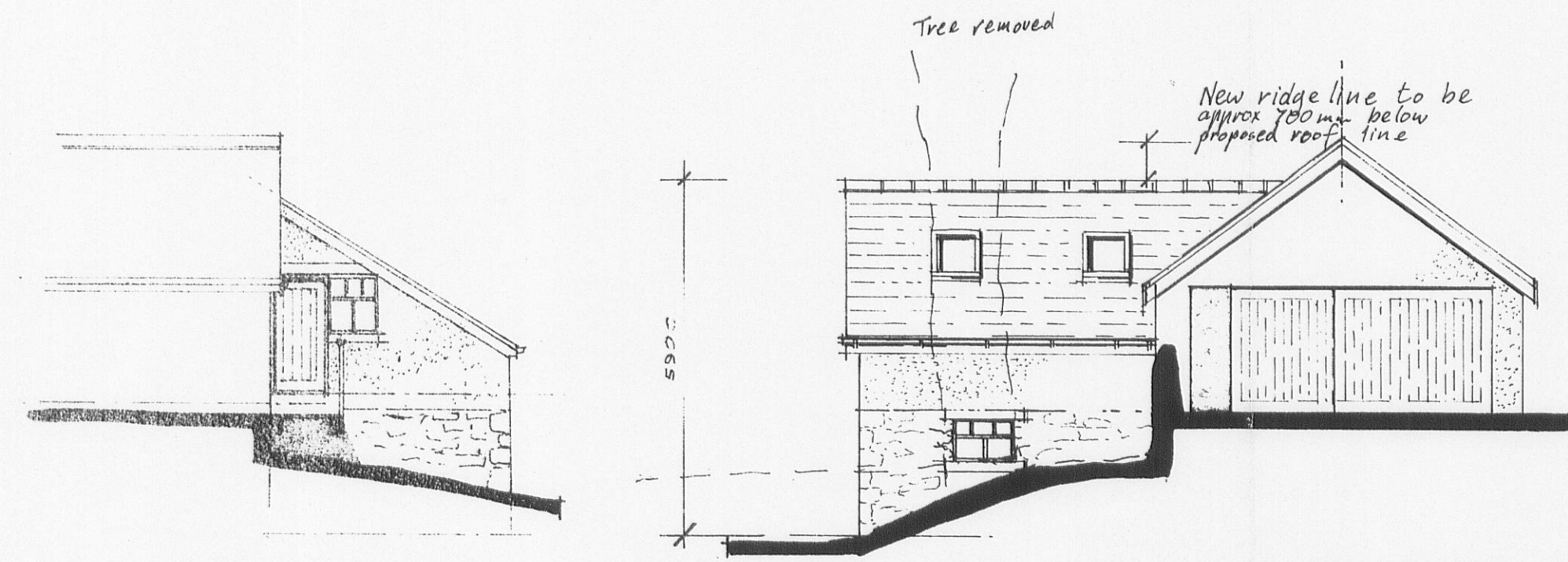




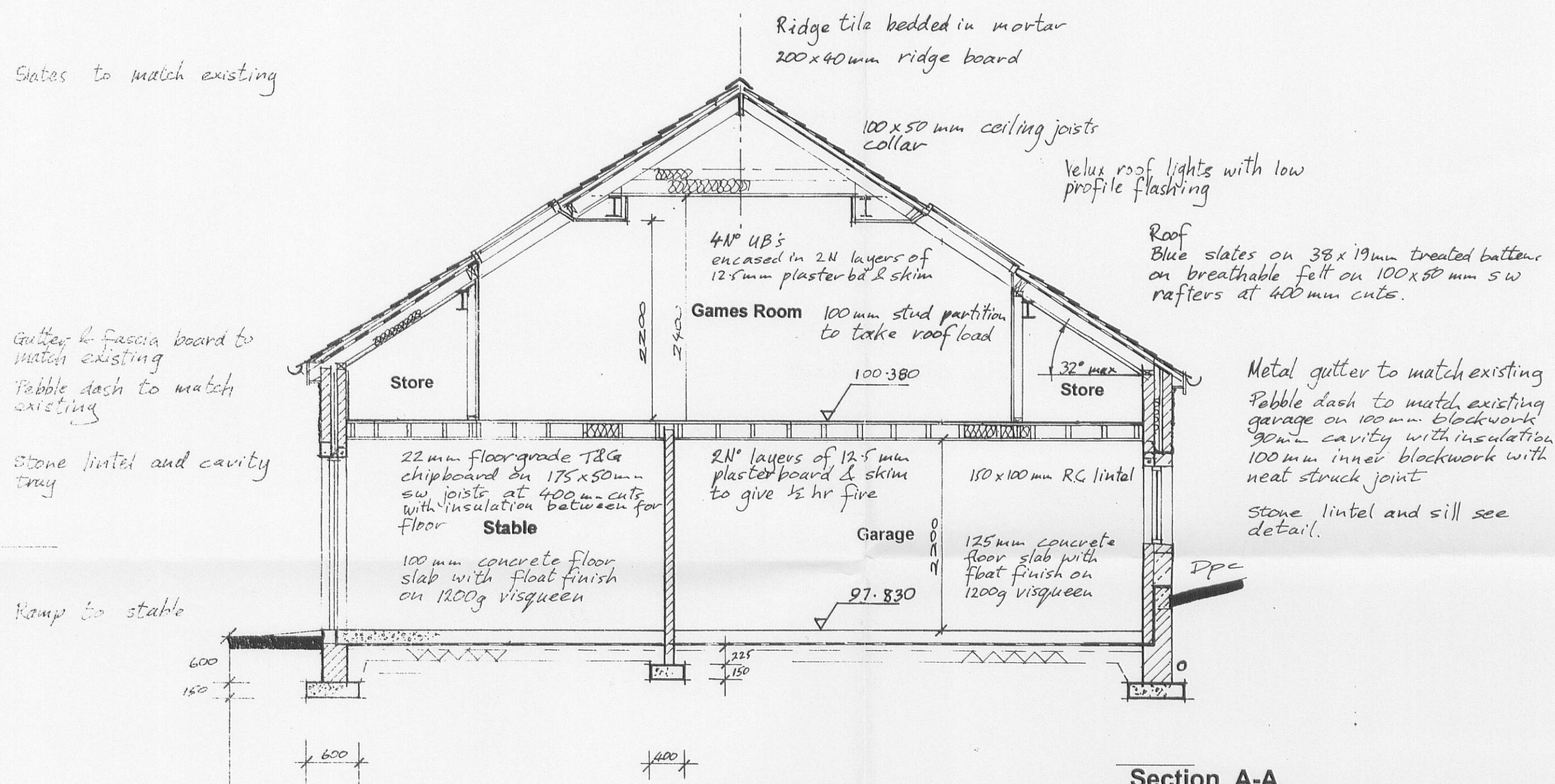
Front Elevation



Rear Elevation



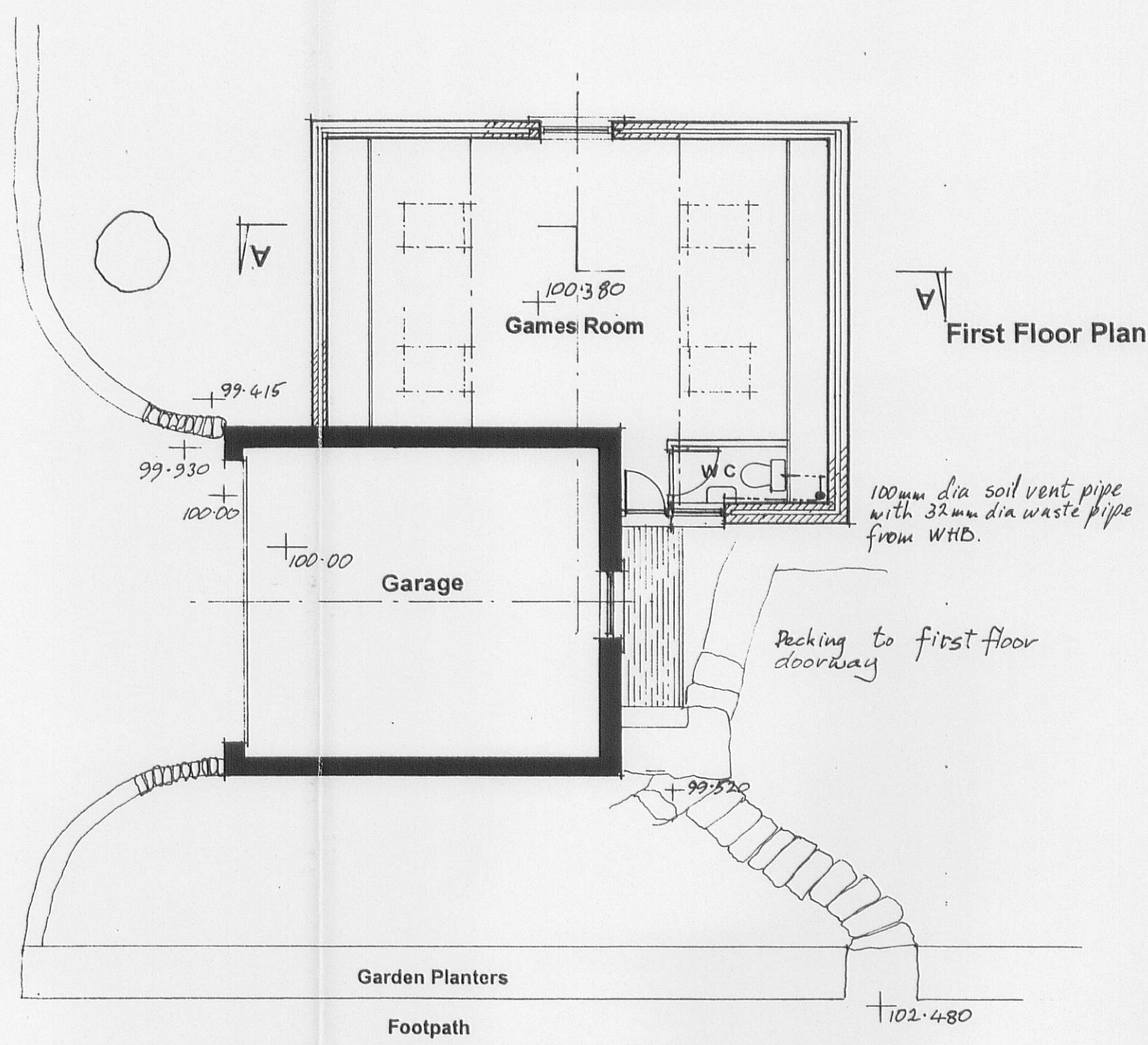
Side Elevation



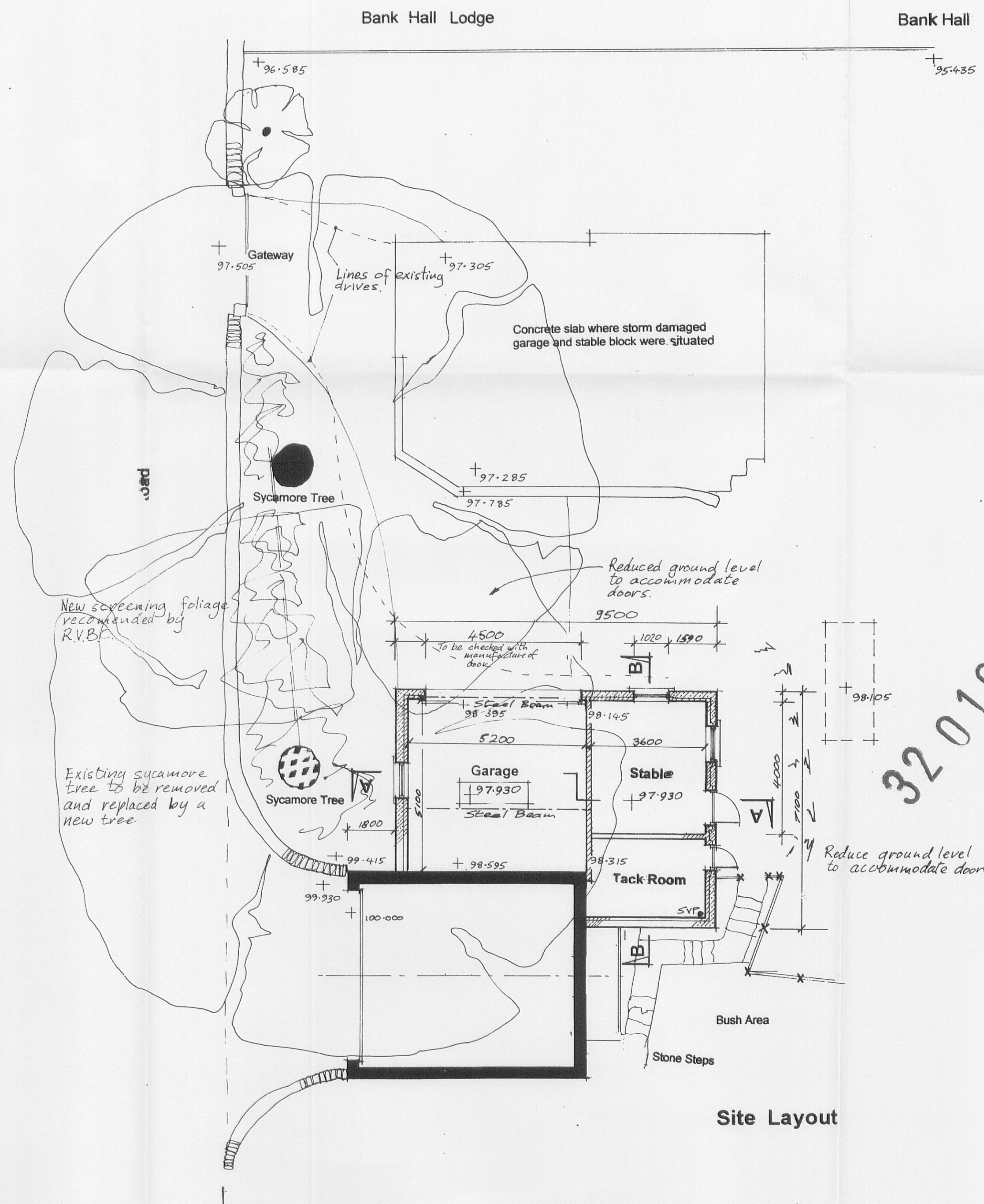
Section A-A

Notes

- Partitions.**
- 6a. 100x50 mm softwood studding at 400mm cnts. with horizontal noggins at 900mm cnts and to take 12.5mm plasterboard and skim and insulation
- 6b. Where partition is supporting a beam 3 No. studs to be fixed together on 2 sole plates
- Floors.**
- 7a. Floor slab of 100mm thick 21kN/mm concrete with float finish to tack room and stable and 125 mm thick to garage on 1200g visqueen on 50mm sand blinding on 150mm compacted hardcore
