

Contract 35

Interior & Architectural Designers

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Client:
London & Country Homes

Project Address:
Stowe Farm,
Barholm,
Stamford.

Drawing:
Unit 1 - 1 to 50 Ground floor plan.
Drawing No: 193 / 08 C
Scale: 1 : 50
Date: Nov 2003

Rev A - Notes added - 05.03.04.
Rev B - Notes added - 07.04.04.
Rev C - Notes modified - 10.06.04.

32mm dia. wb waste (min. 50mm in 1m fall) 40mm dia. shower waste (min. 20mm in 1m fall) 75mm traps. Shower tray plinth min. 150mm high for access with removable filter. 100mm dia. wc waste & 50mm trap to discharge into s.p. Roofing eyes @ all changes of direction. Svp wrapped 75mm fibreglass insulation, studied out & finished with 12.5mm plasterboard & skim. 15 litres per sec. extractor fan with 15 minute overrun, pull-cord switched with isolator, discharging externally.

Wall insulation - Ensure exist walls permeable. Secure 'Celotex' Tuft-R GA30502 boards to face of wall using 50x25mm treated s/w battens. VCL seal all 'Celotex' vertical joints with foil tape. Line window & door reveals with 'Celotex' GA30122. Finish 12.5mm plasterboard. All to achieve 3.5 U-value.

900x1050mm plain casement, low-E, min. 16mm air gap double glazed. 4000sqmm trickle vent. Min. width 450mm opening. 'Catic' CN71A-143, CN5XA-143 & CN56XA intels over.

Arrow slots directly glazed with low-E, min. 16mm air gap sealed double glazing. Stone inset over facework. 150mm precast conc. inlets across thickness of wall min. bearing 150mm either side.

900x1050mm plain casement, low-E, min. 16mm air gap double glazed. 4000sqmm trickle vent. Min. width 450mm opening. 'Catic' CN71A-143, CN5XA-143 & CN56XA intels over.

Air vent approx. 225mm above FFL.

For surface water requirements, refer to specialist drainage Eng's details.

Construct new fireplace using reclaimed stone, built off new foundations. Lay 1000 grade vitrified DPM to lap with injected DPC & liquid DPM min 200mm. Install precast concrete throat garter unit & fireback for open fire. Refer to Eng's details for in-situ cast raft, lintel & steel reinforcement over fireplace opening. Precast concrete block flue above insulated metal chimney set in mortar @ base & taken up through lead tile. Provide gas supply.

900x1050mm plain casement, low-E, min. 16mm air gap double glazed. 4000sqmm trickle vent. Min. width 450mm opening. 'Catic' CN71A-143, CN5XA-143 & CN56XA intels over.

1981x838 front door, low-E, min. 16mm air gap double glazed. 4000sqmm trickle vent. 'Catic' CN71A-143, CN5XA-143 & CN56XA intels over.

900x1050mm plain casement windows for Laundry, Kitchen & Dining area, low-E, min. 16mm air gap double glazed. 4000sqmm trickle vent. Min. width 450mm opening. 'Catic' CN71A-143, CN5XA-143 & CN56XA intels over.

Kitchen extractor fan - 30 litres per sec. extractor fan over hob. If extractor remote from hob, increase capacity to 60 litres per sec.

Garage, kitchen & breakfast room low pitch roof. Roofing the lower slope, shallow pitch area with reclaimed pan tiles will not be sufficiently weather tight against giving rain. Therefore use Marley Mortec - polyester felt, effectively being the final roof covering. Increase overlaps to 400mm & ensure that membrane is not damaged during construction.

2432(W)x2210(H) Brickwork opening to take 2286(W)x2134(H) garage doors. Construct min. 450x450mm pier to separate openings. 'Catic' CN81C intels above bearing 150mm either side of opening.

Kitchen & Utility waste - 38mm dia. waste to sinks with connections for washer/dishwasher. 75mm deep seal trap. Waste stand pipe for washer min. 750mm above ground. Discharge into BIC.

Utility extractor fan - 30 litres per sec. extractor.

Oil tank

Gas

Gas

Garage/Utility wall construction - 210 leaves 100mm 'Celotex' standard 4.0 N/sqmm blockwork with 85mm 'Owens Corning' Crown DriTherm full fill cavity insulation. (0.35 U-value) DPM to lap internal floor level DPC. Walls tied using s/w ties @ 900mm centres horizontally & 450mm centres vertically, at reveals increase spacings to 225mm centres.

