



Roof tiles to be concrete interlocking on 25 x 50mm treated s.w. battens on breather type underfelt.

Rafters to be 47 x 125mm C.24 s.w. at 600mm centres

Ceiling joists to be 47 x 97mm C.24 .w at 400mm centres

Insulate between and across ceiling joists with 350mm Rockwool insulation held back from eaves.

Facia boards and soffits to be PVCu incl. 25Mm soffit vent strip

Include 225 x 75mm TC air brick and liner above insulation to both gables.

External walls to be 100mm facing brick to match exiting; 100mm cavity with 100mm full fill Dri-therm' cavity insulation batts.

Inner leaf to be medium density 100mm concrete blocks use 5No proprietary ties across cavity

Line internally with 12.5mm plasterboard on adhesive dabs and nominal 4mm skim coat.

Floor to be 19mm T&G flooring grade chipboard on 47 x 150mm C.24 joists at 400mm centres with 110mm kingspan insulation tightly fitted between joists

150mm air space below joists vented by 2No 275 x 75mm TC air bricks and liners in each gable

Sub-floor to be 100mm concrete 1:2:4 mix on Visqueen 1200 gauge DPM turned up at edges as shown on 150mm Type 1 crushed stone

DPC to be PVC type 150mm above ground level

Windows to be double glazed 1.0 W/m² K or better with trickle vents in window head

External door to be insulated to 1.5 W/m²K or better

Windows and door to be part Q compliant (certificate required)

Electrical installation to be carried out by certified competent person and a certificate of Part P compliance will be required upon completion.

Lintels above door and windows to be Keystone pre-insulated SK-90 in accordance with manufacturer's installation guide

Fit steel beam under existing ceiling as shown in accordance with structural calculations and make good floor / wall and ceiling finishes. Take down existing internal lobby as shown

All dimensions to be checked on site prior to commencement

Drains and foundations are shown as PROVISIONAL

Actual details to be agreed with Building Inspector

Drawings to be read in conjunction with the General Specification

5 SYCAMORE CRESCENT, CRANSWICK
PROPOSED FRONT PORCH

PROPOSED PLAN VIEW AND SECTION A-A 1:50
SITE PLAN 1:500

REV A