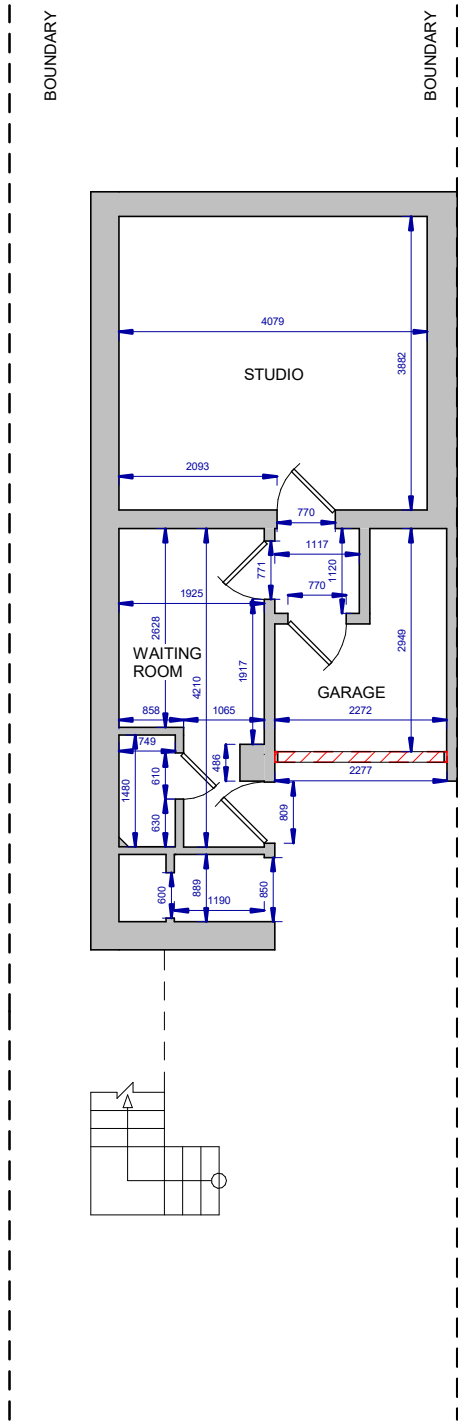




-  Red hatching denotes parts to be demolished
-  Red dashing denotes parts to be closed off



