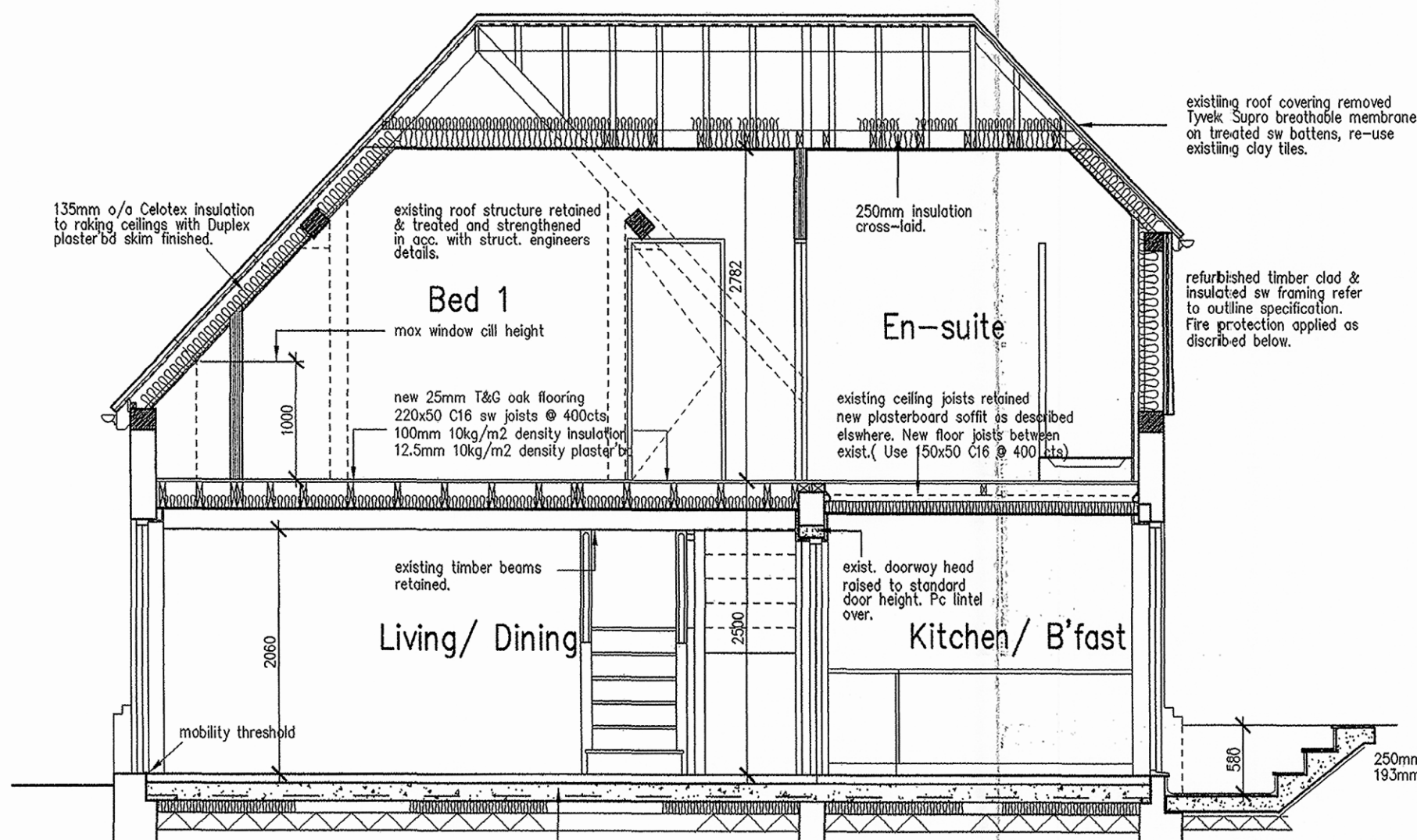
