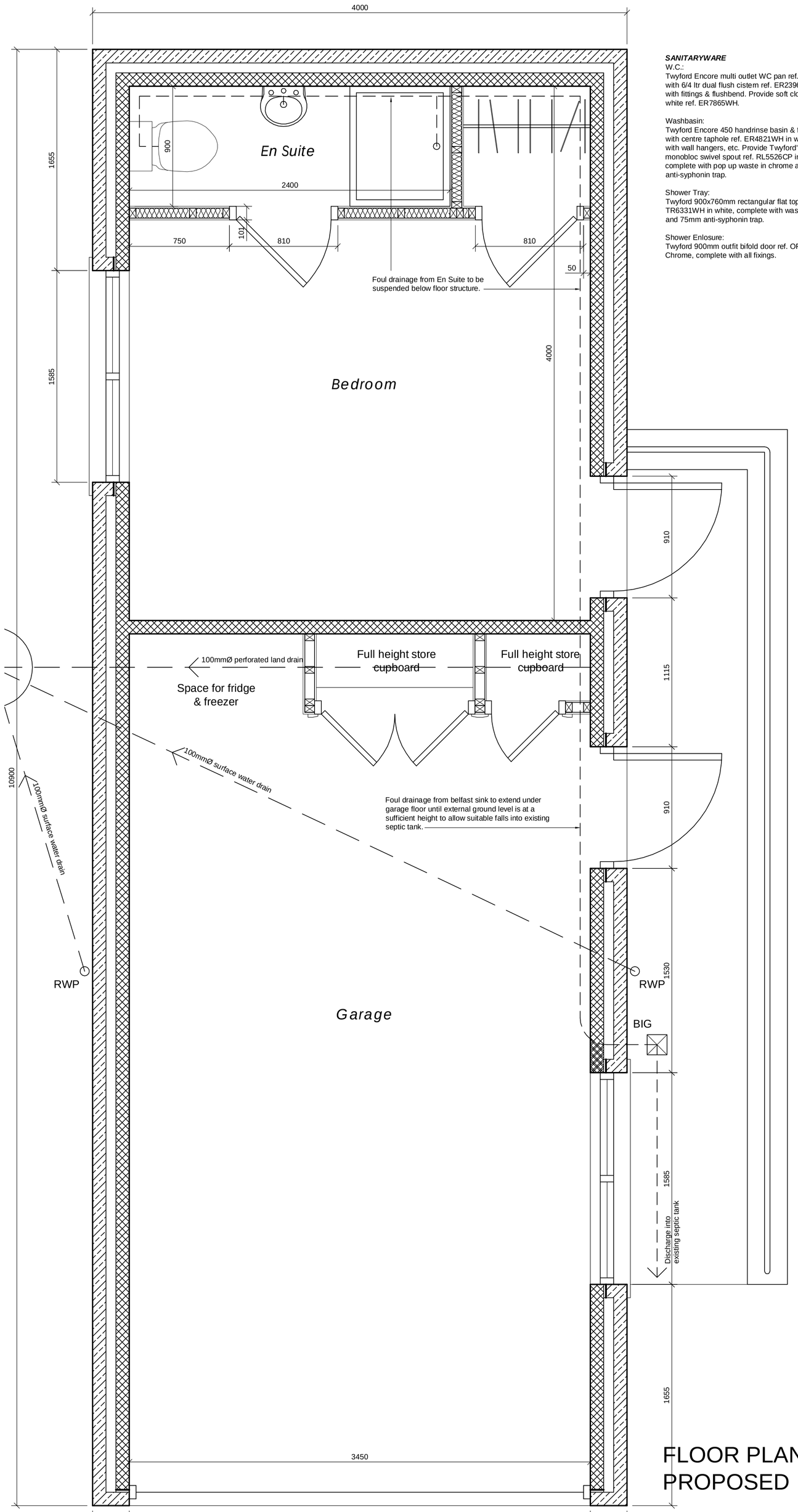


FLOOR PLAN AS PROPOSED

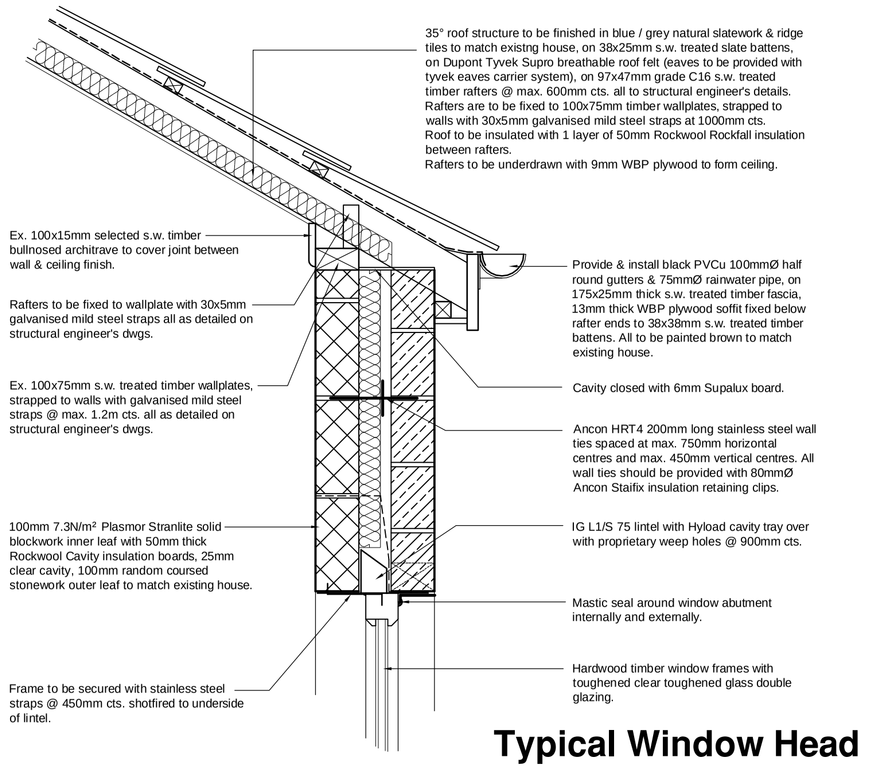
SANITARYWARE

W.C.:
Twyford Encore multi outlet WC pan ref. ER1148WH with 6/4 ltr dual flush cistern ref. ER2396WH, complete with fittings & flushbend. Provide soft close seat in white ref. ER7865WH.

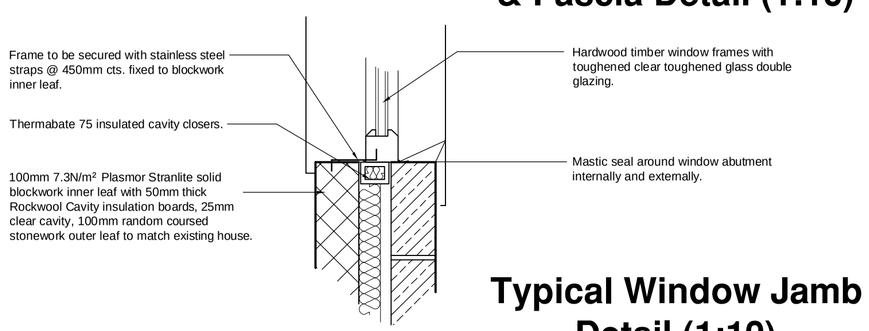
Washbasin:
Twyford Encore 450 handrinse basin & full pedestal with centre taphole ref. ER4821WH in white, complete