EXISTING GROUND FLOOR PLAN

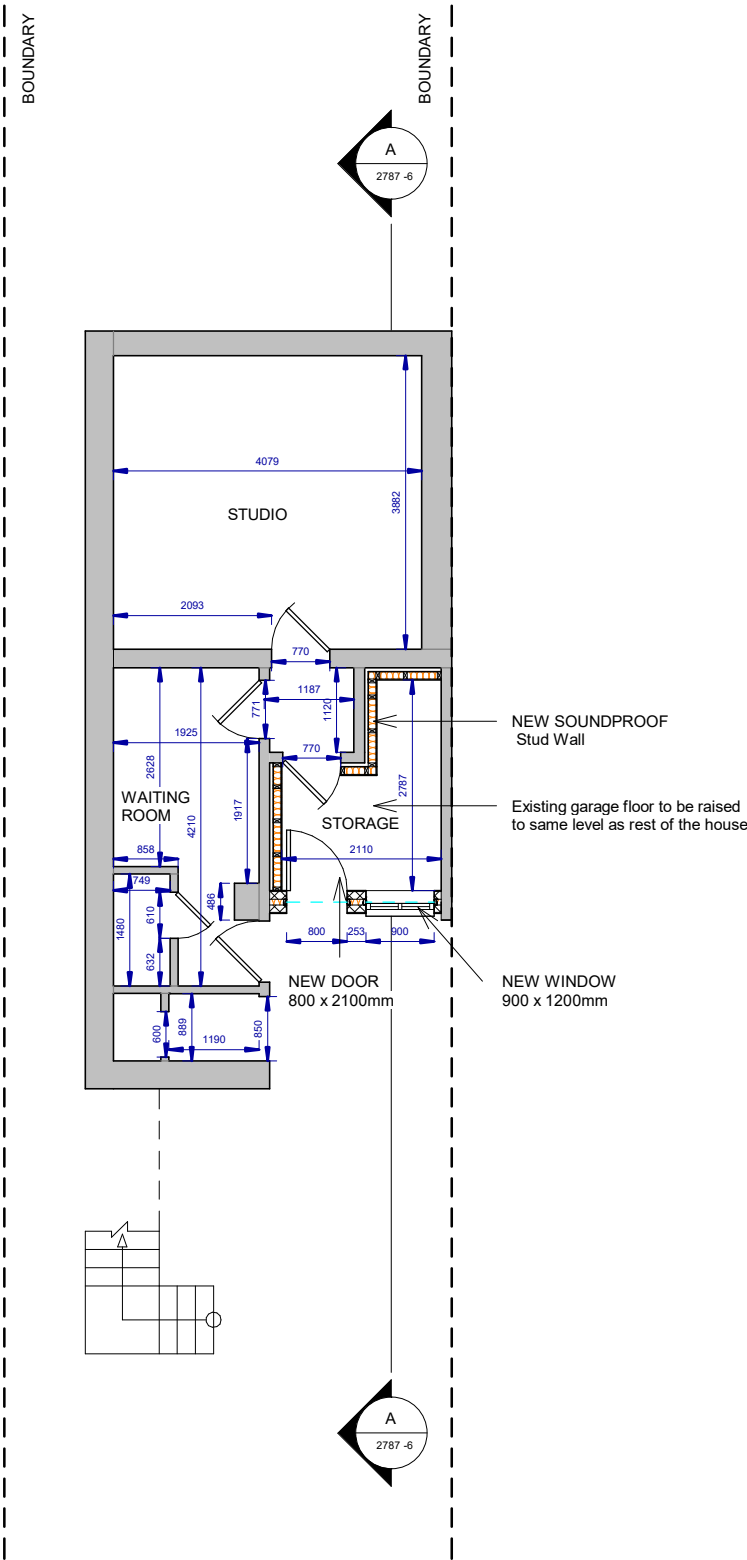
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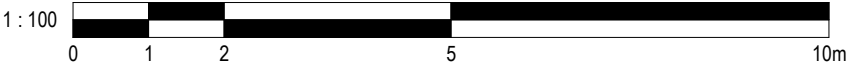
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PROPOSED GROUND FLOOR PLAN



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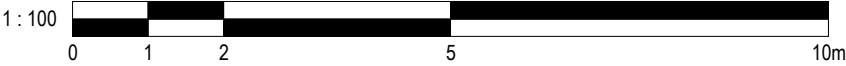
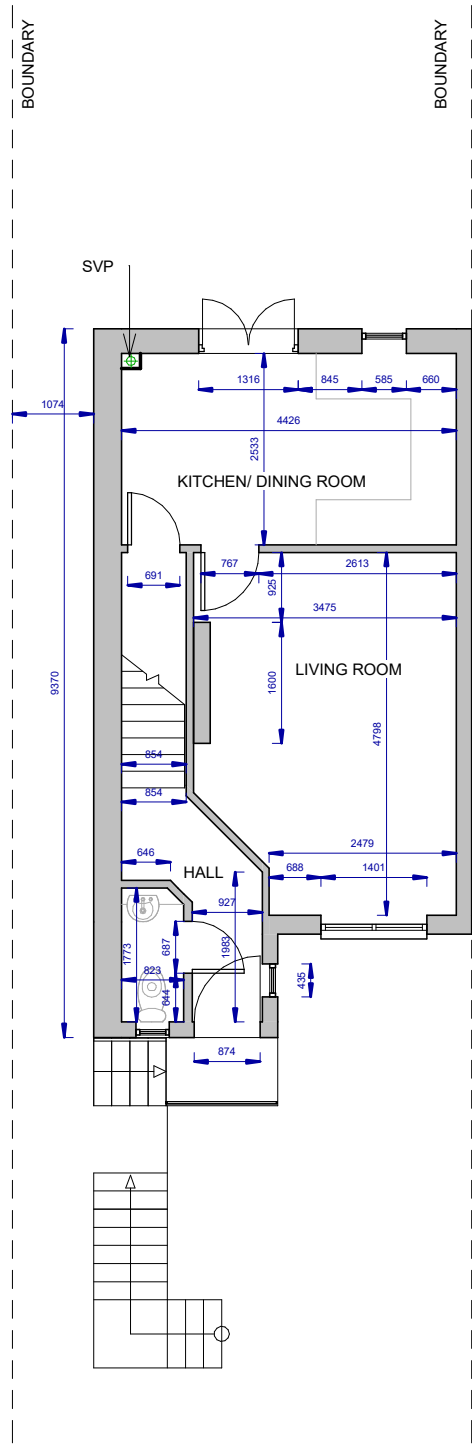
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Awwal Kazeem