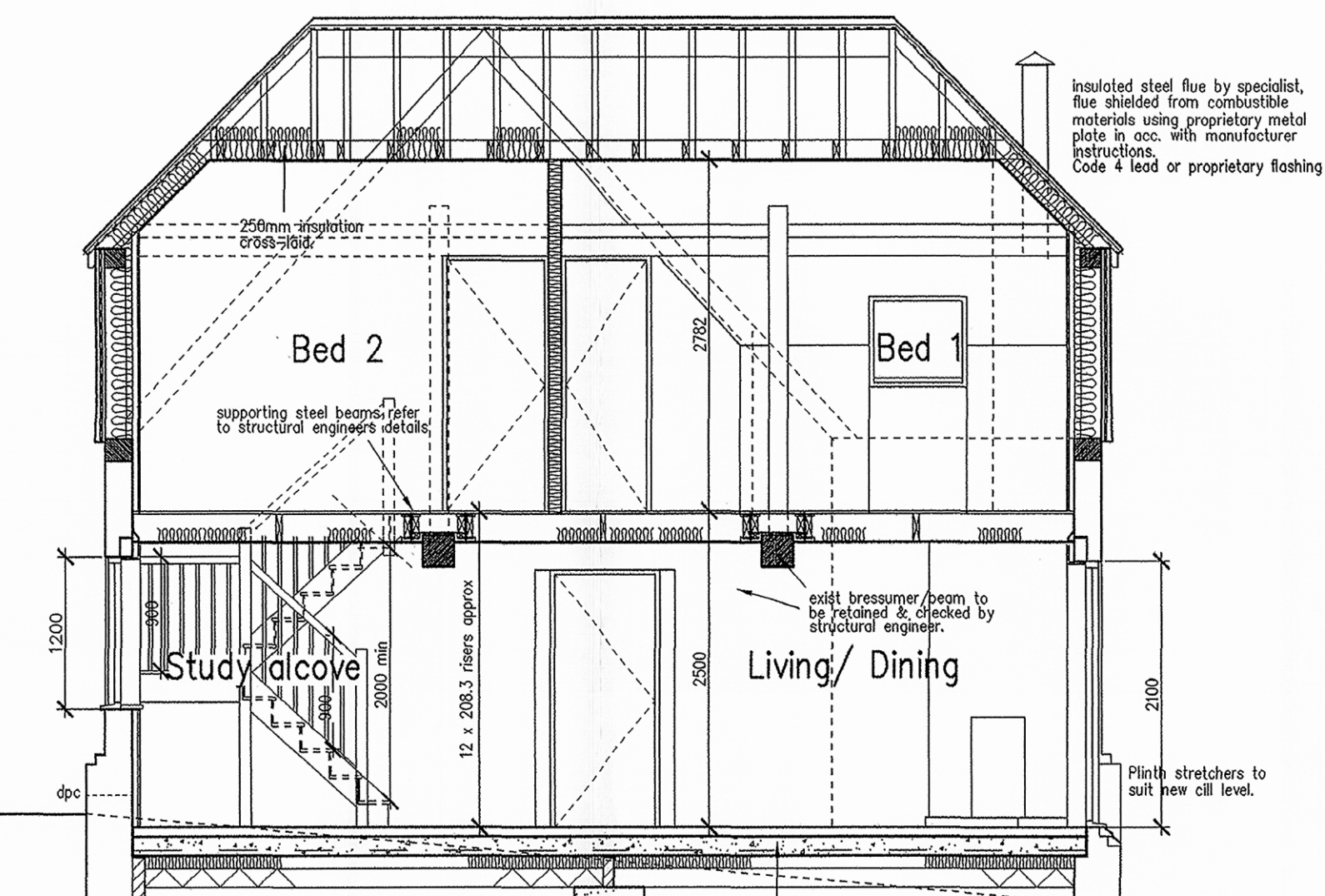


