

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 12.5mm plasterboard on dabs and skim finish. achieving U-val 0.23 W/m²K

At the back of the extension, cavity to be 100mm.

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.

STAIRS

Width of stairs to be 800mm min measured between handrails.

Handrails to be 900mm above pitch line of stairs measured vertically and 1000mm above landings. 2.0M (min) headroom vertically above pitch line.

Balustrade to be constructed so that a 100mm Dia sphere cannot pass through any part of it and children cannot easily climb it.

Balustrade to be constructed to resist at least the horizontal force given in BS 6399:Part 1:1996

Soffits of stairs to any store cupboards or common spaces to give half hour fire protection comprising 2 layers 12.5mm plasterboard with joints taped and filled on 50 x 50 s.w. timber framing to u/s.

Total rise, treads, risers and pitch as indicated on the drawing.

New and existing walls and partitions enclosing staircase achieve 30 minutes fire resistance.

ROOF

PITCHED ROOF

To be plain tiles to match existing main roof pitch and fixed in accordance with BS5534 pt1 1978(1985) tiles to have 100mm maximum gauge headlap 65mm minimum, nailed using 38x12g aluminium alloy nails laid on 38 x 25mm s.w. tanalised class A battens, battens secured with galvanised clout nails.

Tiles twice nailed every third course and all tiles to be twice nailed at ridge, eaves and verge. Continuous proprietary eaves skirt at eaves.

Tyvek Untearable Breathable sarking on 150x50 rafters at 450c/c.

100mm Kingspan K107 insulation between rafters leaving a minimum of 50mm between sarking and insulation gap provided by using 25x25 treated batten fixed to both sides of all the rafters.

82.5mm Kingspan K118 beneath rafters with all joints taped using self adhesive foil tape.

All insulation boards fitted in accordance with manufacturers details and instructions.

Wall plate to be bedded on mortar and fixed down to the inner leaf of the cavity wall with 30 x 5mm galvanised steel straps 1000mm long at 2000mm max. centres. All fixings to steel straps to be plugged and screwed to masonry.

LEAD FLASHINGS AND SOAKERS

to all abutments to roof (see Lead Sheet Association Details)

All lead flashings to roofs abutting vertical wall to have cavity trays dressed over the flashing in the wall. Every third perpendicular joint over flashing to be left open and clear to allow cavity moisture to escape.

EAVES & SOFFITS

Soffits and fascias to be upvc or painted or stained, treated timber

ALL DIMS IN MILLIMETERS UNLESS NOTED OTHERWISE
DO NOT SCALE EXCEPT FOR PLANNING PURPOSES
IF IN DOUBT - ASK

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