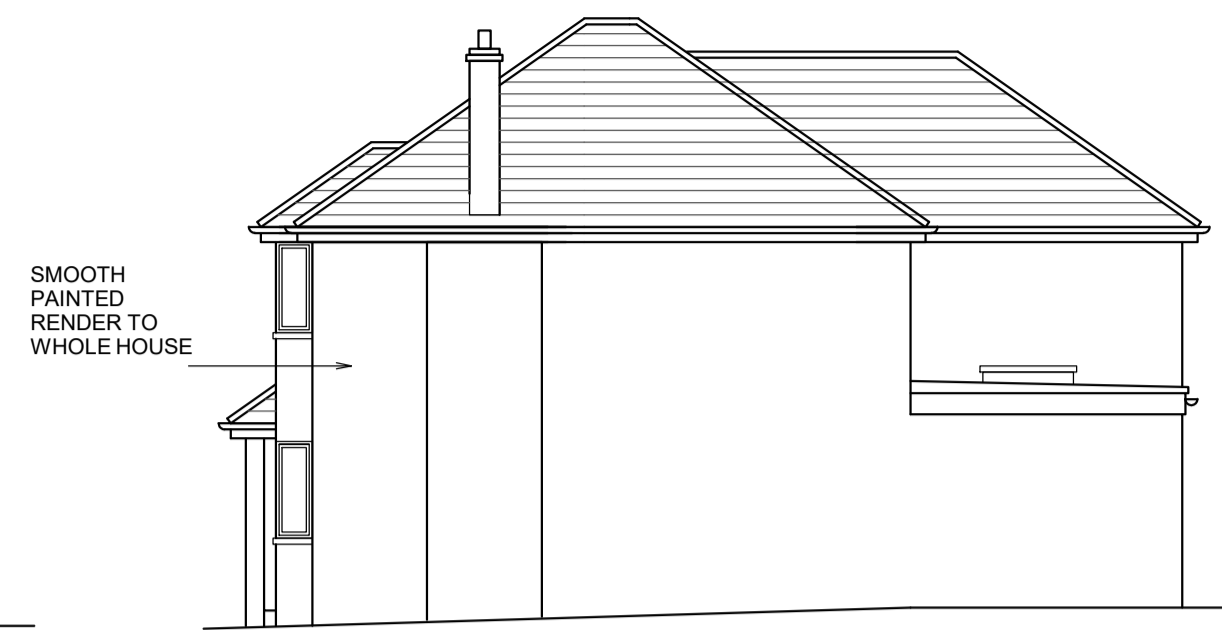




PROPOSED SIDE ELEVATION
SCALE 1:100



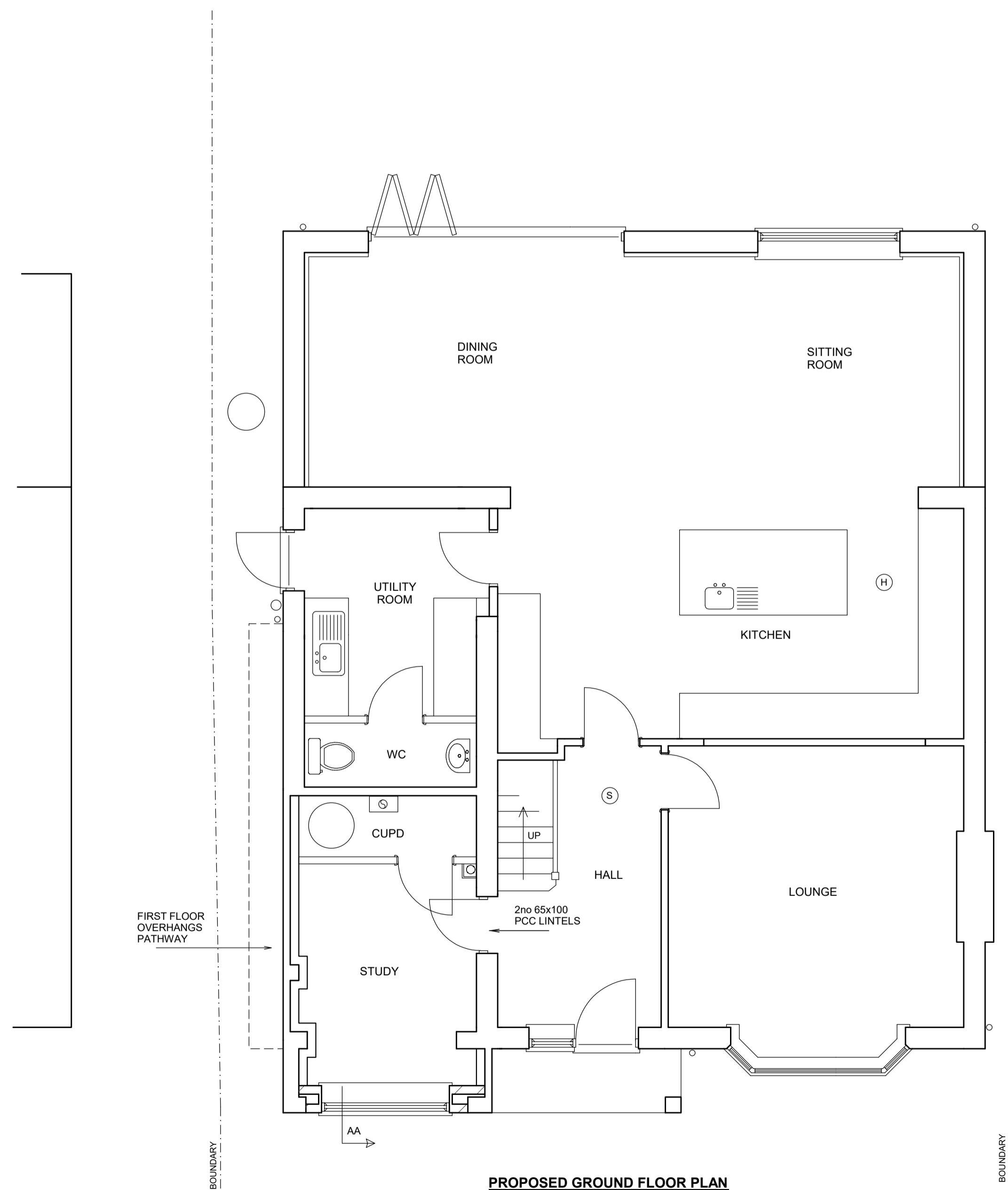
PROPOSED FRONT ELEVATION
SCALE 1:100



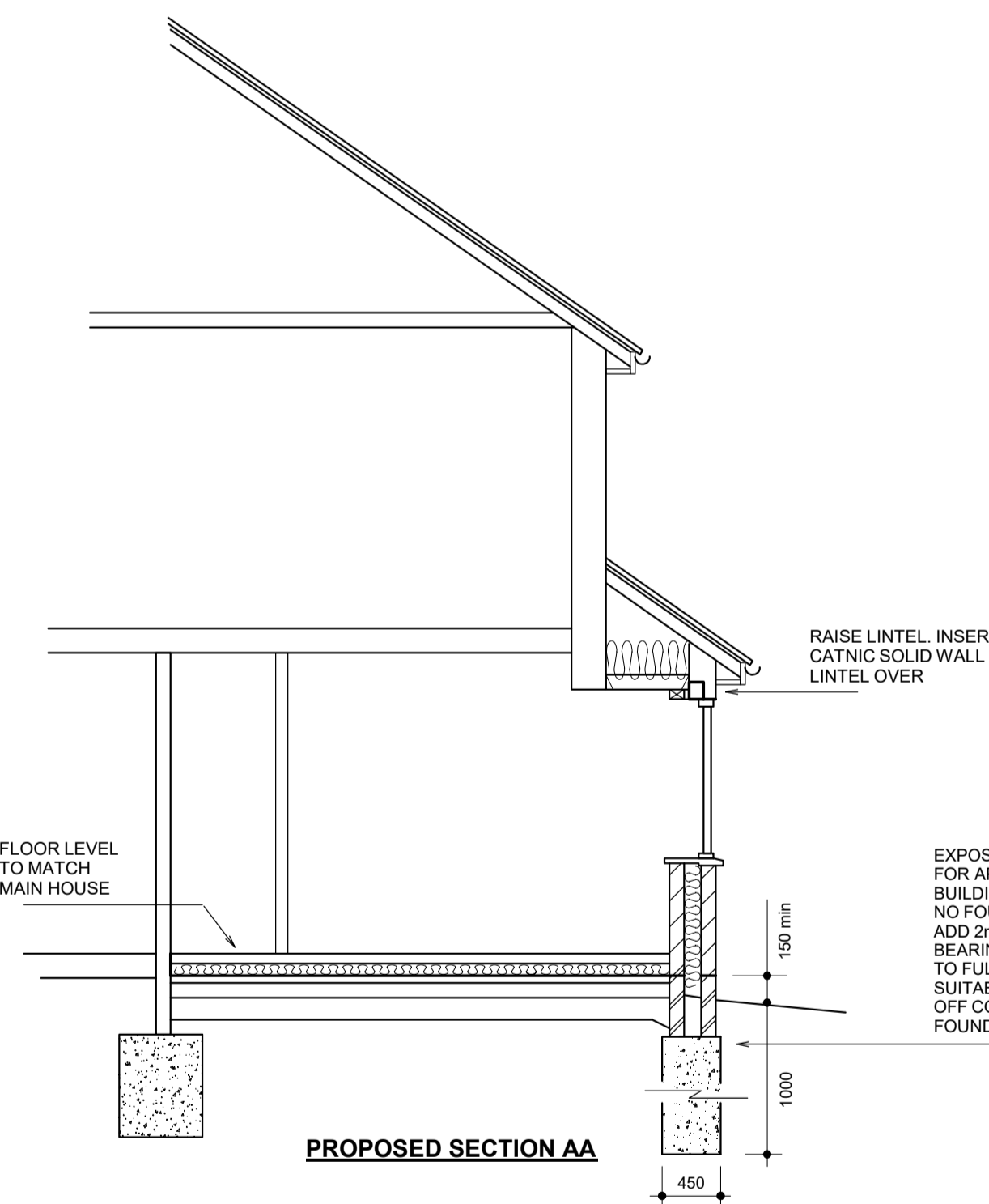
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION AA

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation.

UPGRADE GROUND FLOOR

Retain existing concrete slab. Make up levels with MOT type 1 well compacted. 50 sand. 1200 PVC DPM lapped to DPC. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed. Final level to match existing house.

UPGRADING OF EXISTING EXTERNAL WALLS

Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to 47x47 battens on 1200 gauge DPM sheet. Additional 40 Celotex TB4000 between battens. 3 skim. Wall to achieve U-value of 0.18W/m2K.

EXTERNAL CAVITY WALL WITH RENDERED EXTERNAL FINISH

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) to inner & outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knaufr DrTherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furlex movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Lintels to have 150 min bearings.

INTERNAL PARTITIONS

75x50 stud. 12.5 plasterboard + skim. Lay DPC under sole plates. All partitions to contain 75 acoustic quilt.

PITCHED FRONT ROOF

Retain existing roof. Add 100x500 C16 ceiling rafters. 300 fibreglass quilt laid between joists & over joists. 25 continuous vent to eaves. 9 plasterbd + 3 skim to underside of joists.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent.

WINDOWS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

If replaced any new boiler to be of condensing type and have minimum SEDUK rating of 92%. Flue to be 600 min from boundary and 300 min from any openings. New radiators to be fitted with thermostatic valves.