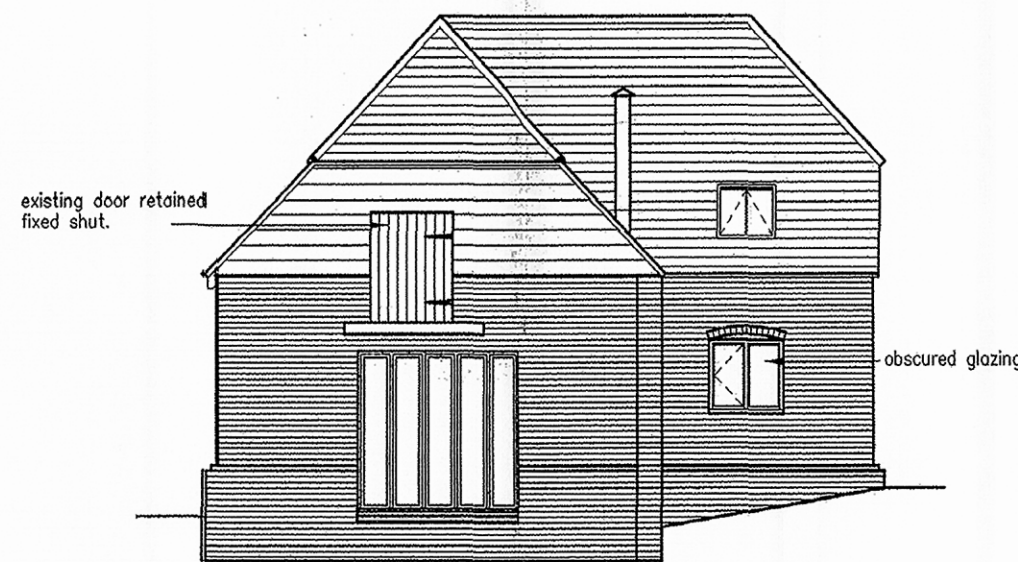
Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
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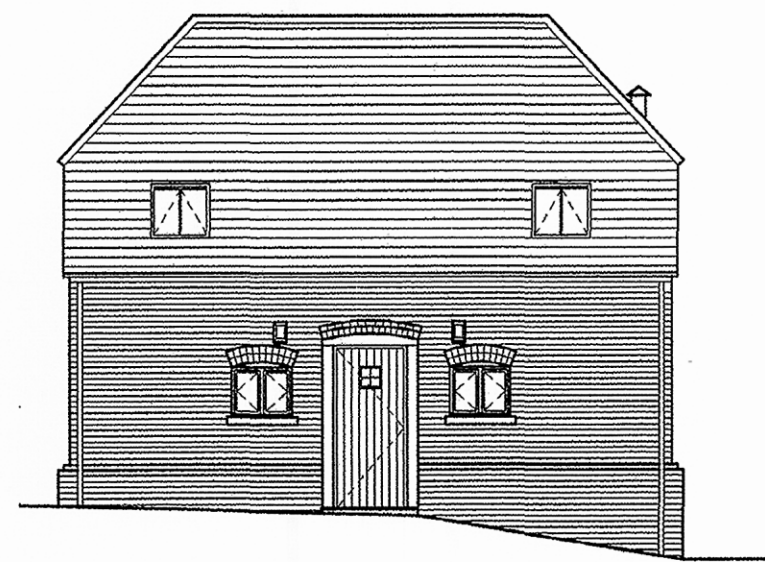
Section A-A



