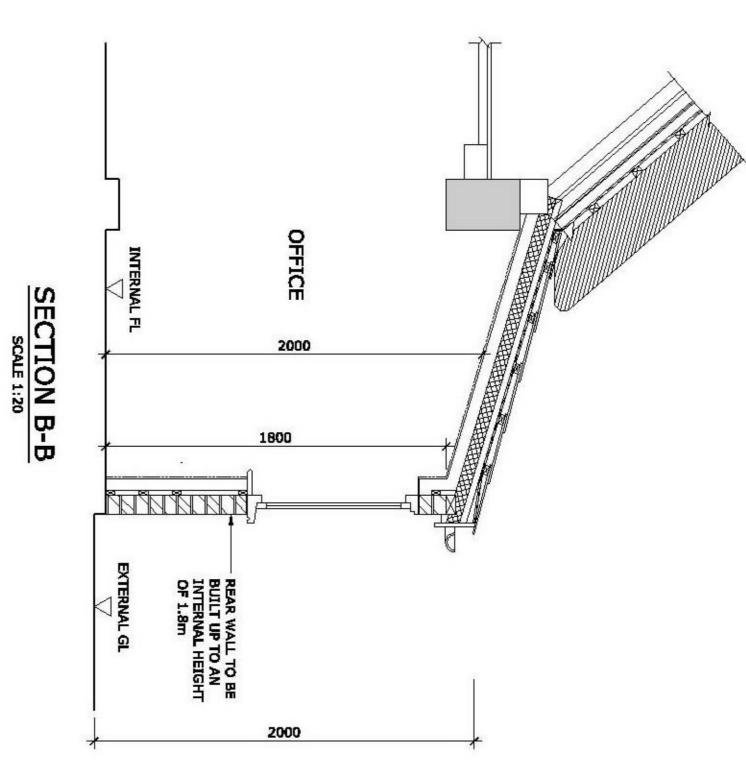
150 MIN

NEW BLACK UPVC GUTTERS & DOWNPT

2575

2700

1000



(Max. "U" value 0.18 W/sq.m. K)
Flat roof to have a black single ply roofing membrane finish installed in accordance with chosen manufacturers instructions. Finish lapped up wall minimum 150mm. Code 5 lead flashing to be provided to all abutments where specified. Roofing felt to be laid on 126mm thick Celotex TD 4000 rigid foam board (thermal conductivity 0.019 w/m2k), laid with plywood side uppermost with staggered (broken) joints (keeping 2mm Gap between all board edges) ensure minimum 20mm bearing on joists/noggins. Boards to be laid on a mastic bead to provide a continuous vapour control seal. Boards fixed in accordance with manufacturers instructions (together with all necessary timber kerbs and fillets etc.) over existing timber joists (regularised) at existing cross centres. Firing pleces to provide fall of minimum 50mm in 3m. All existing roof timber to be treated with proprietary preservative. Ensure existing roof joists and wall plates are strapped to internal blockwork skin with 30mm x 2.5mm galvanised mild steel straps at 1.2m max. centres fixed to 3 No. joists and fixed to existing wall. New celling to be provide a plaster to all thickness 9.5mm for joists at maximum 400mm centres otherwise 12mm, finished with 5mm plaster finish covit.

Note: Provide moisture resistant plasterboard (Type 3 B\$1230) finish to internal walls and ceilings of kitchen, bathroom and shower room etc.

SUSPENDED PRE-CAST GROUND FLOOR

(U value 0.22 W/m².K)
Constructed of 65mm thick 1:3 cement:sharp sand screed (Reinforced with D49 Mesh middle - 100 mm. laps) on 70mm Celotex GA4000 insulation, with 20mm thick Celotex TB4000 insulation to perimeter of screed (all in accordance with the manufacturers instructions), on 3 coats of RIW painted DPM on 150mm thick PC beam and block/plank floor to specialist design and manufacture, built into internal skin and/or off internal brick sleeper walls on DPC, built off foundations. Provide MIN 225mm void below PC floor (in accordance with NHBC requirements). (Note:- If external ground level is higher than internal ground level, provide 50mm GEN1 concrete blinding on 1200g polythene bonded to inner skin with 3 coats of RIW all united with DPC). Ventilation of new floor to be provided by proprietary 225x75mm air bricks at 2.0m ctrs in external/sleeper walls. Provide telescopic vent ducts between floor void and air bricks.

