

EXISTING ROOF

The existing roof covering is to be replaced with blue water on 20/50 tapered battens on counter battens on 100x100 rafters. Insulation in rafter space comprises 200, 75mm Gypsol 175000 and 100mm light. Double rafters where spanning ground new rooflights.

HEATING AND HOT WATER

On fire Grade A combi boiler external vented located in utility room. Oil storage tank located in adjacent adjacent to necessary for ease of fuel delivery. Radiators will be mounted in each room of adequate size and location. Hot water and electric heat. Solid fuel fire to lounge with integral back boiler to assist hot water storage. Floor mounted hot water storage cylinder located in cupboard on first floor. Provide thermostatically controlled hot water supply to shower/bath limited to 40 deg C.

STAIRS AND GUARDING

Boasthose on staircase to be 200mm from pitch line and 500mm at top landing. Maximum gap in balustrade 100mm. Maximum pitch 42 deg with 250 treads maintaining 2000 clear headroom above stairs measured from pitch line.

WINDOWS

Restrictions to be placed on all opening windows above ground floor. Except Windows to be minimum 400mm high and wide and 0.33sqm clear opening. All windows double glazed (28mm units) with low E glazing and fitted with 1 side or verbi. Wide entrance doors and screen to achieve min. 1.6 m/200 with Argon filled double glazed units.

