

All existing foundations, walls and lintols subject to additional loads to be exposed and checked for suitability prior to commencement.

WALLS:—

External:— 295mm cavity walls consisting of 110mm facing brick to match existing, cavity filled with 85mm dritherm, and inner leaf of 100mm thermalite or celcon block. Cavities to be carried through and filled with weak mix concrete below ground level. Walls to have an insulation value of $.28W/M^2\ ^\circ C$.
Min returns 665mm.

Internal:— 63x 38 timber studding faced with 12mm plasterboard and skim, lined with 15mm Gyproc Sound Bloc each side.

Double floor beams to be located under 1st, floor partition walls.

WALL TIES wall ties to be type A, 2.5ties/M, max 900 spacing horizontally 450mm vertical spacing..

FOUNDATIONS:— 600mm x 150mm thick concrete strip foundations on suitable sub-strata. Depth of footings to be to the satisfaction of local authority inspector. Footings to be excavated to the invert level of the drains.

DRAINS:— All new drains to be $\varnothing 100$ s.g.p. any drains built over to be encased in 150mm concrete, drains passing under walls to be protected by lintols.

FLOORS:— 75mm nominal reinforcement on 100mm thick concrete on 1200 grade visqueen 125mm thick floor grade polystyrene on 1200 grade visqueen on sand binding on 150mm well consolidated hardcore. Insulation upstand required to external perimeter of proposed floor slab.

RAINWATER GOODS:— $\varnothing 150$ half round pvc gutter and $\varnothing 75$ downspout.

D.P.C.:— To be positioned at all cavity openings, jambs cills and closings. Damcor to be used around windows.

LINTOLS:— Lintols to be catnic CH70/100 type or equivalent with minimum end bearing of 150mm. Lintols to be filled with insulation and faced with insulation board.

VENTILATION:— Background ventilation to be provided to all habitable rooms ie $8000mm^2$. Kitchen and bathroom windows to be provided with a mech. fan at 60ltrs./min. and 15ltrs/min. for bathrooms. fan at 60ltrs./min.
Permanent continuous 25mm wide vents to be provided in all eaves soffits. Permanent 50MM air gap to be maintained over roof insulation at eaves with proprietary eaves vents, ridge tiles to be vented.

STRAPS:— 30 x 6 M.S. straps at 2.0M centres.

TIES:— Dragon ties to be positioned on hip beams.

CEILINGS:— 12mm plasterboard & skim 150mm fibreglass between joists with a further 150 mm fibreglass laid across to give an insulation value of $0.16W/M^2\ ^\circ C$.

FIRE RESISTANCE:— All building and structural elements to have a min of 1 hour fire resistance.

OPENING LIGHTS:— To be equal to a minimum of $\frac{1}{20}$ th of the floor area. Any glazing in door or side panels or below 800mm above floor level to be laminated or toughened glass to BS6206.
All first floor windows to have escape panels i.e. unobstructed openable area of at least 0.33M and not be less than 450mm high and 450mm wide.
Windows to be double glazed with 16mm air gap and a "soft" low-E coating, or double glazed with 12mm air gap, argon filled and a "soft" low-E coating.

CAVITY TRAYS:— and code 5 lead flashings to be fitted at all wall/roof abutments.

HAND WASH BASINS:— to have a min $\varnothing 32$ mm 75mm deep seal trap, W.C. to have a min $\varnothing 100$ mm 50mm deep seal trap.

DPM to lap DPC

WALLS TO BE DRYLINED OR 100mm FULL FILL INSULATION

GLAZING to have 20MM air gap or 16MM with argon fill.

WALL TIES — 900mm horizontal pitch, 450mm vertical pitch

TRICKLE VENTS — to be provided to windows equivalent to 5% of floor area.

Any works to boiler and outlet to be designed, installed, tested and certified by Gas registered Contractor

All doors and side panels to be fitted with toughened / safety glass within 1500MM of FFL

FIRE DETECTORS:— to be interconnected to BS 5446 as show on plan and to be on a separate circuit or battery back-up.