

Grey Sarnafil or similar approved single ply membrane on 126mm Kingspan Thermaroom (composite deck) or 126mm Celotex TD4000 (composite deck) on 16mm ply on sw firings ; 1:40 fall on 200 x 50mm sw joists @ 400ccs. 9.5mm plasterboard & skim finish.
 30 x 5 x 450mm holding down straps @ 2m ccs.
 125 x 50mm roof sw joists to bathroom area (all as above)
 3No 200 x 0 joists bolted together to support external timber wall.

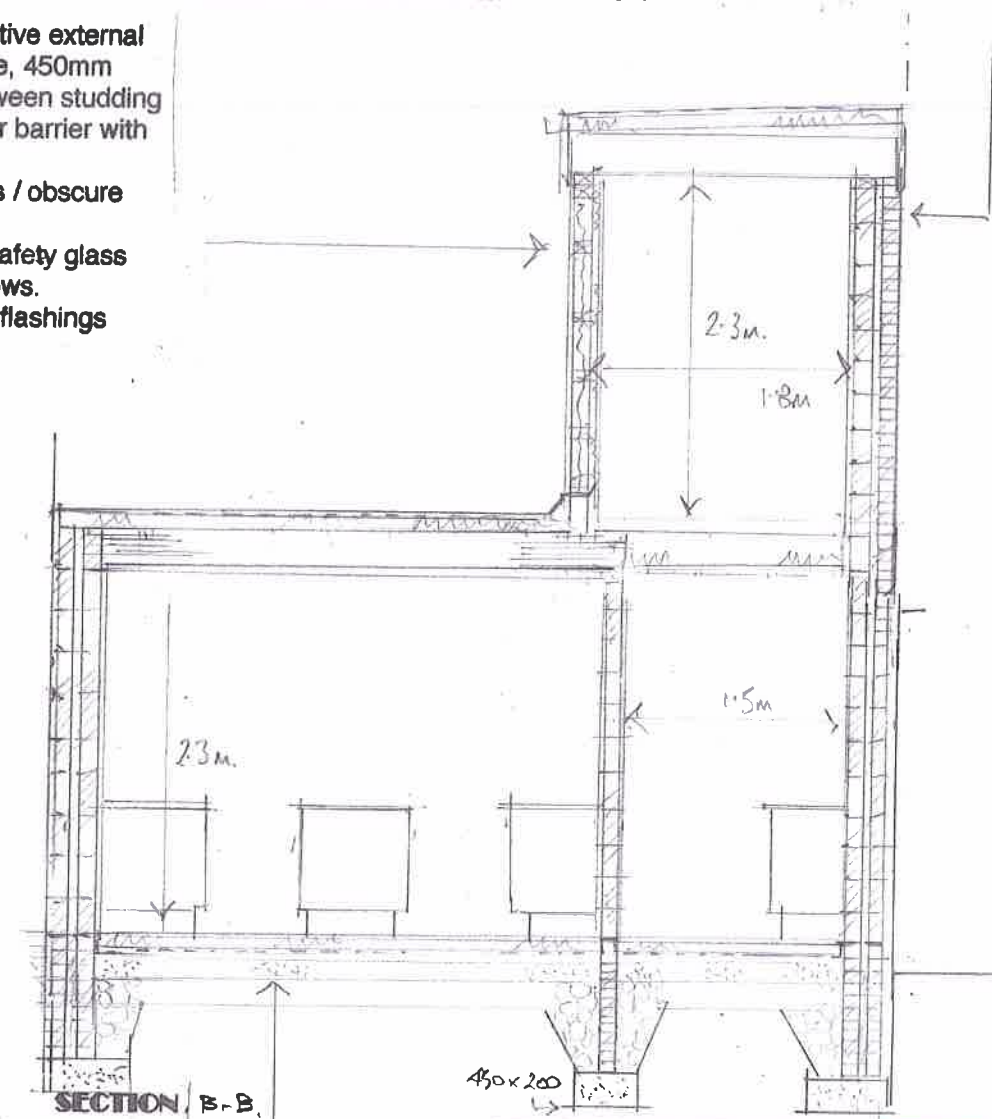
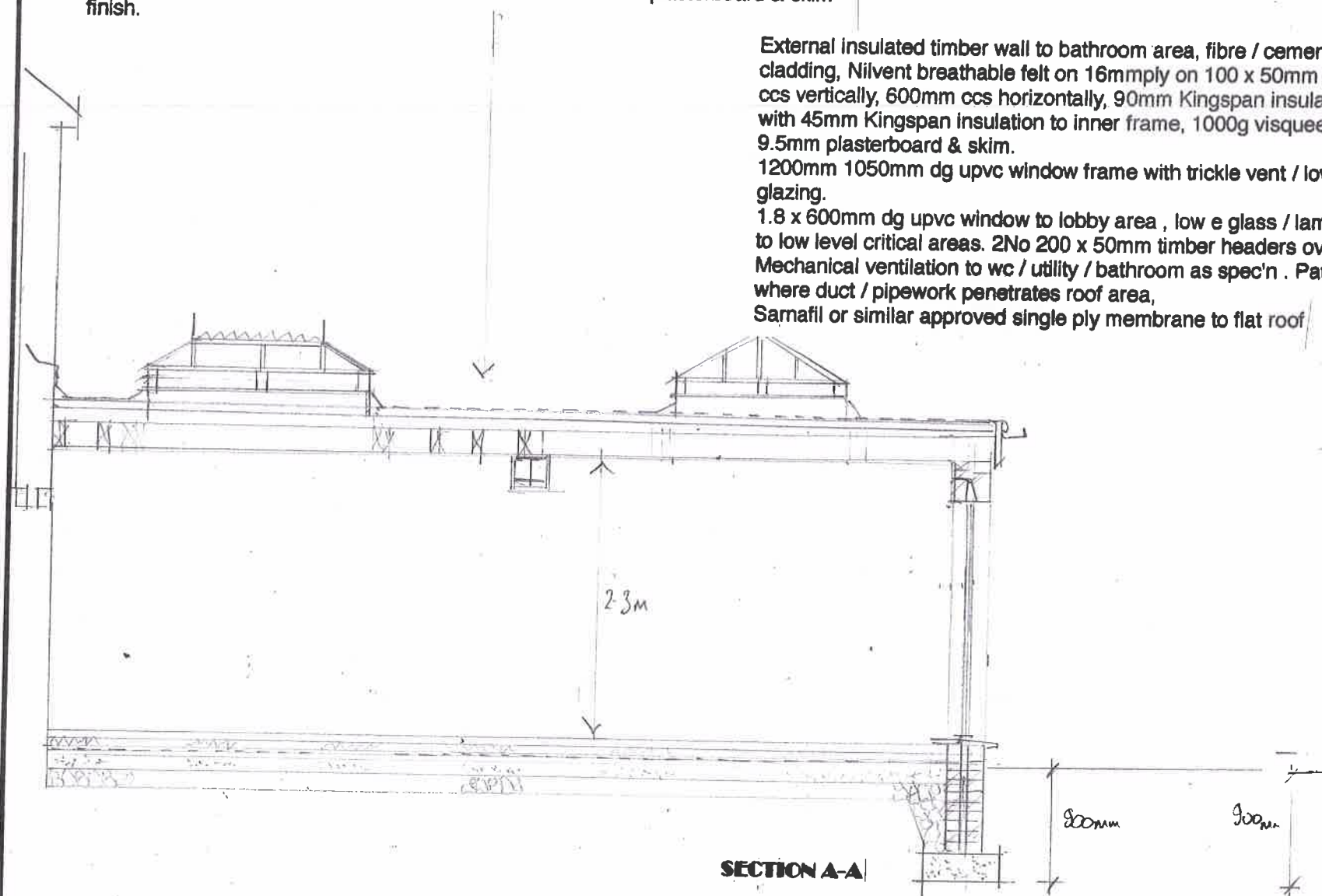
Bathroom floor , t&g moisture resistant weyroc on 150 x 50 sw joists @ 400 ccs 9.5mm plasterboard & skim. 100mm insulation quilt between joists.

