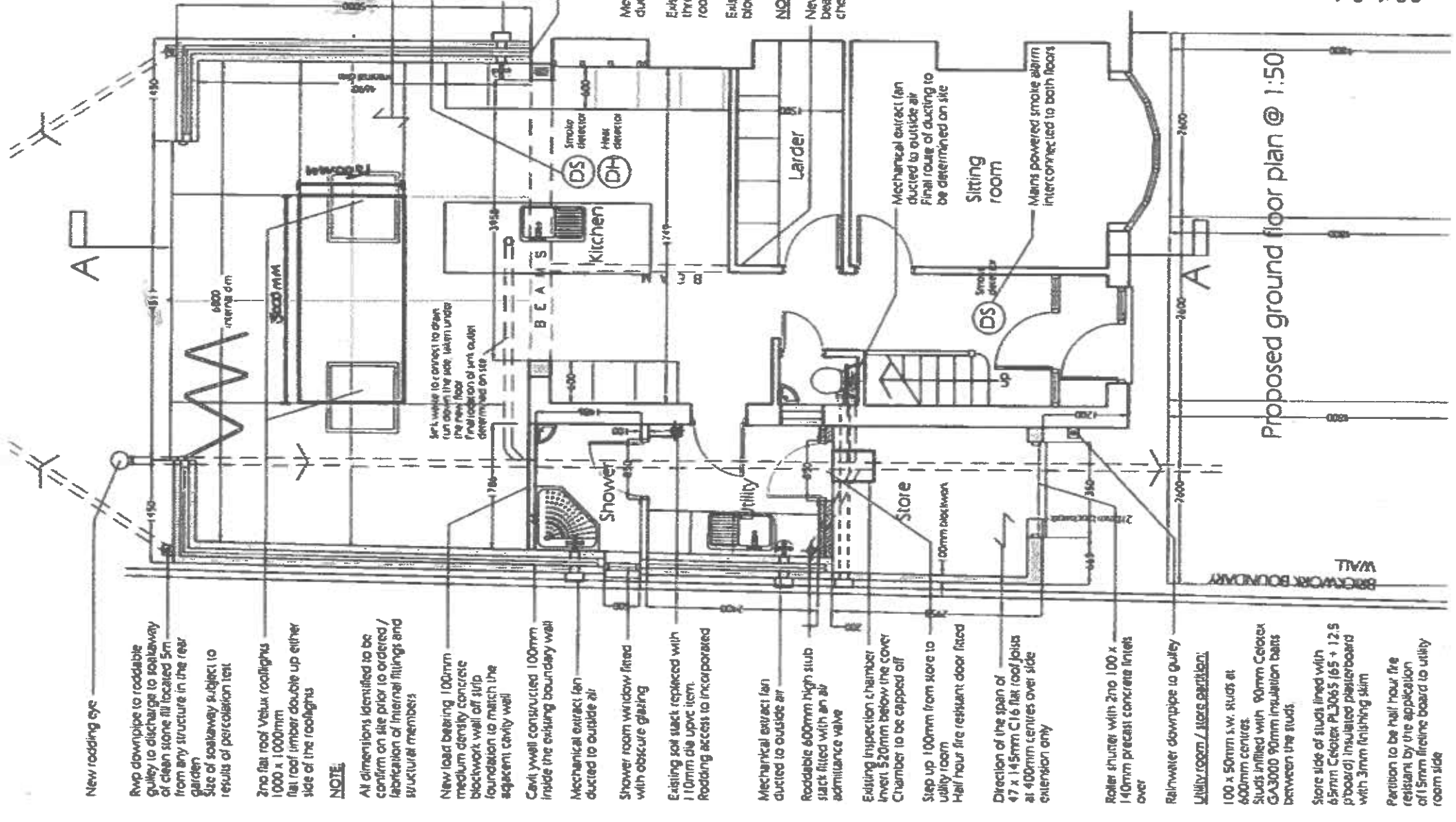




Proposed ground floor plan @ 1:50

- Cavity wall specification.**
- 310mm overall masonry cavity wall construction as follows:
 - 100mm medium density concrete blockwork outer skin / 102.5mm facing brickwork outer skin.
 - 110mm cavity, with Celotex CW4000 80mm thick cavity insulation batts in accordance with manufacturers instructions.
 - 50mm clear cavity to be maintained throughout the cavity.
 - 100mm Celcon Solar lightweight aerated concrete blockwork inner skin 29N/mm² compressive strength for application up to two storeys.
 - 12.5mm plasterboard on dabs to inner face of wall.

NOTE: Plasterboard lining in wet areas of bathrooms, en-suites and toilets to be 12.5 moisture resistant plasterboard.

Overall wall construction to achieve a U-value target of MIN 0.18 as approved document L1B.

Cavity insulation to extend down past the line of the floor slab to eliminate edge bridging.

Direction of the span of 77 x 195mm C16 flat roof joists at 400mm centres

Mains connected heat detector in the kitchen installed in accordance with manufacturers instructions

Mechanical extract fan ducted to outside air. Final location to be determined on site.