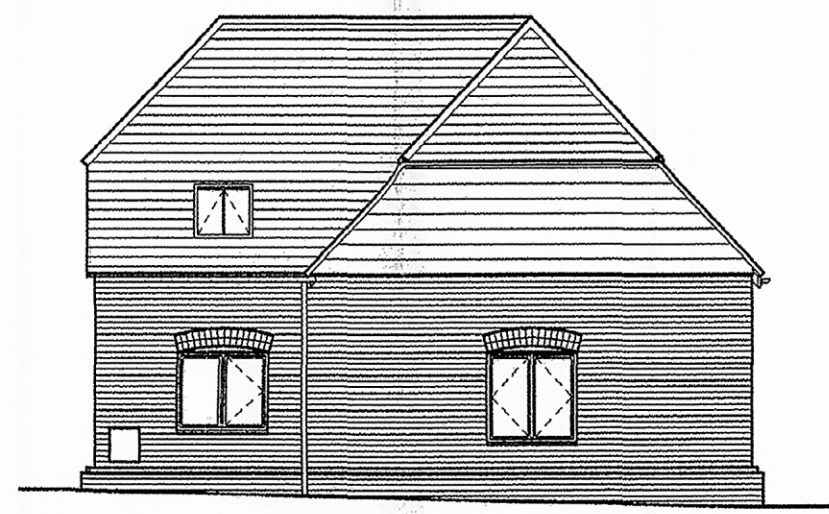
Section B-B



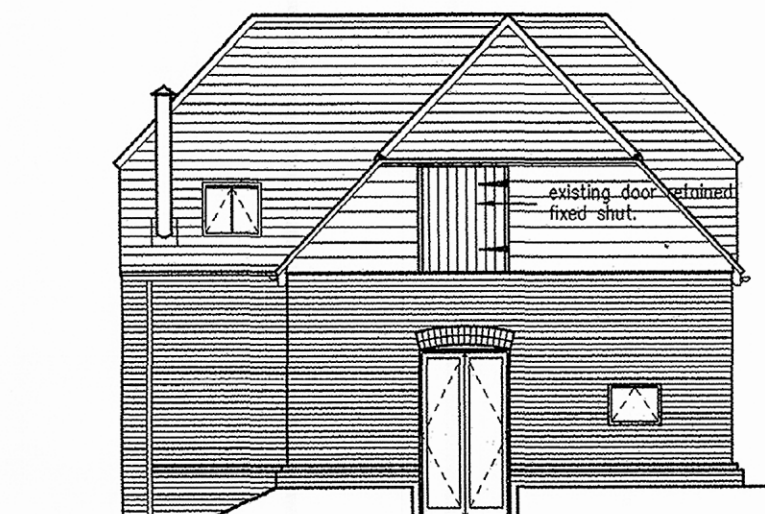
Front Elevation



