

Refer to specialist Engineer's details for external drainage scheme.

50m @ 1 in 150 = 0.34 @ access plant. Water table approx.

Made to measure window to fit existing opening, plain casement side hung window, min escape width clear opening 450mm, 4000 sq mm glass vent. Sealed double glazed stud partition below window finished externally with stained timber doors/shutters & internally with 'Celotex' GA3050Z insulation secured through to studs with min. 50x25mm treated s/w battens. Mastic seal top, bottom & abutment 'Celotex' boards & tape vert. joints with aluminium foil self-adhesive tape (VCL) Finish 12.5mm plasterboard.

7.99 IL

9.05FGL

Natural Welsh slates fixed to 50x25mm treated softwood battens using copper composition nails, driven through holes punched 25mm down & 40mm in from head of each slate. Ensure slates lap min. 75mm over head of slate bed clay courses below. Use course of undereaves slate at eaves, bed clay ridge tiles on mortar base at ridge & tilt slate - e - half tiles up at verge 25 degree min. pitch of roof. All on standard roofers felt commencing at eaves, head & side lapped min. 200mm & lap base over proprietary eaves carrier tray under felt to prevent ultra violet light felt breakdown into gutter.

For details of cold roof insulation/construction, please refer to drawing No 193/24, section through granary barn.

1200x1200 plain casement side hung window, min width escape clear opening 450mm, 4000 sq mm trickle vent. Sealed double glazed, low-E glass with min. 16mm air gap. 'Celotex' CN5XA, CN7A & CN5 XA lintels over bearing min. 150mm e/side.

'Celotex' standard 4N/50mm internal blockwork walls set on 600mm wide strip foundations taken down to gravel layer below. Provide DPC & ensure DPM laps DPC. Walls 30x55mm g.c.v. m.s. strapped to floor joists & roof rafters @ 1800mm centres.

Existing window position shown dotted to increase size of utility room, move window to position shown, subject to planning permission. 1342x1200 plain casement side hung window, min width escape clear opening 450mm, 8000 sq mm trickle vent. Sealed double glazed, low-E glass with min. 16mm air gap. All windows to achieve 2.0 W/m2K (U-value). 'Celotex' CN5XA, CN7A & CN5 XA lintels over bearing min. 150mm e/side. Window positioned in line with bedroom 4 window & through partition.

Utility room - 38mm dia. wastes & 75mm traps to sink, washer & dryer. Provide washer with stand pipe min. 750mm high above FFL where wastes combined use 50mm dia. waste pipe. All to discharge into BIG. Provide 30 litres per sec mechanical extractor fan connected to light switch with 30mins over-run.

Staircase - Max rise 200mm. Going 225mm. Winder going measured @ centre. Min. winder going between 2000mm min. head height between platform & any platform above. Handrails either side 950mm above pitch line. Balustrade 950mm above FFL with max 99mm spacing between balusters. Going & width of landing @ top of stairs to be min. width of staircase. Ensure cupboard door at top of landing leaves min. 400mm clear full width of staircase.

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

Kitchen waste - 38mm dia. waste to sink with connection for dishwasher. 75mm deep seal trap. Discharge into BIG.

1770x1050mm plain casement window with min. 450mm opening windows, low-emissivity glazing with min. 16mm air gap. 4000sq mm trickle vent. 'Celotex' CN70/100-220 lintel built in above with min. 150mm bearing either side of opening.

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

For guttering & downpipe sizes see specialist drainage drawings.

1200x1200mm plain casement window with min. 450mm opening windows, low-emissivity glazing with min. 16mm air gap. 4000sq mm trickle vent. 'Celotex' CN70/100-180 lintel built in above with min. 150mm bearing either side of opening.

Cavity walls - 600mm wide strip foundation 150mm below CL down to gravel below. 100mm engineering brick courses to DPC with sulphate resisting cement. 'Katsol' or similar DPC to top internally with DPM. Vertical DPC @ window & door reveals between facework & internal blockwork/facework. 100mm 'Dewens Corning' crown ditherm insulation. 100mm 'Celotex' standard 4N/50mm internal block where exposed, s.s. lies @ 900mm centres horizontally & 450mm vertically. reduce to 225mm centres @ corners & reveals. 20mm plaster finish.

Cavity trays & perpend above openings - where cavity wall openings above windows & doors are not immediately protected by eaves, provide cavity trays with perpend min. 450mm centres above each opening.

