

REPLACE DAMAGED CONCRETE WITH STONE
 REINFORCED & COVERED WITH 20mm
 POLYPROPYLENE FIBRE. REPLACE
 REINFORCEMENT WITH STAINLESS
 STEEL. REPLACE FLOOR WITH CARPET.
 REINFORCE FLOOR WITH STAINLESS
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 STEEL. REPLACE FLOOR WITH CARPET.

client.	
JFletcher Esq.	
project.	
Extensions to 12 Browns Hill Crich	
drawing.	
Proposed Ground Floor Plan	
scale.	drawing number.
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FOUNDATIONS
 to be trench fill consisting mass concrete 1:2:4 mix to min depth 1m to finish min 150mm below F.g.l. (Fig 10) to L.A. approval. Any concrete penetrating foundations to have protective sheath.

Provide horizontal balance felt d.p.c. at min 100mm above F.g.l. (See d.p.c. as necessary on sloping site. (Fig 11))

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.c. taken up sides of slab & be min walls at d.p.c. on min 150mm well consolidated sand bladed 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 structural step to all garage level doors.

FLOORS
 First floor to consist 25mm flooring grade chipboard on 50x175mm s.u. joists to living, and 50x125mm to study, and 50x100 to with 2 at min 40mm c/c with 12.7mm plasterboard & skin to underside. 12.7mm D.gibre plasterboard & skin to ceiling, walls & bath 2. Double stud to be provided beneath stud partitions parallel to joists. Provide herringbone strutting at 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 Dribber insulation above F.I. & blockwork with min concrete below F.g.l. Cavities to be closed at all openings & at roof level. Internal walls to be 100mm thermal blockwork with 15mm render and set to inner face giving a U value less than a min of 0.08m²/°C. See gale steel wall ties per m², additional ties at 225mm oc vertically at all openings. Internal walls to be 100mm blockwork with 15mm render and set to both sides, or 50x175mm s.u. studs at max 600mm oc with 12.7mm plasterboard & skin to both sides, as indicated. Min 125mm blockwork where supporting stonework.

WINDOWS, DOORS & JAMB
 to be standard pattern & of E.J.M.A section in hardwood or softwood to client's requirement with min 50mm rebate as (Fig 12)

Provide vertical d.p.c. to all openings. (Fig 14)

Limits to be 'Camber' or similar approved with min 150mm end bearing.

Staircase to be hardwood or softwood with max 42" pitch. All risers and girders to be equal max rise 200mm, min going 225mm. Min 2m headroom from platform of stairs. Provide fire handrail at 900mm floor pitches of nosings; balustrades to be 1.1m high with no gaps otherwise or balustrade to allow 100mm Dia spheres to pass through.

All structural timbers to be min strength class C24 & be treated with 'Timberlife' all end ends to be lead treated prior to use.

Provide & fix 3m 'Vektor' rooflights installed to manufacturer's instructions & conservatory roof.

Garage/porch door to be full hour fire resisting and fitted with self closer.

ROOF
 to be slates laid to suppliers instructions suitable for 35° pitch, on 30x25mm raftered s.u. or batten on reinforced roofing felt on 50x125mm s.u. rafters at max 400mm c/c on 100x175mm s.u. wallplate. 50x100mm ceiling joists at 400mm c/c with 50x200mm s.u. batten over entrance lobby & 50x150mm s.u. batten over bath 2 with 12.7mm plasterboard & skin 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 gull. (Fig 1 & Fig 11) or (Fig 20)

