

Construction to comply with Robust Details as published by D.T.L.R.

100mm Wall Construction-- 102 facing Brickwork or Blockwork outer leaf, 150mm cavity filled with 100mm Ecotherm Rigid Board or similar and 100mm thermalite shield inner leaf with 13mm too coat plaster finish. Use tyi-galv or similar wall ties @ 750 horizontal and 450 vertical centres (300 at reveals) and provide a 150 wide vertical d.p.c. to reveals where cavity closed with blockwork.

All work below d.p.c. to be brickwork and fill cavity with 10:1 semi-dry concrete to within 150 of d.p.c. Use Catnic CG70/100 lintels over ground floor opening and CGE50/150 over first floor openings, min. 150 end bearing.

Ground Floor Internal Walls-- Use 100mm non load bearing blocks with 13mm plaster finish to both sides built off floor screed.

DPCs--All new & existing DPCs to be linked & be a minimum 150mm above Ground Level.

All new DPCs & DPMs to be linked. Vertical DPC & cavity tray to flank wall to suit change changes in ground level.

All reveals to have insulated cavity closures.

BA approved 150mm cavity closures 96/3226 or equal & approved around window & door openings & at head of Brick/Blockwork.

New foundations are to be a minimum 600mm wide & 1000mm deep and in any case, extend at least 150mm into a load bearing stratum capable of 100kN/m2 to the satisfaction of the local authority.

It has been assumed that there are no trees in the vicinity of the foundations and there is no need to increase the depth in accordance with NHBC requirements.

Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above pipes with at least 75mm granular fill between the top of the pipe and the underside of the slab. Insert bridging lifelifts in foundations where any drains pass through.

Plumbing- W.C. to have side outlet "P" trap to 100 dia uPVC wastes, bath and shower 38mm uPVC wastes, basins 32 dia, all through 75 d.s. traps and all to connect to stacks. Provide rodding access at any change in direction of wastes. All work to be to BS5572 and CP301.

Manholes: To be 750x750 internally with similar sized opening and constructed from 215mm class B engineering brick or pre-cast concrete manhole sections with 100mm thick concrete top and bottom courses.

Rainwater: Disposal Proposed Roofs-100dia gutters, 65mm down pipes to 100 dia uPVC drains laid to fall min 1 in 40 and with a 100 pea shingle bed and surround to soakways min 5 Metres from building, 1m capacity below invert and filled with hardcore.

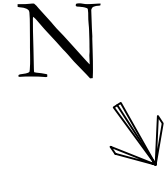
Rainwater Disposal Existing Roofs-100dia gutters, 65mm down pipes to existing outlets.

12.5mm Plasterboard Ceiling, 50mm Rigid Board PIR Insulation to underside of Rafters. 100mm Rigid PIR Board insulation between Rafters to achieve U value of 0.15W/m²K.
Ceiling Construction-100x50 SC3 ceiling joists @ 400 centres, supported on walls. Ceilings to have one layer of 12.5mm plasterboard with taped and filled joints.
First Floor & Loft Partitions:- 100x50 studwork raised off a 100x75 sole plate and with one layer 12.5mm plasterboard and skim coat finish to each face. Provide double joists under partitions bolted together @600 centres with 12mm bolts and solid black bonding under partitions at right angles to joists.
90mm celotex insulation between wall studs.

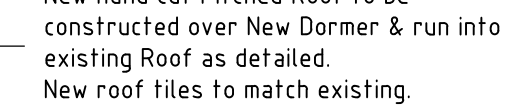
Pitched Roof Construction:- Roof tiles on 38x25 soft wood treated battens on one layer of Tyvek breathable roofing felt on Saso or similar gangednailed roof rafters (200x50 C16) @ 400 centres over 50x100 wall plate strapped down to walls @ 1.2M centres.
Rafters to be connected to wall plates with Galvic truss clips or similar.

12.5mm Plasterboard Ceiling, 50mm Rigid Board PIR Insulation to underside of Rafters, 100mm Rigid PIR Board insulation between Rafters to achieve U value of 0.15W/m²K,
Loft Floor Construction:- 22mm T&G chipboard type 1/1111 glued at edges and secured with annular ring nails over 200x50 SC3 floor joists @ 400 centres, supported on galvanised mild steel joist hangers.

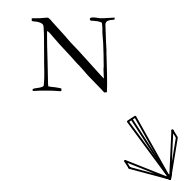
Roof Dormer: Dormer cheeks to be constructed from 100mm x 50mm studs fixed to doubled up rafters below. Corner posts to side of window to be 100mm x 100mm sections and support doubled up timber over window. Window to sit directly onto external wall. External face of dormer to be covered with Plywood Sheathing, 25mm x 38mm battens and Grey Composite Cladding. All files to be in accordance with manufacturers instructions. Lead seals & flashings to be fixed at junction of existing main roof & suitably dressed to ensure a weather tight seal. Allow for 90mm celotex 30002 between studs with 12.5 ga foil backed plasterboard skimmed finish internally.



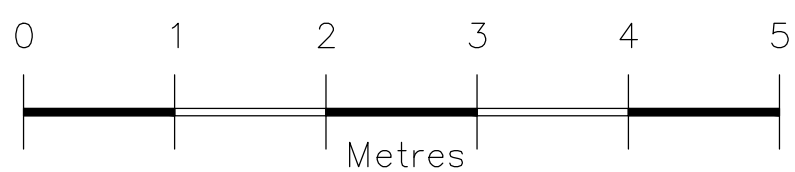
LOFT PLAN



ROOF PLAN



SITE PLAN (1:100)



OUTSIDE
Lighting: 2 No. Wall lights,
(Location/Style to be agreed with client)
Power: New External Weather Proof Double
Socket (Rear)

Date. Revision.

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R.A.C.

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Title.

PROPOSED
PLANS

Planning Ref. PP-14681371

Scale.	Date.
1 : 50 (@) A1	FEB. 26

Drg. No. 810/D003