



Project Title

1197 - 38
Sycamore Road

Client Name

Mark Bywater

Project Address

38 Sycamore Road, L36 5TU

Additional Notes

PLANS TO BE USED FOR QUTATION
PURPOSES ONLY

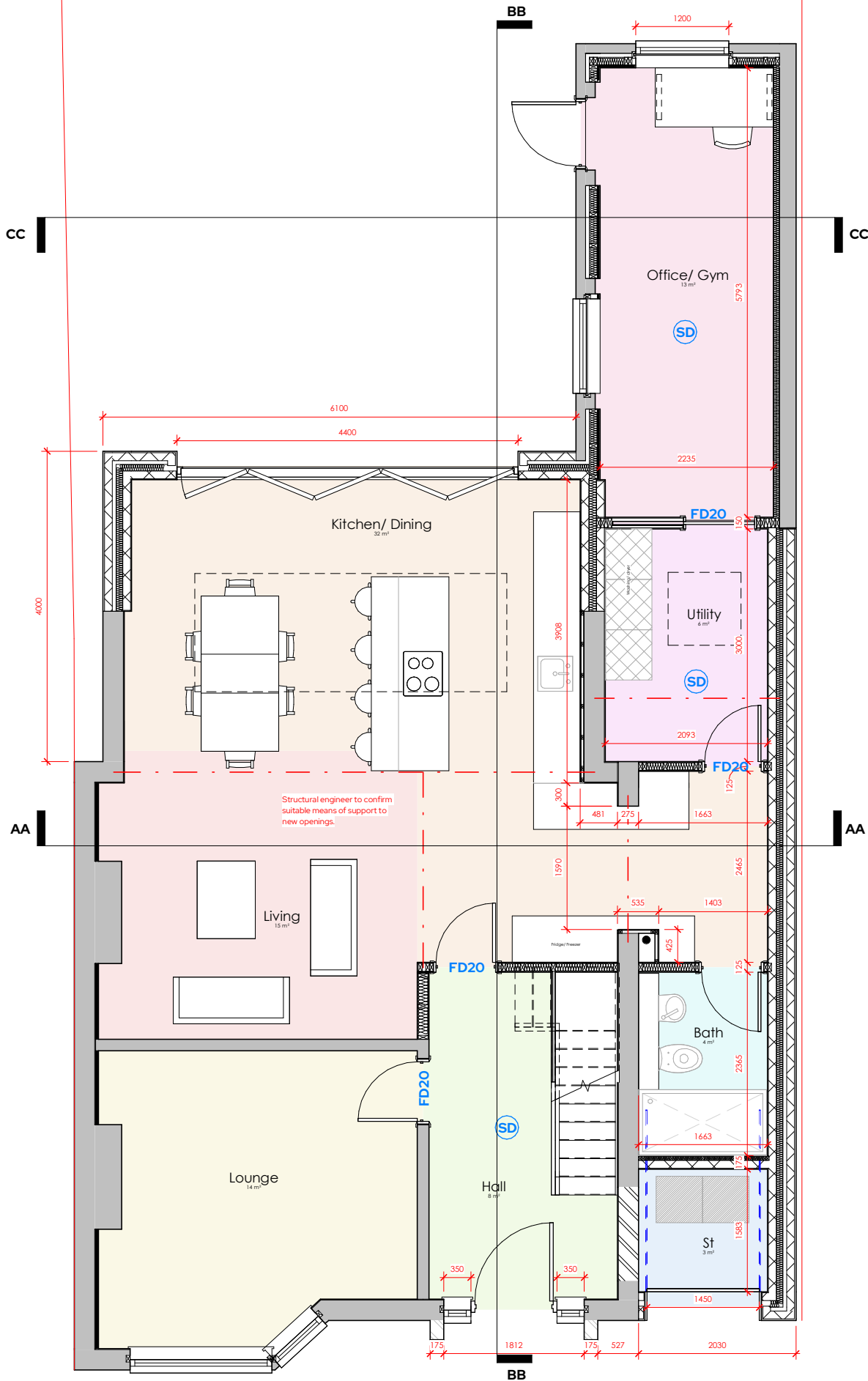
REV	Date	Description	Issued
1	17/10/2022	Technical Issue	RJ

Title
Proposed Ground Floor Plan

Drawing No.
1197-03-03-003 Rev 1

Scale	A2	Date	Drawn by	Checked by
1:50		07/26/22	RJ	DRB

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Upgraded dot and dab wall to be:

- 77.5mm Celotex PL4000 insulated plasterboard.

Upgraded single brick wall to be:

- 100x50mm treated timber
- 50mm clear cavity between existing wall and new stud
- 90mm Celotex GA400 between timbers
- 37.5mm Celotext PL4000 insulated plaster board

External wall to be:

- 20mm two coat render
- 100mm Lightweight block
- 50mm Clear residual cavity
- 85mm Celotex CW4000 insulation
- 100mm Lightweight block (0.15 W/m²K)
- 12.5mm plasterboard

External wall (Party wall) upgrade to be:

- 37.5mm Celotext PL4000 insulated plaster board

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up.

Strip Foundation

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations.

New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control

Drainage to be connected to existing system with route be checked and determined on site prior to works being undertaken

Internal stud wall to be:

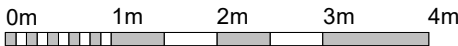
- 100mm x 50mm timbers studs
- 400mm ctrs
- 50 x 100mm head and sole plates
- 100mm Rockwool in all voids
- Walls faced throughout with 12.5mm plaster board with skim plaster finish
- Taped and jointed complete with beads and stops

Cavities in new wall to be made continuous with existing where possible. All tied into existing construction with suitable proprietary stainless steel profiles.

New and replacement windows to be:

- double glazed
- with 16mm argon gap
- soft coat low-E glass
- Window Energy Rating to be Band C or better

To achieve U-value of 1.6 W/m²K.



VISUAL SCALE 1:50 @ A2