

Inner blockwork leaf to be returned with 25mm thermal break to outer leaf. Return blockwork to be 140mm blocks with steel beam bearing in accordance with the manufacturers requirements

Vertical timber cladding to client choice, Contractor to assume European Larch for costing purposes

**EXTRACT VENTILATION**

Minimum extract ventilation rates for intermittent extract systems as follows:

- Provide extract to WC's and Bathrooms: 15 L/sec
- Provide extract to Kitchen: 30L/sec (When extracting to the outside)
- Provide extract to Utility Room: 30L/sec
- All ventilation to be in accordance with Building Regulations Part F

50x204mm flat ducting from downward draft extractor on kitchen island to connect to telescopic vent to external air through the cavity. Black brick air brick in brick plinth to provide means of air to vent

**CAVITY WALL CONSTRUCTION** consisting of (inside to out):

- 12.5mm plasterboard with,
  - 15mm dab adhesive zone
  - 100mm solid dense concrete blockwork
  - 115mm cavity with full fill insulation - Celotex XR4000
  - Outer leaf brickwork of existing neighbours cavity wall construction
- To achieve a U-Value of 0.18W/(m2.K)2 or better

Concrete pad in accordance with Structural Engineers requirements

Steel post to 'goalframe' in accordance with Structural Engineers requirements. Steel work to be fire boarded with 1no. layer of 12.5mm Fireline plasterboard or 2no. layers of 12.5mm Wallboard

New 110mm Underground drainage run to serve kitchen sink. Contractor to assume Dishwasher and Washing machine either side subject to client approval

**CONCRETE FLOOR CONSTRUCTION** consisting of (inside to out):

- Floor finish to client choice (Contractor to adjust levels to suit prior to starting the works).
  - 65mm screed (traditional or liquid screed to be discussed)
  - Optional UFH within screed to be agreed with client
  - 1200 gauge polythene membrane
  - 90mm PIR insulation board
  - DPM
  - 150mm RC Concrete Slab to Structural Engineers design
  - Sacrificial DPM to prevent concrete curing too quickly
  - 150mm Hardcore to Structural Engineers requirements
  - Prepared ground
- To achieve a U-Value of 0.18W/(m2.K)2 or better

Double stud wall construction with skim finish to form separate lounge. Plasterboard to be set flush to adjacent wall finish with skim finish over to create a seamless finish. 50mm acoustic insulation, Isover APR roll or similar, between studs as shown for acoustic separation between rooms

Chimney stack to be removed in accordance with Structural Engineers requirements. Chimney at First Floor level to also be removed

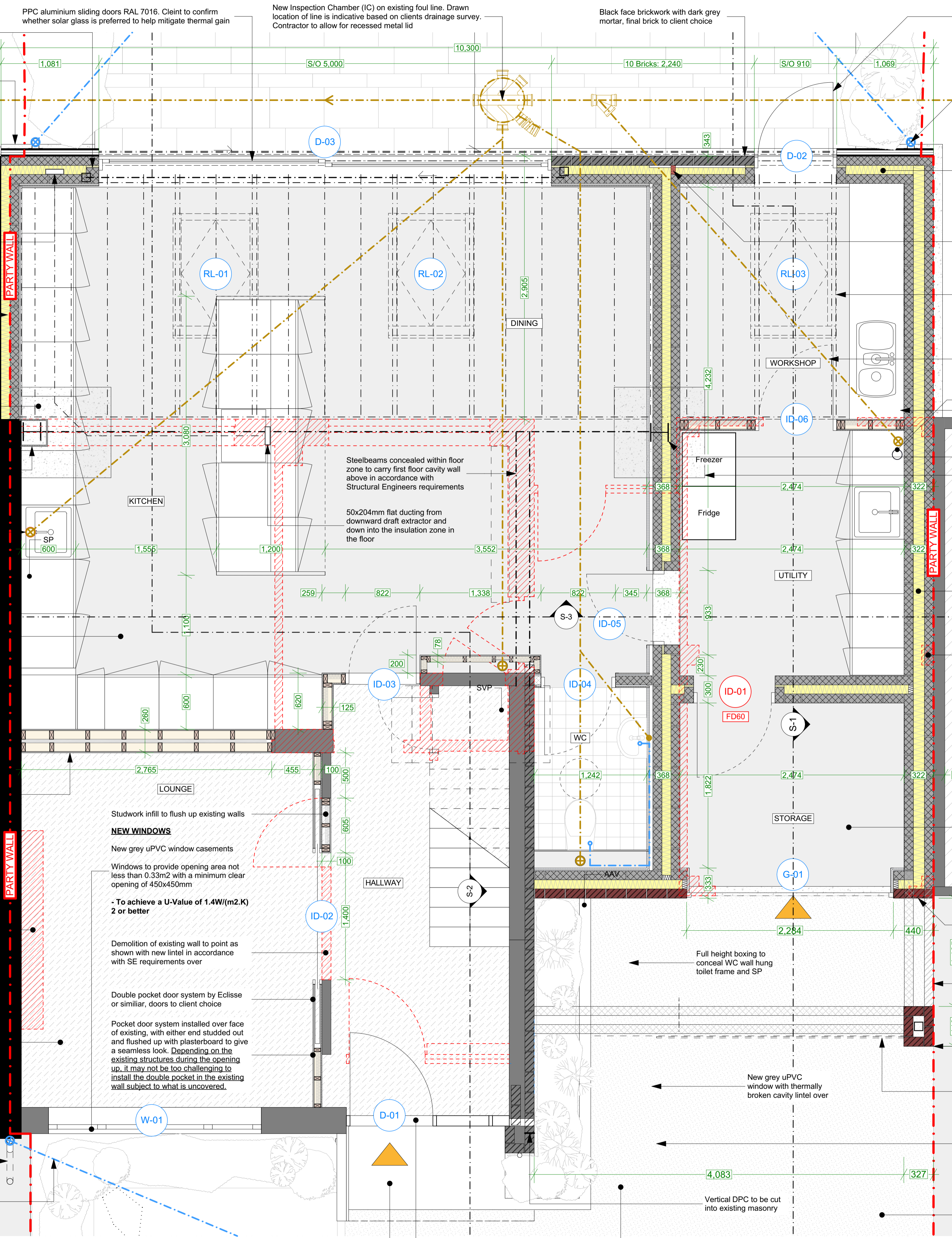
**CONCRETE FLOOR CONSTRUCTION** consisting of (inside to out):