2no 1500 x 1800 dg upvc lantern lights fitted to manufacturers instructions.
 Code 5 lead soakers / flashings.
 Stepped dpc / cavity tray @ junction of new roof & existing wall
 Steelwork as Structural Engineers calculations.with 12.5mm plasterboard & skim finish.

External insulated timber wall to bathroom area, fibre / cement decorative external cladding, Nilvent breathable felt on 16mmply on 100 x 50mm sw frame, 450mm ccs vertically, 600mm ccs horizontally, 90mm Kingspan insulation between studding with 45mm Kingspan insulation to inner frame, 1000g visqueen vapour barrier with 9.5mm plasterboard & skim.
 1200mm 1050mm dg upvc window frame with trickle vent / low e glass / obscure glazing.
 1.8 x 600mm dg upvc window to lobby area , low e glass / laminated safety glass to low level critical areas. 2No 200 x 50mm timber headers over windows.
 Mechanical ventilation to wc / utility / bathroom as spec'n . Patent roof flashings where duct / pipework penetrates roof area,
 Sarnafil or similar approved single ply membrane to flat roof

EXTERNAL WALLS

To be cavity wall construction. Outer leaf to be facing brickwork to match existing/approved by Local Planning Authority. 100mm cavity fully filled with Crown Dritherm 32 insulation batts with 100mm Thermalite shield blockwork or Celcon Standard/Tarmac Toplite Standard with 12.5mm plasterboard on dabs. Walls to achieve a "U" value of 0.28W/m2K. Inner and outer leaves of cavity walls are to be tied together with wall ties conforming to DD140.. Ties to be vertical twist type stainless steel, spaced at 750mm horizontal and 450mm vertical. Provide additional wall ties within 150mm of unbonded jambs of structural openings at 225mm vertical centres. Provide a horizontal dpc in walls at a level not less than 150mm above finished ground level. Provide dpc's to all horizontal and vertical edges of structural openings. Provide cranked dpc above lintols in cavity walls abd stepped dpc/cavity trays at junction of roof areas/cavity walls. Provide open perpend at 900mm max centres to drain the cavity. All external lintols, jambs, chills to be insulated to prevent cold bridging. Walls below ground level to be formed with Class B engineering bricks in 1:3 cement mortar. Cavity to be filled with lean mix concrete to ground level. New cavity walls to be tied to existing masonry via patent wall starters or block bonding. Maintain cavities at junction of new/existing masonry walls. New extensions being constructed above existing 50mm cavity walls / 100mm blockwork, use facing brickwork to match existing, 50mm cavity fully filled with Crown Dritherm 32 insulation 100mm Thermalite Shield or Celcon Standard / Tarmac Toplite Standard with 65 mm Knauf Insulated plasterboard on dabs. Remaining spec'n as above.



FOUNDATIONS

Provide mass concrete strip foundations to load-bearing walls. Foundations are to be 600mm wide, 200mm thick and are to be 900mm deep (or otherwise stated). The concrete mix for the foundations shall be designed mix C20 to BS 5328, Part 2, 1991, having a characteristic compressive strength of 20 N/mm2 at 28 days and a minimum cement content of 220Kg/m3. All foundations to be laid in accordance with the recommendations of BS 8004:1986 Code of Practice for Foundations. Any trees within 20m of the proposed development, the foundations to be designed in accordance with N.H.B.C. Guidelines Chapter 4.2 - see section for details.

GROUND FLOOR (CONCRETE)

65mm sand/cement screed on 100mm concrete slab on 1000g visqueen vapour control layer on 70mm Kingspan K3 insulation on 1200g visqueen dpm lapped to dpc (25mm upstand to perimeter wall on sand blinding on well consolidated hardcore.(0.22W/m2k)

PROPOSED ALTERATIONS TO:

121, FRONT STREET,
 EAST BOLDON,
 TYNE & WEAR.

8 FEB 2019

PLANNING

Scale 1:50 1:100

Date

Drg No

Amendment