- 7b. 22 mm floor grade treated chipboard sealed, on 175 x 50mm treated floor joists at 400mm cnts fixed
- 7c. Timber floor joists to have strutting at mid span.
- Ceilings.**
- 8a. 9.5mm foil backed plasterboard and skim fixed to ceiling joists and rafters at 400mm cnts with 30mm galv. clout nails at 150mm cnts.
- 8b. Two layers of 12.5 mm plasterboard & skim to give half hour fire resistance
- Roofing.**
- 9a. Slates to match existing or similar approved fixed to manufacturer's instructions on 38x19mm treated soft wood battens on breathable sarking felt on 100 x 50mm rafters at 400mm cnts
- 9b. Remove existing blue slate and battens to existing roof rafter Check and replace if necessary.
- 9c. Fix breathable sarking felt over with a minimum lap of 150mm.
- 9d. Velux roof lights to be fitted in accordance with manufacturers instructions and to have 2No. trimmers at the sides, head and bottom
- 9e. Valley gutter to have lead to code 4 max length of 1600mm on 300x25mm exterior grade plywood. All sarking felt to be placed on top of the lead
- Straps.**
- 10a. Galvanised mild steel restraint straps to be fitted from 100 x 75 mm wallplate to wall at 2000mm cnts. Straps fixed to the outer side of internal blockwork



First Floor Plan



Site Layout

Notes

All dimensions and materials to be checked on site by the main contractor

Demolition & Materials for Re-Use

- Prior to demolition the extent and rebuilding to be agreed on site with Building Control Officers
- Remove existing log stores
- Excavate externally to reduce finished ground level
- Clean up and prepare surfaces for taking new work and making good.
- Carefully remove roof covering to part of existing garage down to the existing rafters. Save to one side for re-use.