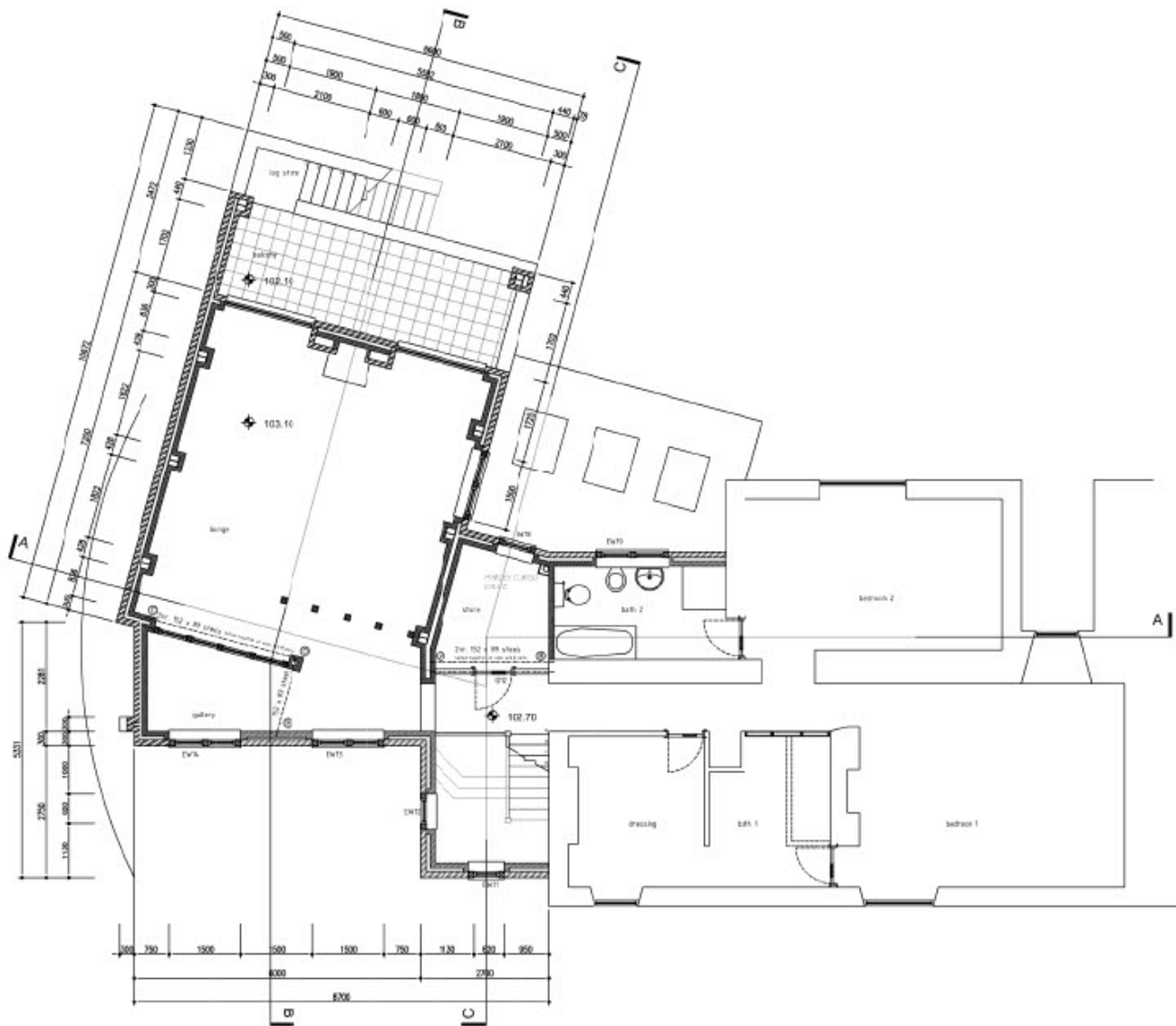
Conservatory: 'Akaborn' or similar approved on 30x150mm s.u. rafters on 125x100mm s.u. valance & 50x175mm batten plugged & secured to wall at max 400mm c/c. Provide 25kg lead flashing led into stone min 100mm above roof wall abutment. Provide cavity stop over discharge above flashing.

STAIRING
 First floor joists parallel to external walls to be struted & stipped using 30x60mm galv m.s. straps led into cavity at max 2m c/c (Fig 7). Wallplate to be anchored to inner skin by similar straps necessary nailed to wall at max 2m c/c (Fig 8 & Fig 9)

First floor joists parallel to external walls to be struted & stipped using 30x60mm galv m.s. straps led into cavity at max 2m c/c (Fig 7)

When joint hangers are used to support floor joists every 3rd joist to be strapped to wall using 30x60mm galv m.s. straps (Fig 17)

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DRAINAGE
Remove all existing manholes & associated redundant pipework.

New rainwater goods to be 100mm Dia half round p.v.c gutters connecting to 60mm Dia p.v.c downpipes to discharge into 100mm Dia s.g.w. pipes with flexible joints led into p.w. gully to fall 1:40 to discharge into soakaways min 4m from any building or to existing system as shown. Stainless steel down & fall brackets to gutters.

30mm Dia p.v.c. wastes to bath & sink. 32mm Dia p.v.c. wastes to basins to connect to b.i.p.s or 100mm Dia p.v.c. soil & vent pipe as shown. S&V pipe to terminate with 'Mortley' 'Dugge' valve. Approval Certificate for T0 840 in stone form as shown & discharge into 100mm Dia s.g.w. pipes with flexible joints led into p.w. gully to fall 1:40. All sanitary fittings to have accessible traps & min 75mm seal. All wastes to b.i.g.s to discharge below grade.

New manholes to consist 225mm diam. B engineering brickwork or min 150mm concrete base with self-cleaning benching. Class C cover & frame externally. Screen down double seal covers internal roofholes and traps.

All pipework beneath building to be encased in concrete.

DRAINAGE SCHEDULE
Site level 100.000

Ref	Status	Cover	Invert	Depth	Inlet	Dia	Grade	Length	Run
C.1	ing	180.490			5000	100mm 1:40	1.00	P.1	
P.1	new	180.525	80.00	1.625		100mm 1:40	6.00	P.2	
P.2	new	180.520	80.00	1.480		100mm 1:40	6.00	P.3	
P.3	new	180.600	80.20	1.400		100mm 1:40	6.00	P.4	
P.4	new	80.658	80.420	0.438		100mm 1:40	1.00	b.i.p.	
						100mm 1:40	0.00	b.i.p.	

