

New timber double glazed units to match style and patterns as shown upon elevational drawings ensuring safety glazing at all critical locations throughout in accordance with BS 6262 class C. All glazing throughout to be K glass in accordance with part L approved document.

**VENTILATION**

Maintain min 50mm air space between top of insulation and underside of roofing felt using glide vane baffle vents in conjunction with glidevale or similar over fascia ventilators providing 10mm continuous ventilation area.

Window areas to be 1/10th floor area of rooms and double glazed. Habitable rooms to have window openable area of at least 1/20th floor area part of which is at least 1.75m above floor level with trickle ventilators of at least 8000mm sq. Bathrooms, w.c. and shower rooms to have mechanical extract ventilation capable of at least 15 litres per second. Windows to w.c. and bathroom to have Pilkington obscure glazing (Autumn)

**DRAINAGE**

All new drains shown to be flexible jointed 100mm Hepworth drain pipes laid to minimum 1:40 fall. Where drains pass through walls a lintel must be inserted over. Gullies to be back inlet type with wastes entering below grating level. All grates to be flush with the external surface levels. New inspection chambers to be circular polypropylene type with preformed base set on a 150mm concrete base. Downpipes to be connected to gullies. Provide 75mm deep bottle traps to all wastes. Provide 32mm diameter wastes to sinks. Provide 40mm waste to bath/showers. Provide svp with slow bend at base and balloon cage at head. Provide new 12mm pvc gutters and 64mm diameter downpipes to altered areas connected to gullies and return new drainage system.

**FIRST FLOOR CONSTRUCTION**

First floor construction to comprise of selected floor finish on 18mm 1 & g floorboarding on 50 \* 195 mm SC4 grade floor joists at 400 Cts. All joists to be well braced with herringbone strutting underside of ceilings to receive 12.5mm plasterboard and skim finish.

Lateral support to floors to be provided by 30 \* 5 mm galvanised retaining straps built into blockwork and screwed into joists with galvanised screws at 2.0m Cts.

Lateral support to be provided at Gable roof level by 30 \* 5 mm galvanised straps turned over uncut blockwork and taken back over first 3 rafters at 2.0m Cts well noggled between rafters.

Vertical strapping to be provided at eaves by vertical strapping at 2.0m cts in turn taken down wall face 900mm and screwed fixed.

**FOUNDATIONS**

All foundations to be 700 x 300mm concrete strip with reinforcement as required by the Local Authority to suit ground conditions. 1000mm minimum depth to formation level from adjacent ground level. Any steps in foundations level to have minimum 300mm overlap and depth. Foundations to be taken down to a level where they are not affected by tree roots. Foundations to be taken down to invert of drains where within 1000mm.

**FLOOR**

Floor construction to comprise selected floor finish on 75mm sand/cement screed on 150mm concrete floor slab on 65mm Polyform plus floor board insulation board or similar approved on 1200 gauge visqueen dpm on 50mm sand bedding on 150mm well compacted sulphate free hardcore to suit site conditions. Insulation to be placed vertically at perimeter.

**NOTES:**

All dimensions must be checked on site and not scaled from this drawing.