NEW DOOR/WINDOW OPENINGS

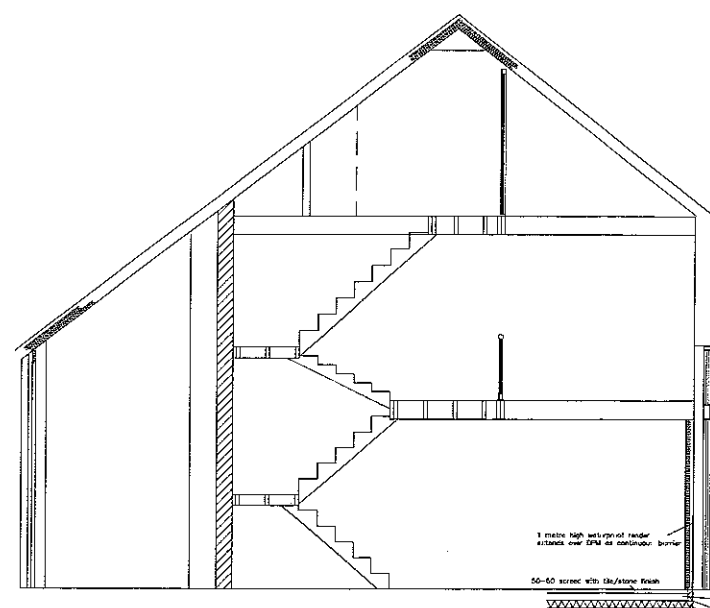
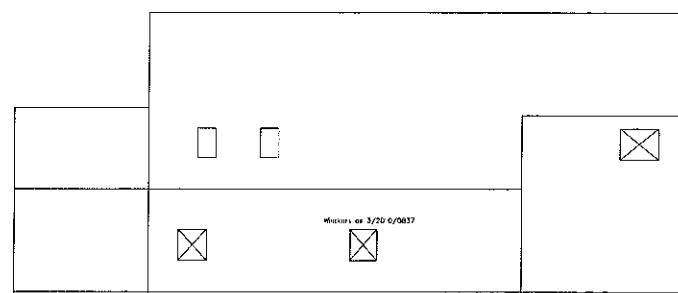
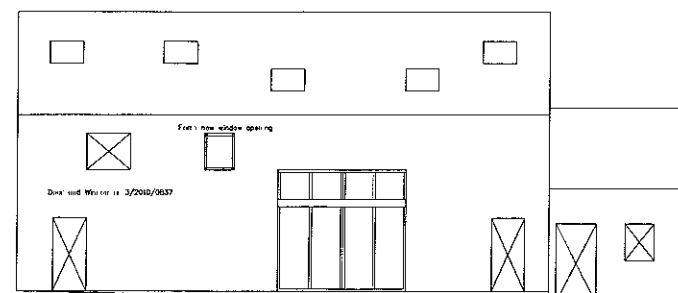
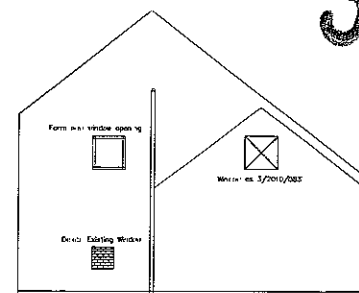
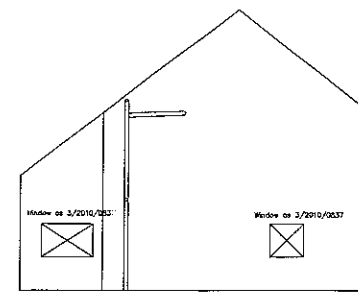
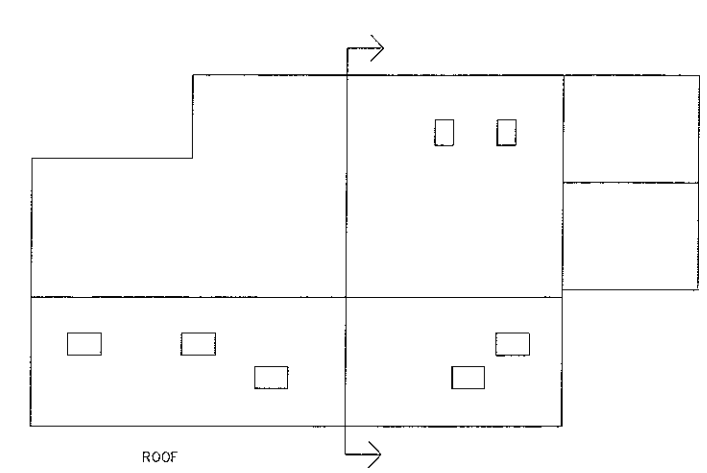
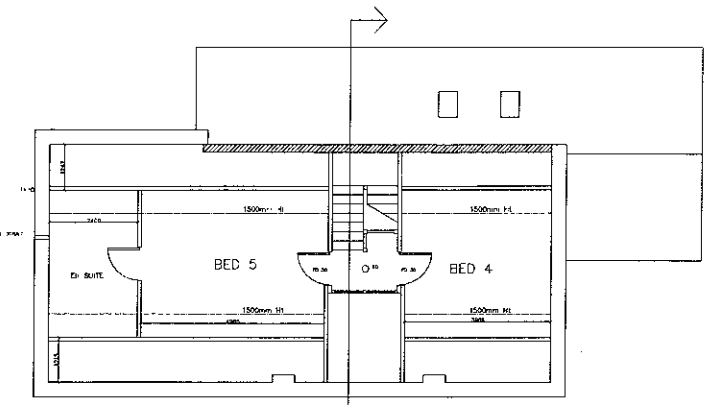
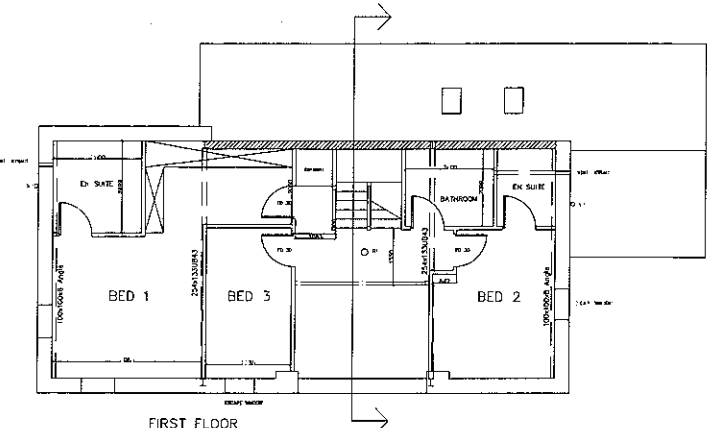
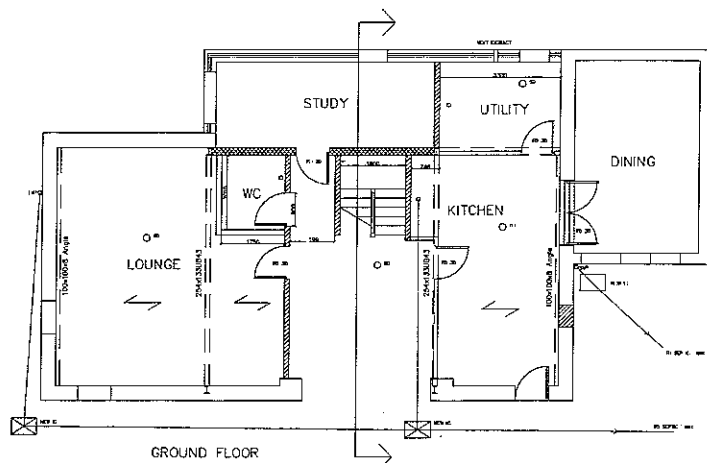
Form openings in existing solid masonry walls using pre-cast concrete slabs 10'2 side by side of 100 bearings.

