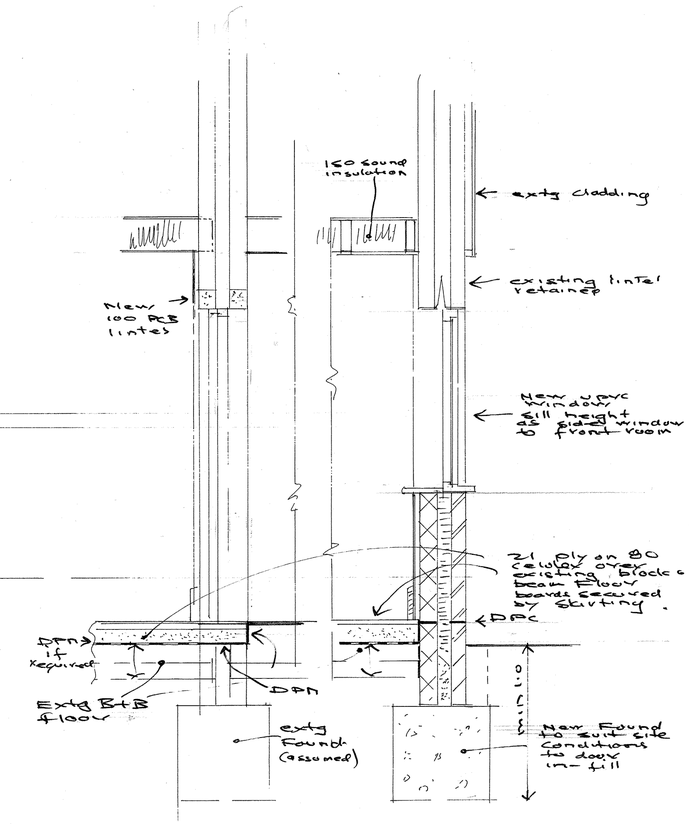
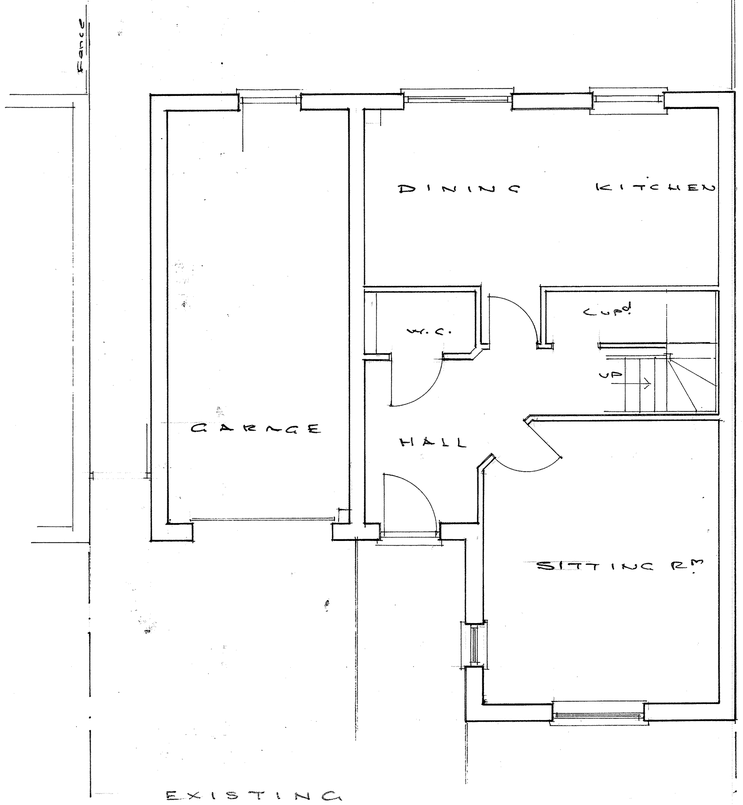


