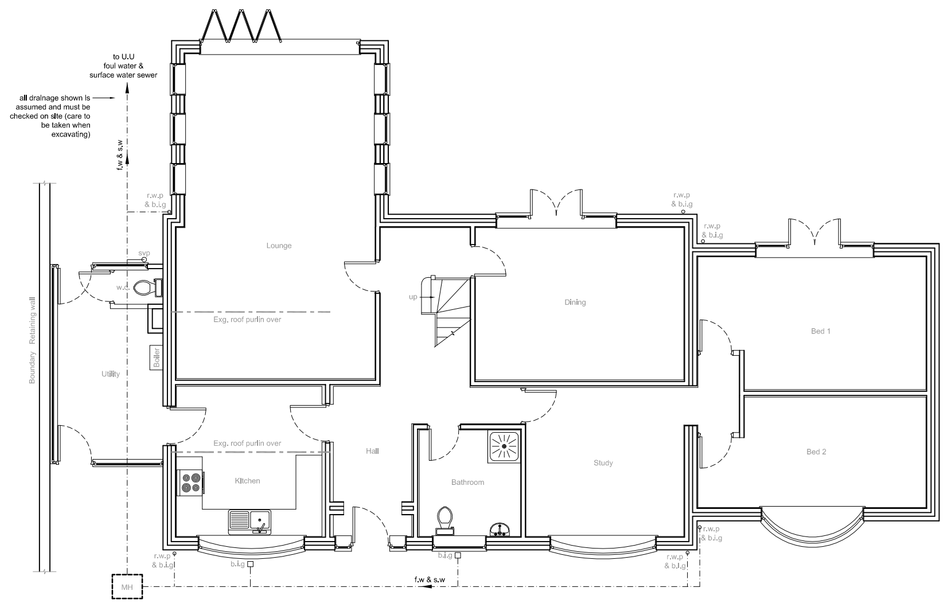
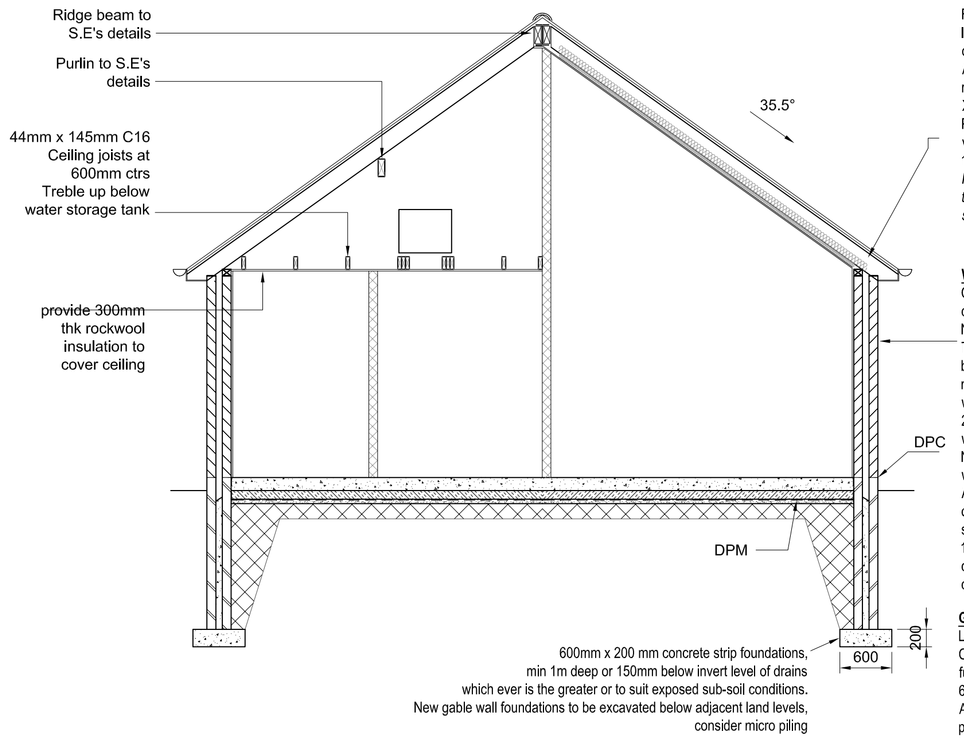


