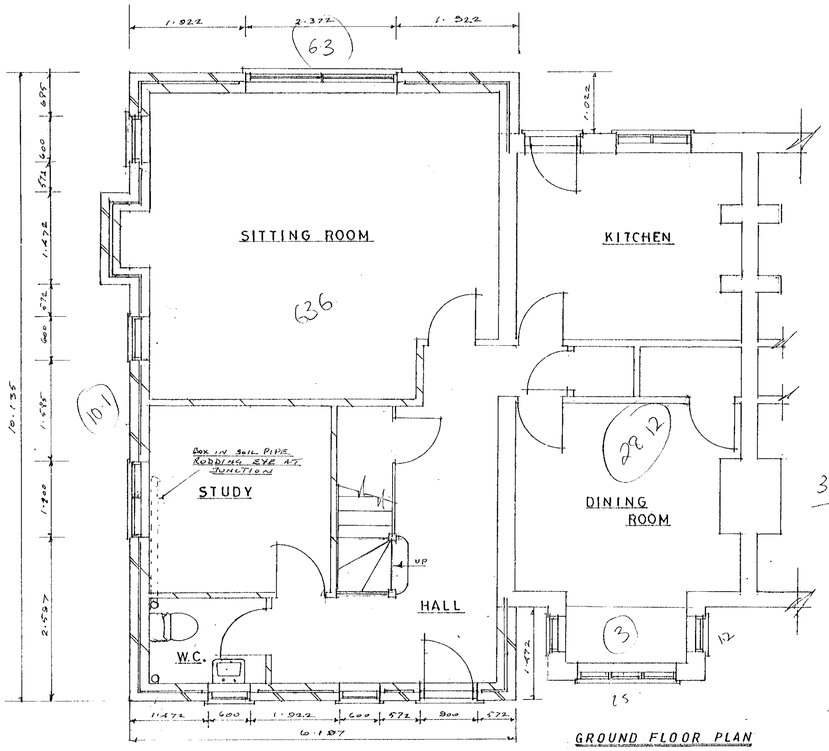
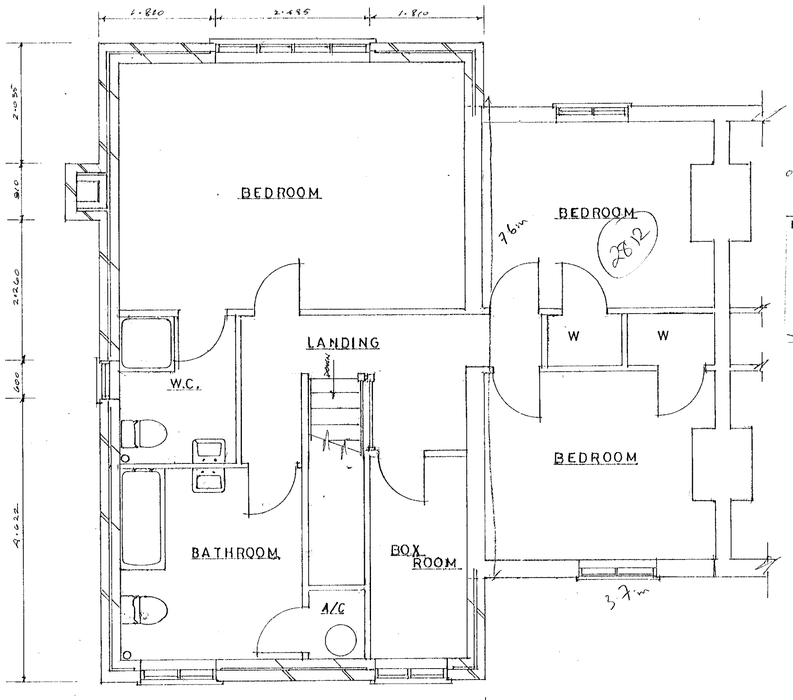
