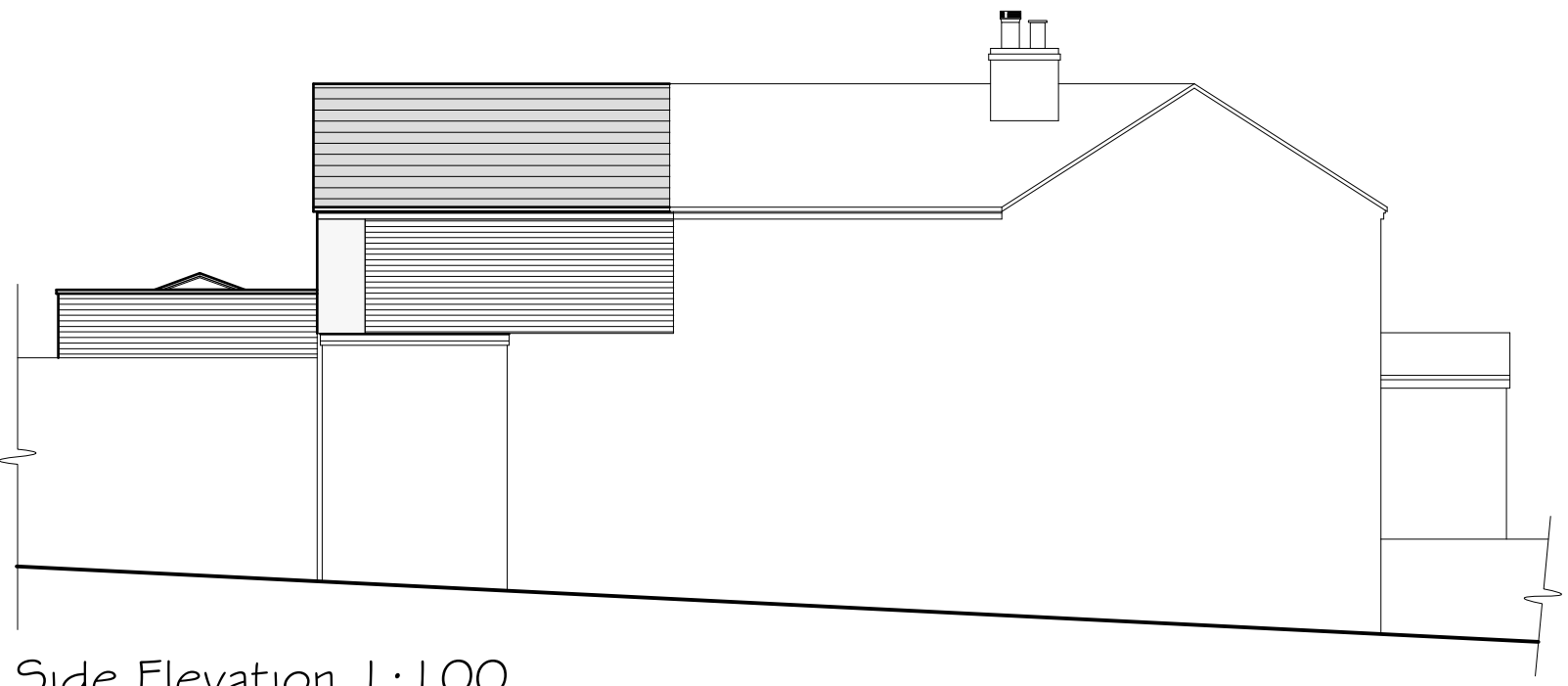
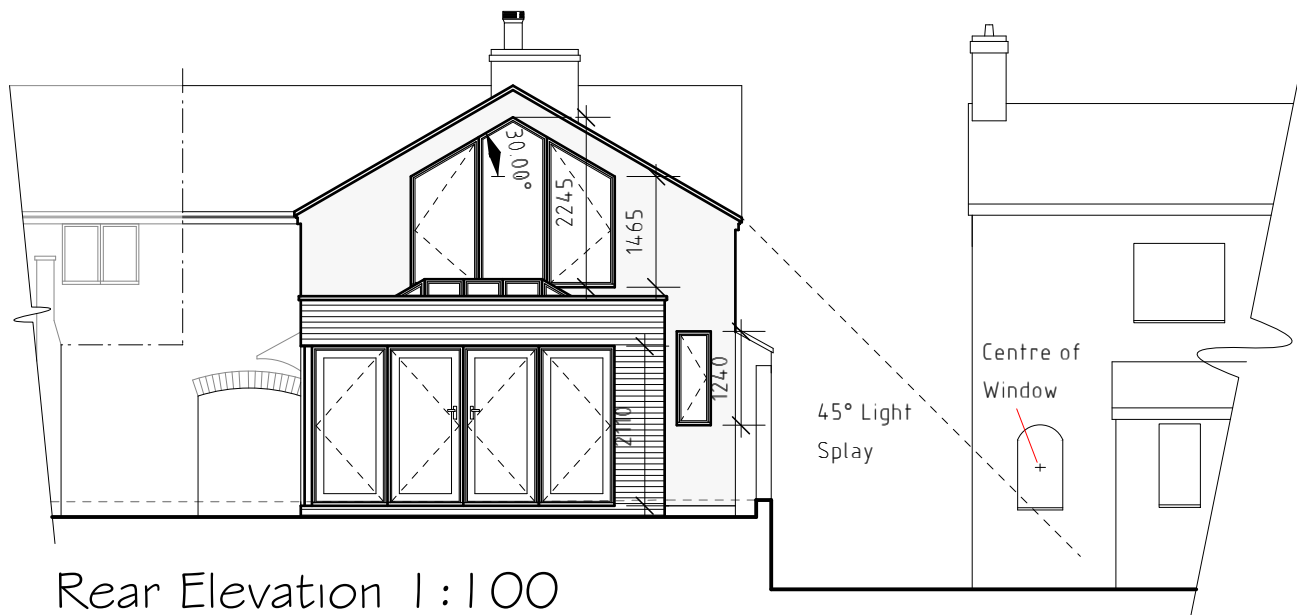




Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

MAIN ROOF CONSTRUCTION

Roof coverings are to be slate to match existing and to Local Authority approval. Slates to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underlating membrane or similar (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on loose cut rafters supported between wallplates and ridge beam. Ridgebeam and connection details to be specified by Structural Engineer. Rafters are to be 150mm x 50mm C24 softwood rafters set at 400mm centres and birdsmouthed onto 75mm x 100mm wallplates. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Position and sizes of rafter ceiling, pembers and positioning of wallplates may vary following checked dimensions on site. Allow for doubled up rafters to support trimming around rooflights. Manufacturer to specify doubled up rafters, trimmers, and ceiling joists. Where applicable allow for 100mm thick Celotex GA4000 insulation between rafters ensuring minimum 50mm clear air gap is provided, with 60mm Celotex GA4000 fixed to underside prior to fixing 12.5mm thick plasterboard ceilings to achieve a minimum U-value of 0.15W/m²K. Cavity trays and code 4 lead flashing to be installed at all roof/wall abutments.

Cavity tray and code 4 lead flashing to be installed at all roof/wall abutments.

FLAT ROOF CONSTRUCTION

Rainwater to discharge to RWG in position as indicated on ground floor plan. Roof coverings to be Polyroof 185 flat roofing system from Polyroof Products Ltd. Liquid base coat resin applied evenly over substrate. Polymat laid to overlap by 50mm minimum with additional resin coat to be applied and consolidated to eliminate air bubbles. Liquid top coat resin with appropriate colour pigmentation applied over entire surface including all trims. Substrate to consist of 18mm thick external quality ply over 150mm thick Celotex XR4000 insulation on 18mm exterior grade plywood fixed to softwood firings to enable roof to discharge surface water at a rate of 150. Firings fixed to 170mm x 50mm C16 softwood joists set at 400mm centres to achieve a minimum U-Value of 0.15W/m²K. Joists to have 90mm minimum embedment into new cavity walls or sit on new blockwork. 12.5mm of knauf wallboard fixed to the underside of joists with 3mm nominal skim plaster finish. Allow for cavity tray and code 4 lead flashing at all roof/wall abutments. Roof covering to lap up inside of wall to underside of coping stone as indicated. Copings to be mechanically fixed to wall below.

ROOFLIGHT WINDOWS

Rooflight windows to be 550mmx780mm conservation style or similar rooflights as indicated. Windows are to comprise sealed double glazed units, with 16mm minimum air gap and Low-E (soft-coated). Rooflights to be fitted in strict accordance with manufacturer's instruction with recommended flashing kit to ensure weather tight construction. Windows to not exceed U-value of 1.6 W/m²K.