Check invert values for C.1. before commencement on site.

GENERAL
Class 1 appliance to lounge to have min 500x125mm concrete hearth projecting min 150mm to both sides of opening & 2m fire-rated anchorage points (Fig 12). Min 200mm Dia concrete bedden to be encased in brickwork stack, to terminate min 1m above no level roof intersection or 600mm floor ridge, with associated 2.5kg lead flashing (Fig 14). Stack to have mesh reinforcement every 4m courses above roof level & no structural labor to be within 50mm of stack.

All needs to be encased in 2m layers 12.7mm plasterboard & skim. Basins to have staggered joints & to be copper viled to studs to achieve min half hour fire resistance. Consult schedule for red bearings.

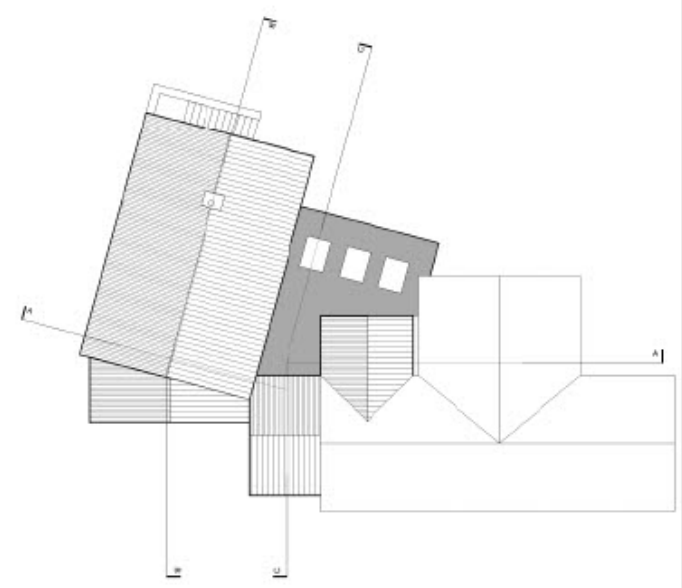
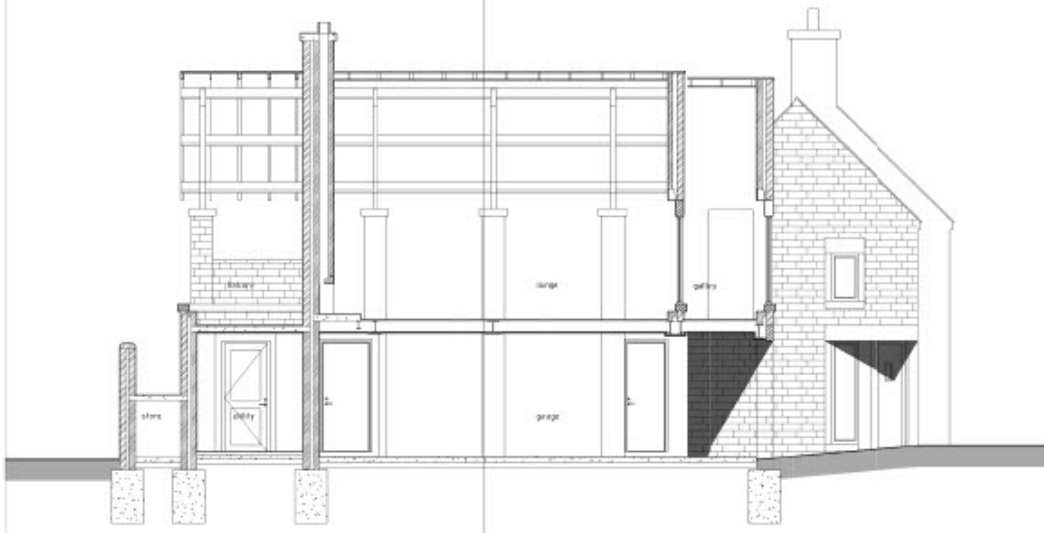
Use 'Furlex' galvan steel profile to manufacturer's instruction between new & existing masonry. Fill gap to outside with builder's mastic coloured to match stone.

Stair to use to be stone-based concrete spandrel (Fig 20) with max 42" pitch.

N.D.
All dimensions to be checked on site prior to commencement of building.
Any ambiguity or conflict to be brought to the attention of the architect.
On all scales from drawings.

Fig 1, 2, 4, 5, 7, 8, 10, 11, 12, 13, 14, 17, 20, 25 & 5.86 (N.D.)

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Extensions to 12 Browns Hill Crich		
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Proposed Sections & Roof Plan		
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Front Elevation



Rear Elevation

client.

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Extensions to
12 Browns Hill
Crich

drawing.

Proposed Elevations

scale.

drawing number.

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