- Floor finish to client choice (Contractor to adjust levels to suit prior to starting the works).
  - 65mm screed (traditional or liquid screed to be discussed)
  - Optional UFH within screed to be agreed with client
  - 1200 gauge polythene membrane
  - 90mm PIR insulation board
  - DPM
  - 150mm RC Concrete Slab to Structural Engineers design
  - Sacrificial DPM to prevent concrete curing too quickly
  - 150mm Hardcore to Structural Engineers requirements
  - Prepared ground
- To achieve a U-Value of 0.18W/(m2.K)2 or better

**NOTE:** New floor throughout Lounge and Hallway to be itemised to enable client to make informed decision whether to include within the scope of works.

Anthracite grey guttering and downpipes, drainage will require new connection to existing surface water drainage system

New 110mm surface water drainage line, direction to existing network is indicative only and Contractor to inspect and make suitable allowance to cover the Works



Grey uPVC glazed pedestrian door

Anthracite half round grey uPVC guttering and downpipes to new soakaway in rear garden. Soakway to be 5.0m from all Buildings and 2.0m from any boundary

**CAVITY WALL CONSTRUCTION + RAINSREEN** consisting of (inside to out):

- 100mm solid dense concrete blockwork, exposed finish
- 115mm cavity with full fill insulation - Celotex XR4000
- 100mm solid dense concrete blockwork
- 50x50mm treated vertical timber battens
- 25x50mm treated horizontal timber battens
- 19mm vertical timber cladding to client choice, Contractor to assume European Larch for costing purposes

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Cavity closure

**VELUX GGU PK08 ROOFLIGHT** (RL-01 / RL-02 / RL-03)  
Rooflight to be installed in accordance with Manufacturers requirements, Contractor to note the window installation is into a GRP pitched roof build up, therefore Velux should be consulted prior to the assumption the installation will follow that of an installation into a zinc roof covering. Timber rafters to be doubled up either side of roof light in accordance with SE requirements

Solid core plywood door in timber lining

110mm Underground drainage with rest bend below slab and AAV above ground. Grey soil pipe and fittings above slab level

Steel 'goalframe' in accordance with Structural Engineers requirements

Concrete pad in accordance with Structural Engineers requirements

**CAVITY WALL CONSTRUCTION** consisting of (inside to out):

- 100mm solid dense concrete blockwork, exposed finish
- 122.5mm cavity with full fill insulation (cavity to match brick pier dim)
- 100mm solid dense concrete blockwork
- Existing garage brickwork

Existing garage piers to be removed to maintain cavity. Contractor to review on site as it may be more practical to leave the pier in situ and accept a reduced cavity locally.

Neighbouring Garage - Contractor to speak to owner and agree measures to protect structure during the construction process. Party Wall Act to be discussed with client prior to works starting

**CONCRETE FLOOR CONSTRUCTION** consisting of (inside to out):

- 150mm reinforced concrete slab in accordance with Structural Engineers requirements
- 1200 gauge Damp Proof Membrane (DPM)
- 150mm compacted hardcore
- Prepared ground.

**NOTE:** Garage level to be set minimum 100mm lower than existing FFL in accordance with Approved Document Part C

**CAVITY WALL CONSTRUCTION** consisting of (inside to out):

- 100mm solid dense concrete blockwork, exposed finish
- 115mm cavity with full PIR fill insulation (cavity to match brick pier dim)
- 102.5 facing bricks to match existing

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Hatched fills indicated cavity wall construction at first floor above, see 0102 First Floor Plan for details

**MASONRY PIER CONSTRUCTION**

- 327.5mm x 440mm pier, brickwork to match existing.
- 100x100mm SHS steel column with galvanized finish inside cavity, bolted to concrete foundation in accordance with Structural Engineers requirements

Dotted lines indicate face of cladding at First Floor level above

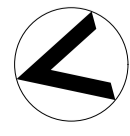
**CAVITY WALL CONSTRUCTION** consisting of (inside to out):

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- 15mm dab adhesive zone
- 100mm solid dense concrete blockwork
- 115mm cavity with full fill PIR insulation - Celotex XR4000
- 102.5 facing bricks to match existing

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Contractor to make allowance to make good existing tamped concrete driveway following the completion of the Building Works

rev.	date	changes description	issued by
C02	16/02/2023	Building Control Officer amendments	DF
C01	30/01/2023	Client layout amendments, June 2022 Part L amendments	DF



Raised hard landscape to create flush threshold, concrete slab with porcelain finish to top, front and sides. 160 falls from door threshold towards street

Grey composite front door and side light. Right hand side of frame to require additional framing to conceal back of adjacent boxing to SP

Recessed planter in proposed hard landscape step in accordance with other notes



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