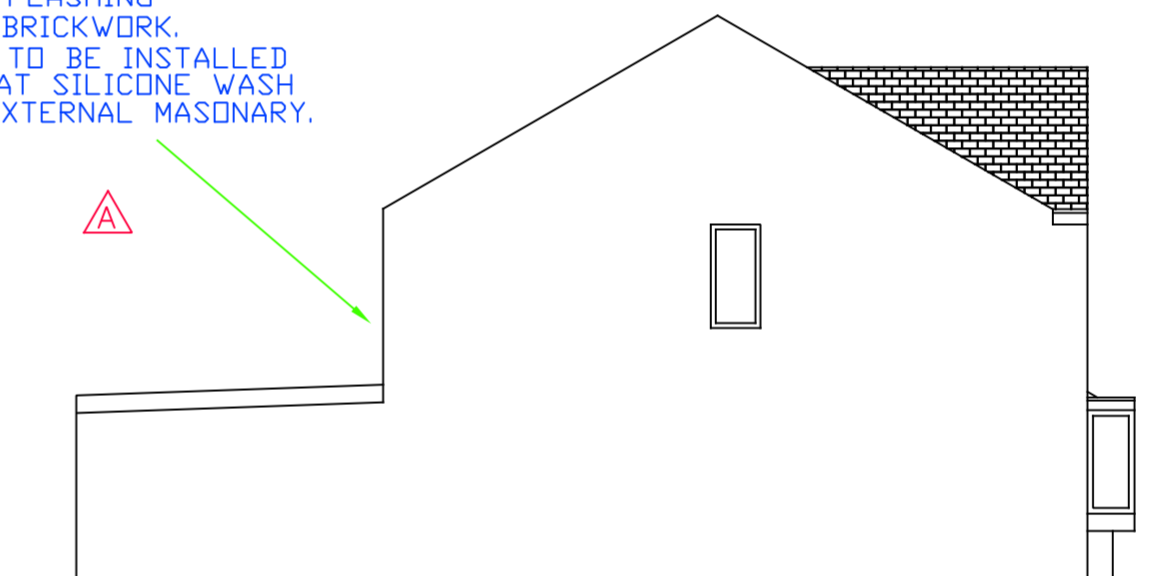


VENTILATION REQUIRED TO RIDGE EQUIVALENT TO A 5mm CONTINUOUS RUN.
CODE 5 LEAD FLASHING CHASED INTO BRICKWORK.
CAVITY TRAY TO BE INSTALLED WITH TWO COAT SILICONE WASH APPLIED TO EXTERNAL MASONRY.



SPECIFICATION

FLOOR
65mm THK CONCRETE SCREED ON 1200 SUPER VISQUEEN ON 120mm THK ROCKFLOOR INSULATION ON 150mm THK CONCRETE SLAB OVER 500 GAUGE VISQUEEN ON 50mm BLINDING OVER 150mm THK THICK COMPACTED STONE SUB BASE ON FIRM CLAY. NOTE; DPCS TO BE MADE CONTINUOUS WITH DPMS. U VALUE OF FLOOR TO BE 0.22W/m²K.

WALLS

EXTERNAL WALLS TO BE 102mm BRICKWORK. 100mm CAVITY (100mm THK CELOTEX CW4000). INTERNAL WALLS TO BE LOADBEARING 100mm THERMALITE TURBO BLOCKS OR SIMILAR.
U VALUE OF WALLS 0.16W/m²K.
WEAK MIX CAVITY FILL TO BE INCORPORATED FROM TOP OF FOUNDATION TO EXTERNAL GROUND LEVEL HEIGHT.
D.P.C. TO BE 150mm MIN. ABOVE GROUND LEVEL.
13mm LIGHT PLASTER TO INTERNAL WALLS.
ALL OPENINGS TO HAVE CATNIC TYPE LINTELS OR SIMILAR OVER. VERTICAL D.P.C.'S TO BE INSTALLED AT JUNCTION BETWEEN NEW AND EXISTING WALLS.
STAINLESS STEEL DD140 GRADE WALL TIES IN CAVITY AT 5 PER M2 AT A MAXIMUM OF 300mm CRS VERTICALLY WITHIN 225mm OF OPENINGS. SPACED AT 750mm HORIZONTALLY AND 450mm VERTICALLY. EXPAMET WALL STARTERS (OR EQUIVALENT) TO BE USED TO CONNECT NEW WALL TO EXISTING.