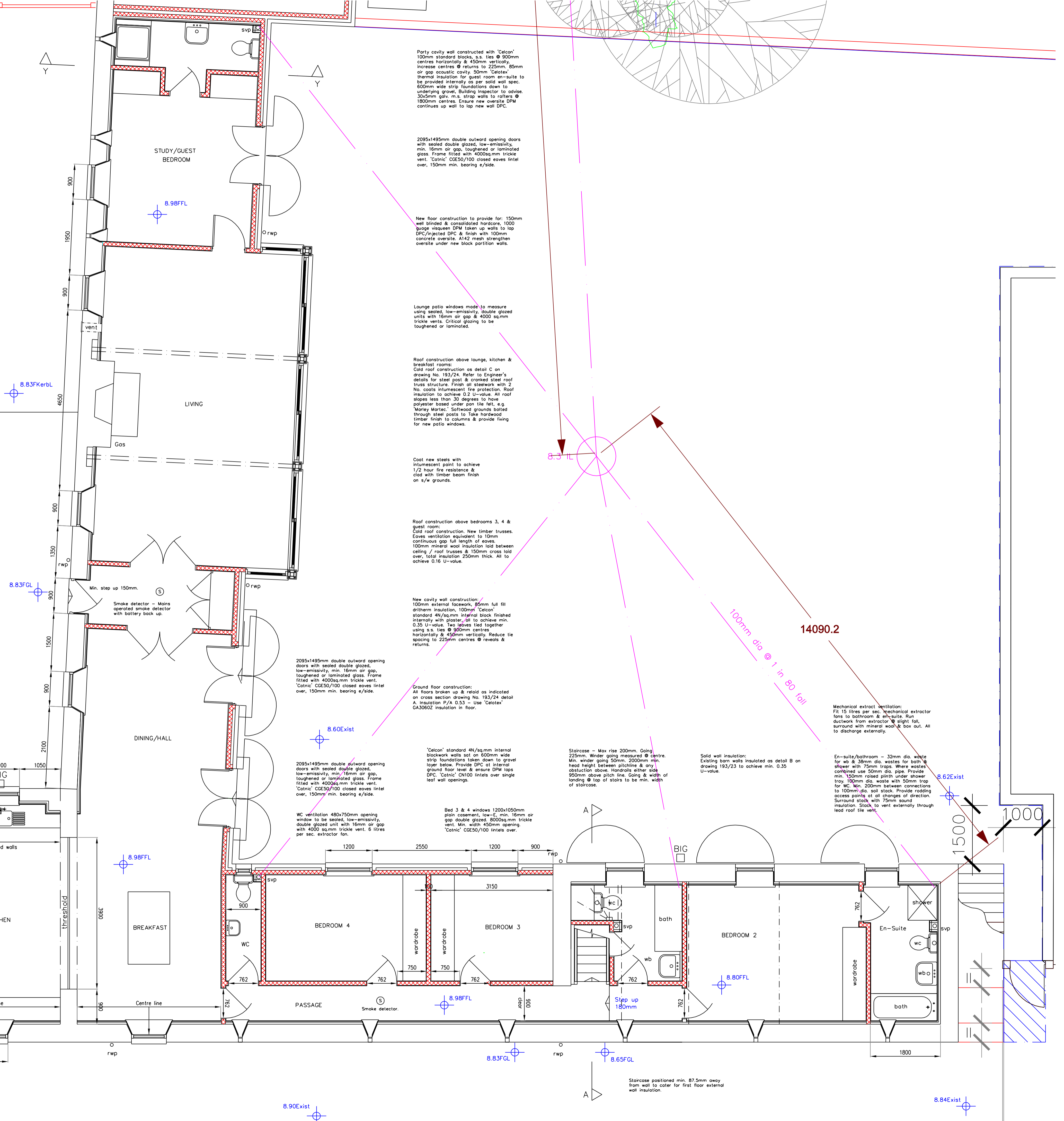
LPG wall hung boiler with SEDBUK rating of 80 % fitted with concentric flue hidden above wall units & discharging externally via durable guard, min. 200mm below eaves. Central heating system controlled by programmer & thermostats.

New fire door between garage & boot room to be FD 30 type door set with self closing device. 1/2 hour fire resistance and close fit to frame & floor. 125 x 32mm Class A 1/2 hour F.R. door lining fitted with 32 x 25mm strips, screws @ 225mm centres with 38mm x 10 sg screws. Lining related to take fluorescent strips & smoke seal. Door hung to open one way only, into the boot room. 'Catic' CN81C/100-140 intel over. Min. 100mm step down into garage.