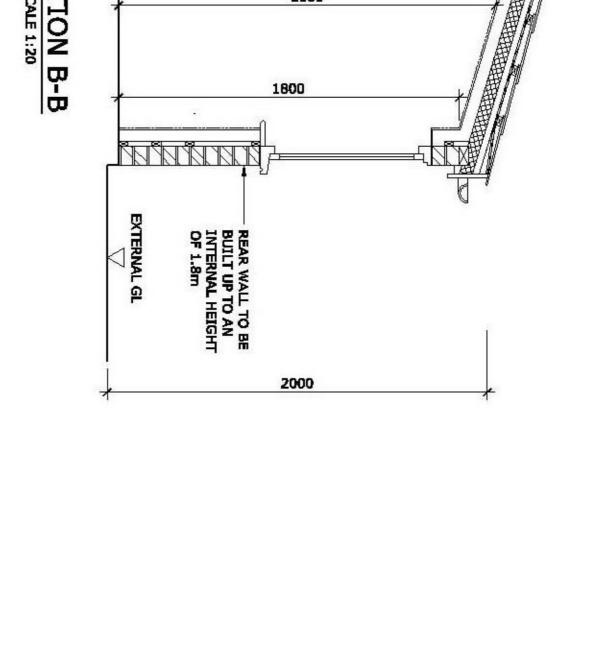
NOTE : CONTRACTOR TO PROVIDE LOCAL AUTHORITY WITH CALCULATIONS FOR P.C. FLOOR, AND OBTAIN APPROVAL BEFORE COMMENCING WORK ON SITE.

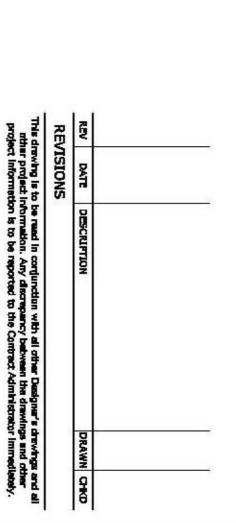
FACING BRICK FINISH FULL FILL CAVITY WALL

(U Value of 0.28W/m²K)

New cavity wall to comprise of 103mm suitable facing brick to extend a minimum of 2 courses below ground level. Full fill cavity with 75mm Isover CWS 36. Inner leaf to be 100mm 3.6N/mm² Celcon standard grade block. Walls to be built with 1:1:6 cement mortar. walls to be built of Hyload or similar approved DPC positioned a minimum of 150mm above external ground level. Brick cavities below ground level to be filled with lean mix concrete to 225mm below DPC. DPC's and DPM's are to be bonded together over internal leaf. All new works to be properly tied to existing. 150mm wide vertical DPC's and insulated cavity closers to be provided to reveals of all doors and windows. Cavity wall insulation is to be contiguous with roof insulation, to avoid cold bridging. Internal wall surfaces to be finished with 12.5mm Gyproc Wallboard fixed to blockwork using Gyproc Drylyner basic system. Provide brick reinforcement to reveals less than 550mm.

REFER TO DRAWING 53404/B/101 FOR PROPOSED GROUND FLOOR PLAN





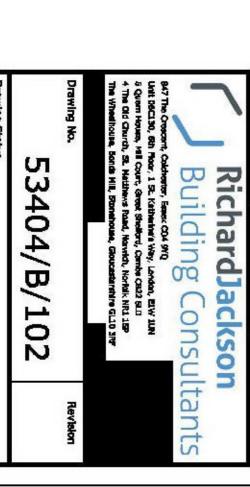
RICS

THE THATCH COTTAGE
WIX ROAD
BRADFIELD
CO11 2UX

PROPOSED SECTIONS (PRIVATE WORKS)

Scale 1:50 @ A1 Job Manage R.WINDER MAY 2021 Approved R.WINDER

MR & MRS DORAN



☐ COSTING☐ AS CONSTRUCTED

© Richard Jackson Ltd