



FIRST FLOOR PLAN

FLAT ROOF
 12.5mm layer of stone chippings bedded in bitumen compound. 3 layers of bitumen felt to B.S. 747 Part 2. 1970 top layer to be high performance felt not laid and built up in accordance with CP 114 Part 3-4/97. 2mm x 10mm SC4 grade s.w. joists @ 400mm c/c.

COLD ROOF
 18mm plywood decking lined with 1.60 fall 32.5mm x 38mm counter battens @ 400mm c/c. 150mm fibreglass insulation. 500g polythene vapour barrier. 12.5mm plasterboard and skim. 25mm continuous vent gap with 12.5mm x 12.5mm x 12.5mm timber battens.

WARM ROOF
 75mm Gerdag Futeck combined insulation and decking fitted to 1.60 fall 32.5mm plasterboard and skim. Felts and mineralised felt flashing garnied min. 150mm up adjoining walls with code 4 lead flashing and 50mm mineralised felt with at eaves. 38 x 25mm drip batten 25mm thick tanalised s.w. fascia 110mm h.r. p.v.c. gutter 75mm R.W.P.

WALLS
 Weathered rendering to B.S. 5262-1:1976 on 100mm celcon blockwork. Facing brick and bond to match existing 50mm cavity filled with drytherm insulation batts. 100mm celcon block inner skin with 12mm plaster. Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Tooth in new walls and maintain cavities. Vertical dpc's to all reveals. Hybrid horizontal dpc min. 150mm above ground level and 100mm min. aps. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with roggins @ max 2000mm c/c engaging 3 no. joists/rafters.

FOUNDATIONS AND SLAB
 450mm wide 1:3:6 mass concrete foundations min. 100mm below ground level and to 600mm min. below any tree root activity and to invert level of adjacent drains. If deeper foundations to comply with N.H.C.C. Practice Note 4.2. 75mm 1:3 cement/sand screed on 3 coats of syntaphane dpm continuous with dpc on 125mm concrete on 38mm high density styrofoam floor insulation on 1200g polythene membrane on sand binding on 150mm well consolidated hardcore.

DRAINAGE
 Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. upvc Osma drain to min. 1.40 falls bedded and surrounded in 100mm pea shingle. Provide r.c. intells over any drain passing through walls or foundations and 75mm capping to drains with less than 600mm cover. New manholes to be 450mm dia. polypropylene Osma inspection chambers. Any inspection chambers or gullies within building to have bolted and sealed covers. Soakaways where used when s.w. not available to be min. 5000mm from any building. All drainage to be carried out to B.S. 8501:1985.

DRAINAGE ABOVE GROUND
 110mm dia. upvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. upvc soil pipe to w/c's 75mm deep seal traps 40mm dia. upvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia.

FIRE PROTECTION
 Beams encased in two layers of 12.5mm gypsum plasterboard to break joint with 1.6mm wire bending @ 100mm pitch with 7mm gypsum plaster skim. 1 denotes half hour self closing fire door with 25mm door stops and 100mm non-combustible threshold to garage.

SUB FLOOR VENTILATION
 Any air brick covered by new work ducted by 110mm dia. pipe under new floor to new 75 x 215mm air brick.

DORMER CHEEKS
 Plain tiling / Pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 9mm sheathing plywood on 100 x 50mm studwork of doubled rafters. 100mm expanded polystyrene insulation between studs. 500g polythene vapour barrier. 12.5mm plasterboard and skim. Code 4 lead flashings and soakers to junctions to roof.

FIREPLACES AND FLUES
 125mm thick superimposed hearth to extend 150mm to sides and 500mm in front of jambs. Provide fixing points for fireguard. 200mm dia. clay flue liners to B.S. 1181. All timber trimmed min. 200mm away from flue and 50mm away from casing to flue. Code 4 lead back gutter, horizontal dpc flashings and soakers to junction of chimney with roof. 215 x 215mm air brick for combustion. Gas fired balanced flue terminals to be sited min. 300mm from any opening and fitted with durable wired guard.

WINDOWS AND VENTILATION
 Double glazed windows and patio doors. All new glazing to comply with B.S. 6206:1981. Windows to provide 5% openings to habitable rooms. Min. 10,000m² ventilated heads to patio doors and 8000mm² trickle vents to windows. Internal toilet accommodation vented by extractor fans ducted to external air. Fan wired to light switch and to run for 20 minutes after light switched off. Bathroom/shower rooms to have mechanical extract fan to clear 15 litres per second. Kitchen to have cooker hood extract fan to clear 30 litres per second.

PITCHED ROOF AND CEILING
 Tiling and pitch to match existing on 38 x 25mm pressure impregnated battens on unbreathable roofing felt. Structure as shown on section. 200mm fibreglass insulation. 800g polythene vapour barrier. 12.5mm plasterboard and skim. 25mm continuous vent strip to soffit and cross ventilated in accordance with B.S. 5250:1985.

UPPER FLOORS
 20mm flooring grade 1 & g chipboard type 11/111 to B.S. 5669 220mm x 50mm SC4 grade s.w. joists @ 400mm c/c. 38mm x 38mm herringbone strutting. 12.5mm plasterboard and skim to ceiling.

LINTELS
 Galv. CN7 to openings up to 1800mm CN8 to wider openings. Min. 150mm end bearings.

INTERNAL STUD PARTITIONS
 100 x 50mm s.w. stud framing built off 100 x 75mm sole plates. Studs spaced @ 450mm c/c horizontally and 900mm vertically and firebricks infill. 12.5mm plasterboard and skim both sides. First floor joists doubled up and bolted together under stud partitions.

STAIRS
 mm rise and mm going; 25mm nosings. Total rise of mm. Min. well 100mm. Min. 900mm headroom vertically above pitch line. Handrail to be 900mm high above pitch line and on landings. Max gap to spindles 99mm.

GENERAL
 All work to be carried out in accordance with the building regulations 1991 and current B.S. Codes of Practice. Adequacy of existing walls, intels and foundations to be checked on site prior to loading. All dimensions must be checked on site and not scaled from this drawing. Materials and workmanship are to be to the satisfaction of the client matching existing where possible. All new electrical fittings, radiator positions etc. are to be agreed on site with client. The builder is to remove all debris as it accumulates and on completion leave the site tidy to the clients satisfaction.

JOB TITLE
 COVERACK THE RIDGEWAY CUFFLEY HERTS

DRAWING TITLE
 PROPOSED EXTENSIONS AND ALTERATIONS

CLIENT
 MR & MRS J. PERKINS

SCALE
 1:50

DATE
 NOVEMBER 2000

DRG. No.
 O2A

AMENDMENTS

A	CLIENT PLANNING
B	
C	

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