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Party cavity wall constructed with 'Celotex' 100mm standard blocks, s.s. ties @ 900mm centres horizontally & 450mm vertically. Increase centres @ returns to 225mm. 85mm air gap acoustic cavity. 50mm 'Celotex' thermal insulation for guest room en-suite to be provided internally as per solid wall spec. 600mm wide strip foundations down to underlying gravel. Building Inspector to advise. 30x5mm galv. m.s. strap walls to rotters @ 1800mm centres. Ensure new oversite DPM continues up wall to lap new wall DPC.

2095x1495mm double outward opening doors with sealed double glazed, low-emissivity, min. 16mm air gap, toughened or laminated glass. Frame fitted with 4000sqmm trickle vent. 'Catic' CN250/100 closed eaves lintel over. 150mm min. bearing e/side.

New floor construction to provide for 150mm well blinded & consolidated hardcore, 1000 gauge vitrified DPM taken up walls to lap DPC/injected DPC & finish with 100mm concrete oversite. All 142 mesh strength oversite under new back partition walls.

Lounge patio windows made to measure using sealed, low-emissivity, double glazed units with 16mm air gap & 4000 sqmm trickle vents. Critical glazing to be toughened or laminated.

Roof construction above lounge, kitchen & breakfast rooms: Cold roof construction as detail C on drawing No. 193/24. Refer to Engineer's details for steel post & cranked steel roof truss structure. Finish all steelwork with 2 No. coats intumescent fire protection. Roof insulation to achieve 0.2 U-value. All roof slopes less than 30 degrees to have polyester based under pan felt, e.g. Marley Mortec. Softwood grounds bolts through steel posts to take hardwood timber finish to columns & provide fixing for new patio windows.

Cool new steels with intumescent paint to achieve 1/2 hour fire resistance & clad with timber beam finish on s/w grounds.

Roof construction above bedrooms 3, 4 & guest room: Cold roof construction. New timber trusses. Eaves ventilation equivalent to 10mm continuous gap full length of eaves. 100mm mineral wool insulation laid between ceiling / roof trusses & 150mm cross laid over, total insulation 250mm thick. All to achieve 0.16 U-value.

New cavity wall construction: 100mm external blockwork, 85mm full fill driTherm insulation, 100mm 'Celotex' standard 4N/sqmm internal block finished internally with plaster, oil to achieve min. 0.35 U-value. Two leaves tied together using s.s. ties @ 900mm centres horizontally & 450mm vertically. Reduce tie spacing to 225mm centres @ reveals & returns.

Ground floor construction: All floors broken up as indicated on cross section drawing No. 193/24 detail A. Insulation P/A 0.53 - Use 'Celotex' GA30602 insulation in floor.

'Celotex' standard 4N/sqmm internal blockwork walls set on 600mm wide strip foundations taken down to gravel layer below. Provide DPC at internal ground floor level & ensure DPM laps DPC. 'Catic' CN100 intels over single leaf wall openings.

2095x1495mm double outward opening doors with sealed double glazed, low-emissivity, min. 16mm air gap, toughened or laminated glass. Frame fitted with 4000sqmm trickle vent. 'Catic' CN250/100 closed eaves lintel over. 150mm min. bearing e/side.

WC ventilation 480x750mm opening window to be sealed, low-emissivity, double glazed unit with 16mm air gap with 4000 sqmm trickle vent. 6 litres per sec. extractor fan.

Bed 3 & 4 windows 1200x1050mm plain casement, low-E, min. 16mm air gap double glazed. 8000sqmm trickle vent. Min. width 450mm opening. 'Catic' CN250/100 closed eaves lintel over.

Staircase - Max rise 200mm. Going 225mm. Wider going measured @ centre. Min. wider going 500mm, 2000mm min. head height between pitchline & any obstruction above. Handrails either side 950mm above pitch line. Going & width of landing @ top of stairs to be min. width of staircase.

Solid wall insulation: Existing barn walls insulated as detail B on drawing 193/23 to achieve min. 0.35 U-value.

Mechanical extract ventilation: Fit 15 litres per sec. mechanical extractor fans to bathroom & en-suite. Run ductwork from extractor @ slight fall, surround with mineral wool @ box out. All to discharge externally.

En-suite/bathroom - 32mm dia. waste for wb & 38mm dia. wastes for both wc shower with 75mm traps. Where wastes combined use 50mm dia. pipe. Provide min. 150mm raised plinth under shower tray. 100mm dia. waste with 50mm trap for WC. Min. 200mm between connections to 100mm dia. soil stack. Provide rodding access points at all changes of direction. Surround stack with 75mm sound insulation. Stack to vent externally through lead roof tile vent.

Staircase positioned min. 87.5mm away from wall to cater for first floor external wall insulation.

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