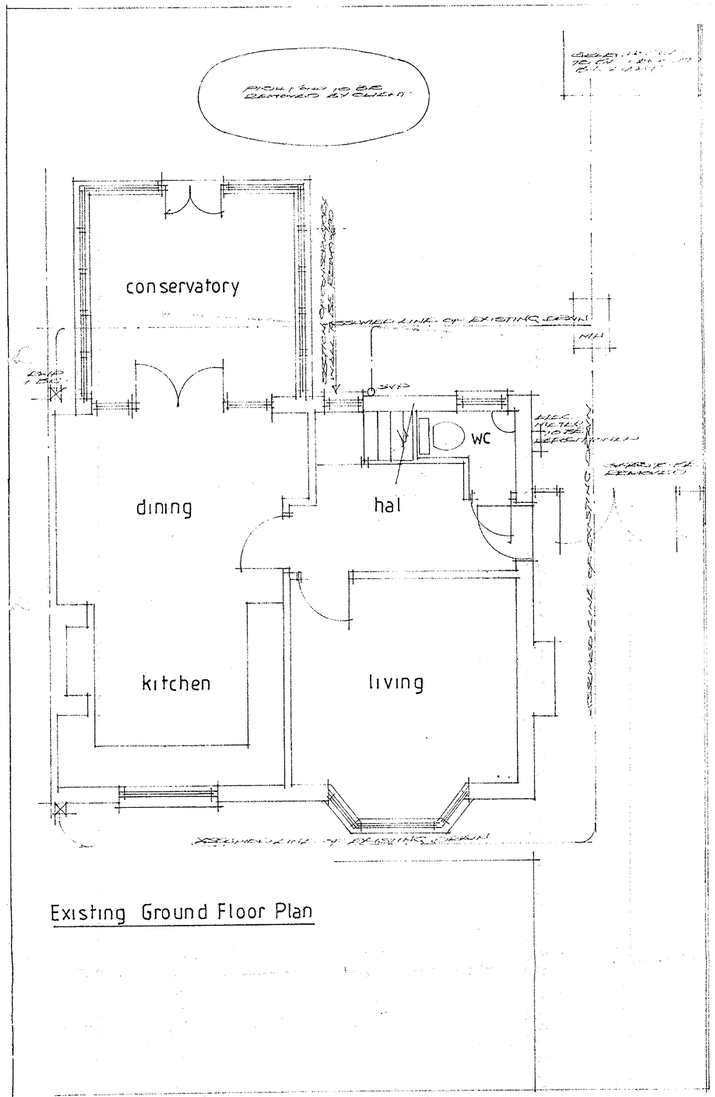
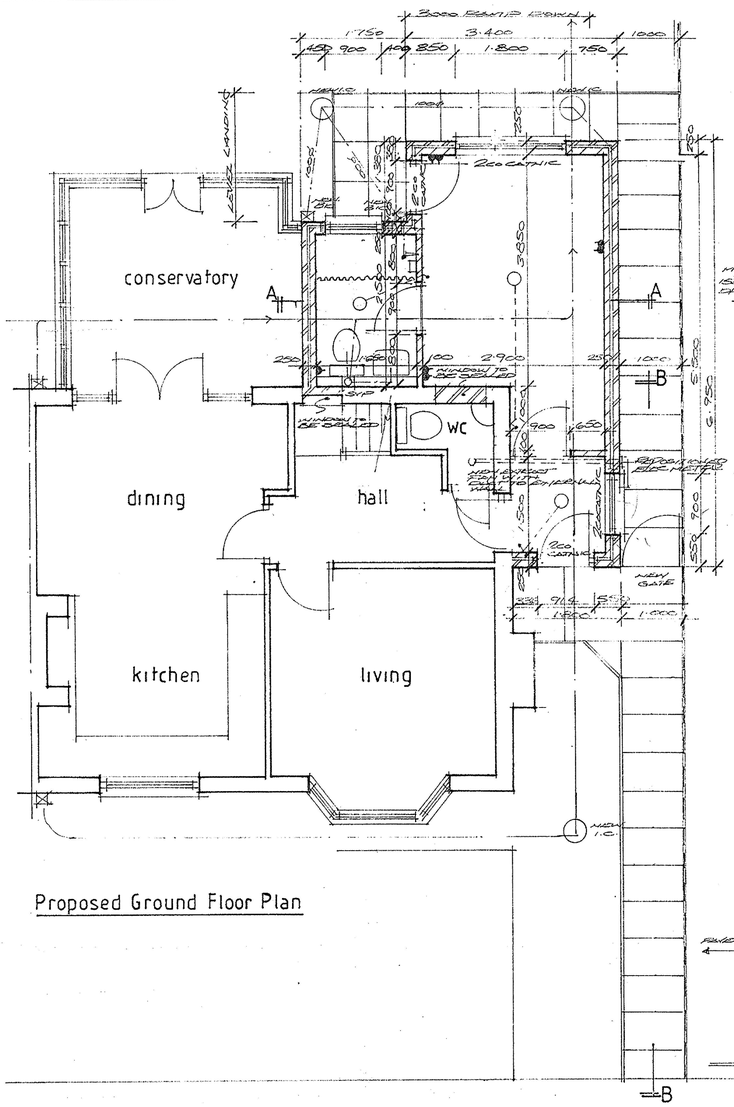
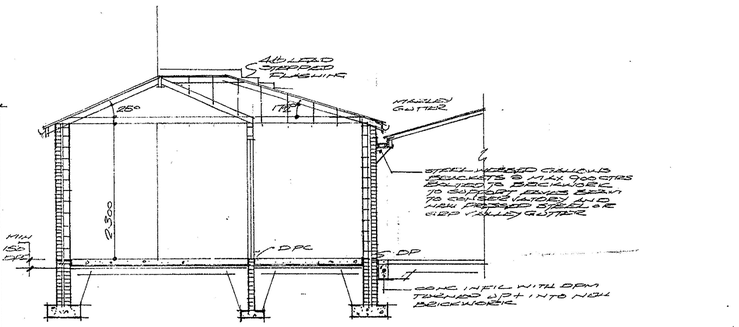


