

Foundations

New concrete strip foundations 600mm wide x 200mm thick to cavity walls and 450mm wide x 200mm thick to loadbearing partition walls. Depth to be a minimum of 1.0M but to be taken below level of any adjacent drainage. Any drainage passing beneath proposal to be bridged within brickwork with concrete lintels over. Foundation grade brickwork/blockwork to be built up to DPC level and cavity to be filled with lean mix concrete up to 75mm below external ground level.

External Walls

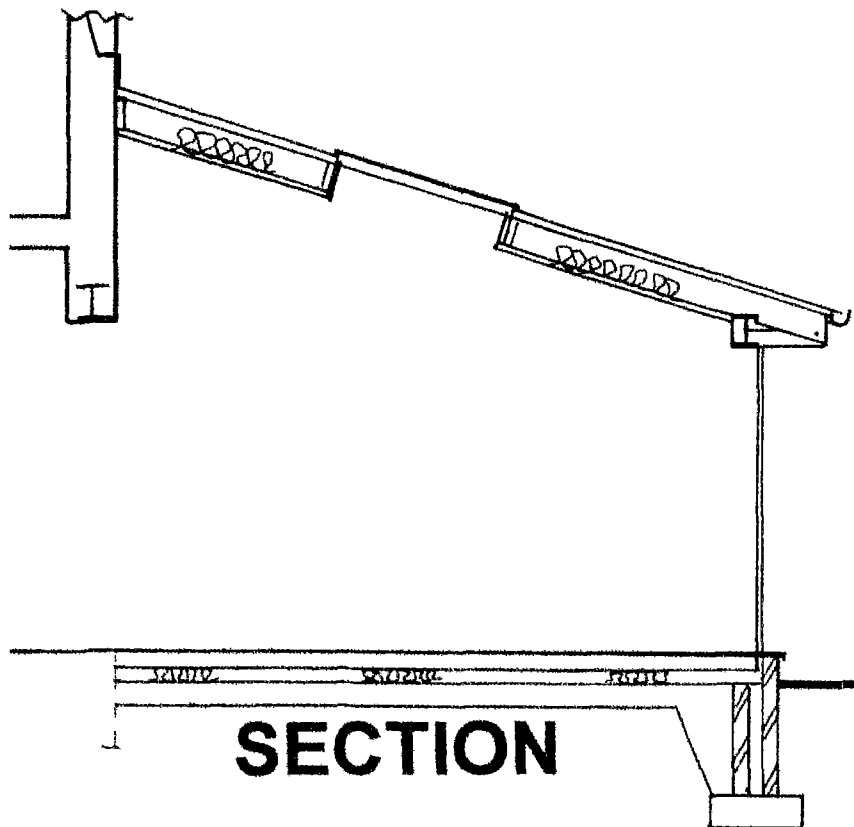
To be of cavity construction and consisting of facing brickwork to match existing property or in accordance with planning conditions. 100mm cavity with full fill 'Drytherm' insulation and internal leaf of lightweight blockwork (denser blockwork may be required if supporting structural steelwork). Inner face of blockwork to receive plasterboard on dabs with skim finish. Stainless steel cavity ties to be provided at 450mm vertical centres and 750mm horizontal centres. Additional ties to be provided at door and window reveals. Proprietary cavity closures to be used at door and window reveals.

Lintels

Generally to be 'Catnic' or similar type galvanised steel lintels with plaster finish to give 30 minutes fire resistance. Lintel specification to be suitable for span, loading etc. and to have a minimum end bearing of 150mm.

Windows and Doors

To be to clients requirements and to consist of either PVC'u' or timber and to have draft seals to all openings. 'u' value should achieve a maximum of 1.6. All rooms to have opening vents equivalent to 5% of the floor area and to also have background trickle vents of 8000 sq. mm.



Ground Floor

Floated concrete 100mm thick on 1200 gauge 'visqueen' membrane on 100mm thick 'Kingspan' or similar polyurethane insulation on 'visqueen' on sand blinded compacted hardcore. Include for 25mm insulation upstands around perimeter. Also include for ducting any existing airbrick through new floor construction using rainwater pipes side by side.

Roof (pitched)

Roof covering to be of slate or tile, in accordance with planning requirements, suitable for pitch and exposure to be fixed to tannalised slate battens over breathable roofing felt (Tyvek or similar). Roof carcass to be of traditional construction and consisting of x 50 timber rafters and ceiling joists at 400mm cts. Double rafters to be provided either side of 'velux' windows. Wall plate strapped down to block work at 1.5M cts. 12mm plaster board and skim to soffit of ceiling. Insulation to consist of 2 no. layers of 150mm mineral wool laid at right angles. Where insulation is within rafters, this is to consist of 75mm PIR with additional layer of foil insulation across face of rafters prior to plaster boarding. Fascia Boards, soffits, barge boards and rainwater goods to be PVC'u' unless otherwise stated. Down pipes to discharge to gullies as indicated.