DRAWN BY:
Nworah James

DRAWING NO:
2787 -2

SCALE:
1:50@A3
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REV:
B



EXISTING UPPER GROUND FLOOR PLAN

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DATE:
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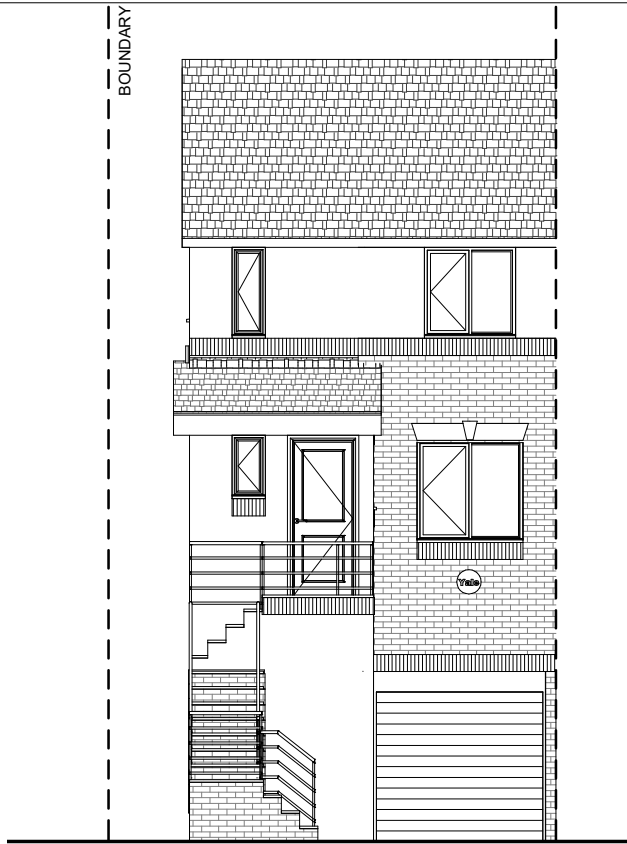
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DRAWN BY:
Nworah James