with wall hangers, etc. Provide Twyford's Rival basin monobloc swivel spout ref. RL5526CP in chrome, complete with pop up waste in chrome and 75mm anti-syphonin trap.

Shower Tray:
Twyford 900x760mm rectangular flat top ref. TR6331WH in white, complete with waste in chrome and 75mm anti-syphonin trap.

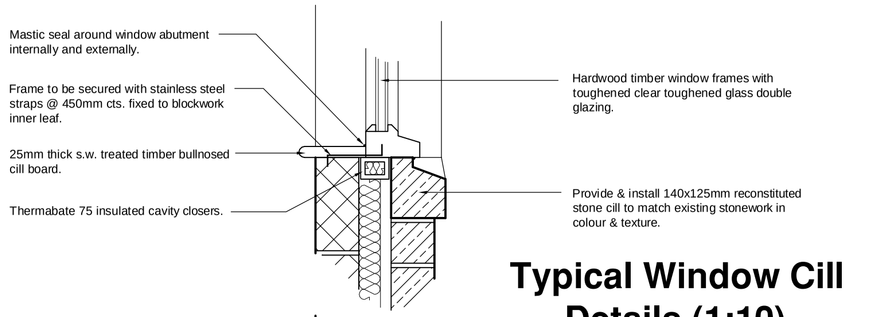
Shower Enlosure:
Twyford 900mm outfit bifold door ref. OF5200CP in Chrome, complete with all fixings.