EXISTING GROUND FLOOR PLAN
scale 1:100



SECTION A-A
scale 1:50

Front Elevation Roof:-
Install 50x200 C24 rafters at 300mm ctrs. to be proven via S.E's calculations prior to ordering, to be secured top & bottom using truss clips
Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, Install 120mm deep Celotex XR4000 between rafters leaving min 30mm gap for drape of felt.
Provide a further 25mm thick layer of Celotex TB4000 under rafters, tape joints to create vapour control layer and air leakage barrier to underside of rafters, finish underside with 12.5mm Knauf Wallboard or 15mm plaster and skim.
Please Note: Vaulted roof - VCL or insulation should not be penetrated or cut to facilitate the installation of downlighters. Consider installing surface mounted downlightslights or slim surface downlights

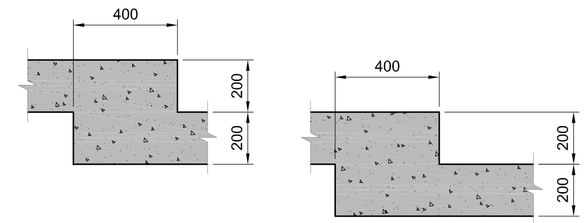
WALL CONSTRUCTION:
Cavity wall comprising of; 100mm conc. blocks to be rendered. to match existing, 100mm cavity filled with Crown DriTherm34 cavity wall insulation board; stainless steel wall ties (5 No. per m² & at staggered ctrs.- double up wall ties around all opening reveals); 100mm Thermalite Turbo concrete block inner skin; dense conc. foundation blocks or common bwk. below g.l. with fine conc. cavity fill terminating 225mm below dpc; Hiload pitch polymer dpc. min 150mm above g.l. for both skins; Lap & seal inner skin dpc to floor dpm. 100 x 75mm wall plates tied to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel lintels by Keystone Lintels Ltd. With cavity tray dpc's over & external weep holes
New brickwork to be bonded to old using wall ties or similar approved method. Intersecting walls to create continious cavities.
All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with special PVCu insulated cavity closures by Thermabate or similar & approved to prevent cold bridging; ensure cavity wall insulation board terminates 150mm below finished floor level; ensure that no mortar snots or other debris fall between cavity board to bridge skins of wall. Finish internally with 12.5mm plaster and skim. Ensure cavity wall insulation abuts roof insulation to reduce cold bridging

GROUND FLOOR CONSTRUCTION
Laid level with existing using tiles or ashfalt finish on 150mm thickness concrete on visqueen on 100mm thick Celotex GA4000 insulation on, 1200 gauge Visqueen damp proof membrane on 50mm sandblinding, finished fully level & smooth; 150mm layers of clean & sulphate free consolidated hard-core to a maximum depth of 600mm.
All new hard-core must be clean & free of all wood, vegetation etc. Second-hand hard-core shall not be permitted.
NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