FIRST FLOOR CONSTRUCTION

Floor boarding is to comprise 22mm thick tongued and grooved Weyroc board on softwood floor joists. Joists to be 220mm x 50mm C24 softwood floor joists set at 400mm maximum centres. Joists to be supported off Steel Beams or joist hangers off existing masonry walls. Steel Beams and connection details to be specified by Structural Engineer. Joists lying parallel and adjacent to external walls are to be anchored to walls at 1800mm centres with 1200mm long x 30mm x 6mm galvanised mild steel straps carried over 3 No. joists. Provide 100mm x 50mm softwood noggins between joists at strap locations. First floor to be provided with softwood noggins of similar section to floor joists at mid-point of span. Allow for doubled up joists below new stud partitions and support points to bath and showers.

STAIRCASE

Staircase to be purpose made in softwood to the design as indicated. Staircase total rise is to be 600mm with 3no. equal risers of 200mm. Sequence of treads as indicated on floor plan. Pitch of staircase is to be 42° maximum. Flight to be 900mm measured from wall to centre of handrail. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide softwood handrail to flight set at 900mm above nosings which is supported on wall above. All dimensions to be checked on site prior to manufacture. Stairs to have 2000mm clear vertical headroom throughout.

ENGINEERED STEEL BEAMS

All engineered steel beams are to be installed in positions as indicated. Steel beams are to be protected from fire by means of 12.5mm thick plasterboard and nominal skim finish to provide 30 minutes fire protection. All works in relation to Steel Beams to be as per Structural Engineers specification

STUD PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

CAVITY WALL CONSTRUCTION (ABOVE EXISTING WALLS)

External cavity walls are to comprise of 100mm thick brickwork where applicable, 80mm wide cavity fully filled with 75mm thick dry therm 0.032-lambda, with an inner leaf of 100mm thick thermalite turbo block. 37.5mm thick of Celotex PL4025 insulated backed plasterboard to be fixed to internal face of walls as indicated on floor plans. Internal face of walls to be finished with 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.21W/m²K. If existing wall construction below is deemed inadequate for new 280mm thick cavity wall construction, contractor to contact Blueprint for advice (01978 356500). Provide Cranked Steel Beam over opening as specified on plans. Cranked Steel Beam and connection details to be specified by Structural Engineer. Provide stainless steel wall ties across cavity, ties are to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centre's. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, ie, around window and door openings, are to be closed with Thermabate 75 insulated cavity closers to prevent thermal bridging.

CAVITY WALL CONSTRUCTION

Where applicable, Contractor to apply 20mm sand/ cement render to existing walls as indicated on elevations. External cavity walls are to comprise of 100mm thick brickwork or 20mm sand/ cement render applied to 100mm thick blockwork, 125mm wide cavity fully filled with 125mm thick DrTherm 0.032-lambda, with an inner leaf of 100mm thick thermalite turbo block. Internal face of blockwork to be finished with 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.21W/m²K. Provide insulated Keystone lintels or Universal Steel Beams with plates over openings as specified on plans. All lintels to have a minimum of 150mm end bearing length. Keystone lintels can be supplied by Huws Gray (01978 264269). Universal Steel Beams, with plates and connection details to be specified by Structural Engineer. Provide stainless steel wall ties across cavity, ties are to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centre's. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, ie, around window and door openings, are to be closed with Thermabate 125 insulated cavity closers to prevent thermal bridging. DPC to be installed in new cavity wall as indicated, Cavity trays to be lapped onto DPC with weep holes installed at 900mm centres to outer leaf of wall to ensure any moisture within cavity is dispersed of adequately.

Walls below DPC level and above finished ground level are to be constructed with facing brick, below ground level use class B engineering brick down to Thermalite trench block. Cavity insulation is to continue in 125mm cavity to prevent thermal bridging down to trench block. All walls are to be constructed centrally on supporting foundations.

GROUND FLOOR CONSTRUCTION

100mm thick concrete slab which is to be continued over inner leaf of cavity wall, allow for 1000mm wide A193 mesh to perimeter of slab. 100mm thick Celotex tuff-R GA4000 rigid polyisocyanurate foam insulation (to ensure U-value <0.18 W/m²K), with 1200G visqueen DPM below, all joints to have 300mm minimum overlap and be securely taped. 50mm sand blinding on 150mm minimum well consolidated hardcore. Build 650mm x 650mm x 450mm high radon protection sump form with 50mm thick concrete paving slab. Walls of sump to be 100mm brick laid honeycomb bond with perpendents left open. Cover with another 50mm concrete paving slab. 100mm diameter uPVC pipe to run from sump to duct to outside air, outlet to be capped at finished ground level. Additionally provide cavity tray as indicated in section bridging the two masonry courses to seal cavity against ingress of radon gas.

