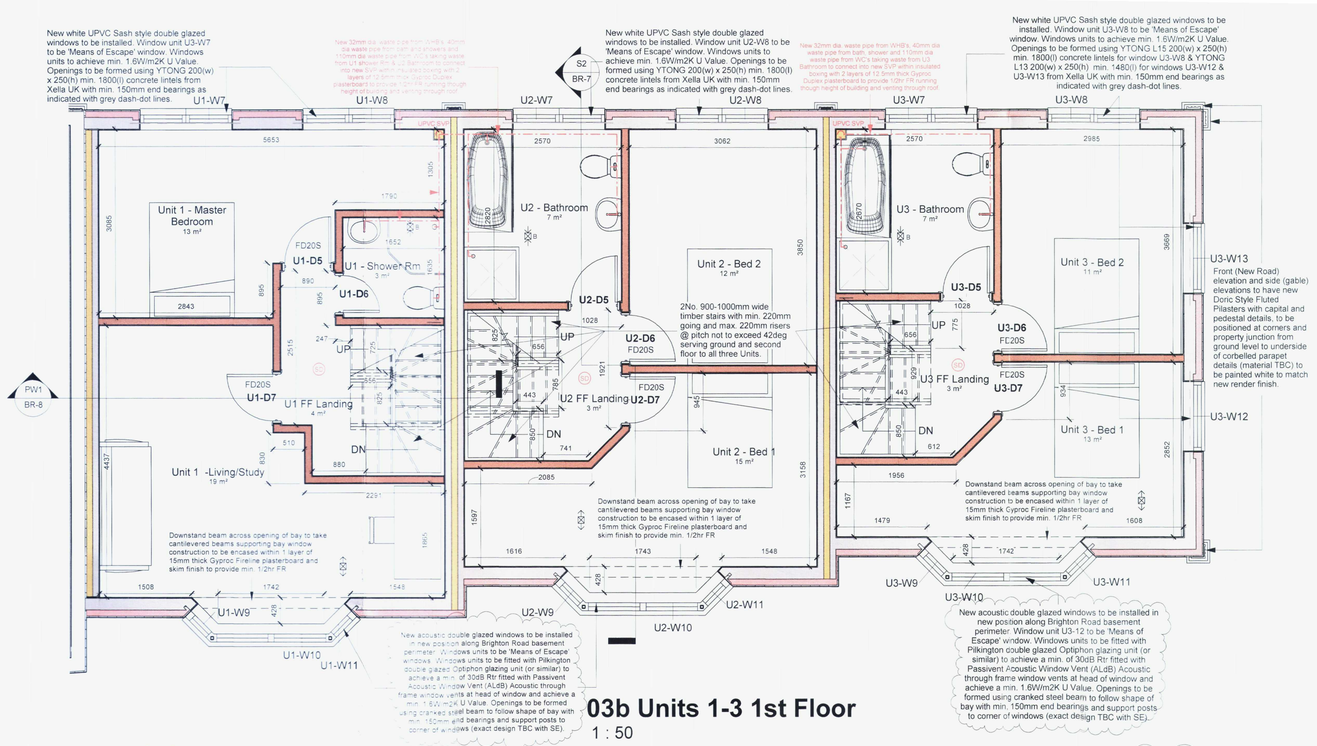


03b Units 1-3 1st Floor

1 : 50

Legend

New External Thin Joint External Insulation Composite Wall: 200mm thick YTONG concrete block wall constructed using the thin joint system clad externally with adhered/mechanically fixed 100mm thick Neopor insulation board, insulation finished with applied reinforced Brillux ETIC Render system, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve 0.20W/m2K U Value.

New Masonry Party/Separating Thin Joint External Wall: Two skins of 100mm thick YTONG concrete blocks constructed using the thin joint system to match external walls, skins to be tided together at manufactures recommended c/c's, 100mm wide cavity fully filled with Isover RD Party Wall Roll or similar party wall insulation, external face clad externally with adhered/mechanically fixed 20mm thick Neopor insulation board to prevent cold bridging, insulation finished with applied reinforced Brillux ETIC Render system, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

New Passivent MEV ventilation system (purge ventilation) Main plant to be located with roof spaces or at high level within cupboards with fresh air supplied via ductwork up to roof level via. vented junction with roof. All habitat rooms to Brighton Road to have ductwork and grates to supply/purge ventilation to these areas.

New Masonry Party/Separating Thin Joint Wall as per Robust detail EWM-23; Two skins of 100mm thick YTONG concrete blocks constructed using the thin joint system to match external walls, skins to be tided together at manufactures recommended c/c's, 100mm wide cavity fully filled with Isover RD Party Wall Roll or similar party wall insulation, exposed faces of block skins to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

No.62 Existing External Solid Wall Upgrade to Party Wall; 1No. skin of 100mm thick YTONG concrete blocks constructed using the thin joint system to match external walls and forming 100mm wide cavity, fully filled with Isover RD Party Wall Roll or similar party wall insulation, skin to be tied back to existing solid wall, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

Smoke Alarm - Heat & Smoke Detectors connected to mains operated Fire Alarm.

All wet areas to be fitted with new extract ventilation, providing adequate extract rates of (K - Denotes Kitchen with extract rate of 30l/s adjacent to hob/60l/s not adjacent to hob, U - Denotes Utility with extract Rate of 30l/s, WC - Extract Rate 6l/s, B - Denotes Bathroom with extract Rate of 15l/s).