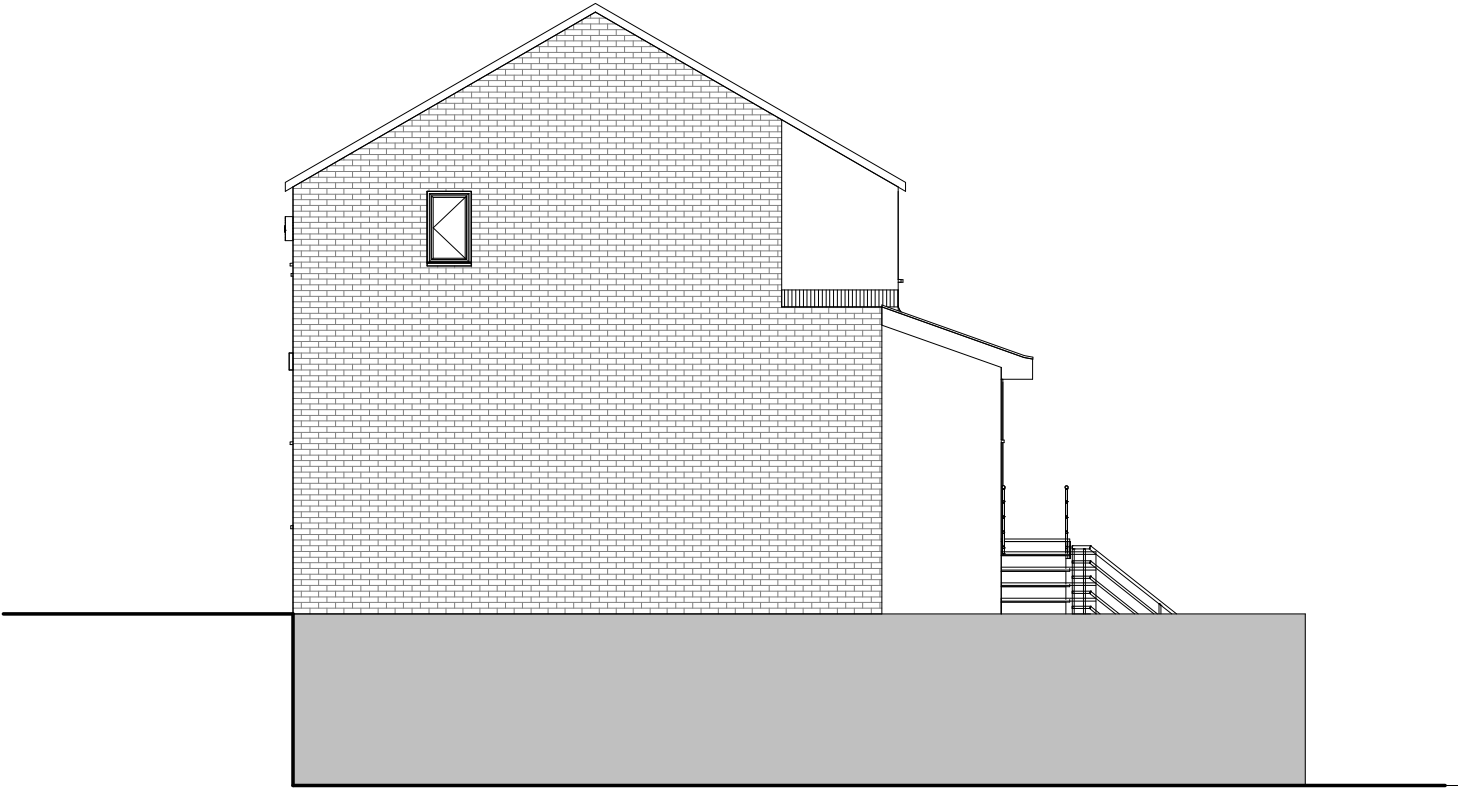
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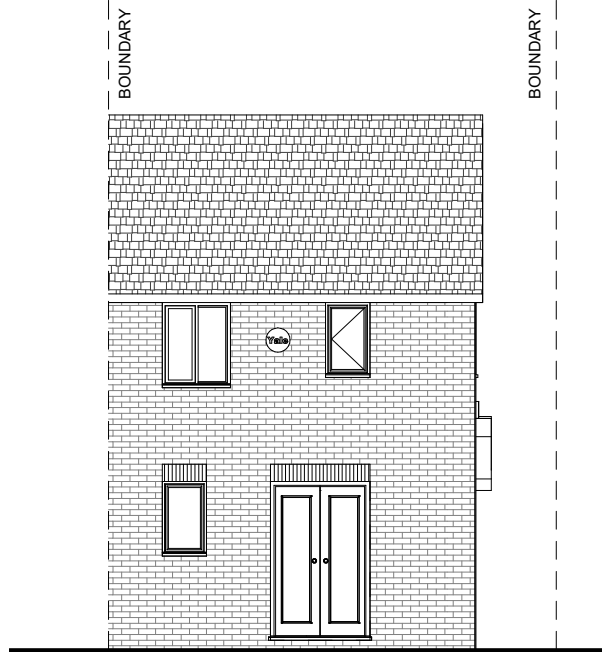