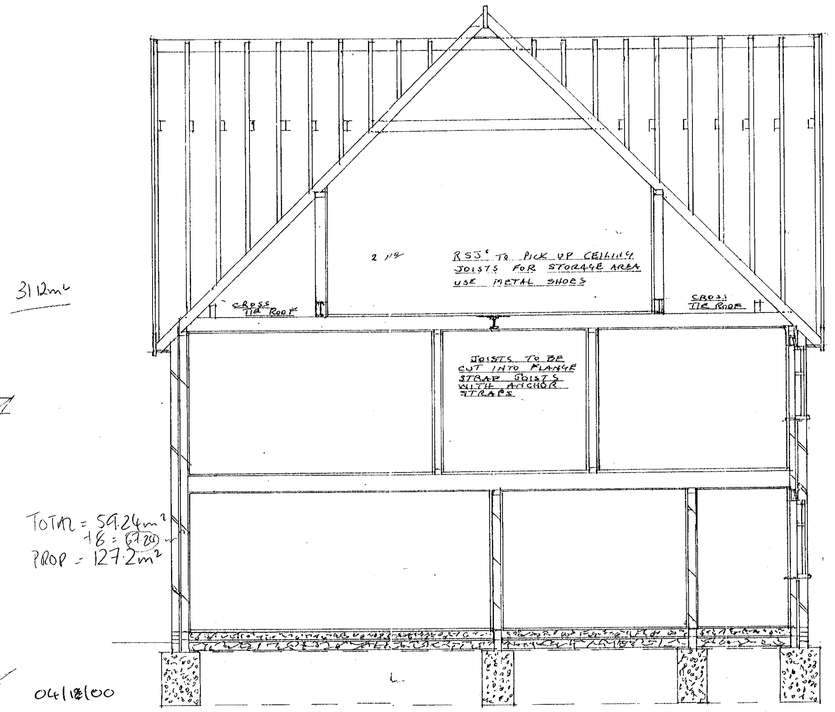
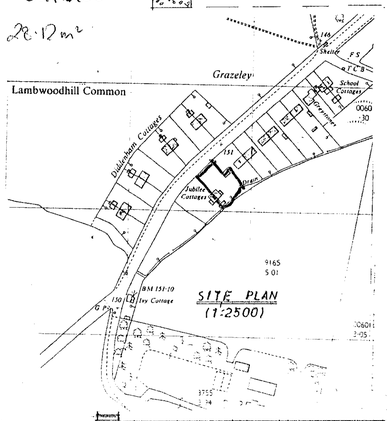


