New building construction to consist of:

Foundations
New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used

Roof Insulation
Install 350mm Rockwool Roll insulation in 100mm layers in cross directions between and above ceilig joists to achieve u value of 0.13W/m^{2}K

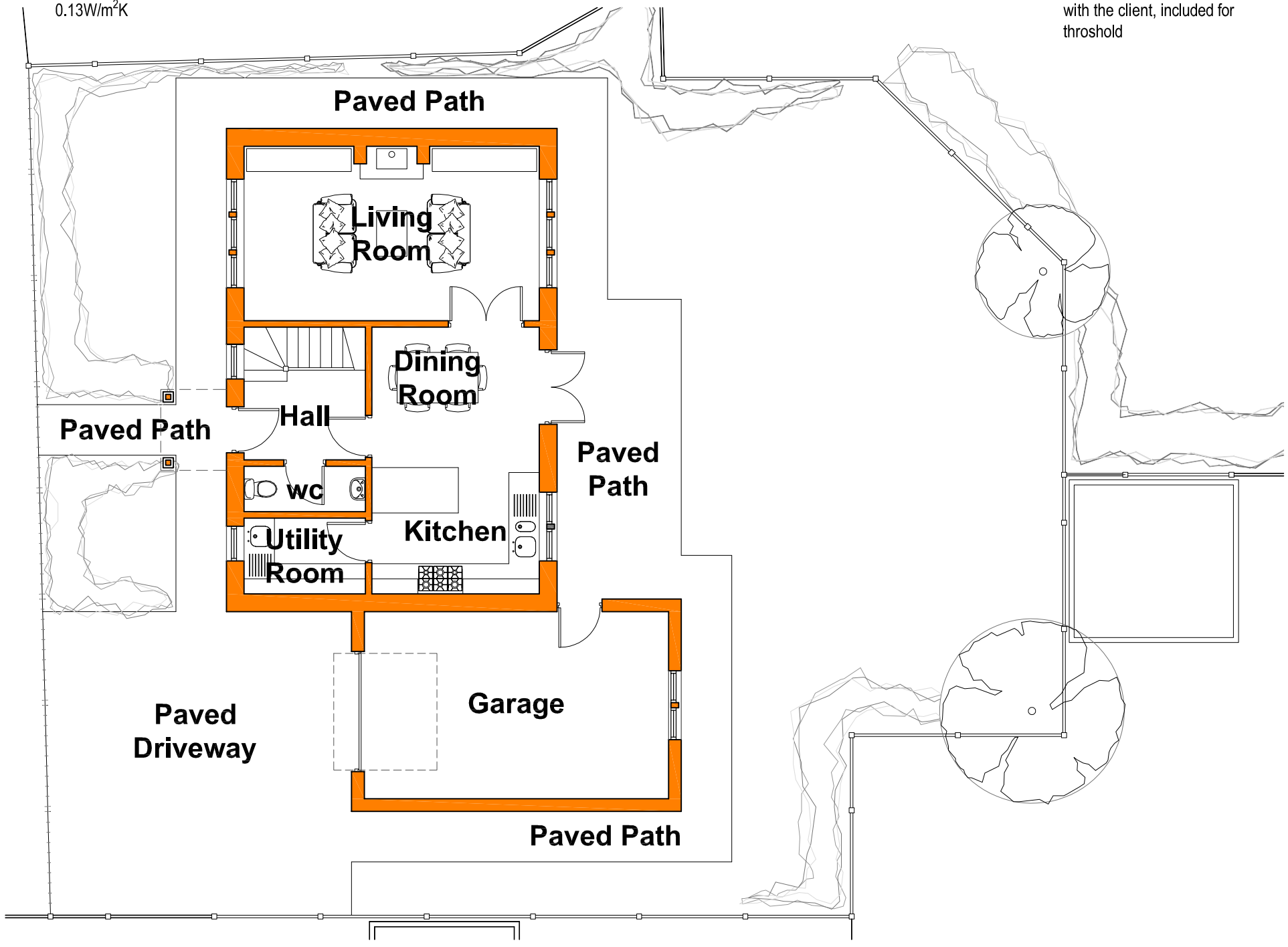
Internal Walls
Internal walls to be 125mm overall medium density blockwork with 12.5mm plaster to each face and skim finish to ground floor level to support first floor joists, 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs at first floor level

Roof
Roof to be Sandtoft Olympus natural clay double pantiles in natural red with Bradstone Old Quarried artificial stone ridge mechanically fixed and bed in mortar all on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber trusses by Shire Timber Group Ltd, Knowsthorpe Gate, Cross Green Industrial Park, Leeds, LS9 0NP, www.shiretimbergroup.co.uk Tel 0113 249 2120 or equal approved

Upper Floors
New floor construction Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 50mm x 170mm joists at 400mm cts. Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish

Windows
Windows to be painted timber double glazed openable casement windows by Crookes and Sons Joinery, 3 Shenstone Road, Sheffield, S6 1SP, www.crookesjoinery.co.uk Tel 0114 233 0699 or equal approved, for details refer to window detail drawings

Garage Door
Install new 2372mm x 2100mm powder coated steel up-and-over garage door, style to be agreed with the client, included for throshold



Building 01 Ground Floor Plan As Proposed

Scale 1:100@A3

External Walls
External walls to be brickwork/ blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork inner leaf, 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 100mm external leaf Hunsingore Benchmark handmade bricks by York Handmade Brick Company, Winchester House, Forest Lane, Alne, York, YO61 1TU, www.yorkhandmade.co.uk Tel 01347 838881 with natural grey grit sand mortar flush pointed and brushed off all to achieve a u-value of 0.18W/m^{2}K

Ground Floor -
insulation over slab
To meet min U value required of 0.13 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 125mm PIR insulation Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement and incorporate wet source underfloor heating (allow for radiator to bathroom).
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

Rainwater Goods
New gutters to be black powder coated aluminium 'ogee' profile fixed back to building on dentils, downpipes to be standard 68mm black powder coated aluminium rainwater pipes

Canopy
Install new treated Oak entrance door canopy to consist of 100mm x 100mm corner posts, 75mm x 150mm rafters and brace frame with roof tiles to match the roof

Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be openable to achieve purge ventilation to each room

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m^{2}K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to be sawn stone external exterior (sills to match) and concrete to interior sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Internal Doors
Internal doors to be 830 x 2100mm SW timber boarded doors

External Doors
External doors to be painted timber double glazed doors by Crookes and Sons Joinery, 3 Shenstone Road, Sheffield, S6 1SP, www.crookesjoinery.co.uk Tel 0114 233 0699 or equal approved, for details refer to door detail drawings

New Staircase
Install new sw timber staircase from ground floor to first floor to consist of 14 No risers (2.6m FFL to FFL) as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to be confirmed by the client

Wall and Ceiling Finishes -
finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Garage
To be Roof and External Wall construction to match the house (insulation not required), Floor to be 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm reinforced ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls

Air Tightness
Air tightness test to achieve 5.0m3'hn2

ISSUED FOR CONSTRUCTION

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT: MR JAMES HANOTU
SCALE: 1:100@A3
DATE: NOV 2020
PROJECT: LAND ADJACENT TO 47 SHEPHERD LANE, THURNSCOE
DRAWN: ML
CHECKED:
DRAWING TITLE: BUILDING 01 GROUND FLOOR PLAN AS PROPOSED
JOB NUMBER: 2050
DRAWING NO.: 202
REVISION:

TIMEARCHITECTS

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