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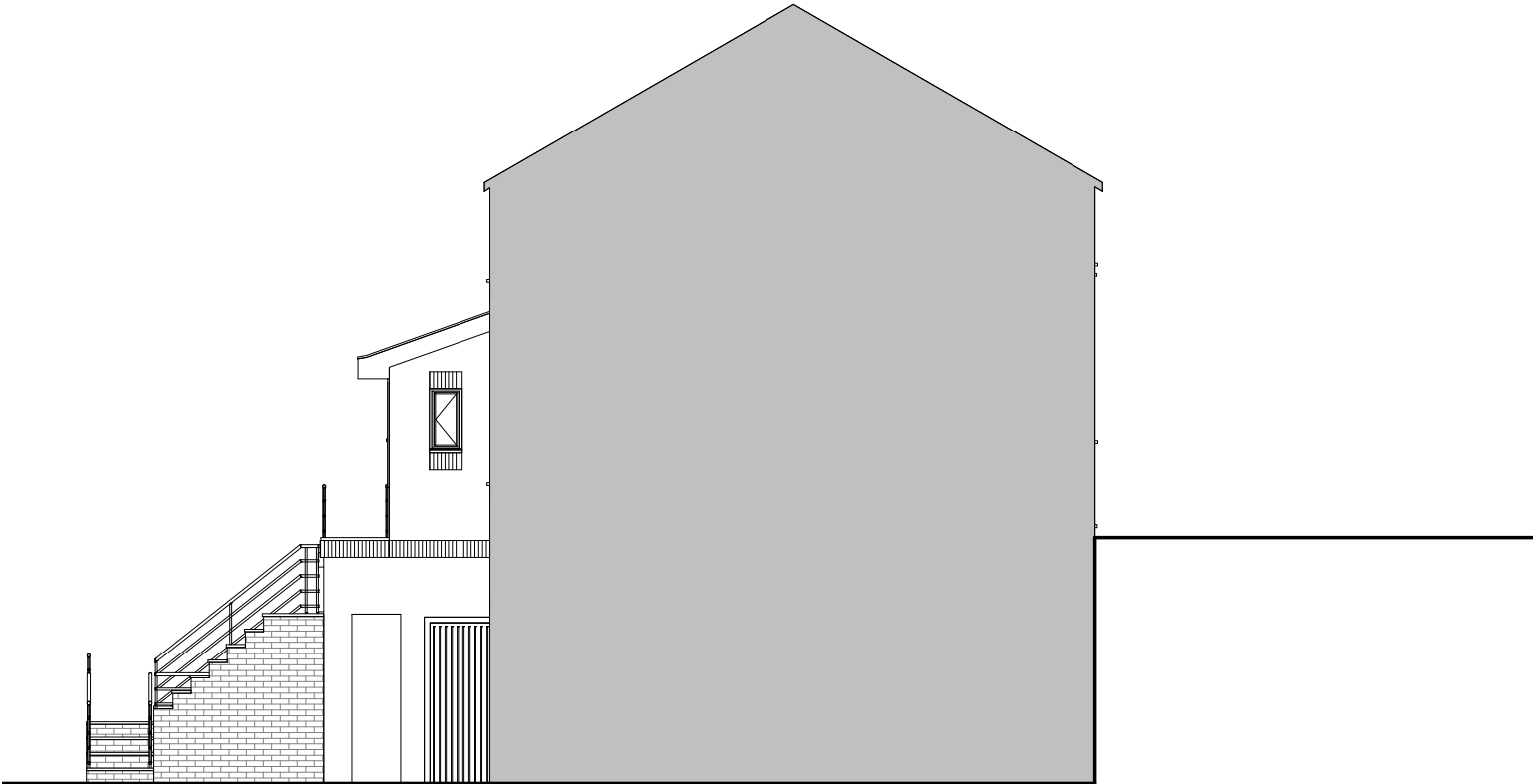
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