1770x1200mm plain casement window with min. 450mm opening windows, low-emissivity glazing with min. 16mm air gap. 4000sq mm trickle vent. 'Celotex' CN70/100-220 lintel built in above with min. 150mm bearing either side of opening.

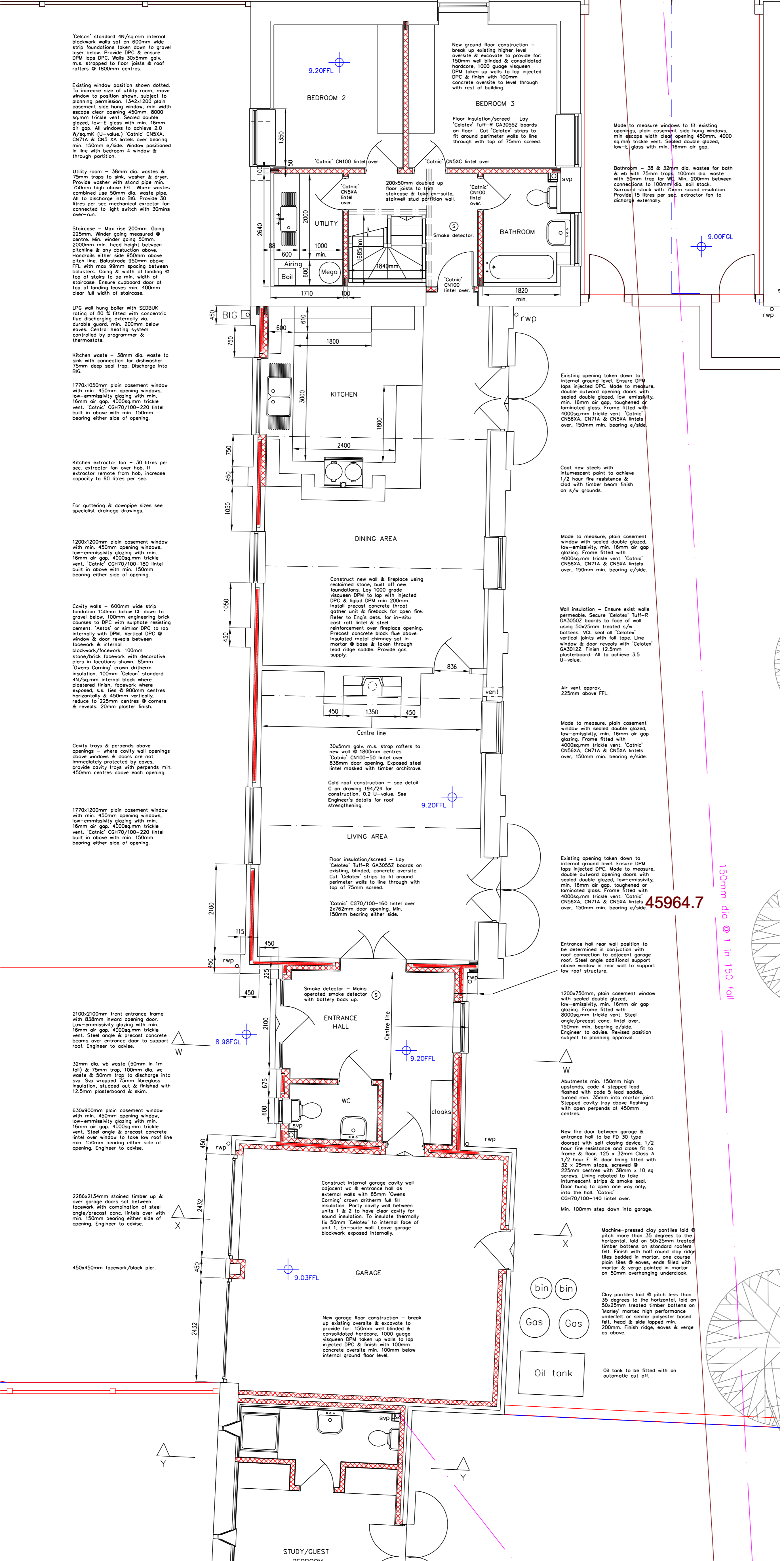
2100x2100mm front entrance frame with 835mm inward opening door. Low-emissivity glazing with min. 16mm air gap. 4000sq mm trickle vent. Steel angle & precast concrete beams over entrance door to support roof. Engineer to advise.