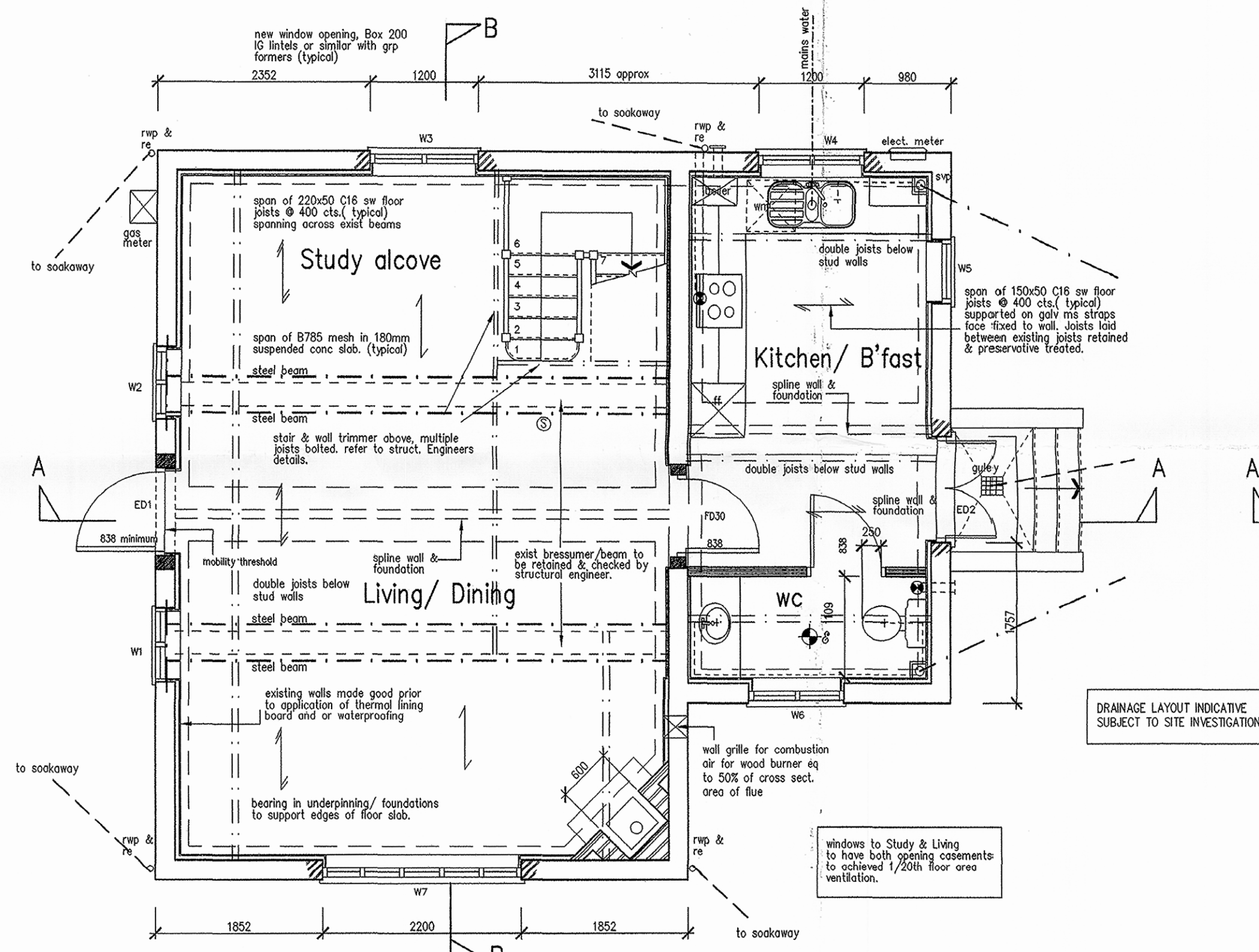
Side Elevation



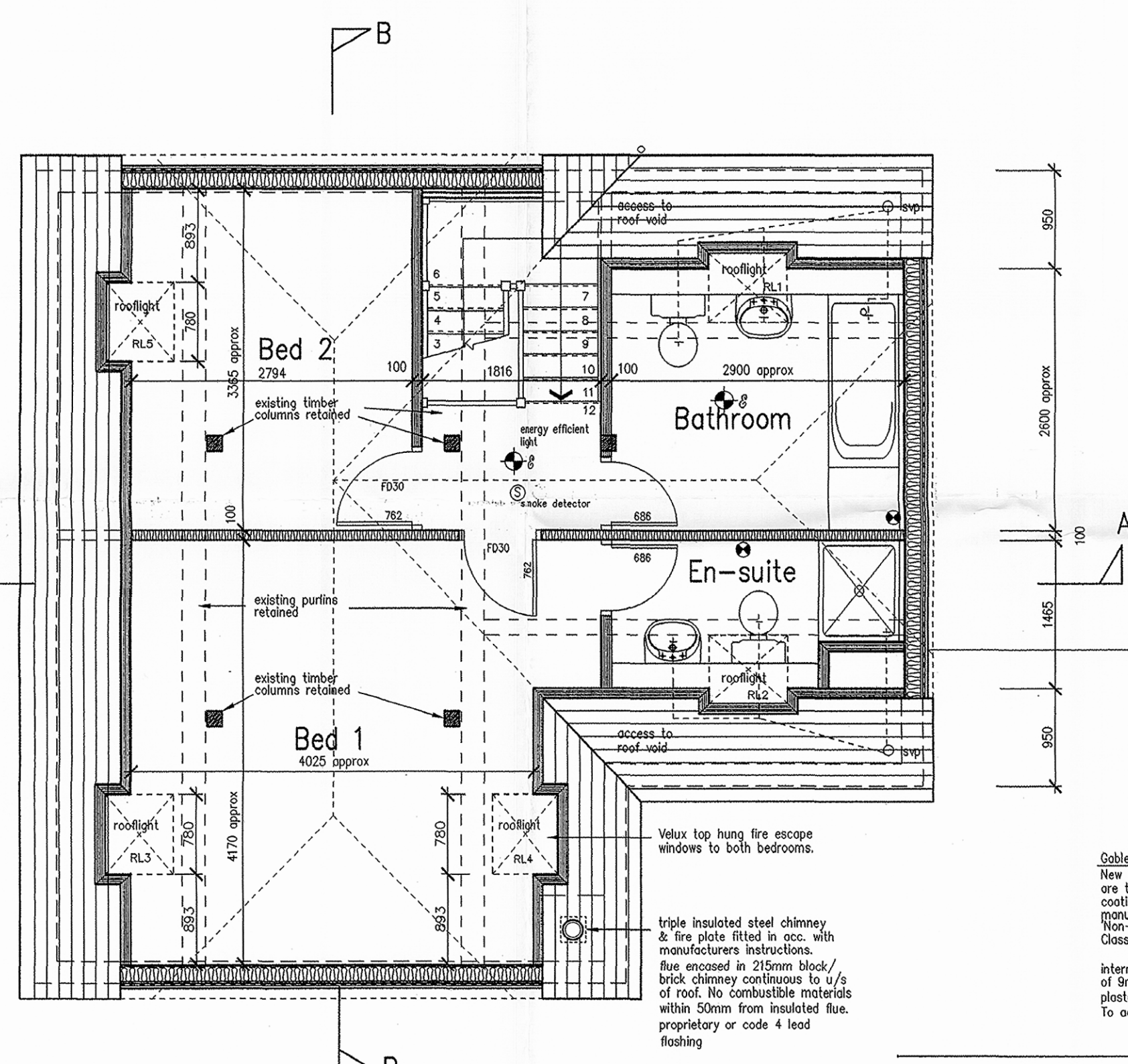
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