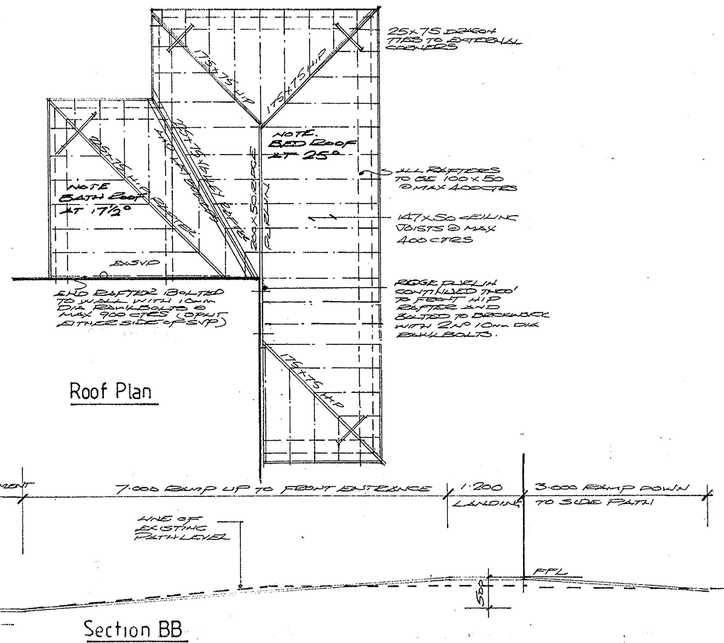
Existing Ground Floor Plan



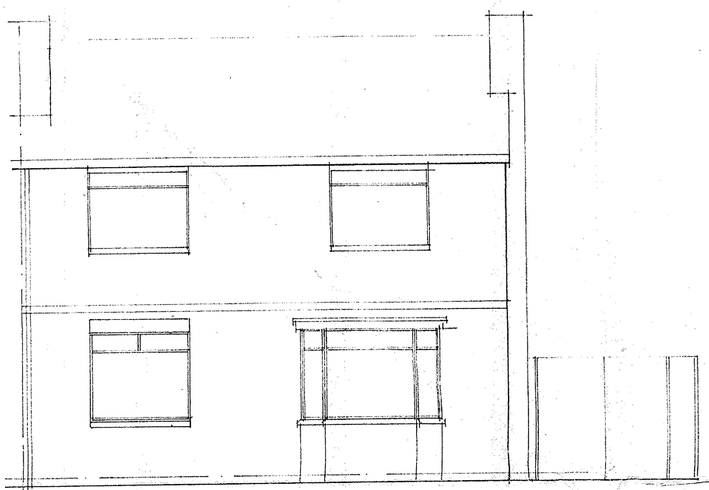
Proposed Ground Floor Plan



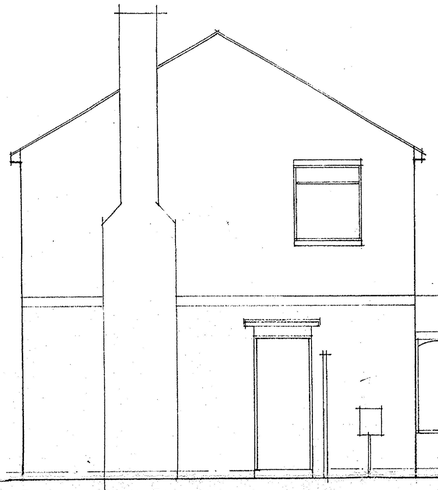
Section AA



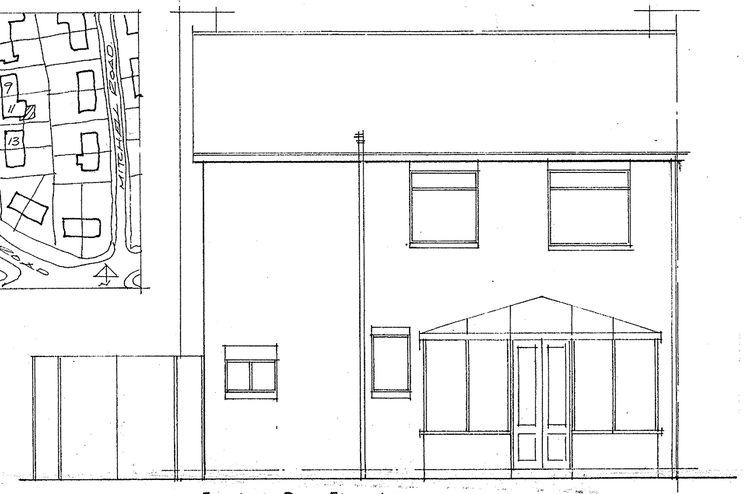
Roof Plan



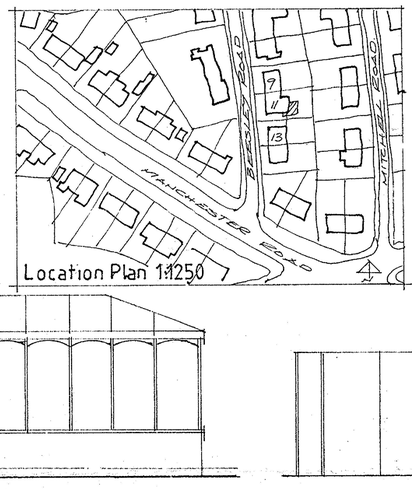
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Location Plan 1:1250

Section BB

CONSTRUCTION SPECIFICATION

FOUNDATIONS
Concrete strip foundations (GP/20 mix) to be taken down to suitable sub-strata to size and depth to the satisfaction of the Building Control Officer.

WALLS
External Walls to be 262 cavity – inner leaf to be 100 mm LB concrete block (Thermalite of similar approved); 50 mm cavity with "Drytherm" insulation fill; 112 mm facing brick outer leaf (SOLDIER COURSE)
All work below dpc to be in brickwork. Cavity below ground to be filled with weak mix concrete 150 mm below dpc and splayed to outer leaf. Cavities to be continuous.
Stainless steel wall ties to be set max 900 mm horizontally, 450 mm vertically. Dpc to be laid separately in both leaves min 150 mm above ground level. Horizontal and vertical dpc's to all cavity closures.
Cavity barriers to tops of walls.
Drains passing through brickwork to be bridged with concrete lintels (sizes to be determined by BCO or CA). Crocodile ties to be fixed at abutments of new and existing work.

Internal Load Bearing Walls to be constructed from 100 mm/112 mm/225 mm – LB concrete blockwork/solid common brickwork with horizontal dpc laid 150 mm above ground.
All work below dpc to be in brickwork.
Wall Finishes (Internal Solid) to be 10 mm backing 3 mm Carlite skim.