32mm dia. ab waste (50mm in 1m fall) & 75mm trap, 100mm dia. wc waste & 50mm trap to discharge into svp. Svp wrapped 75mm fibreglass insulation, studded out & finished with 12.5mm plasterboard & skim.

630x900mm plain casement window with min. 450mm opening windows, low-emissivity glazing with min. 16mm air gap. 4000sq mm trickle vent. Steel angle & precast concrete lintel over window to take low roof line min. 150mm bearing either side of opening. Engineer to advise.

2286x2134mm stained timber up & over garage doors set between facework with combination of steel angle/precast conc. lintels over with min. 150mm bearing either side of opening. Engineer to advise.

450x450mm facework/block pier.



New ground floor construction - break up existing higher level oversite & excavate to provide for 150mm well blinded & consolidated hardcore. 1000 gauge visqueen DPM taken up walls to top injected DPC & finish with 100mm concrete oversite to level through with rest of building.

Floor insulation/screed - Lay 'Celotex' Tull-R GA3050Z boards on floor. Cut 'Celotex' strips to fit ground perimeter walls to line through with top of 75mm screed.

Made to measure windows to fit existing opening, plain casement side hung windows, min escape width clear opening 450mm, 4000 sq mm trickle vent. Sealed double glazed, low-E glass with min. 16mm air gap.

Bathroom - 38 & 32mm dia. wastes for both & ab with 75mm traps. 100mm dia. waste with 50mm trap for WC. Min. 200mm between connections to 100mm dia. soil stack. Surround stack with 75mm sound insulation. Provide 15 litres per sec. extractor fan to discharge externally.

Existing opening taken down to internal ground level. Ensure DPM laps injected DPC. Made to measure, double outward opening doors with sealed double glazed, low-emissivity, min. 16mm air gap, toughened or laminated glass. Frame fitted with 4000sq mm trickle vent. 'Celotex' CN56XA, CN7A & CN5XA lintels over, 150mm min. bearing e/side.

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

Made to measure, plain casement window with sealed double glazed, low-emissivity, min. 16mm air gap glazing. Frame fitted with 4000sq mm trickle vent. 'Celotex' CN56XA, CN7A & CN5XA lintels over, 150mm min. bearing e/side.

Wall insulation - Ensure exist walls permeable. Secure 'Celotex' Tull-R GA3050Z boards to face of wall using 50x25mm treated s/w battens. VCL seal all 'Celotex' vertical joints with full tape. Line window & door reveals with 'Celotex' GA3012Z. Finish 12.5mm plasterboard. All to achieve 3.5 U-value.

Air vent approx. 225mm above FFL.

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Entrance hall rear wall position to be determined in conjunction with roof connection to adjacent garage roof. Steel angle additional support above window in rear wall to support low roof structure.

1200x750mm, plain casement window with sealed double glazed, low-emissivity, min. 16mm air gap glazing. Frame fitted with 8000sq mm trickle vent. Steel angle/precast conc. lintel over, 150mm min. bearing e/side. Engineer to advise. Recessed position subject to planning approval.