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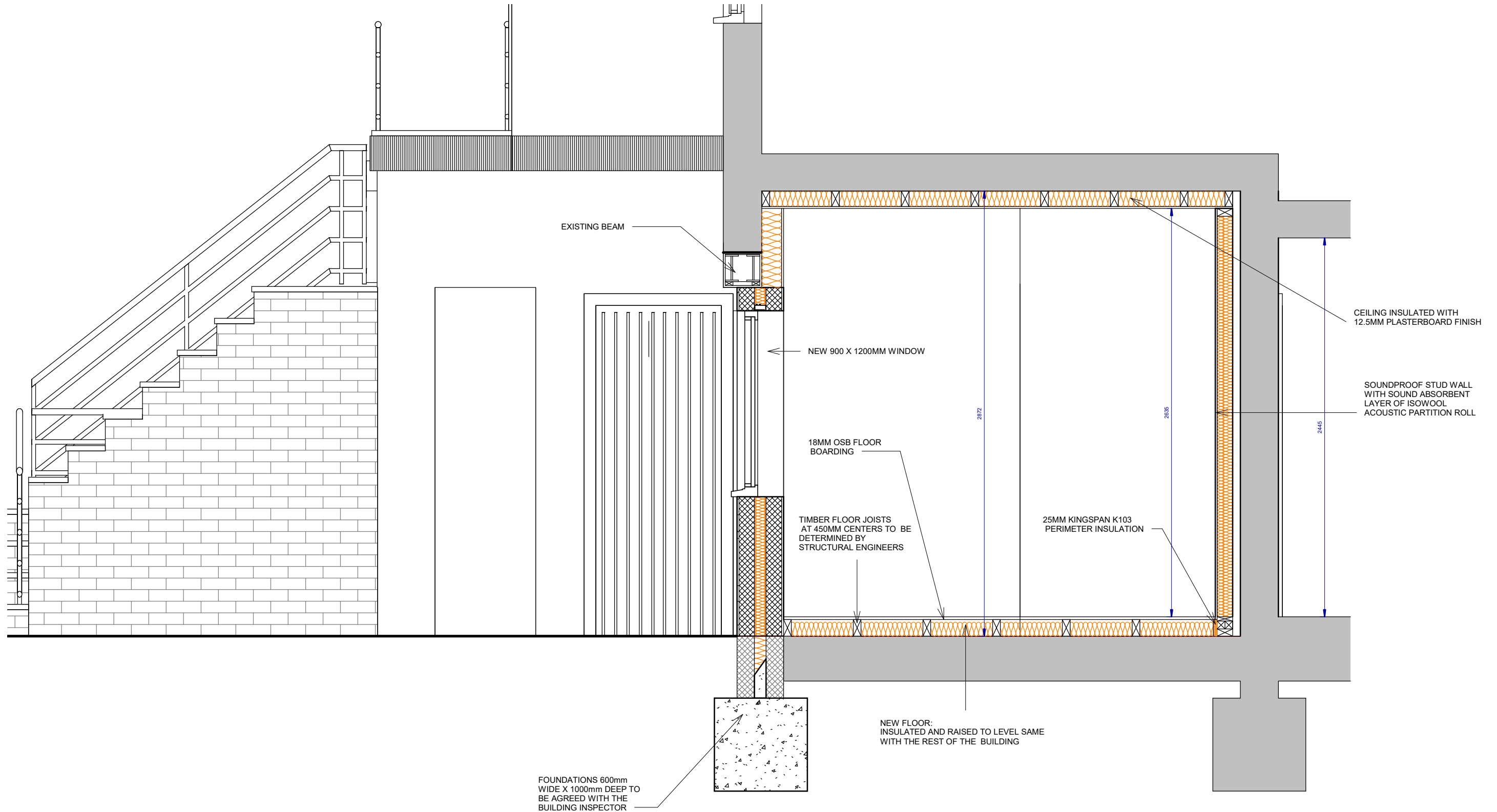
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