



LOCATION PLAN (1:1250)

Note- Existing external walls to be finished in cement render as above.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

A/B's- to be 225x75mm with cavity liners and tray dpc over, A/B's to be @ max 1500crs and min 450mm from corners.

Oversite- to be min 100mm thk concrete over min 150mm consolidated hardcore. Concrete to be thickened to 225mm under sleeper wall.

Ground floor construction- 47mm x 150mm C16 grade joists @ 400crs boarded with 22mm floor quality boards. 150mm XR4000 celotex material laid between joists on polypropylene netting with min 150mm air gap from u/s of joists to oversite. Joists to be supported @ centre span off honeycomb sleeper wall. Floor lvl to be continuous with existing.

Lintels- Catnic or similarly approved and to have min 150mm end bearing (size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finish to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.

Roof construction- Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ pitch to match existing (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25x100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down bwk min 6 courses with 1000x30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max 1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintained. Roof insulation to be 400mm fibreglass quilt, 200mm between trusses and 200mm @ 90degs underdrawn with 12.5 mm plasterboard and skim.

Internal Walls (load bearing).- to be 100mm thk 600kg blockwork with 12.5mm plasterboard and skim on plaster dot and dab with skim finish.

Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.