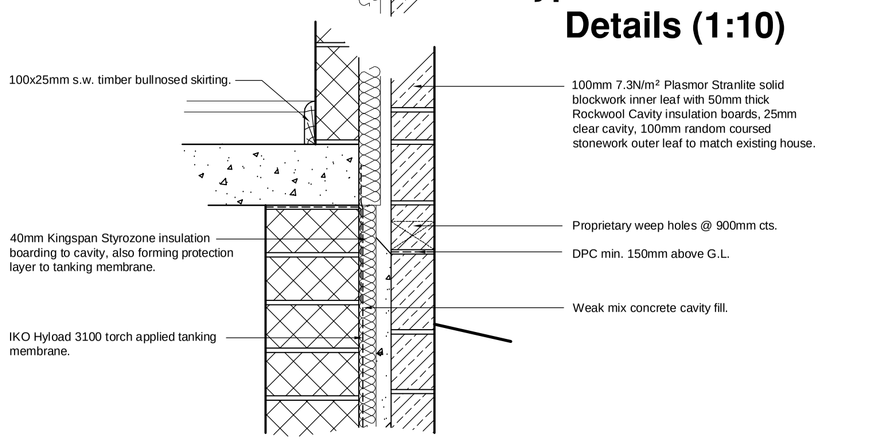
Typical Window Head & Fascia Detail (1:10)

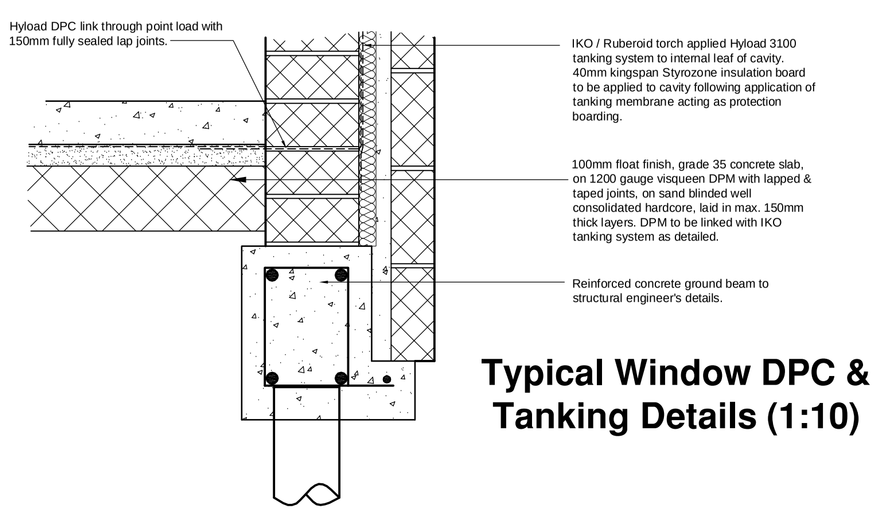


Typical Window Jamb Detail (1:10)



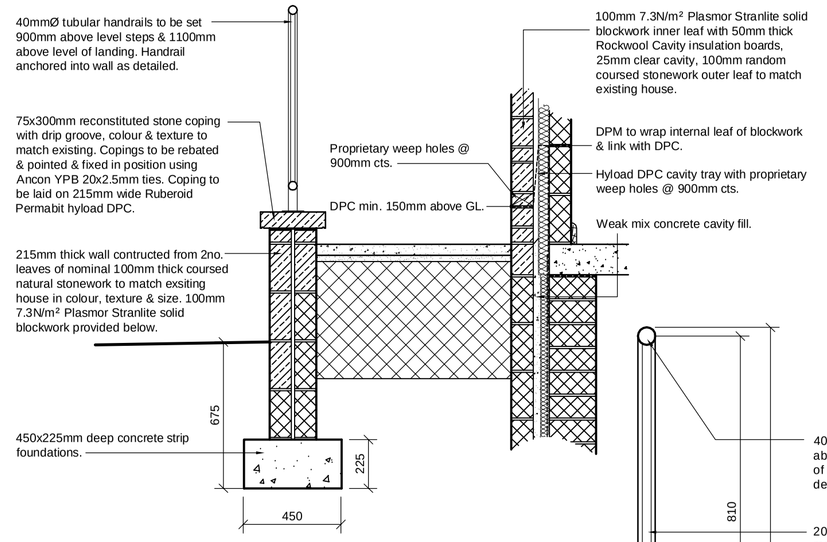
Typical Window Cill Details (1:10)



