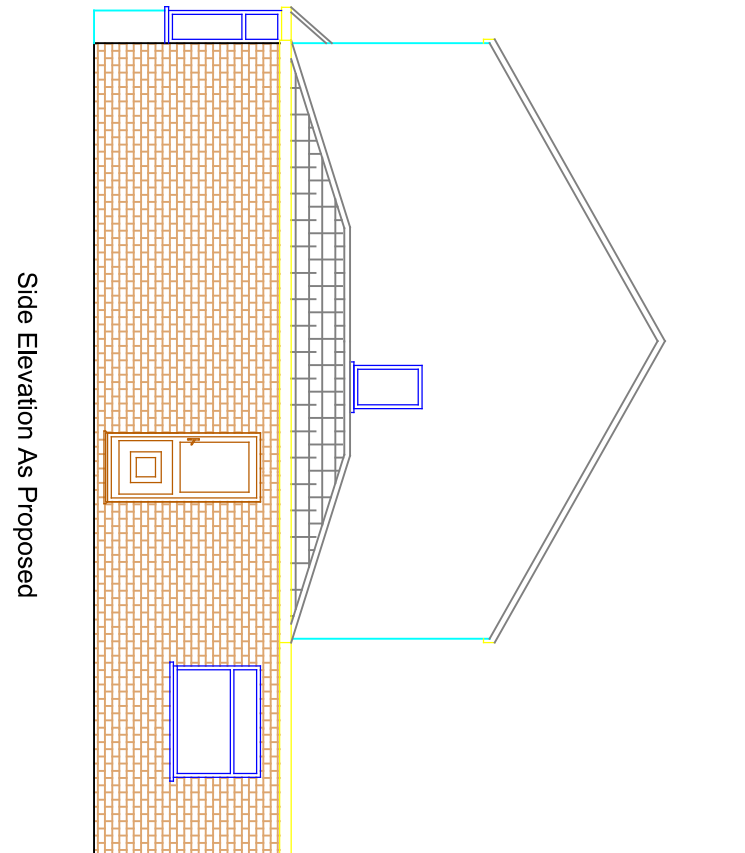
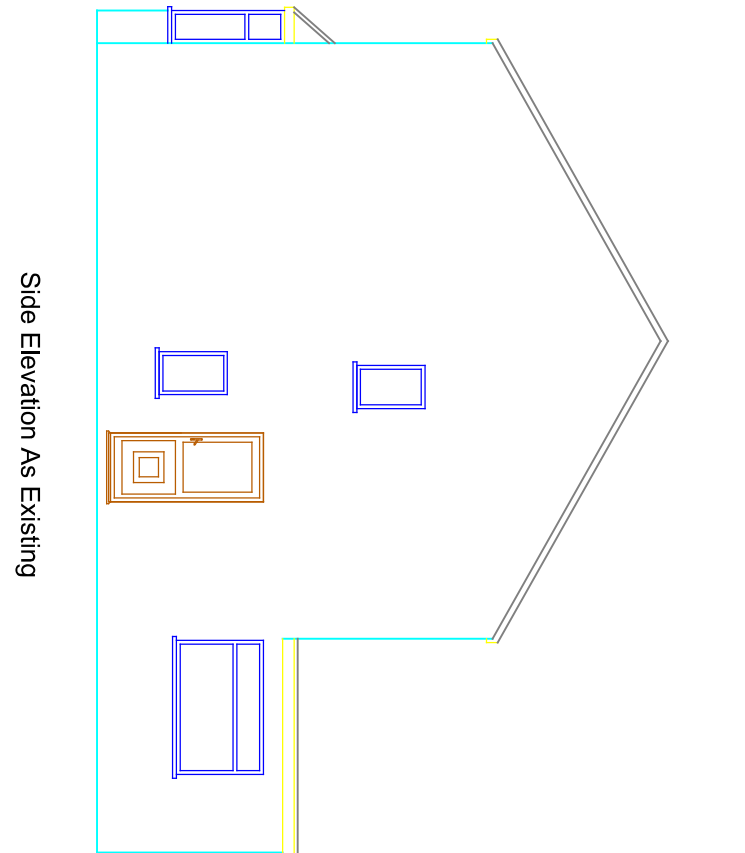
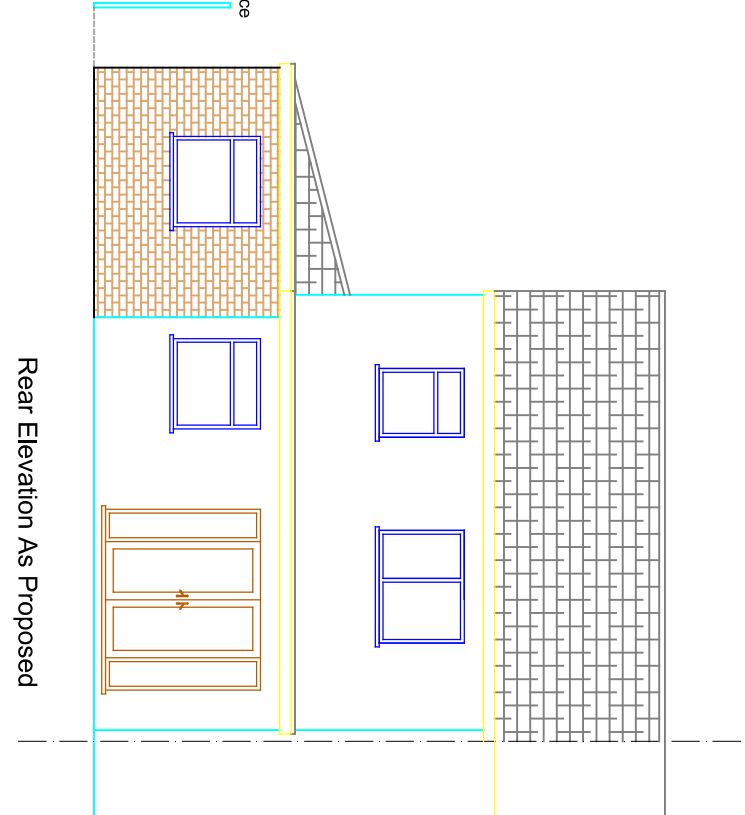
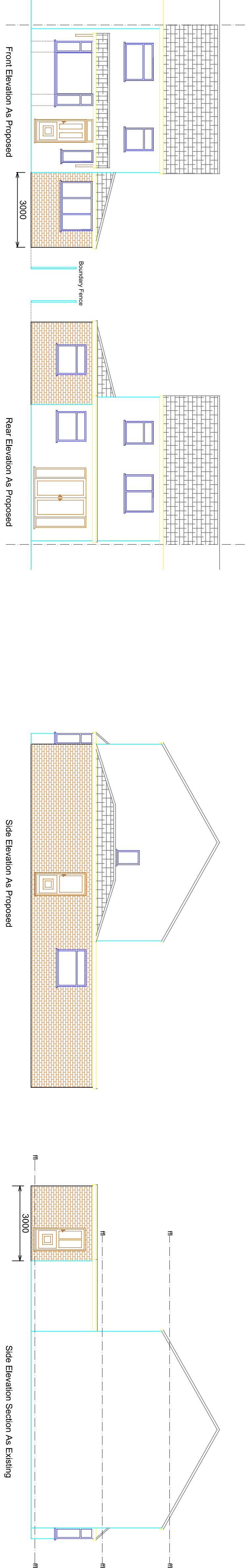
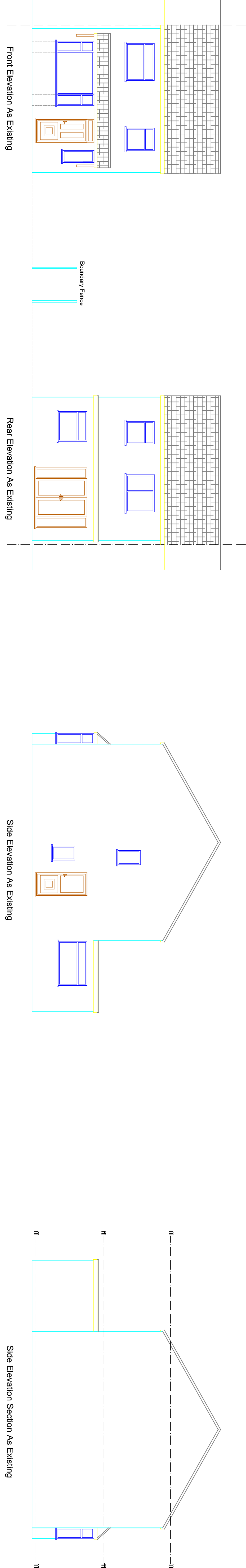
Project
PROPOSED EXTENSION AT 7 LONGVIEW ROAD, RAINHILL, L35 8LN

Client
MR QUMAR UL - ZAMAN

Contract No.	Dwg. No.	Revision	Scale	1:50 & 1:100	@ A1
	3		By	MCC	Date
			Chkd		MAY 2024

EXISTING AND PROPOSED PLANS

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Denotes portal frame to structural engineers design