FOUNDATION CONSTRUCTION

Provide 650mm wide x 200mm deep concrete foundation below new cavity wall construction. Contractor to ensure 150mm outcrop is achieved to all loadbearing walls. All foundations are to be cast onto suitable load bearing strata to the satisfaction of the Local Authority Building Inspector. Foundations are to be cast in one pour to prevent joints in concrete. Contractor to ensure new foundations do not undermine existing foundations on site. Concrete can be supplied by Huws Gray (01978 759516).

External Facing Materials

External walls are to comprise facing brick or render to Local Authority approval and to match Existing.

Roofing Materials

Roof coverings are to be natural Slates to Local Authority approval.

All new windows/doors are to comprise sealed double glazed units in powder coated aluminium frames.

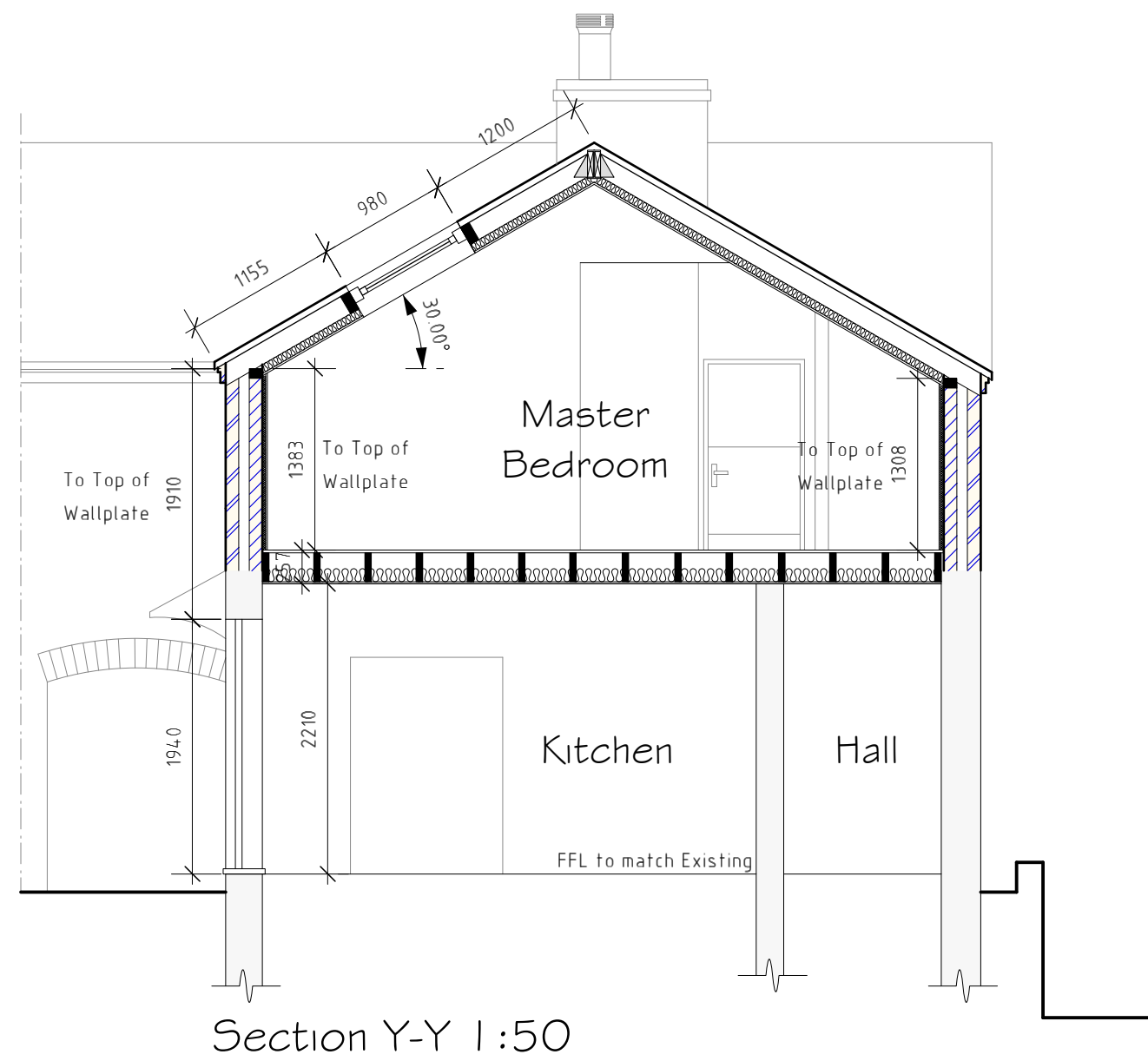