GROUND FLOOR PLAN

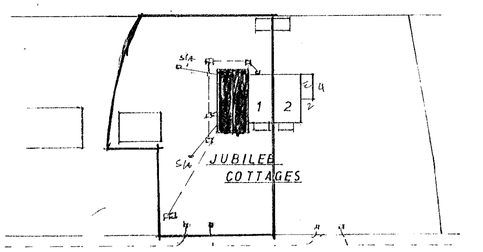


FIRST FLOOR PLAN





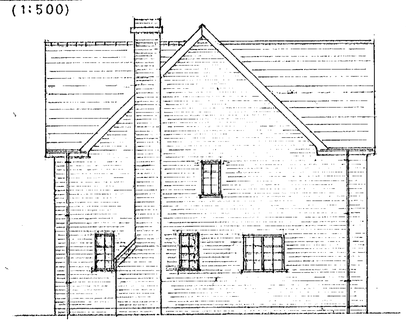
SITE PLAN
(1:2500)



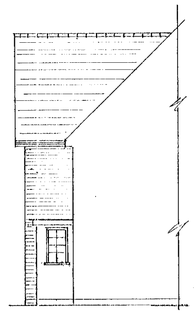
BLOCK PLAN
(1:500)



FRONT ELEVATION



SIDE ELEVATION

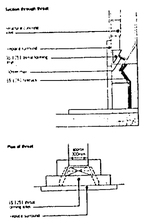


SIDE ELEVATION

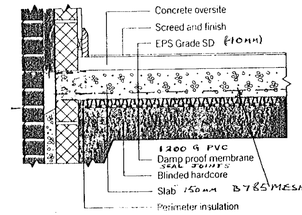


REAR ELEVATION

Open Fireplace and Chimney Stack - a/ Hearth to be min. 125mm thick and to extend min. 150mm each side of, and 500mm in front of, jambs. b/ Recess and surround built in brickwork. c/ Jambs not less than 200mm thick. d/ Back of fireplace recess not less than 100mm thick (200mm of solid internal wall) e/ Fireguard anchorage points to be provided. f/ Stack built in brickwork and lined with 225mm internal diam. clay liners laid with sockets uppermost to BS 1181:1971. g/ Stack built to a height of not less than 1000mm above highest point of contact with roof and at least 600mm above ridge level where stack is within 600mm horizontally of ridge. h/ Combustible material not to be placed nearer than 40mm from the outer surface of the chimney or fireplace recess. i/ Metal fixings in contact with combustible material to be not less than 50mm from flue. j/ Floors containing the fireplace to have permanent ventilation openings of not less than 5500sq. mm.



CHIMNEY DETAILS



EPS Flooring below concrete oversite

SPECIFICATION

Roofs - Roofs pitch as shown on drawings. Plain tiles to match extg. on 38 x 25mm battens on Bitumen based untearable felt

Roof Structure a) 50 x 150mm common rafters at 400mm centres: 25 x 150mm ridge board: 38 x 175mm hip boards: 75mm x 225mm ceiling joists at 400mm centres. b) 50 x 100mm wall plates bedded at head of walls and secured by galvanised plate anchor straps at 1200mm centres. c) Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3no joists or rafters and supported by solid noggins. 10mm gap at eaves. Fit Willen vents

Trimmed opening for roof access to be formed in ceiling 800m x distance between ceiling joists.

Cavity Walls - a) 102mm facing brickwork: 50mm cavity filled with Rockwool insulation batts: 100mm Thermalite inner leaf. b) Galvanised wire wall ties built in at max. 450mm vertical centres. c) All mortar 1:3 (cement:sand) render coat and Sirapite setting coat (12mm overall) CN8 catnic lintels 150mm bearing. Thermobate returns on reveals, cills, lintols

Damp Proof Courses - a) Pitch polymer dpc's to be used at all openings and cavity closures. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all abutting floor damp proof membranes. c) Cavity tray dpc's to be in one piece and to extend 100mm beyond ends of lintels. d) Vertical dpc's at jambs to be one piece lapped behind tray.

Structural Timbers - grade SC 4 all structural timbers Tanalised (or similar approved treatment).

Ceilings located immediately below roofs - a) 9.5mm foil backed plasterboard tacked to joists. b) Joists scrimmed. c) 5mm skim plaster finish.

Flashings - a) All abutments of the roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 100 mm over tiles. c) Lead soakers fitted one to each tile course on sloping abutments. d) Top edge of flashings recessed into mortar joints min. 150mm above roof level and secured with lead wedges and mortar.

Mechanical Ventilation - Provide mechanical vents to kitchen/ bathroom giving min. 60 litres air changes/second, connected to lighting circuit with 15 min overrun and ducted external air. Fans capable of intermittent operation.

Internal Block Walls - a/ 100mm lightweight blockwork (Thermalite or similar). b/ 12mm cement:sand render base coat and Sirapite plaster finish.

Internal Stud Walls - a/ 100 x 50mm softwood studs at 400m centres with solid noggins at max. 1200mm vertical centres and sole and head plate framing. b/ Load bearing walls to incorporate 18 mm PLYWOOD EACH SIDE. Voids filled with 100mm compressed glass fibre wool. d/ Walls lined with 9.5mm plasterboard with skim plaster finish.