Wall abutment as spec notes

Mechanical extract fan ducted to outside air

Existing sump flashing through the new flat roof

Existing window blocked up

NOTE: New beam to span on to load bearing wall - details to be checked by engineer

Mains powered smoke alarm inter-connected to both floors

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

Direction of the span of the first floor joists

- Roof downpipe to roddable gully to discharge to soakaway of clean stone fill located 5m from any structure in the rear garden.
- Size of soakaway subject to results of percolation test.
- 2nd flat roof Velux rooflights 1000 x 1000mm flat roof timber double up either side of the rooflights.
- NOTE: All dimensions identified to be confirm on site prior to ordered / fabrication of internal fittings and structural members.
- New load bearing 100mm medium density concrete blockwork wall of strip foundation to match the adjacent cavity wall.
- Cavity wall constructed 100mm inside the existing boundary wall.
- Mechanical extract fan ducted to outside air.
- Shower room window fitted with obscure glazing.
- Existing soil stack replaced with 110mm dia UPVC item. Rodding access to be incorporated.
- Mechanical extract fan ducted to outside air.
- Rodded 600mm high stub stack fitted with an air admittance valve.
- Existing inspection chamber invert 520mm below the cover. Chamber to be capped off.
- Step up 100mm from store to utility room.
- Half hour fire resistant door fitted.
- Direction of the span of 47 x 145mm C16 flat roof joists at 400mm centres over side extension only.
- Roller shutter with 2no 100 x 140mm precast concrete lintels over.
- Rainwater downpipe to gully.
- Utility room / store partition: 100 x 50mm s.w. studs at 600mm centres. Studs filled with 90mm Celotex GA3000 90mm insulation batts between the studs.
- Store side of studs lined with 65mm Celotex PU3065 (65 x 12.5 board) insulated plasterboard with 3mm finishing skim.
- Partition to be half hour fire resistant by the application of 15mm fireline board to utility room side.

Proposed ground floor plan @ 1:50

These notes to be read in conjunction with all other design, architectural & contract documentation relating to this project.

The drawings are intended to identify the main features & principle components and it is assumed that work will be carried out by competent and experienced builder

Internal plastering to be carried out in accordance with BS 9481:2006 The Code of Practice for Internal Plastering - BS 5262: 1991 The Code of Practice for External Renderings, BS EN 13914-1:2016

External walls to be to be provided with a continuous horizontal D.P.C. to each skin, the thickness of which to match the skin thickness. D.P.C. to be positioned a minimum of 150mm above the finished external ground level.

Weep holes with open perpend in the outer leaf of cavity walls at the base of all external cavity walls at max. of every fifth perpend. Weepholes in rendered situations to be formed using UPVC 'skim vents'.

Walls bed in lime mortar (1:1:6) max. strength class M4 to BS EN 998-2

Galvanic stainless steel wire wall ties - BS 883 or similar approved to be used with insulation retaining clips, staggered on plan @ 750mm MIN center's horizontally, 450mm vertically with extra ties at 225mm centres used at joints & corners. Wall ties to BS EN 845-1 Table A1

All D.P.C.s to be pitch polymer 'Hydop' or similar, Horizontal D.P.C.s at all eaves / thresholds to be bent back at their edges and sides to form tray upstands

Cavities closed at the external door / window reveals with Kingspan Kooltherm vertical cavity closer OR SIMILAR APPROVED to suit the 110mm cavity width and are to lap into tray upstands. All window / door frames to be bedded at their eaves on impregnated foam strips. Painted to their perimeter externally with an approved mastic compound with a polyethylene strip backing and sealed from the inside generally with expanding polystyrene foam.

Cavities to be closed at the tops of walls with 6mm masterboard or similar fire resistant material such as calcium silicate, cement-based or gypsum based boards with minimum thickness of 13mm

Cavity wall lintels:

IG or similar prefabricated galvanized lintels to be provided over all new cavity wall external openings, ref. types L1/S 110. (Unless stated otherwise on the drawings). Internal non load bearing lintels in masonry walls to be IG internal lintel 100. External lintels & internal lintels over 1200mm long to have a minimum end bearing of 150mm installed in accordance with manufacturers instructions. Lintels supplied with factory applied insulation inserted in section.

Lintels to BS EN 845-2 2013+A1 2016

Lintels fitted with stop ends and weep holes and described.

Pre-stressed concrete lintels to BS 8110 with 150mm end bearings to be used when protection pipework passing through walls.

Any structural steel beams to be designed in accordance with current British standards and Eurocodes.

Cavity trays:

Damp proof cavity tray flashing to be installed above all external window and door openings. Weepholes @ 450mm max centres - at least 2 per opening located at the ends of the lintels.

Cavity trays to extend min of 25mm beyond the cavity closers and cover the ends of the lintels. Cavity trays to be closed at their ends with proprietary cavity tray stop ends.

Cavity trays to rise 140mm above the top of opening.

Wall abutments:

New cavity walls fixed back to the existing wall with vertical stainless steel starter ties. New vertical DPC chased 50mm in to the outer skin of the existing cavity wall in line with the new cavity

Internal walls:

New stud partitions formed with 75 x 50mm sown s.w. head & sole plates, with 75 x 50mm sown vertical studs at 400mm centers, with intermediate noggins to suit faced both sides with 12.5mm p board & skim, plasterboard to have a min density of 10kg to each side. Plasterboard to BS EN 520: 2004+A1:2009.

Plasterboard lining in wet areas shower room / utility to be 12.5 moisture resistant plasterboard.

Shower room partition between the rear extension formed with 100mm medium density concrete blockwork off foundation as shown.

Client: Mr and Mrs B Evans

Project: Proposed extension to no 10 Grogger Road, Treveva, CF6 6DN

Date: April 2021

Scale: 1:50

Job No: 3040

Drawing No: 03. Impg

Penrose architectural

45 High Street, Treveva, Treveva, April 2021

www.penrosearch.co.uk