FLOORS
Solid Floors to be 50 mm sand and cement screed; 100 mm concrete slab on 50 mm Pilkingtons Crown Floor insulation sheets, overlaid with building paper, 2000 gauge super visqueen membrane turned up and into dpc all sides. Sand blinding layer laid on min 150 mm clean, compacted hardcore.

Roof Construction
Note – All roof timbers to be pressure impregnated with approved preservative.

Pitch 25° (RED PANTILE) 17½° (BALLROOM)

Tile (Type and Manufacturer) REDLAND STONEWOLD II SLATE

Rafters ....100.... mm x 50 mm at max 400 ctrs

Battens ....38 x 25 mm

Felt ....Twinplex type (or similar approved)

Ceiling Joists ....147 x 50 mm x mm at max 400 ctrs

Valley Rafters ....225.... mm x 75 mm
225 mm x 75

Hip Rafters ....175.... mm x 75 mm

Ridgeplate ....200.... mm x 50 mm

Wall Plates ....100.... mm x 75 mm

Bracings/Hangers ....75.. mm x 25 mm
DRAGON TIES 75 x 25mm VALLEY GUTTER FORMED FROM 19mm MARINE PLY LAY BOARD AND SECURED ON DEEP VALLEY GUTTER

Fascias/Bargeboards 19 mm external quality ply

Eaves Soffites ....6 mm external quality ply.
Structural timbers parallel to external wall to be tied down to brickwork with 30 mm x 5 mm BAT galvanised wall ties at max 2M
Permanent cross roof ventilation (Min 0.3% of roof area to be provided by continuous gaps at eaves or "Gildervale" standard soffit ventilator.
Mono pitched roofs to be provided with proprietary dry vents where abutting walls.
Roof space to be insulated with 200 mm Rockwool quilt laid between joists.
Access trap to be provided into roof space. Ceilings to be 9.5 mm plasterboard 3 mm skim.

LINTELS AND BEAMS
Lintels to external cavity walls to be Dorman Long, Catnic or similar approved. Lintels to be insulated and to sizes denoted over each opening. End bearings to be min 150 mm. Cavity tray to be formed over lintel with weep holes formed in perps to outer leaf.
Internal lintels to solid work to be 2 course pc concrete. (GRADE)

DRAINAGE
New manholes to be constructed from 225 mm solid Class B engineering brickwork on 150 mm concrete base and fitted with medium duty metal cover and frame.
Benching to channels shall be to a gradient of 1 in 6 trowelled smooth finish using cement mortar 1:1.
OR :- MASSAE INSPECTION CHAMBERS BENCHED AND SURROUNDED IN 150mm CONCRETE & FITTED WITH MEDIUM DUTY METAL COVER & FRAMES.
New drains to be 100 mm dia vitrified clayware with flexible connections (Hepsleve) or similar approved) laid to 1 in 40 falls.
Drains below building to be encased in min 150 mm concrete and bridged where passing through walls. (Concrete lintel sizes to be agreed with Building Control Officer).
Redundant drains to be grubbed up and sealed at junction to main drain.
New gullies to be roddable back inlet type.
New 100 mm dia svp to terminate min 900 mm above highest opening and fitted with balloon mesh.
Sanitary fittings to be connected separately to svp and to have anti-vac traps when more than 1067 mm from stack. No connection to be made within 200 mm of WC branch.
Wash hand basins, baths and showers to be fitted with 75 mm bottle traps and rodding access to be fitted for any change of direction to wastes.
Gutters to be Marley Deepflow (unless otherwise stated), discharging into 68 mm dia pvc rwps.

WINDOWS
Windows to be Magnet (or similar approved), double glazed and fitted with trickle vent (min 8000 sqr mm for habitable rooms, 8000 sqr mm other with extractor fan). Window vents to be min 1/20th of room. Floor area. Glazing to Part N

GENERAL
All work is to comply to the current Building Regulations and is to be carried out to the complete satisfaction of the Building Control Officer.
Elements of structure to be half hour fire resistance with Class "O" surface spread of flame.

All dimensions to be checked on site by Contractor before commencement of work.

Job Title: Proposed Bedroom + Bathroom Extension at No 11 Beesley Road Prescot

Drawing Description: Existing + Proposed Plans Sections + Elevations

Revision

APPROVED UNDER PLANNING ACTS