ROOF

GRP ROOF COVERING ON 18mm STRUCTURAL GRADE OSB ON 100mm FIRRINGS ON 200 x 50 C16 JOISTS FIXED TO 200 x 50 WALL BEARER AND 100 x 50 WALL PLATE WITH SIMPSON JOIST HANGERS AND WALL PLATE BRACKET. 100 THK KINGSPAN INSULATION BETWEEN JOISTS OVERLAID WITH 50 THK KINGSPAN INSULATION. CEILING TO BE 12.5 THK PLASTERBOARD AND SKIM FINISH. CONTINUOUS SOFFIT AND WALL ABUTMENT WALL ABUTMENTS VENTS TO MAINTAIN AIR FLOW TO ROOF VOID.

NOTES

- 1/ ALL WINDOWS TO BE DOUBLE GLAZED WITH 'K' GLASS AND TO HAVE VENTILATION IN FRAMES HAVING A TOTAL AREA OF NOT LESS THAN 8000mm PER ROOM. ALL NEW WINDOWS TO BE 1.2 W/m²K OR BETTER AND HAVE A 16mm ARGON FILLED AIR GAP.
SAFETY GLASS TO BE FITTED TO DOORS AND ALL WINDOWS WITH CILL HEIGHT OF 800mm FROM FLOOR LEVEL OR LESS. ALL WINDOWS WILL OPEN IN EXCESS OF 30 AND WILL PROVIDE 1/20th OF THE FLOOR AREA IN VENTILATING OPENING.
- 2/ ALL NEW TIMBER TO BE SUITABLY PRESSURE TREATED i.e. VAC-VAC OR SIMILAR APPROVED.
- 3/ NO WORK TO BE CARRIED OUT BEYOND THE BOUNDARY LINE WITHOUT THE OWNERS CONSENT.
- 4/ ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATING THE SITE UPON COMPLETION AND MAKING GOOD TO ALL AFFECTED AREAS OF WORK.
- 5/ TO EXTENSION AND AREAS OF ALTERATION PROVIDE AND FIX NEW S.W. SKIRTING BOARDS TO MATCH EXISTING.
- 6/ VENT TILES TO BE INSTALLED WHERE RIDGE / EAVES VENTILATION CANNOT BE ACHIEVED i.e. ROOF WINDOWS.
- 7/ ALL BRICK PIERS TO HAVE A MINIMUM RETURN OF 650mm.
- 8/ ALL NEW DRAINAGE TO BE 100mm DIA. HEPSLEVE PIPES WITH FLEXIBLE JOINTS LAID IN GRANULAR FILL (1 IN 40) TO L.A. SATISFACTION. ENCASE ANY EXISTING OR PROPOSED DRAINS BELOW EXTENSION IN 150mm MIN. CONCRETE ALL ROUND. IF NECESSARY, FOUNDATIONS WILL BE STEPPED BELOW THE DRAINS AND DRAINS WILL THEN BE BRIDGED BY CONCRETE LINTOLS.
ALL NEW GULLIES TO BE RODDABLE.
- 9/ USE THERMABATE OR SIMILAR APPROVED INSULATED CAVITY CLOSERS TO WINDOWS JAMBS AND CILL POSITIONS WITH A HALF HOUR FIRE RATING.
- 10/ ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND NEW HEATING SYSTEM IS TO BE IN ACCORDANCE WITH THE 'DOMESTIC HEATING COMPLIANCE GUIDE'.
- 11/ PLEASE NOTE THAT THERE ARE NO TREES IN THE LOCALITY OF THE WORKS.
- 12/ ALL EXISTING LINTELS TAKING ADDITIONAL LOAD TO BE EXPOSED AND UPGRADED IF DEEMED NECESSARY.
- 13/ EXISTING CAVITY TO BE MADE CONTINUOUS WITH NEW i.e. EXISTING OUTER LEAF CUT AND CAVITY INSULATION CARRIED THROUGH PAST OUTER LEAF.
- 14/ ALL LINTELS TO HAVE 150mm END BEARING.

A SEPT. '21 FLAT ROOF SHOWN

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PROPOSED PLAN AND ELEVATIONS

PROPOSED ALTERATIONS
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