



1 0 PROPOSED GROUND FLOOR
1 : 50

SPECIFICATION

THE WORKS WILL MEET THE STANDARDS OF THE BUILDING CONTROL, MEETING ALL OF THE RELEVANT BUILDING REGULATION. THUS, ALL CONTRACTORS MUST BE COMPETENT AND ABLE TO MEET THE STANDARDS REQUIRED.

SUMMARY:

THE EXISTING BUILDING IS A DETACHED 2 STOREY HOUSE.

THE WORKS INCLUDE:
- NEW EXTERNAL WINDOWS, VELUX AND FRONT DOOR
- DEMOLITION AND RECONFIGURATION OF GROUND FLOOR WALLS+ NEW INTERNAL WINDOWS

PORCH

- INFILL EXISTING ARCHWAY +NEW FRONT DOOR
- CREATE NEW ARCHWAY IN POSITION OF EXISTING FRONT DOOR
- NEW SINGLE DOOR TO GARAGE

1. All softwood to be treated with approved preservative.
2. All materials to be suitable for their purpose and be fixed, applied or mixed in accordance with the manufacturer's instructions and specifications.
4. The contractor shall take into account necessary details for the proper execution of the works to the satisfaction of the building inspector. The contractor shall be responsible for the accuracy of all dimensions and for the correct setting out of the works on site.
5. All works and installations to comply with the regulations and recommendations of the respective board or authority to the satisfaction of the building inspector.
6. Existing internal wall to be needed and propped accordingly to ensure the safe installation of the steel beams.
7. Steelwork (as indicated on the plans) to be grade 43 and to be painted with 75 microns to comply with current building regulations.
8. Sizes and strengths of all material to comply with current building regulations
9. All internal and external finishes are to be made good adjacent to the new steel beams and all other work carried out.

A1 Foundations:

- No new foundations required. Steel beams to be supported on new pad stones.

A2 Floors:

- Ground floor slab to the garage area to be formed as follows - (from FFL down) -
- 19mm floor board
 - 50x50 floor joists resting on existing garage floor
 - 100mm Kingspan insulation between joists

A3 External Walls:

Wall construction to achieve a minimum U-value of 0.28 w/m2k

1. Proposed external walls to be constructed as follows: - (external face inwards)
- 102.5mm brick (match existing)
 - 50mm cavity
 - 50mm insulation
 - 100mm thick 5N/mm concrete blockwork
 - 12.5mm lightweight plasterboard
- Cavity ties to be stainless steels fish-tailed twist ties every 750mm horizontal and 450mm vertically set in a diamond pattern to give 5 ties per meter square. Additional ties to be provided at 300mm vertical centres adjacent to openings. Cut block to be used as cavity closer to eaves, verges and door reveals. All window and door reveals to be insulated using DAMCOR insulated DPC cavity trays and flashings to be used where extension roof meets blockwork at the rear and built into the house wall.

A5 Lintels

2. All other lintels to external cavity walls to be pre-formed insulated Catnic or similar. External lintels are to be protected with a cavity tray above. Thermal closers to all windows and door reveals (type WCA/thermobate or similar closers).
3. All beams and pad stones will be to structural engineers details and calculations.
4. New steel work to be provided with 1hr fire protection with 2x 12.5 fire resistant plasterboard +Skim

Additional Information

The new windows and doors double glazed using Pilkington K or Low E glass, white UPVC finish to match the existing. The doors to be glazed in safety glass by the specialist supplier

All windows to have background ventilation in the form of an adjustable trickle vent fitted in window head. Minimum 8000mm sq. Windows to have vertical and horizontal DPC.

Windows and doors to be draught sealed.

Bi-fold doors to fold to the outside as the manufacturer's details. Allow for the formation of the threshold in accordance with the setting out and ensure a minimum step up into the house of 100mm for weather protection. All to achieve 0.28 W/m squared K and be in suitable safety glazing.

Internal partitions 100 x 50 insulated studs with 12.5plaster board + skim.

Exclusions

Decoration

NOTES:

PADSTONES:
P1 - 300x100x150

No.	Description	Date

CLIENT:

MR & MRS DAVIE

PROJECT:

19 PASTURE GROVE,
WHALLEY BB7 9SJ

SHEET:
**PROPOSED PLAN &
SPECIFICATION**

Project number	001
Date	07-04-2024
Drawn by	SD
Checked by	AD
A2.2	
Scale	1 : 50
Sheet size	A1