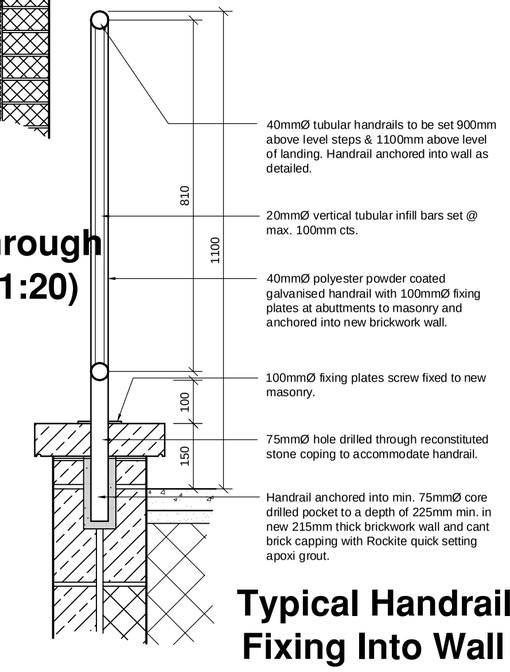


Typical Window DPC & Tanking Details (1:10)

HANDRAIL DETAILS
40mmØ tubular polyester powder coated galvanised handrail with 100mmØ cover plates at abutments to masonry secured using 3no 55mm long size 12 stainless steel screws and plugs to each fixing plate. Handrail anchored into min. Handrails to be anchored into core drilled to a depth of 225mm deep fixed with Rockite quick setting apoxi grout, to be installed in accordance with manufacturer's details & specifications. 20mmØ vertical tubular infill bars set @ max. 100mm cts. evenly spaced at each end, welded to top & bottom of handrail. Handrails to project 300mm beyond bottom of steps. See drawing 2014/01B for elevations.



Typical Section Through Steps / Landing (1:20)



Typical Handrail Fixing Into Wall Detail (1:10)

CONSTRUCTION NOTES

EXTERNAL WALLS :-
100mm 7.3N/mm² BLOCKWORK WITH 50mm THICK ROCKWOOL CAVITY INSULATION BOARDS, 25mm CLEAR CAVITY. OUTER LEAF TO BE MADE UP OF 100mm RANDOM COURSED NATURAL STONEWORK TO MATCH EXISTING IN COLOUR & TEXTURE. WALLS ARE TO HAVE ANCON HRT4 200mm LONG STAINLESS STEEL WALL TIES SPACED AT MAX. 750mm HORIZONTAL CTS. & MAX. 450mm VERTICAL CTS., AT ALL OPENINGS WALL TIES SHOULD BE SPACED AT MAX. 225mm VERTICAL CTS. & AT MAX. 225mm FROM THE SIDES OF THE OPENING.
ALL WALL TIES SHOULD BE PROVIDED WITH 80mmØ ANCON STAIFIX INSULATION RETAINING CLIPS.
ALL CAVITIES ARE TO BE CLOSED AT CILLS & JAMBS TO OPENINGS WITH THERMABATE 75 CAVITY CLOSERS.
ALL CAVITIES AT EAVES LEVEL ARE TO BE CLOSED WITH 6mm SUPALUX BOARDS.

FOUNDATIONS :-
ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WTIH STRUCTURAL ENGINEER'S DETAILS.

BLOCKWORK INTERNAL WALLS :-
100mm 7.3N/mm² BLOCKWORK, BUILT OFF GROUND BEAM FOUNDATIONS, TO STRUCTURAL ENGINEER'S DETAILS.

SUSPENDED GROUND FLOOR :-
140mm THICK CONCRETE (OVERALL DEPTH) RIBDECK S60 0.9GUAGE STEEL FLOOR STRUCTURE ALL AS DETAILED ON STRUCTURAL ENGINEER'S DRAWINGS.

GROUND FLOOR :-
100mm FLOAT FINISH, GRADE 35 CONCRETE SLAB, ON 1200 GAUGE VISQUEEN DPM WITH LAPPED & TAPED JOINTS, ON SAND BLINDED WELL CONSOLIDATED HARDCORE, LAID IN MAX. 150mm THICK LAYERS. DPM TO BE LINKED WITH IKO TANKING SYSTEM AS DETAILED.

