

client.

J.Fletcher Esq.

Extensions to
12 Browns Hill
Crich

drawing.

Proposed Ground Floor Plan

scale. drawing number.

1:50 0685/190 - 7

FOUNDATIONS
To be rendered consisting mass concrete 1:2:4 mix to min depth 1m to finish min 150mm below (fig.1) to L.A. approval. Any services puncturing foundations to have protective sleeve.

Provide horizontal blumen felt d.p.c. at min 150mm above f.g.l. Step d.p.c. as necessary on sloping site. (fig.2).

FLOORS
Ground floor to be suitable finish on 50mm sand & cement screed on min 100mm concrete slab 1:2:4 mix on 0.001 gauge polythene d.p.m. taken up sides of slab & let into walls at d.p.c. on min 100mm well consolidated sand blined hardcore (fig.1). Any depth of hardcore exceeding 150mm to be compacted in 150mm layers. Any depth of hardcore exceeding 600mm to have suspended reinforced concrete slab - consult architect. Ensure min 100mm threshold step to all garagehouse doors.

FLOORS
First floor to consist 25mm hoarding grade chipboard on 50x175mm s.w. joists to living, and 50x125mm to lobby, and 50x150 to bath, 2 at min 450mm c/c with 12.7mm plasterboard & skim to underside. 12.7mm Durolux plasterboard & skim to utility, w.c.s. & bath 2. Double joist to be provided beneath stud partitions parallel to joists. Provide hairgrapes strutting to all spans over 2.5m

WALLS

External walls above f.g.l. to be 125mm facing stonework outer skin, 75mm cavity to be filled with 75mm Diferent insulation above f.f.l. & filled with weak mix concrete below f.g.l. Cavities to be closed at all openings & at roof level. Internal skin to be 100mm thermal blockwork with 15mm render and set to inner face giving a U-value less than a min of 0.6W/m²·C. 3hr gaw steel wall ties per m², additional ties at 225mm c/c vertically at all openings.
Internal walls to be 100mm blockwork with 15mm render and set to both sides, or 50x75mm s.w. studs at max 600mm c/c with 12.7mm plasterboard & skim to both sides, as indicated. Min 125mm blockwork where supporting stonework.

WINDOWS, DOORS & JOINERY
To be standard pattern & of E.J.M.A section in hardwood or softwood to client's requirements with min 550mm returns as (fig.12).

Provide vertical d.p.c to all openings. (fig.4).

Lintols to be 'Cahnic' or similar approved with min 150mm end bearing.

Staircases to be hardwood or softwood with max 42° pitch. All risers and goings to be equal, max rise 200mm; min going 225mm. Min 2m headroom from pitchline of nosings. Provide & fix handrail at 900mm from pitchline of nosings. Balustrades to be 1.1m high with no gaps in balustrade or balustrade to allow 100mm Dia sphere to pass through.

All structural timbers to be min strength class C24 & be treated with 'Tanolite', all cut ends to be hand treated prior top use.

Provide & fix 3hr 'Velux' rooflights installed to manufacturer's instructions to conservatory roof. Garagehouse door to be half hour fire resisting and fitted with self closer.

ROOF

To be slates laid to supplier's instructions suitable for 35° pitch, on 30x25mm tanalised s.w. battens on reinforced roofing felt on 50x125mm s.w. rafters at max 450mm c/c on 100x75mm s.w. wallplate. 50x100mm ceiling joists at 450mm s/c with 50x200mm s.w. binder over entrance lobby & 50x100mm s.w. binder over bath 2 with 12.7mm plasterboard & skim to underside. 100mm fibreglass insulation quilt to all roof spaces, ensuring no cold bridge at eaves by integrity of insulation. Ensure adequate ventilation of roof spaces by 10mm continuous air gap with anti-insect mesh behind fascia, min 25mm vent gap over eave (fig.10) & (fig.11) or (fig.20).

Conservatory: Alucobond or similar approved on 50x150mm s.w. rafters on 75x100mm s.w. wallplate & 50x75mm bearer plugged & secured to wall at max 400mm c/c. Provide 2.5kg head fasting let into stone min 150mm above footwall abutment. Provide cavity tray over to discharge above flashing.

STRAPPING

First 3hr roof members parallel to external walls at ceiling & roof level to be struttled & strapped using 30x6mm gaw m.s. straps let into cavity at max 2m c/c (fig.7). Wallplate to be anchored to inner skin by similar straps masonry railed to wall at max 2m c/c (fig.8) & (fig.10). First 3hr floor joists parallel to external walls to be struttled & strapped using 30x6mm gaw m.s. straps let into cavity at max 2m c/c (fig.5).

When joist hangers are used to support floor joists every 3rd joist to be strapped to wall using 30x6mm gaw m.s. straps (fig.17).



REPLACE EXISTING STONE MILLION WITH THREE PAINTED TO MATCH EXISTING
REPLACE EXISTING STONE BENEATH WINDOW CILL WITH NEW DRESSED STONE

BLACK UP EXISTING DOORWAY WITH 12.7MM PLASTERBOARD & SKIM ON 75x100MM S.W. STUDS AT 100MM C/C TO FINISH WITH INSIDE FACE OF GUARDING WITH BLACK PLASTERBOARD PAINT.

REPLACE EXISTING STONE BENEATH WINDOW WITH NEW DRESSED STONE