

EXTERNAL FINISHES

Fit external finishes to match or similar to existing finishes.

Denotes: nominal dimension to be checked on site before work proceeds.

EXTERNAL QUALITY

Fit mains powered & battery back up smoke detectors min 300mm from ceiling. All to be interlinked to operate simultaneously. All to BS 5446

New BOILER if required
ANY OR REPLACEMENT BOILER must be fitted with delay start programmer or similar and approved to be min 88.9% efficient. All fitted to manufacturers instructions by a GasSafe engineer to current legislation. Boiler must be fitted with a 300mm dia. x 300mm high any opening window, if fitted below 2m above ground level with any potentially hot blow down pipes must discharge max 75mm above ground level, both protect to be suitable mesh cage. With time & zone temp control.

GAS
A flue spillage test is to be passed by any open, flued appliance once new extract fan is operational

Wall, Partition, Ceiling & Roof construction	
	102mm Wire cut Brickwork, Frost resisting to match existing
	100mm DrTherm Cavity Slab 32 Ultimate insulation. R value: 0.032 W/mK
	Thermabate cavity closer 100mm wide.
	100mm (unless marked otherwise) min 3.6N/mm2 0.24W/mK blocks, Flablite blocks or similar
	100mm (Unless marked otherwise) min 7.3N/mm2 0.28W/mK blocks, Flablite blocks or similar
	100mm (Unless marked otherwise) min 3.6N/mm2 0.24W/mK blocks, Celcon Standard Blocks or similar
	Celotex insulation 0.022 W/mK
	Rockwool insulation 70kg/m3
INTERNAL NON-LOAD BEARING TIMBER STUD PARTITIONS	
One course of 100x38mm insulation of all stud and head plates 100x38mm studs: 100x38mm at min 600mm c/s, double framing joints secured with min 2nails/pint.	
Blocking/spropping to support plasterboard 100x38mm With 1 full row of cross braces plus additional for fixing.	
Covered with one layer of 12.5mm sound block plasterboard both sides with 100mm exterior quality plywood.	
All partition to be filled in with 100mm rockwool insulation with min density of 70kg/m3.	
PLASTER FINISH	
Inside on masonry walls: Apply a parge coat to ensure they are fully sealed against uncontrolled sound and air loss. Then dryline and finish with 10mm plasterboard with 5mm plaster dabs. Finish with plaster skim.	

Full Fill Cavity Wall above upper floor.
Ground floor below first floor no cavity fill.
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of min 105mm suitable facing brick. Full fill cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block, K value 1.13, e.g. Fibrolite blocks internal finish first floor to be 12.5mm plasterboard on dabs. Ground floor to be fair faced blockwork walls to be built with 1:1:6 cement mortar full fill joints.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be installed extending through existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

CAVITIES
Provide cavity trays over openings. All cavities to be sealed against wind and weathering. Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork – 12m.
Calcium silicate brick – 7.5-9m.
Lightweight concrete block – density not exceeding 1,500kg/m³ – 6m.
Dense concrete block – density exceeding 1,500kg/m³ – 7.5-9m.

Any masonry in a parapet wall (length to height ratio greater than 3:1) – half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.5mm/m i.e. 12m / 16mm and for other masonry not less than 10mm.

Additional movement joints may be required where the aspect ratio of the wall (length : height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

INTERNAL DOORWAYS
Door clear opening to be a min of 750mm when approached head on or from a corridor min 1200mm wide. Or a min of 775 when approached from a corridor 1050mm wide. Or a min of 800mm when approached from a corridor 900mm wide.