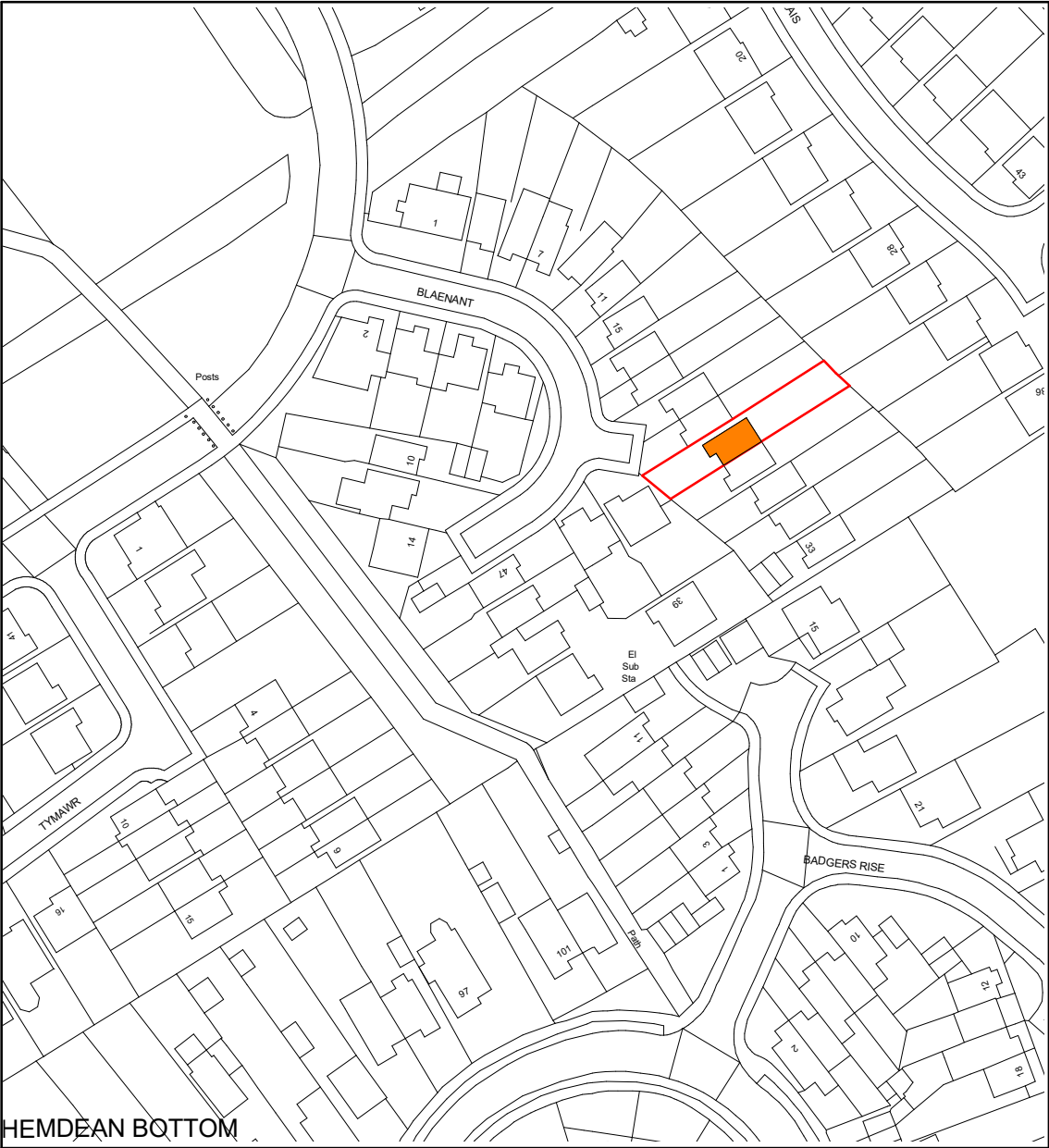
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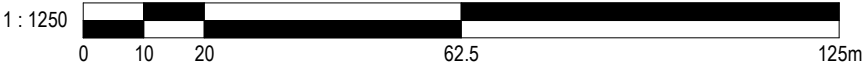
PROPOSED SECTION A-A



