

FLAT ROOF Single ply roofing membrane (Firestone Rubbercover or similar) roof covering laid on 12mm plywood decking on 120mm thick Celotex or similar insulation board on breather felt 22mm plywood decking on softwood firings to provide min 160 fall on 200x50 C16 grade roof joists at max 450 centres. 37.5mm insulated plasterboard to underside of flat roof joists.

'U' value of flat roof to be 0.15 or better.

Flash single ply roof covering min 450 under adjacent pitched roof covering.

Wallplate at eaves, 100x50 timber bedded in mortar and strapped to walls with ms straps 1000x30x5 at max 2m centres.

In all cases single ply roofing membrane laid in accordance with appropriate manufacturer's instructions.

DOORS/WINDOWS

New external windows and doors to be double-glazed upvc with min 16mm gap and Low 'E' glass.

N.B. All glazing in critical locations (in this case within 800mm of floor level) to be toughened/laminated safety glass to BS6206.

These to give ventilation openings equal to 1/20th floor areas +8000mm2 background vent. All new windows to be double-glazed (4/20/4) Low 'E' glass with min 16mm gap and argon fill. U value 1.4 or better.

VENTILATION Openings for ventilation purposes to new doors to provide at least 1/20th floor area of room minimum.

Provide background ventilation to room of at least 8000mm² (trickle vent to window frame).

Provide mechanical extract to-

Utility- 30 litres per second
WC/LB - 15 litres per second
with min 15 minute over run working off light switch.

Min 10mm cut at bottom of door.

In each case ducted to external air.

Exact positions TBC.

PORCH/ENTRANCE WALLS
102 facing brick outer leaf;

Form cavity with 90mm thick rigid board full fill insulation (Celotex Thermoclass Cavity wall 21 or similar with 10mm residual cavity if required kept clean of mortar droppings.)

Self-adhesive tape to all joints and wall tie locations. 100mm Aircrete or similar lightweight blocks as inner leaf with 12.5 plasterboard on dabs with skim finish internally.

This to achieve U value of 0.18 or better.

Tie new wall to existing a form continuous cavities. Stainless steel wall ties to BS1243 at 900 and 450 staggered centres; Hemax or similar.

Horizontal dpc min 150 above grade level; horizontal and vertical dpcs to new openings.

Retain existing brick outer leaf, 90 cavity, with timber framed inner leaf as below. Provide 100x50 timber frame to form inner leaf set

off 2no brick courses set
off existing floor slab. 500
visqueen membrane to inner
face of timber frame on
22mm plywood sheathing,
with 100 Rockwool
insulation batts between
studs, 500G visqueen vapour
barrier, 12.5 plasterboard
and skim internal finish.
Check existing floor slab for
suitability, if not provide
reinforced overpinn concrete
foundation to LA
satisfaction.

Internal stud wall to utility to be 100x50 timber framing with 12.5 plasterboard and skim finish each side.
Insulate wall with 100 Rockwool insulation batts.

(GARAGE CONVERSION)
22 mm C4/ V313 grade

moisture resistant weyroc or similar flooring on 500G upvc vapour barrier on 175X50 C16 grade joists (or joists sized to suit) at max 450 centres laid on 1200G visqueen dpm on existing concrete floor slab, slab. Insulate between joists with min 100 Rockwool or Kingspan insulation.

Lap dpm to dpc to inner leaf. Floor to be level through from Parch .

Floor finish to owner requirements.

FLOOR STORE/(UTILITY)
Retain existing concrete slab.
Floor finish to owner's requirements.

New WC and LB to connect to new 100 dis upvc stub stack.

New 32 dia waste to new LB to connect to new stub stack and fit with 75 ds trap.

lintels to new window and door openings.
New Beam 'A' to be min 178x102x19 UB.
Min 150 end bearing and 3 mins fire resistance in all cases.

22 mm C4/ V313 grade
moisture resistant weyroc or
similar flooring on 5006 upvc
vapour barrier on min 125
Kingspan or similar insulation
on min 100 concrete slab on
12006 visqueen dpm on min
150 well compacted and
blinded hardcore.