Partition Walls

Internal non loadbearing walls to be constructed from 100mm x 50mm timber studs clad both sides with 12mm plaster board and skim. 100mm insulation quilt to be provided between studs.

Drainage/Plumbing

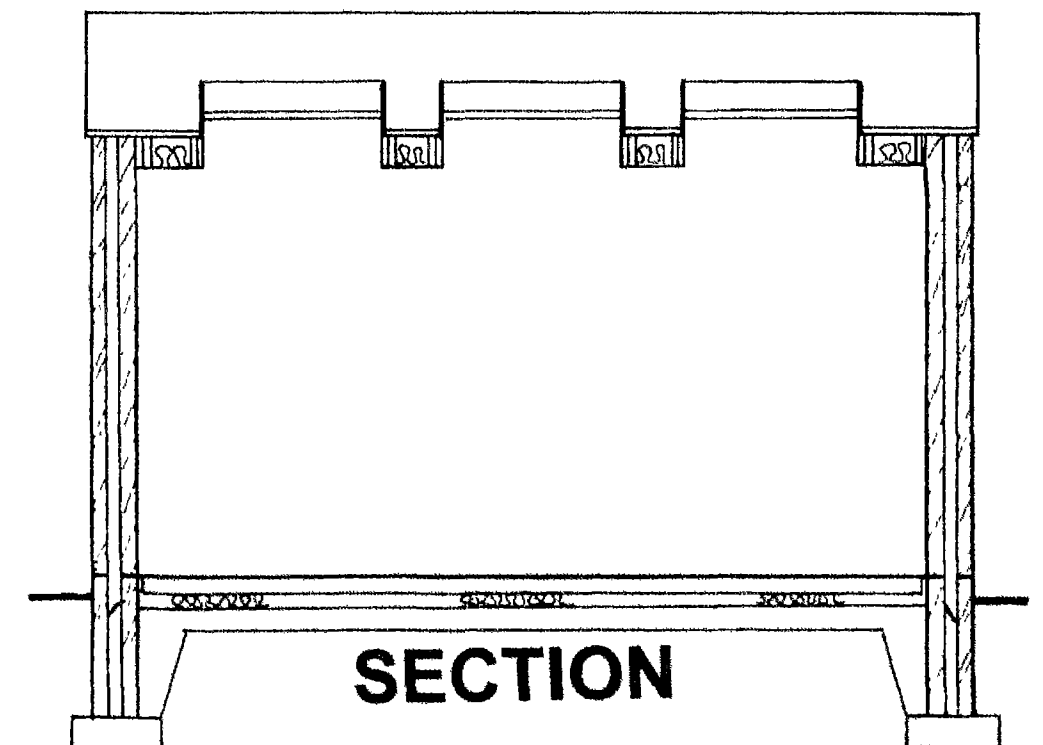
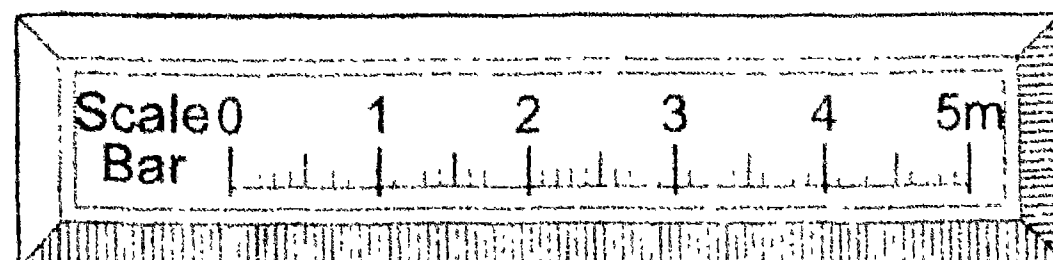
New drainage to be installed as indicated on plans and to be of 100mm PVC'u' with granular bed and surround. All sanitary appliances to be connected via deep seal traps. All rainwater pipes to discharge to discharge as shown on drawing.

Steelwork

New steelwork to be sized as indicated, to be sat on concrete padstones and to be encased to give 30 minutes fire resistance.

Fire Precautions

Existing mains operated smoke detection is to be extended into new rooms and new bedroom door and door into new rear room to be FD20 rated.



SCALE 1:50

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