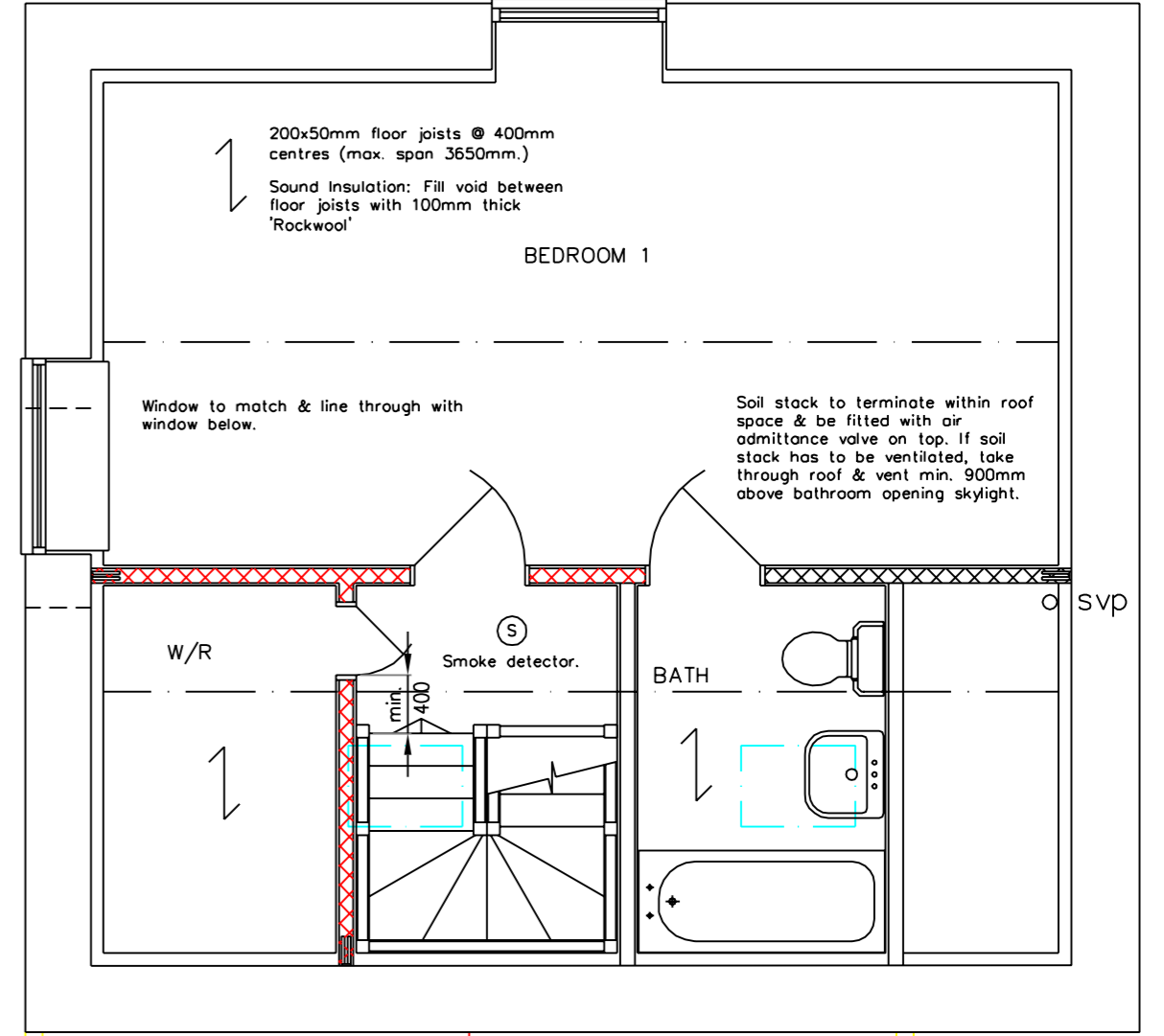
Abutments min. 150mm high upstands, code 4 stepped lead flashed with code 5 lead saddle, turned min. 35mm into mortar joint. Stepped cavity tray above flashing with open perpend at 450mm centres.

New fire door between garage & entrance hall to be FD 30 type doorset 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 stops, screwed @ 225mm centres with 38mm x 10 sq screws. Lining rebated to take intumescent strips & smoke seal. Door hung to open one way only into the hall. 'Celotex' CN70/100-140 lintel over. Min. 100mm step down into garage.

Machine-pressed clay pantiles laid @ pitch more than 35 degrees to the horizontal, laid on 50x25mm treated timber battens on standard roofers felt. Finish with half round clay ridge tiles bedded in mortar, one course plain tiles @ eaves, ends filled with mortar & verge pointed in mortar on 50mm overhanging undercloak.

Clay pantiles laid @ pitch less than 35 degrees to the horizontal, laid on 50x25mm treated timber battens on 'Morty' mastic high performance underfelt or similar polyester based felt, head & side lapped min. 200mm. Finish ridge, eaves & verge as above.

Oil tank to be fitted with an automatic cut off.



En-suite - 38 & 32mm dia. wastes for both & ab with 75mm traps. 100mm dia. waste with 50mm trap for WC. Min. 200mm between connections to 100mm dia. soil stack. Surround stack with 75mm sound insulation. Provide 15 litres per sec. extractor fan to discharge externally.

Abutments code 4 stepped lead flashed with code 5 lead saddle, turned min. 35mm into mortar joint. Stepped cavity tray above flashing.

45964.7

150mm dia @ 1 in 150 fall

Rev D - Gas & oil tanks repositioned - 10.06.04.
Rev C - Further notes added - 07.04.04.
Rev B - Bldg. notes. added - 16.03.04.
Rev A - Bldg. notes. added - 04.03.04.

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Project Address: Stowe Farm, Barholm, Stamford.
Drawing: 193 / 09 D
Scale: 1 : 50
Date: Nov 2003
Unit 2 - 1 to 50 Ground & first floor plans.