ADDITIONAL PLAN

R-4519
S-4520

OUTLINE SPECIFICATION

Foundations. (Refer to structural Engineers drawings)
Underpinning arrangement and specification refer to structural engineers drawings.
Notwithstanding the representations on this drawing the foundations are to comply in all respects with the Building Regulations and to suit local site conditions. Soil to be checked for sulphates.
External Walls
Existing 215mm solid brick wall repaired and treated as required prior to drying internally. Walls generally lined with Gypsum 50mm Thermal Board Plus insulation with integral vapour barrier and plasterboard faced fixed to masonry using Gypsum MF channel system. Where tanking is required, internal face lined with vertical dpm using 3No layers of RIW or similar tanking system as recommended by manufacturer, floor slab dpm to top with wall tanking. Wall to achieve 0.35W/m²K U value. Existing timber framed walls to gables refurbished retaining existing horizontal boarding if possible, 25x38 treated battens & battens on Tyvek breather membrane 18mm wop sheathing ply base to existing framework. Stud wall voids packed with min 150mm mineral fibre insulation, studs lined with 12.5mm plasterboard & skim finish Duplex or similar with integral vapour barrier. Replace defective studs as required. Stud walls to achieve 0.35W/m²K U value.
For details of remedial works to existing structure etc. refer to the structural engineers survey report.
All existing walls checked for suitability prior to new imposed loads.
Internal Partitions Ground Floor
100x50mm timber stud partitions, 12.5mm plaster/b'd each side, skim finished. Walls between bedrooms, bathrooms/ensuites and habitable rooms to comply with Part E app document by using plasterboard 10kg/m² in density and voids to have min 25mm unfaced mineral wool wire reinforced sound insulation batts 10kg/m³, refer to plan for location.
DPC and Lintels
DPC to be injected by specialist BS 743. Dpc to be min 150mm above finished ground level.
Cavity trays over lintels, meter boxes, air bricks, etc. Refer to window schedule for details of insulated to lintel references.
All lintels as specified on plan, suitability to be checked on site prior to ordering. Lintels to be approved by the Structural Engineer.

Ground Floor Construction.

75mm min sand/cement screed (subject to existing paviers which will be re-used in kitchen area) Over 180mm rc suspended slab using B785 mesh reinforcement spanning in the direction indicated on the floor plans. 1200g polythene dpm below slab on 100mm Jobrite Rigid insulation, sand blinding, dpm turned up cavity and lapped with vert dpc. 150mm min compacted hardcore base to achieve 0.23W/m²K U value. Rc suspended slab to bear on all four sides, refer to struct. Engineers details.
First Floor
sw t&g floor boarding or 22mm t&g floor grade, chipboard on 220x50 c16 sw joists min. @ 400 cts, herringbone strutting 2M cts. Joists bearing on exist beams & on joist hangers face fixed. 12.7mm plasterboard 10kg/m² in density skim finished. 100mm unfaced insulation in floor voids 10kg/m² in density all in acc. with Part E app. Document.
All existing timbers & beams to be checked for adequacy.

Timber Treatment

Roof and carcassing timbers to be treated to BS 4072 as required

Roof Construction

Exist. clay tiles over existing rafters on 38 x 25mm sw treated battens on Tyvek Supro breathable roofing membrane installed in accordance with manufacturers instruction. Existing 50x150 sw rafters retained where possible replace as required, 50mm Celotex G430002 insulation between rafters, & 45mm under rafters, vapour barrier, integral with 12.7mm plaster/b'd soffit skim finished. Roof to achieve 0.2W/m²K U value.
Allow for remedial works to exist. roof structure and general trimming out for rooflights. 150x20 C16 sw ceiling joists (refer to struct. Engineers details) 13mm plaster/b'd skimmed. 250mm min insulation cross-laid to achieve 0.16 W/m²K U value.