Extend existing electrical system to suit, sockets and switches to owner's requirements. Pipework to heating system to be re routed where required; to be assessed by clients heating engineer. New internal doors, cupboards etc, to owner's choice.

Extend heating system into new areas; radiators sized and sited as required.
New utility fit out to owner's requirements.
Floor finish to owner requirements in all cases.

Porch walls on 600 x225 concrete strip found; min depth 900 below ground level, taken in any case to firm load bearing strata, reinforced at bottom with one layer C283 mesh.

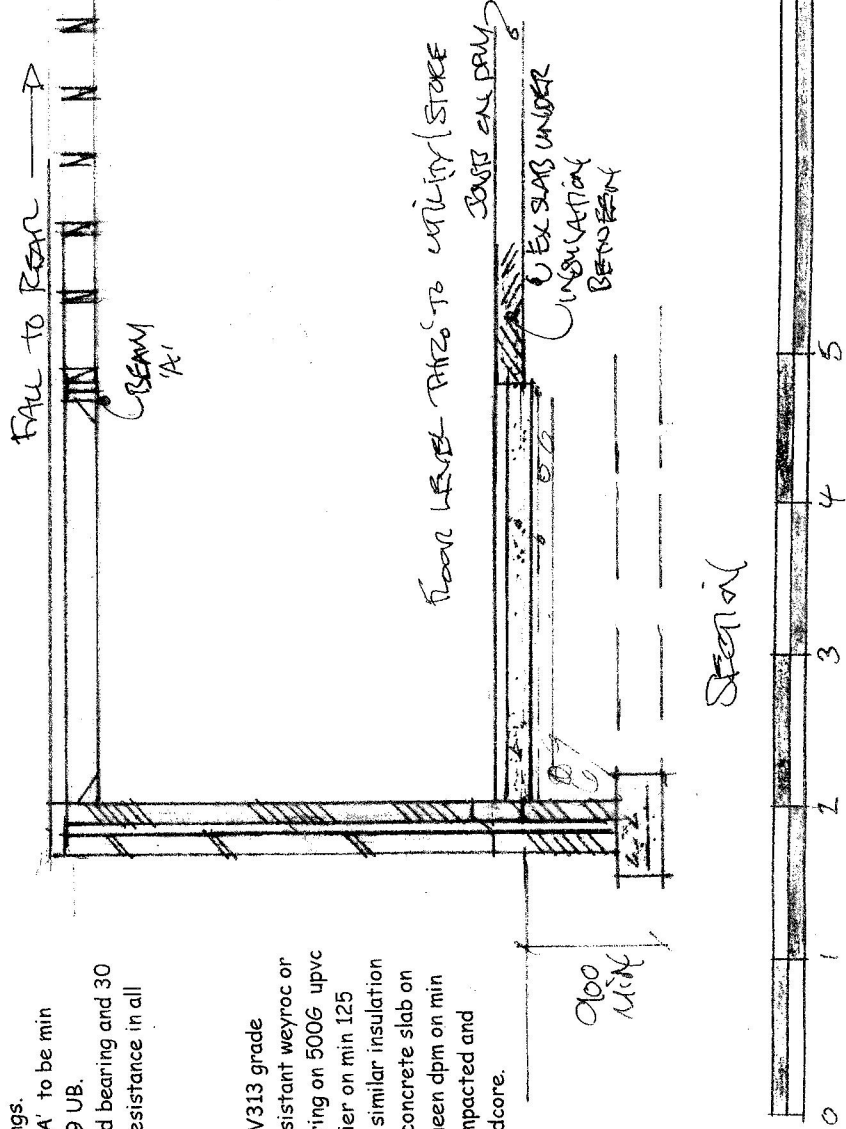
Depth to be agreed with LABC Surveyor.

Concrete to foundations in all cases to be min C25 grade or better.

Garage conversion-Check existing foundation for suitability.

Overpinn existing foundation to existing garage wall if required.

C25 grade concrete and reinforcement as above.



Geo. F. Van Dine

SCALE BAR 1:50

PROPOSED PLAN (PART) AND
SECTION
28 WESTACRES AVENUE
WHICKHAM
NE16 5AG
SCALE 1:50