

All pipework in roof space, or not subject to the heated environment to be lagged. 15mm pipes with 15mm lagging, 30mm pipes with 30mm lagging etc.

Made to measure double casement side hung window to fit existing opening, min width escape clear opening 450mm, 8000 sq.mm trickle vent. Sealed double glazed, low-E glass with min. 16mm air gap. All windows min. 2.0 Wsq.mK (U-value.)

Insulated flue for gas/solid fuel fire to be min. 200mm internal dia. lining to BS1181:1971 laid socket uppermost & bedded on mortar on precast concrete flue below. Flue to exit through roof via lead tile.

En-suite ventilation - 15 litres per sec mechanical extractor fan connected to light switch via isolator with 15 minute overrun. Extractor to discharge externally via lead roof vent.

SVP - boxed out 50x50 stud with 12.5mm plasterboard finish. SVP surrounded with 75mm fibreglass insulation & run up to discharge through lead roof vent. All connections to SVP to be min. 200mm apart.

En-suite, bathroom & corridor ceilings - 100x50mm ceiling joists @ 400mm ccs, sat on studwork wall plates & wall hangers, 12.5mm tapered edge plasterboard taped & skim. Ensure floor joists under stud partitions doubled up & M10 bolted together @ 600mm centres with timber connectors.

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En-suite ventilation - 15 litres per sec mechanical extractor fan connected to light switch via isolator with 15 minute overrun. Extractor to discharge through lead roof vent.

En-suite wastes - wb 32mm dia, bath & shower 38mm dia. with 75mm deep seal traps. 150mm access plinth under shower, trap with removable filter. 100mm dia. waste to wc with 50mm trap. Provide rodding access points @ all changes of direction. Min. 200mm between connections to SVP. Stack to be wrapped 75mm fibreglass insulation & discharge externally via roof vent.

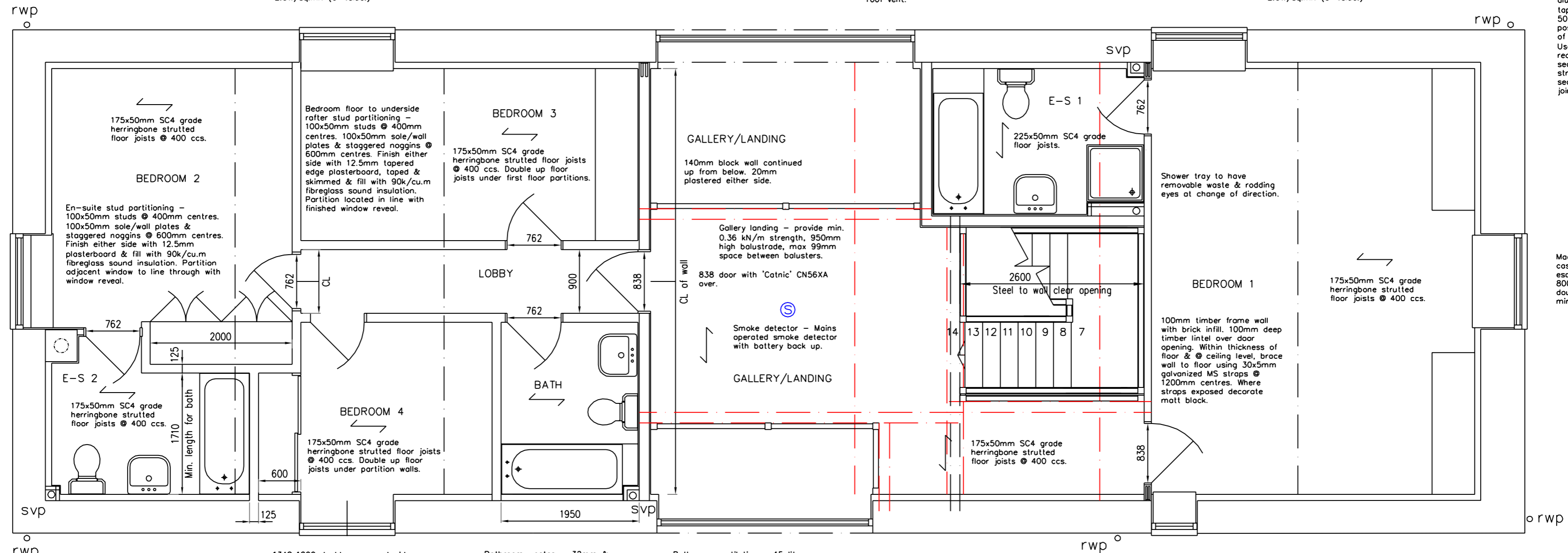
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Roof insulation: Internal roof structure exposed. Fix 80mm thick treated timber stop batten across rafters @ eaves. Lay Celotex luff-R GA3080Z insulation boards over rafters & butt up to stop batten. Cut boards to rake & splay @ ridge & verge to ensure close-butted joint & aluminium foil tape all joints (min. 50mm thick tape.) Secure Celotex to rafters below using 50x38mm treated timber counter battens positioned directly above rafters. Fix lower end of counter-battens directly to stop batten. Use Hellfix (020 87355200) helical spikes to reduce splitting timber battens or rafters. Fix second layer of Celotex luff-R GA 3030Z strips close butted between counter-battens & secure to eaves stop batten. Foil tape all joints. All to achieve 0.2 U-value.

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Code 4 stepped lead flashing to abutments. Code 5 lead saddle. Min. 35mm recessed into mortar joints.

Single storey roof spec - existing roof joists (subject to Engineer's calcs) to be finished with non-tearable roofers felt, 38x50mm preservative treated tiling battens & reclaimed/'Arcadia' clay pantiles.



Rev C - Notes modified - 07.04.04.

Rev A - Building notes added - 25.02.04.

Rev B - staircase altered - 05.03.04.

Contract 35
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Client:
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Project Address:
Stowe Farm,
Barholm,
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Drawing:
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Unit 3 - 1 to 50 First floor plan.

Drawing No: 193 / 11 C	Scale: 1 : 50	Date: Nov 2003
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