Restraints

Galvanised ms straps, cleats & brackets as required to enhance the roof structure, refer to structural engineers specification.
Galvanised ms straps at 1200mm cts over min 3No floor joists
Fire Protection
Steel work other than steelwork supporting the roof to be encased in 2No layers of 12.5mm plaster/b'd and skim to achieve 1/2hr fire resistance. Smoke detectors to be located as shown on fire plans in acc. with BS 5446 Part 1. Detectors to be mains operated self contained. Interlinked.

Windows and Lintels

Insulated steel lintels as specified with min 150mm bearing & arched formers. Windows, doors & rooflights to be 24mm (16mm gap) Low E double glazed sealed units. It is the Main Contractors responsibility to ensure that the timber high performance double glazed windows specified have a 'U' value not greater than 2.0W/m²K to comply with Part L1 Building Regulations 2002. Windows to give 1/20 th floor area ventilation and background vent of 8000mm² per habitable room via trickle ventilators incorporated within the window frame. Provide silicone sealant at junction between external window sill & masonry, and between internal window sill & plaster finish and entire perimeter of frames internally & externally. Glazed areas between finished floor and 800mm above this level are to be in safety glass in accordance with BS 6208 1981. Safety glass to 1500mm above ffl to doors & side panels within 300mm of a door opening.
Windows to upper floors to have escape area of 0.33m sq (size 450x450) to habitable rooms, all heights not less than 800mm and not more than 1100mm.

Facilities for the Disabled

Front entrance doors to have proprietary mobility thresholds no higher than 15mm, with a level or ramped approach (1:12 max) to entrance.
All electrical power socket outlets etc. min 450mm from ffl, switches max 1200mm from ffl. Principle entrance min 775mm min clear opening width, internal doors as indicated & subject to corridor widths.
Facilities for the disabled including sanitary accommodation in compliance with Part M2 of Approved Documents.
A landing should be provided between any ramped approach and level threshold.
An external approach suitable for use by a disabled person should be between the main entrance door and a car parking space.
The approach should have a firm and even surface with crossfalls of not greater than 1 in 40. The car may be either within or outside the plot boundary. If within the plot, the point of alighting from the car should be reasonably level.

Stairs

Standard SW items by Boulton & Paul or similar. Risers 206.8mm max, goings 230mm min. Pitch 42° max.
Handrails 900mm above pitch line and 900mm at landings. Balustrades spaced at 100mm cts max. Clear headroom above pitch line in all cases 2000mm.

Services

Gas fired wall mounted balanced flue condensing combi boiler. Radiators thermostat control and TRVs.
Boiler to incorporate a boiler interlock, radiator system with TRVs.
Central heating system, when using mains gas, to have a SEDBUK rating of not less than 78kW. Wire guard to boiler exhaust.
All plumbing to be undertaken by CORGI registered sub-contractors.
Provide combustion air to open fireplace with a total free area equivalent to 50% of the throat/ flue cross sectional area via air bricks as indicated.
Open fireplace to be constructed with a non combustible hearth, triple insulated flue liners to BS 1181/1971, to suit log burner. Steel flue to end at least 1000mm vertically and 2300mm horizontally above roof slope. If within 600mm of ridge, chimney to end 600mm above ridge.
Section J-Appendix A-Checklist-to be completed and issued by qualified installer of hearth, fireplace, flue & chimney. Provide Notice Plate as Requirement J4-Diagram 1.3-Important Safety Information for installed Hearths & Flues. Provision to be made for 3 no. efficient lighting points as per Part L1-Table 4 of the Building Regulations 2002.
All external lights to operate by PIR/Photocell.
All electrical installations to current edition of IEE regulations.

Above Ground Drainage

WC's to discharge via integral trap to 110mm PVC SVP.
Sinks to discharge via 75mm deep seal traps into 38mm waste into 110mm SVP or BG as indicated on drawing. Baths to discharge via 75mm seal traps into 38mm ABS waste into 110mm PVC SVP. Showers to discharge into 75mm deep seal traps into 38mm ABS waste into SVP, whb's fitted with 75mm deep seal traps into 32mm ABS waste into SVP. 6M max waste runs for sink and bath, 1.7M for WHB's and 6M for WC's and 3M for showers. All runs over these dimensions to be vented with anti-siphon valves, exp terminate 1000mm above eaves level or 900mm above any window opening within 3 metres via tile vent. Stub stacks to be fitted with air admittance valves. Stub stack within ground floor wc to have ventilated accessible boxing (if applicable)