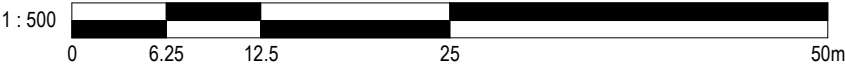
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LOCATION PLAN



BLOCK MAP



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CONSTRUCTION NOTES

GENERAL

All work to be carried out in full accordance with current Building Regulations and 'robust details' as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDM Regulations 1994 as applicable.

FOUNDATIONS AND FOOTINGS

New ground floor external walls to be taken down to concrete strip or trench fill foundations 600 wide Internal walls to be taken down to strip foundations 440 x 200 thick. Depths to suit site conditions and to Local Authority approval prior to pouring concrete but not less than 1000mm deep.

Foundations to be grade C.20P to BS.5328:1981 (min. mix 1:3:6) concrete incorporating 2 No. 16mm diameter m/s continuation reinforcing bars set centrally under each wall leaf and on the neutral axis, lapped min 200mm and bent neatly around corners.

Build up external walls in two skins of 7N solid dense concrete trench blocks using mortar mix 1:3 up to one brick depth below finished ground level. Fill cavity with sand cement mix.

STUDWALLS

1No layers of 12.5mm Gyproc wall board ten (with a minimum mass per unit area of 10Kg/m2) fixed each side of studs, at 150mm crs, with 40mm non-ferrous driwall screws to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards. With a sound absorbent layer of Isowool Acoustic partition roll (with minimum thickness of 25mm, density of 10Kg/m3) which may be wire reinforced, suspended with the wall cavity. All joints to be well sealed. 100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Stud walls to be skimmed with 5mm thistle board finish.
Gyproc moisture resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms.
Where partitions occur at first floor level and run parallel with joists, additional joist is to be inserted and the two bolted together.

INTERNAL BLOCK WALLS

to be single skin lightweight concrete block dry lined with 12.5 plasterboard tapered edge plasterboard, scrim joints and skim with neat Thistle plaster.

WINDOW AND DOOR REVEALS

All window reveals to be formed by closing cavity at jambs and cills with Thermabate or similar approved, insulated cavity closer to avoid cold bridging, installed strictly in accordance with manufacturers instructions.

LINTELS

To be either Catnic or similar approved (or to structural engineers details) to have minimum 150mm end bearing.

TIMBER TREATMENT

All existing timber to be checked for damage and repaired/replaced with similar materials as necessary, under the guidance and agreement of the conservation officer and the structural engineer.
All existing timbers in roof spaces to be treated against rot and infestation.
All structural timber to be pressure impregnated with an approved fungicide/insecticide preservative fluid all in accordance with B S 4978:1975 and BS 5268.

CEILINGS

To be 12.5mm plasterboard with scrim taped joints and 3mm skim finish. 50x50mm noggins to be provided to all unsupported edges.

EXTERNAL WALLS

Construction to comprise: 103 brick to match existing, 100mm cavity filled with 100mm Drytherm32 100mm Celcon Solar or similar thermal blockwork inner lining to be 65mm PIR plasterboard on dabs and skim finish. achieving U-val 0.18 W/m²K

Both leaves of wall construction to be tied together using stainless steel vertical twist ties at 900mm horizontal, 450mm vertical centres and no greater than 300mm at reveals.
Cavities to be closed at reveals with proprietary fire proof closer such as Thermabate.
Brickwork and blockwork attached to existing with Simpson Strong tie masonry connectors or similar ties

WALL TIES

Two and a half wall ties per square metre of masonry with a maximum horizontal spacing is 900mm and a maximum vertical spacing is 450mm. Each wall tie to be set a minimum of 50mm into both masonry leaves. Cavity wall ties to be stainless steel and 225mm in length.Wall below dpc to be standard dense concrete foundation blocks or semi engineering bricks
Three courses of blue engineering bricks in 1:3 mortar to all 215mm external walls as dpc.

BONDING OF NEW AND EXISTING WALLS

New walls to be secured to existing walls by use of stainless steel Firfix or Crocodile (or S.A.).
Fixings in accordance with manufacturers instructions complete with weather strip and mastic pointing. 100mm Dpc behind all wall end ties.

CAVITY

To be cleared of all mortar droppings and closed at all openings at top of wall with blocks, bricks or 9mm supalux board.
Lean mix concrete cavity fill to 150mm min. below dpc.

MORTAR

Shall be at least in strength 1:1:6 Portland cement/lime/fine aggregate mortar measured by volume of dry materials up to the proportions given in BS.5628. mix to be 1:1/2:4 below dpc.

RENDERED EXTERNAL WALLS

As above but outer leaf is 100mm Thermalite Shield block with 10mm Polymer render on render carrier board mechanically fixed through 20mm insulation (Kingspan Optim-R external wall system or similar approved),

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