Electrical Installation

The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

Foundations - a) 650mm wide trench fill. b) concrete 1:2:4 c) min depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix Mass GS 30 2:4:6

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 concrete oversite on 1000 gauge polythene dpm (lapped and sealed to wall dpc's) on 25mm sand blinding on 150mm consolidated hard-core or other approved fill. b) Depth of fill not to exceed 600mm. 40mm EPS on polythene x 785 mesh see details.

First Floor 75 x 220mm joists. To have 19mm (22mm if spacing of joints greater than 450mm) flooring grade chipboard to BS 5669: 1979 Type II generally. (Type III/III to bathrooms, toilets and kitchens), on timber joists to the grades, (BS 4978) 1975, sizes and spacing shown on the the drawings and with herring bone strutting between joists at mid-span where span exceeds 2.5m

Foul Drainage (Below Ground) - a) All drains formed in 110mm dia upvc pipework laid to min. 1:60 fall bedded in peashingle. b) All joints to be flexible. c) Drains under buildings encased in 150mm concrete and bridged through walls with rc lintels. d) Drains within 400mm of ground level to be protected by 150mm thick concrete slab. e) Manholes formed in 102mm engineering brickwork (215mm where invert depth exceeds 600mm) on 150mm thick concrete slab with 1:1 (sand:cement) benching. f) Manhole covers to be double seal, screw down type where located within a building.

Foul Drainage (Above Ground) - a) All pipework in upvc with patent joint seals. b) svp's to terminate min. 1m above highest window opening with durable cage. c) Stub stack to terminate above level of highest window opening with double cage. d) Waste pipe sizes -
- svp, stub stack and wc branches - 110mm dia
- basins (less than 1700mm run) - 32mm dia
- kitchen sink (& basins/bidet with run exceeding 1700mm) - 40mm dia

All sanitaryware to have min. 75mm deep seal traps.

Rainwater Goods - a) 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in positions shown on drawings.

Surface Water Drainage - a) All rainwater down pipes connected to underground drainage system as shown on plan. b) Underground drains formed in 110mm dia upvc pipes with flexible joints. c) Full specification for drain laying and manholes as for foul drains. d) Surface water to discharge into soakways min. 5m from buildings and constructed in accordance with BRE Digest 151.

Thermal Insulation to Roof - a) 150mm thick glassfibre wool laid between ceiling joists. b) Insulation not to obstruct eaves vents.

Opening Window Lights/Ventilation - a) All room s to have opening lights at least 1/20 of floor area. b) Some part of the opening to be at least 1.75mm above floor level. Fit trickle vents

New Stairs - Staircase - a/ Rise 195.7mm Going 225mm. Clear width 700mm. b/ Handrail min. 850mm above pitch line and 900mm above landing. c/ Balustrade members not to permit the passage of a 100mm diam sphere. d/ Guarding to be capable of resisting horizontal force of 0.36kN for each metre of length. e/ Headroom above pitch line 2000mm

Notes

1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction of the Local Authority and to the regulations of the local Gas, Water and Electricity Boards.
5. Work to be executed to all current British Standards and Codes of Practices.
6. All new external finishes to match the existing building in colour and texture.
7. Final selection of joinery components to be agreed with the client.
8. All new lintels to have minimum 150mm end bearing at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintels.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/joints in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) in accordance with CP 112, and stress loaded to BC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface-water to discharge into new soakaways which are a minimum 4500mm from building and to be 1000 x 1000 x 1000mm in dimension and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing founcations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4(20) to be left 48 hours before the installation of final pinning mix (1:3) semi dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.
8 Glazing to BS. 6206

04.DEC.2000* 0286

PLAN Nº PA 25.	REVISIONS	PROPOSED EXTENSION AT Nº 1 JUBILEE COTTAGE. GRAZELEY. BERKSHIRE. FOR MR & MRS. S. BAILEY.	DATE 7-12-99.	SCALES. PLANS 1:50 SECTION 1:50 ELEVATIONS 1:100