PITCHED ROOF CONSTRUCTION :-
35° ROOF STRUCTURE TO BE FINISHED IN BLUE / GREY NATURAL SLATEWORK & RIDGE TILES TO MATCH EXISTNG HOUSE, ON 38x25mm S.W. TREATED SLATE BATTENS, ON DUPONT TYVEK SUPRO BREATHABLE ROOF FELT (EAVES TO BE PROVIDED WITH TYVEK EAVES CARRIER SYSTEM), ON 97x47mm GRADE C16 S.W. TREATED TIMBER RAFTERS @ MAX. 600mm CTS. ALL TO STRUCTURAL ENGINEER'S DETAILS. RAFTERS ARE TO BE FIXED TO 100x75mm TIMBER WALLPLATES, STRAPPED TO WALLS WITH 30x5mm GALVANISED MILD STEEL STRAPS AT 1000mm CTS.
ROOF TO BE INSULATED WITH 1 LAYER OF 50mm ROCKWOOL ROCKFALL INSULATION BETWEEN RAFTERS.
RAFTERS TO BE UNDERDRAWN WITH 9mm WBP PLYWOOD TO FORM CEILING.

FASCIAS & SOFFITS :-
EX. 175x25mm S.W. TREATED TIMBER FASCIAS & 13mm THICK WBP PLYWOOD SOFFITS TO BE PROVIDED, TO BE SUPPORTED ON 50x50mm S.W. FRAMING BETWEEN RAFTER ENDS.

RAINWATERGOODS :-
BLACK PVCu 100mmØ HALF ROUND GUTTERS & 75mmØ RAINWATER PIPES, CONNECTED TO NEW BACK INLET GULLIES, DISCHARGED INTO NEW POND. BACK FLAP TO BE PROVIDED TO END OF DRAIN RUN.

WINDOWS & DOORS :-
ALL WINDOWS TO BE HARDWOOD TIMBER DOUBLE GLAZED FRAMES, COLOUR OF STAIN TO BE APPROVED. 24MM THICK DOUBLE GLAZED UNITS TO CONSIST OF 6.4MM THICK LAMINATED CLEAR OUTER PANE, 12MM ARGON FILLED CAVITY AND 6.4MM THICK LAMINATED LOW 'E' INNER PANE.

ALL DOORS TO EXTERNAL WALLS TO BE HARDWOOD TIMBER, COLOUR OF STAIN TO BE APPROVED.

LINTELS :-
ALL LINTELS TO BE IN ACCORDANCE WITH LINTEL SCHEDULE & STRUCTURAL ENGINEER'S DETAILS.
ALL LINTELS TO HAVE MIN. 150mm END BEARINGS.

CAVITY TRAYS & FLASHINGS :-
DPC CAVITY TRAYS TO BE PROVIDED OVER ALL OPENINGS IN EXTERNAL WALLS & PROPRIETARY CAVITY PERP WEEP VENTS TO BE PROVIDED @ MAX. 900mm CTS.

PLUMBING :-
38mmØ WASTE PIPES TO SINK AND APPLIANCES, ALL TO HAVE 75mm DEEP SEAL TRAPS. ALL WASTE PIPES TO COMPLY WITH C.P. 304.

DRAINAGE :-
SURFACE WATER DRAINAGE TO HAVE BACK INLET GULLIES TO ALL RAINWATER PIPES, CONNECTED TO 100mmØ FLEXIBLE JOINTED HEPSLEEVE PIPES LAID ON 100mm GRANULAR BED, DISCHARGED INTO NEW POND. BACK FLAP TO BE PROVIDED TO END OF DRAIN RUN.
FOUL WATER DRAINAGE TO HAVE BACK INLET GULLY, CONNECTED TO 100mmØ FLEXIBLE JOINTED HEPSLEEVE PIPES LAID ON 100mm GRANULAR BED, CONNECTED TO SITE DRAINAGE SYSTEM.

Date	Description	Rev.
10.03.14	Side door & steps repositioned & internal layout revised.	A
06.04.14	WC added & internal layout amended.	B
15.08.14	Internal layout amended.	C

Project

Demolition of existing garage and construction of new garage & garden store for Dr. & Mrs M. P. Houghton, The Old Smithy, Leagram, PR3 2QS.

Drawing Title

Proposed Floor Plan & General Details.

Date	Dwg. no.	Scale
Feb 2014	2014/03	1:10 & 1:20