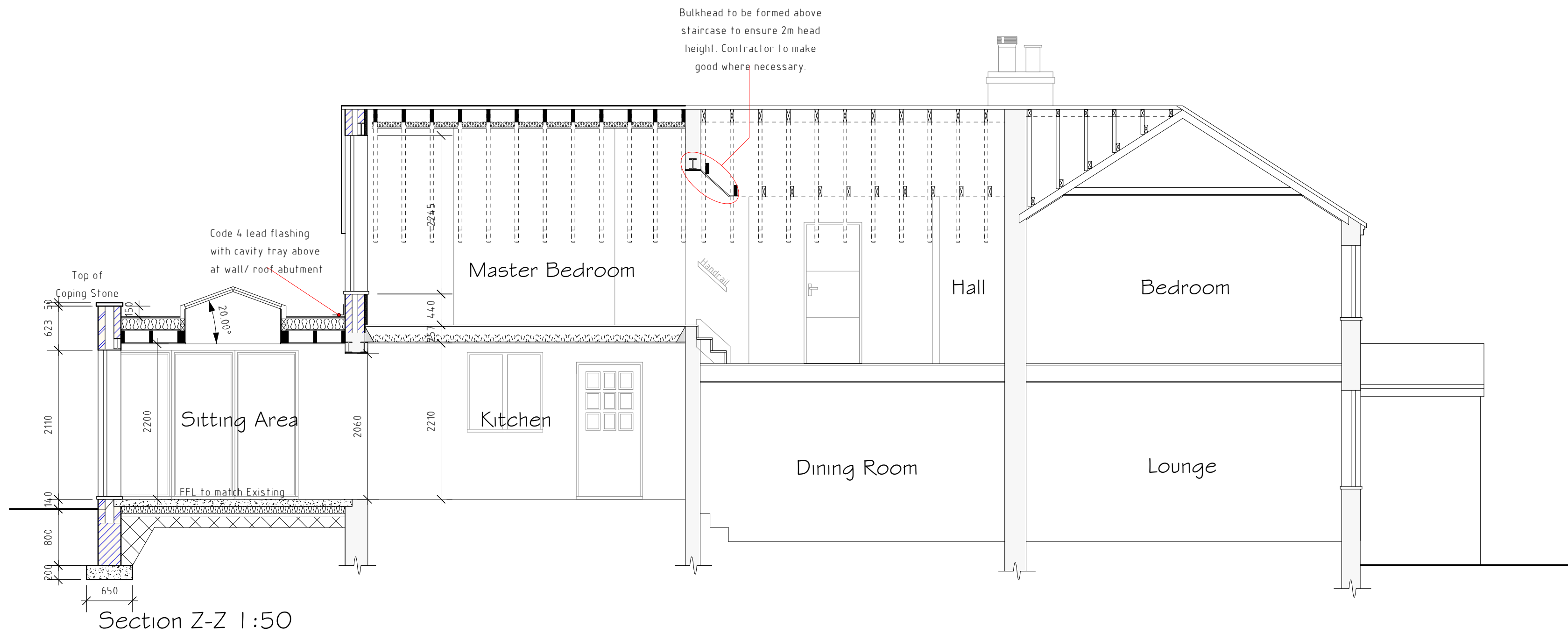
Rainwater to be collected in half round Cast Iron guttering and downpipes, to discharge to soakaways located in garden.

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

ALL WORKS TO BE DONE IN ACCORDANCE WITH ARCHAEOLOGICAL REPORT.

Please read in conjunction with Engineer's Specification.



A	06/21	Window Details	D J E
Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Rose Avon,
Bridge Street, Holt,
LL13 9JG.

Title: Sections & Elevations	Scale: (A1) 1:50 & 1:100
------------------------------	--------------------------

Drawn By: E.M.Jackson	Date: May 2021
-----------------------	----------------

Drawing No: SC093/005	Sheet: 2 of 2
-----------------------	---------------

blueprint
architectural services

LABC partner

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
© copyright all rights reserved