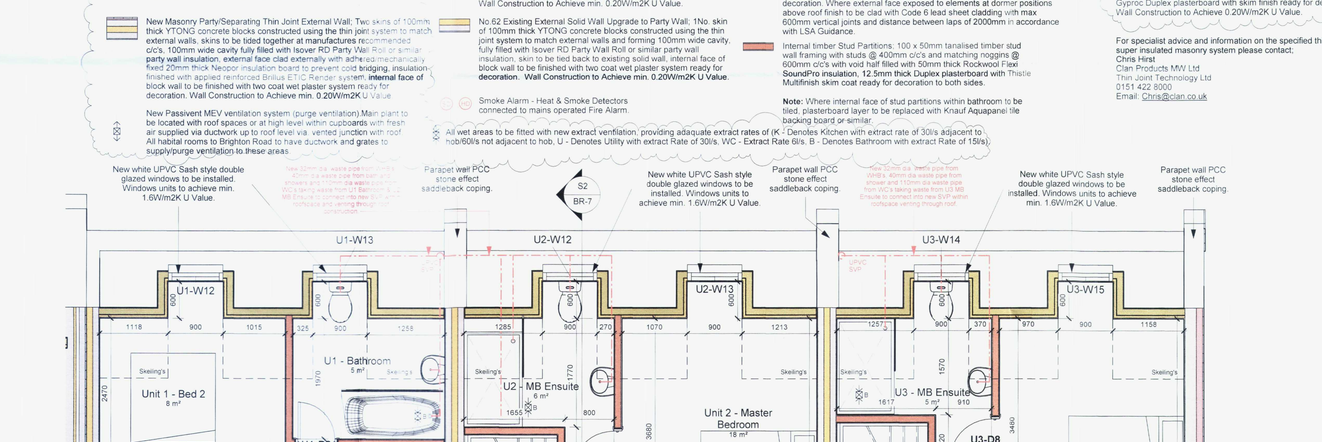
Timber Stud Dwarf Walls: 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void fully filled with 50mm thick Rockwool Flexi SoundPro insulation with 9mm WBP plywood both sides, internal face to have 25 x 38mm tanalised timber vertical battens @ 400mm c/c's to provide services zone, infilled with 30mm thick Rockwool RWA45 insulation and finished internally with 12.5mm Gyproc Duplex plasterboard with Thistle skim plaster finish ready for decoration. Where external face exposed to elements at dormer positions above roof finish to be clad with Code 6 lead sheet cladding with max 600mm vertical joints and distance between laps of 2000mm in accordance with LSA Guidance.

Internal timber Stud Partitions: 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void half filled with 50mm thick Rockwool Flexi SoundPro insulation, 12.5mm thick Duplex plasterboard with Thistle Multifinish skim coat ready for decoration to both sides.

Note: Where internal face of stud partitions within bathroom to be tiled, plasterboard layer to be replaced with Knauf Aquapanel tile backing board or similar.

New External Timber Stud External Insulation Composite Wall to bay windows: 100 x 50mm tanalised timber stud walls @ 400mm c/c's with matching noggins @ 600mm c/c's, vapour control barrier, 15mm thick WBP plywood sheathing clad externally with adhered/mechanically fixed 100mm thick Neopor insulation board, insulation finished with applied reinforced Brilux ETIC Render system, internal face of stud partition to be finished with Gyproc Duplex plasterboard with skim finish ready for decoration. Wall Construction to Achieve 0.20W/m2K U Value.

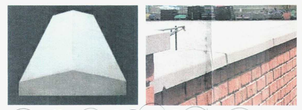
For specialist advice and information on the specified thin joint super insulated masonry system please contact;
Chris Hirst
Clan Products MW Ltd
Thin Joint Technology Ltd
0151 422 8000
Email: Chris@clan.co.uk



04b Units 1-3 2nd Floor

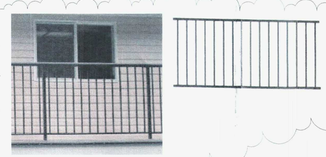
1 : 50

Schedule of Materials Continued



Roofing Area Cont.

Parapet walls to be capped with traditional Saddleback PCC stone effect copings



New Balcony to have new steel black powder coated railing system with 50x50mm top rail and 20x20mm banisters, top rail height between 900-1000mm to prevent accidental falls from height.



External Areas

Secure powder coated steel cycle store with 2 cycle capacity. One store per dwelling (see Asgard Twin Bike Store ref: BL3 in colour cream).



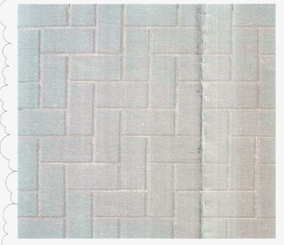
New timber clad bin stores to provide storage space for 2No. 140lt refuse and recycle bins (see 'the code store.co.uk for example bin stores).



Raised parking area with rendered retaining wall to have new black powder coated railing system to prevent falls from height.



Main entrance to bin/cycle store to have black with yellow stipe large round bollards installed to prevent vehicular access to this area. The parking area will have matching bollards installed. Rear bollards to be fixed/static bollards and front bollards to be drop down retractable and lockable (See Bollard People ref:114/670 or similar TBC) to prevent unauthorised vehicular access.



Bin/cycle store and parking areas hardstanding to be finished with new Brett Omega 200 x 100 x 50mm thixk Charcoal Grey Block Paviours to be laid in herringbone pattern.

Notes

All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

Rev.	Amendments	Date	Drw.
A	Revisions as indicated within revision clouds	26.07.13	GRM

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Conversion of No.62 into Flats & Redevlopment of No.64 into 3No. Dwelling Houses

Drawing Title

Building Regulation/Tender

Units 1-3 Proposed First & Second Floor Plans

Drawn by	Job No	Scale
GRM	1854/12	
Checked by: POW	Drawing No: BR-4	Rev: A
Date: 31/07/2013 01:33:44		

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