Below Ground Drainage

SW/FW drains 100mm UPVC with flexible connection joints bedded and surrounded in material to manufacturers requirements. Backfilled with selected backfill. FW laid to fall as indicated on site plan.
Prefabricated inspection chambers to be used where invert is less than 1200mm, otherwise pc conc or brick manholes to be constructed with 150mm moss conc base and pc conc top. Opening size-see H1-Table 12. Steel frame and cover, (grade of cover to suit location.)
New concrete soakaway Hagworth perforated chamber rings to be sited on 150mm min. concrete base.
Chamber to be surrounded with 150mm stone rejects or hardcore.
Soakaways to be sited 5 metres min. away from all buildings.
Soakaway construction and installation as Hagworth application details and to comply with BS 5911 and BS 8301.
All drainage subject to approval by LA inspector.

Bathrooms, Ensuites and Kitchen Ventilation

Kitchen mechanical extract capable of extracting at a rate of not less than 60 litres per second (30 litres per second if incorporated in cooker hood) and 4000mm² background ventilation via window trickle vents.
bathroom/ensuite ventilation to be mechanically operated separately switched capable of extracting not less than 15 litres/sec operated intermittently.
Any open flued gas appliance must pass a gas spillage test once extract fans are operational.

THIS DRAWING TO BE READ WITH STRUCTURAL ENGINEERS DETAILS & CALCULATIONS.

WINDOW & DOOR SCHEDULE				
No.	OPENING	LOCATION	LINTEL	COMMENTS
W1	EXIST	LIVING	EXIST	
W2	EXIST	LIVING	EXIST	
W3	1200x1200	STUDY	BOX 200 arch former	
W4	1200x1050	KITCHEN	BOX 200 arch former	
W5	EXISTING	KITCHEN	EXIST	
W6	EXISTING	WC	EXIST	OBSCURED
W7	2200x2100	LIVING	BOX 200	
RL1	780x980	BATHROOM		TOP HUNG ESCAPE
RL2	780x980	EN-SUITE		TOP HUNG ESCAPE
RL3	780x980	BED 1		TOP HUNG ESCAPE
RL4	780x980	BED 1		TOP HUNG ESCAPE
RL5	780x980	BED 2		TOP HUNG ESCAPE
ED1	EXIST	LIVING	EXIST	MOBILITY THRESHD
ED2	1200x2100	KITCHEN	BOX 200 arch former	

NEW LINTELS TO BE CHECKED WITH REGARDS TO WALL WIDTHS AND CHECKED BY THE STRUCT. ENGINEER PRIOR TO ORDERING.

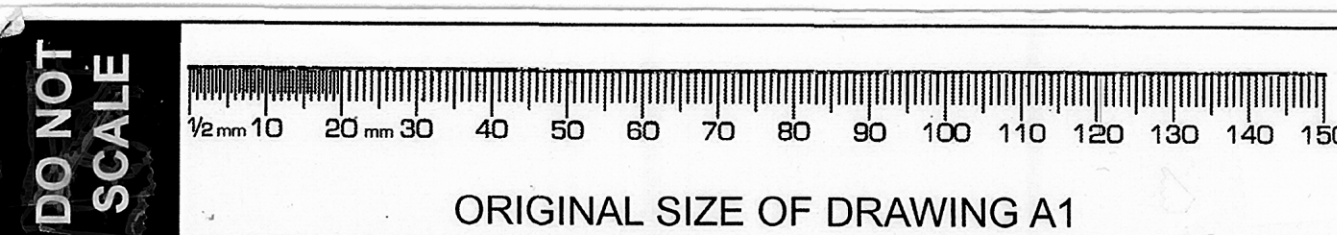
D- JANOS- MAINS WATER ADDED, GAS & ELECT. METERS RELOCATED
C- JANOS- STEEL FLOOR BEAMS ADDED IN ACC WITH S.E DETAILS
B- OCT04- WC DOOR REPOSITIONED IN ACC. L.A. REQUIREMENTS
A - OCT04- NOTE RE FIRE PROTECTION TO BOARDING ADDED

Project
**The Barns,
Newland Farm,
Arborfield.**
Client
Hicks Developments Ltd.
Drawing
**Floor Plans, Sections & Elevations.
Barn No 1**

Scale **1.50** Date **Sept 04**



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ORIGINAL SIZE OF DRAWING A1