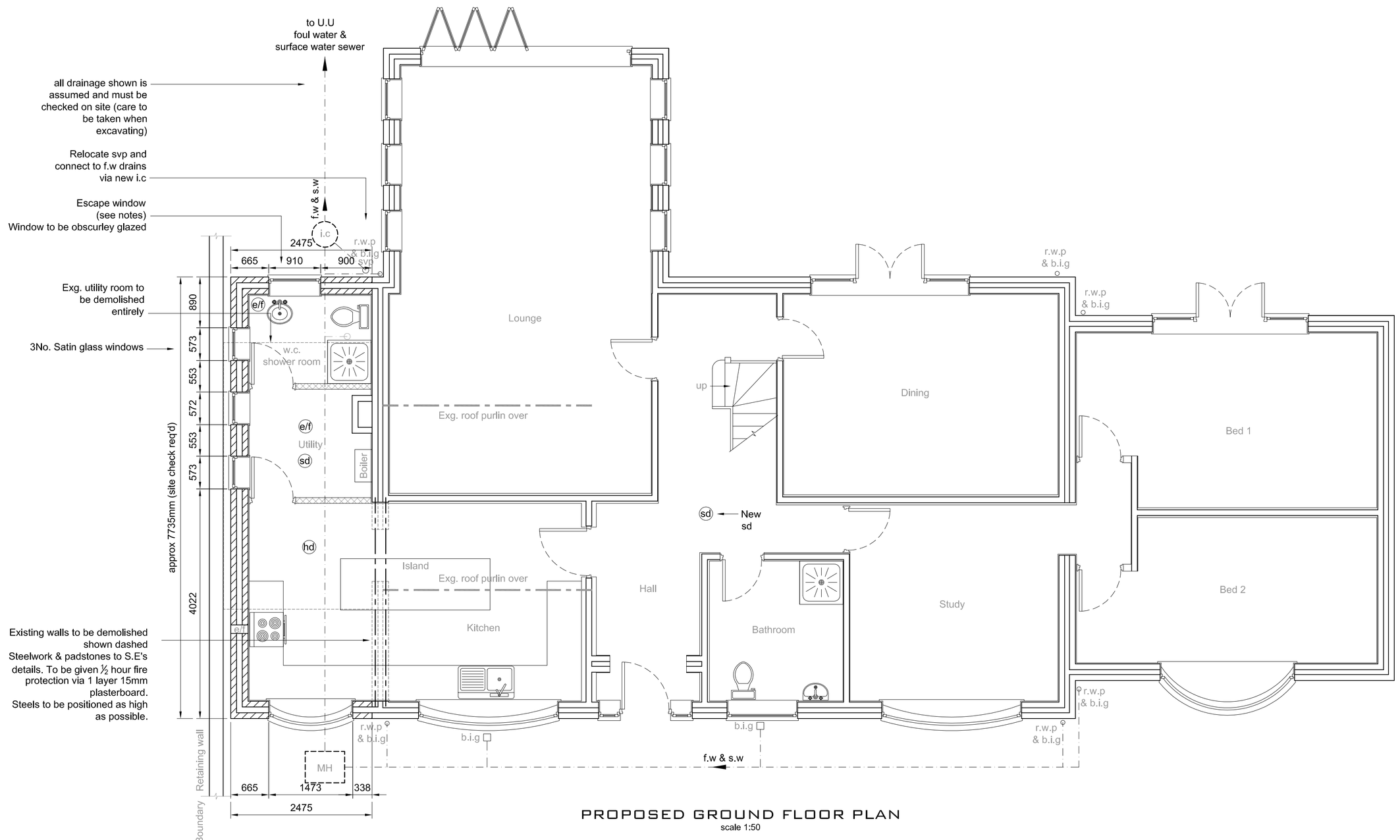
NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.

KEY

Foul water & Surface water drains	f.w & s.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec flow rate w.c; with 15 mins overrun. Leave 10mm gap below door. Only install an e/f if appliance in the same room is a sealed unit	e/f
Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.	(sd)
Heat detector to be hard wired into the smoke detection system.	(hd)
Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Blockwork built on suitable foundations	
Facing brickwork	



TYPICAL DETAIL
CHANGE OF LEVEL IN FOUNDATIONS
scale NTS



PROPOSED GROUND FLOOR PLAN
scale 1:50

m 0 1 2 3 4 5 m 1:50
m 0 1 2 3 4 5 6 7 8 9 10 m 1:100
mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1

DWG No.	WA8 5QN/P/02
TITLE	ELEVATIONS & SITE PLANS
PROJECT	Proposed Development tO Penmancho Pex Hill WA8 5QN
CLIENT	Mr. & Mrs. Middlehurst
DATE	12/10/2021
SCALE AT A1	AS SHOWN

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