DRAINAGE

Internal drainage to RWP outlet through to main roof gutter. High road to front and rear utilities existing RWP connections, which connect to below ground drainage to minimum falls of 1:40 and then combine with foul drainage and into septic tank.

DRAINAGE - External

Below ground drainage laid to correct falls leading to septic tank. Klargerator blocks or similar once ground conditions are established. Installation in accordance with manufacturer's recommendations. Exact location subject to ground conditions, gradients and soakaway area - 100 cu m site.



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FIRE PROTECTION
Building compartmentation designed to FR50. An escape staircase elements forming an escape route are to be constructed to FR50.
All steelwork enclosed in 2 years of 12.5 Findex plasterboard taped and jointed/seam joints to FR50.
28 perforations to be sealed with FR50 Fire Foam.
Smoke Detectors (SD) and Heat Detectors (HD) are to be wired in accordance with BS 5839-6:2003. All detectors are to comply with BS 5446-1:2000 for Smoke Detectors and BS 5446-2:2003 for Heat Detectors.

VENTILATION
Bathroom - provide minimum 15/l/s extraction with 15 mins run on 100 dia mechanical ventilation is external wall operated by light switch.
Kitchen - provide minimum 30/l/s extraction if located directly above hob or 60/l/s elsewhere vented to external air. All windows to have trickle air vents installed.

DRAINAGE - Internal
100 dia soil pipe in both sum c/w back waste water from WC, bath and basin. All fittings to be deep seal anti-vacuum traps. Bath 35mm dia waste and bath 32mm waste trap correctly to falls.
Below ground drainage laid to minimum gradient of 1:40 to extend into front garden and 1:40 to low as argument. Fit at catch pit.
All drainage to be reinforced if LA.

MASONRY
All new cavity wall masonry in approved face brick to existing brick pattern with Class (i) mortar. Internal leaf 140mm. Thermalch block with 50 cavity and 50. Colours insulation. Provide Type 2 wall ties. Acron Type D9140 ties 250mm long with insulation retaining clips at not less than 450mm vertical and 750mm horizontal with reduced centres at openings. Face brickwork to match existing with brick sample approved in accordance with Planning Condition. Ties to existing structure using Acron Type SPB 125 long stainless steel ties at max. 450mm c/c. Vertical dips at openings using Type D with 25mm insulation by County Trade of Veneer. Somerset B422 Brio, lot 0935 474768. Horizontal: spec. as H Loc damp proof course.

NEW FLOORS
Use 47x254 C6 timber joists with 40 depth edges at midspan set out at max. 400mm c/c bracing on new steel beams and shall single as shown. Fix gipsboard rest anti snags 30x5 (1200 long) at 400 c/c to full perimeter of floor extending over min. 300. Joists were packed to wall and left between joists with full depth noggins. Secure to masonry using 200 M6 expanding anchor bolts to rock steps. Do NOT use chemical resin anchors as bolts are in tension. Secure to joists using 10x10 wood screws at max. 500mm spacing.

NEW PARTITION WALLS
All partition walls formed with Gypsol 200 R40 M7 70 system with 12.5 Findex plasterboard both sides with fireproof insulation in cavity (per 100mm) 100mm collector heads were partitions cross mid spans of floor joists and underside of steel beams.

EXISTING EXTERNAL WALLS
Apply waterproof render to internal side of all external walls to 1 metre high above finished ground floor level incorporating render with damp proof membrane positioned below and above expanded metal over membrane to ensure key. Upgrade insulation to All external walls using Kingspan Kooltherm K10 82.5/125 insulated Dry Lining Boards fixed to 20x50 battens.

NEW STEELWORK
Provide new floor beams 254x133x43 where shown fixed to existing 200x133x875 columns with 150x150x8 bolted cleats using 200 M16 (E8) two bolt beam end column. Provide 100x100x8 equal angle bated to opposite gable walls using M16 (E8) bolts fixed at 300 c/c using Hifi Hi chemical resin or sim or approved. Do NOT use expanding anchors as floor joists are in single shear.

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Any discrepancies on this drawing or between drawings must be reported to Engineer prior to fabrication.

All dimensions to be checked on site by Contractor.

Read in conjunction with approved planning drawings - Application No 3/2010/0837

AMENDED PLANS RECEIVED
DATE 31/07/12

client STUART WATSON project LANE ENDS BARN, BINDERSTONE	
drawing FLOOR PLANS AND ELEVATIONS scale 1:50&A1 date 30 - 07 - 2012	
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