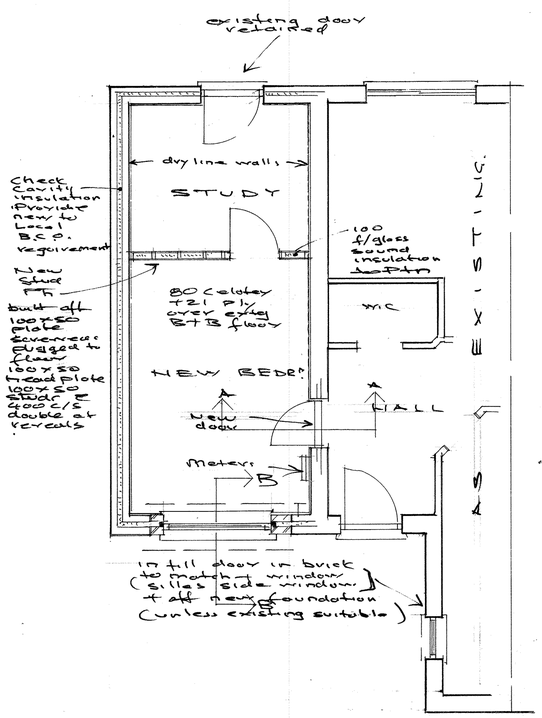
FRONT ELEVATION (North)



A – A B – B SECTIONS 1:20 + 1:40 (A3)



EXISTING



PROPOSED

GROUND FLOOR

CONSTRUCTION

ROOF Not affected

CEILING: remove plaster board and insulation, Lay in 150mm Sound insulation between joists.
Re-plasterboard ceiling with 2 layers plasterboard allowing for min ½ hour fire resistance under beams, if any. (existing)

Existing walls
Existing external walls are recently constructed cavity walls in 2 skins blockwork; check walls have cavity insulation and, if absent, wall to be injected with thermal insulation by an approved method and contractor, to be agreed

Check EXISTING DPC; and if absent Apply specialist applied damp proof membrane, Vandex or similar, to exiting walls to 600m high and extending over all existing slab.

Check existing foundations as adequate and replace to Engineers specifications, if required

Form new internal opening to hallway and install 2X pcb 100mm lintels 1 per skin over. Install door frame stops and new door

New front cavity wall (Door infill)
Construct wall off new footing 1.00m deep 600 X 600 mass concrete
Foundation blocks to ground level with 2 – 3 courses brick to DPC level;
Above Dpc Cavity walls in 2 skins, brick work outer skin to match existing, 100 Cavity, thermalite blockwork inner skin; Full Fill cavity with 100 Rockwool insulation and extend with both skins to underside of existing lintel, retained, Note; span reduced so adequate to retain
Provide Hyload D.P.C. 150 above ground lapped to existing and to floor D.P.M.
Stainless steel wall ties @ 750 c/s horizontally and 450 vertically, staggered, doubled at reveals
Provide mechanical fix for both skins to existing at abutments,
Provide Thermobate cavity closers to reveals
NOTE: Window frames to overlap cavity closer by 30mm

FLOOR
Believed block ans beam, but if solid construction;
Apply Vandex DPM to existing slab as manufacturers details and extend 600mm up walls, and Lay over 80mm Celotex GA5000Z insulation with 21 ply boarding secured by skirting

WINDOWS
To match existing As shown in upvc ; 1:20th floor area to be openable, for rapid ventilation
Windows and doors to be double glazed with soft coat low e glass 16mm argon filed gap to achieve 1.60w/m2K, and doors 1.8w/m2K

Plastering
WALLS; Plaster existing walls in 2 coat hard plaster; OR dry line with 12.5 plasterboard fixed on dabs
12-5 P/b + scrim + cat to Ptn.
100 f/glass infill

HEATING
To be confirmed, extend existing system to new rooms; full Details to be supplied

0 1 2 3 4 5 Metres

Electrical, Lighting, Heating

Electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 Electrical Installation Certificate to be issued by a person competent to do so.

HEAT/ SMOKE DETECTORS.
Heat/ Smoke detection system to be installed to BS5839.Detectors to be mains operated with battery back up and interlinked

LIGHTING
Energy efficient lighting to be provided to new rooms at 1 no outlet per 5m2 of floor area; or 3 per every 4 fittings; i.e to be 75% of fittings
Lighting outlets to be only able to take lamps with luminous efficacy of not greater than 45 lumens/circuit watt

HEATING
Thermostatic valves to be provided to new radiators

Plans and elevations, sections			
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CLIENTS: Mr P Cooper and Ms B Henderson	Scale & plan size 1:50 and 1:20 at A1	DWG. NO. 2193-1	P.J. Clay December 2018