Foundations & Hardstanding

- Dig trial holes adjacent to existing garage external walls. Determine depth of foundation stones and to determine finished floor levels
- Strip foundations 1:2.4 concrete mix 600x150mm deep 750mm below ground level or below the invert of any drain with one metre of excavation unless otherwise stated.
- Where the foundation is to be constructed adjacent to an existing wall the new foundation is to either underpin the existing or abutt, with a minimum depth of 300mm.
- The internal foundation to be 1:2.4 concrete mix 400 mm x 150 mm @ 300 mm below f.f.l
- Wall to steps foundation to be 400mm wide 450mm below g.l.
- Concrete mix to C30.
- Walls.**
- Create new threshold to new external doorways
- Cut stone to match existing with 90mm cavity and 35mm air gap approved insulation fixed to inner leaf of 100mm d.c.m. blockwork
- Block off and render to match existing with 90 mm cavity with 55 mm insulation and 35 mm air gap or similar approved insulation fixed to inner leaf of 100mm blockwork to take 2 No coats of plaster internally to games room and bucket handle joint to all other areas. See detail sheet.
- Single skin internal walls to be 100 mm dense concrete blocks with neat struck joints to both sides
- New retaining wall of 450 mm blocks laid flat with reinforcing mesh every 3rd course. Bituthene to inner surface insulation and 100mm blocks internally to be fair faced with bucket handle joints
- D.P.C. around all new openings to be Hyload or Damcor. See detail sheets.
- Stainless steel wall ties to be 5No./M2. in cavity wall to suit insulation
- Cement render on 100mm dense concrete blocks with 90 mm cavity insulation or similar approved with 100mm internally to be fair faced finish to garage and to take 2 No coats of plaster internally to games room
- Random rubble stone 200mm with 100 mm dense concrete block backing fair faced internally with bucket handle joints. See detail sheet

D.P.C.'s.

- D.P.C. to be a minimum of 150 mm above ground level and 150mm above cavity fill.
- D.P.C. around all new openings to incorporate insulation
- DPM to be 1200 g visqueen
- Weep holes over cavity trays
- Vertical d.p.m's to be Bituthene with overlaps of 150mm.
- Lead flashing to code 4 to roof and wall junction valley gutter. Lead to be taken right through the masonry.
- Cavity trays to be inserted at the abutment with the new walls and over lintels.
- Structural.**
- Lintels. Metal lintels to have insulation to prevent a cold bridge.
Precast concrete, 150mx100mm.
Pressed concrete
Stone 200x150mm with p.c.c. backing.
Stone over 1200mm 200x150mm supported
- Steel beams
203x102x23kg
254x102x28kg mass
203x133x25kg and with a 200x12mm welded toe
Steelwork to have 150 x 50 mm softwood bolted into the web at 600 mm cnts by M10 bolts to take joist hangers
All lintels to have a minimum bearing of 150mm at each end or on a padstone or lintel 300 x 100 x 150 mm deep concrete
All existing timbers to be removed from site and replaced or treated for woodworm.
- Wall plate 175 x 50 rawl bolted to wall at 600mm cnts to take walkway
- Wall plate 100 x 50 on top of wall held down by galv straps

- D WC & WHB added at first floor level.
- C Additional notes extra steel to roof, insulation 28:2:07
- B Addition of notes for building regulations 7:1:07
- A Ridge ht reduced by 700mm. big moved 6:9:05 back 300mm rear window modified.

Jeff Marshall & Associates

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Project **Replacement of storm damaged stables and garage**

Client **Mr. & Mrs. D. Hopkinson
Bank House, Sawley**

Title **Scheme**

Drg N°

Scale **1:50 1:100** Date

Drn **SM**

231/2/2
C

Bank House