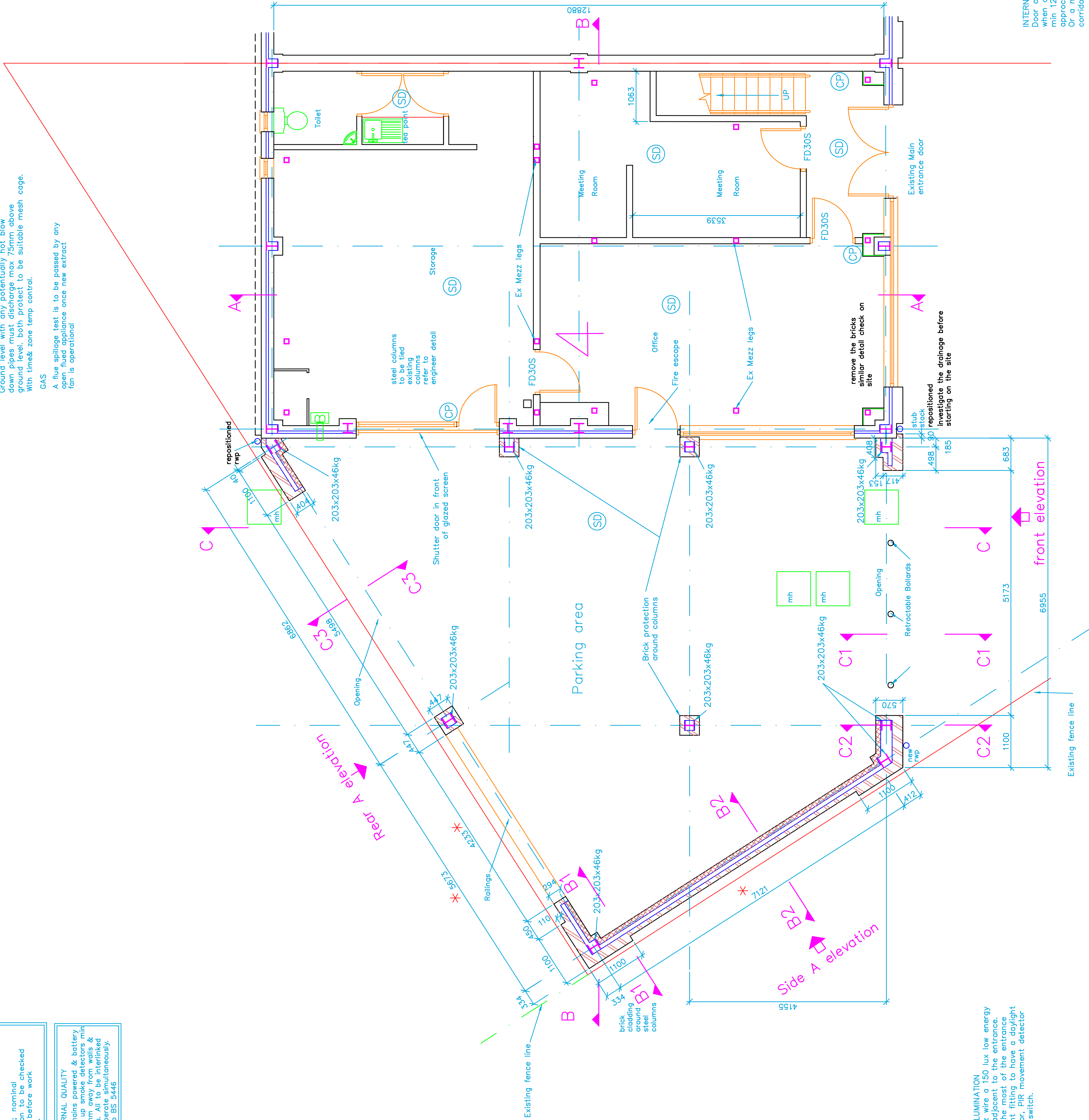
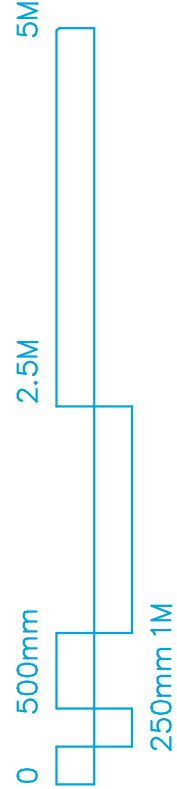
There should be a 300mm nib to the side of the leading edge of doors on entrance level of house.

The front door must have a min 800mm clear opening.

FIRE CHECK DOORS
FD30S
Fire check door and frame with intumescent strip.
Hinges to be 3 No 102x36x3mm Steel butt hinges.

GROUND FLOOR LAYOUT

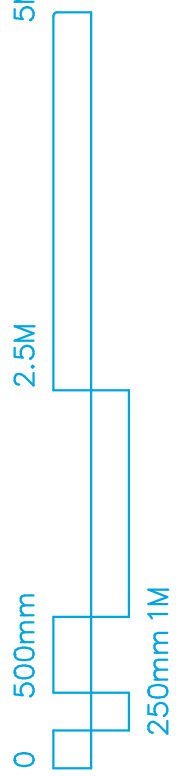
ENTRANCE ILLUMINATION
Provide Fit & wire to 150 lux low energy/light fitting adjacent to the entrance illuminating the most of the entrance pathway. Light fitting to have a daylight cut off sensor, PIR movement detector and internal switch.



Check all dimensions on site before work proceeds.

ALL PRODUCTS.
To be BBA approved and fitted strictly to manufacturers instructions. Any discrepancies with Tower notes must be reported to Towers before use or if possible before ordering.

NHBC Phase note
All materials and construction work completed on this project is to comply with all current NHBC standards and all other current codes of practice & legislation. If any items on this drawing are found to be non-compliant, please notify TOWERS ASSOCIATES immediately.



REV.	DATE	DESCRIPTION
UBB		Unit 4 Peter James Business Centre Pump Lane, Hayes. UB3 3NT.
TITLE		
Ground floor Layout Layout		
DRG. No. 3135-12 REV. B		
SCALE 1:50	©Copyright 2019	DRAWN BY JDS
		CHECKED PDN
		DATE Feb 21
		DATE Feb 21
TOWERS ASSOCIATES Harefield Oil Terminal, U59 6JL. Harefield, MIDD. UB9 6JL. FAX: 01895 814664 TEL: 01895 812822		

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