**CONSTRUCTION NOTES.**

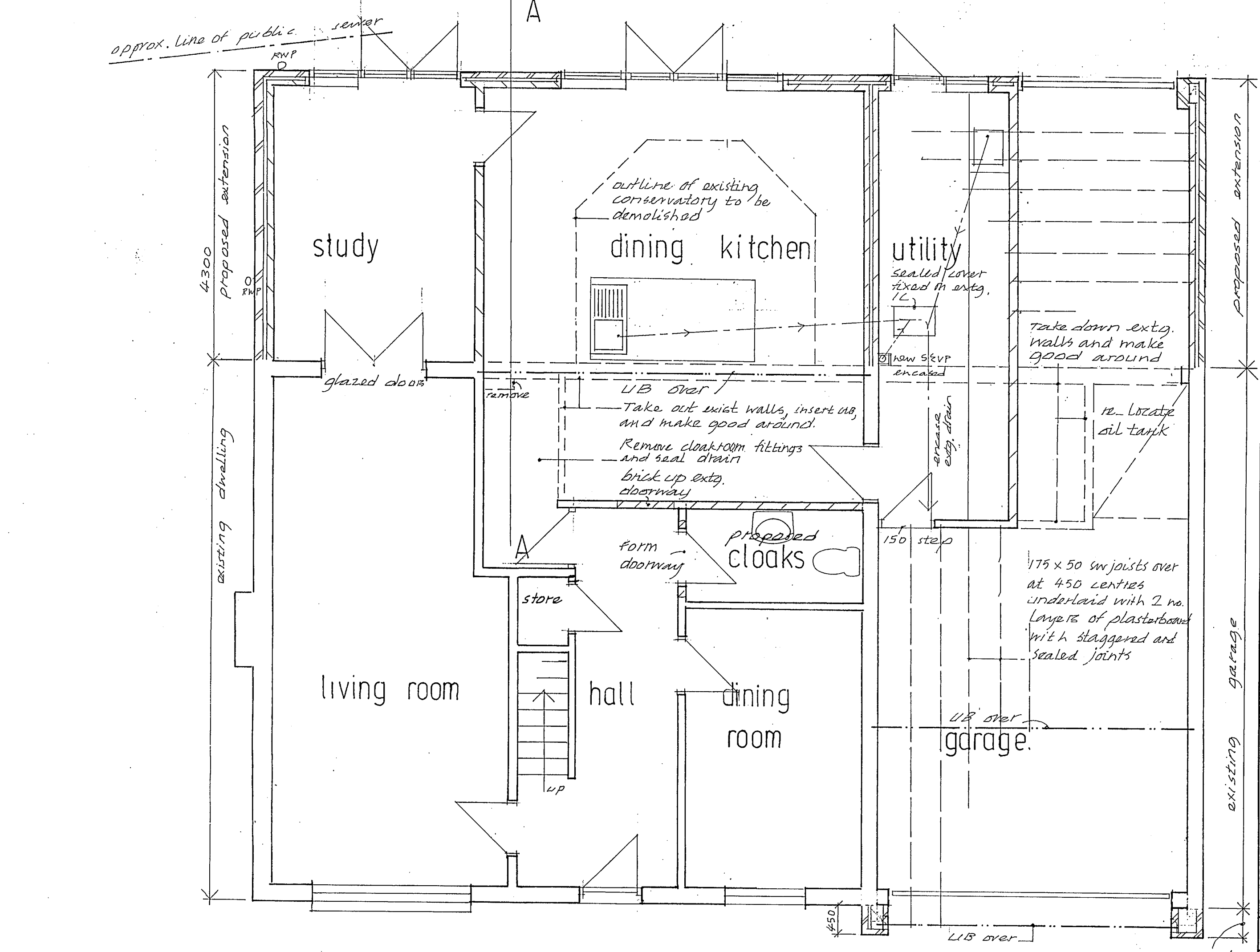
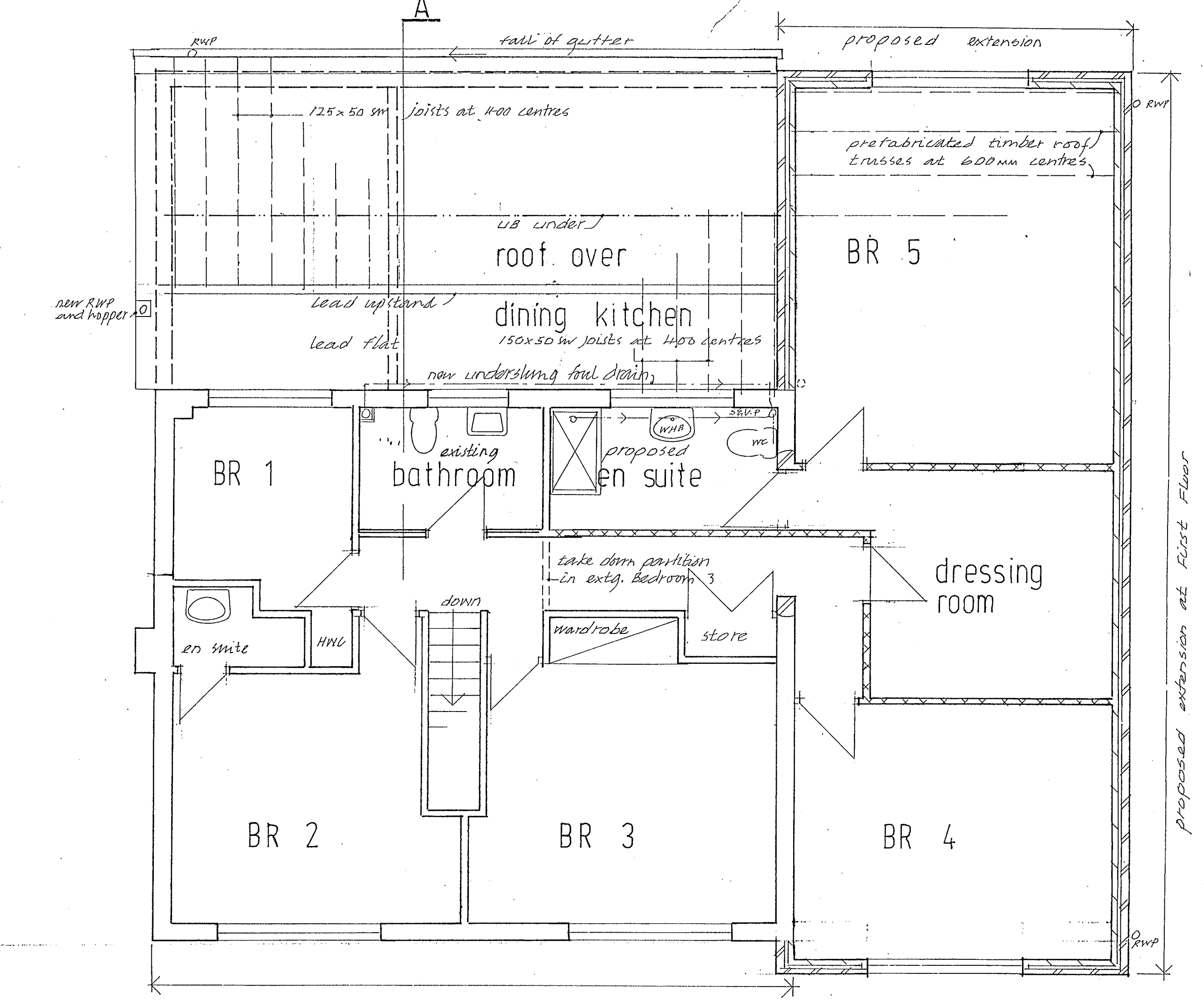
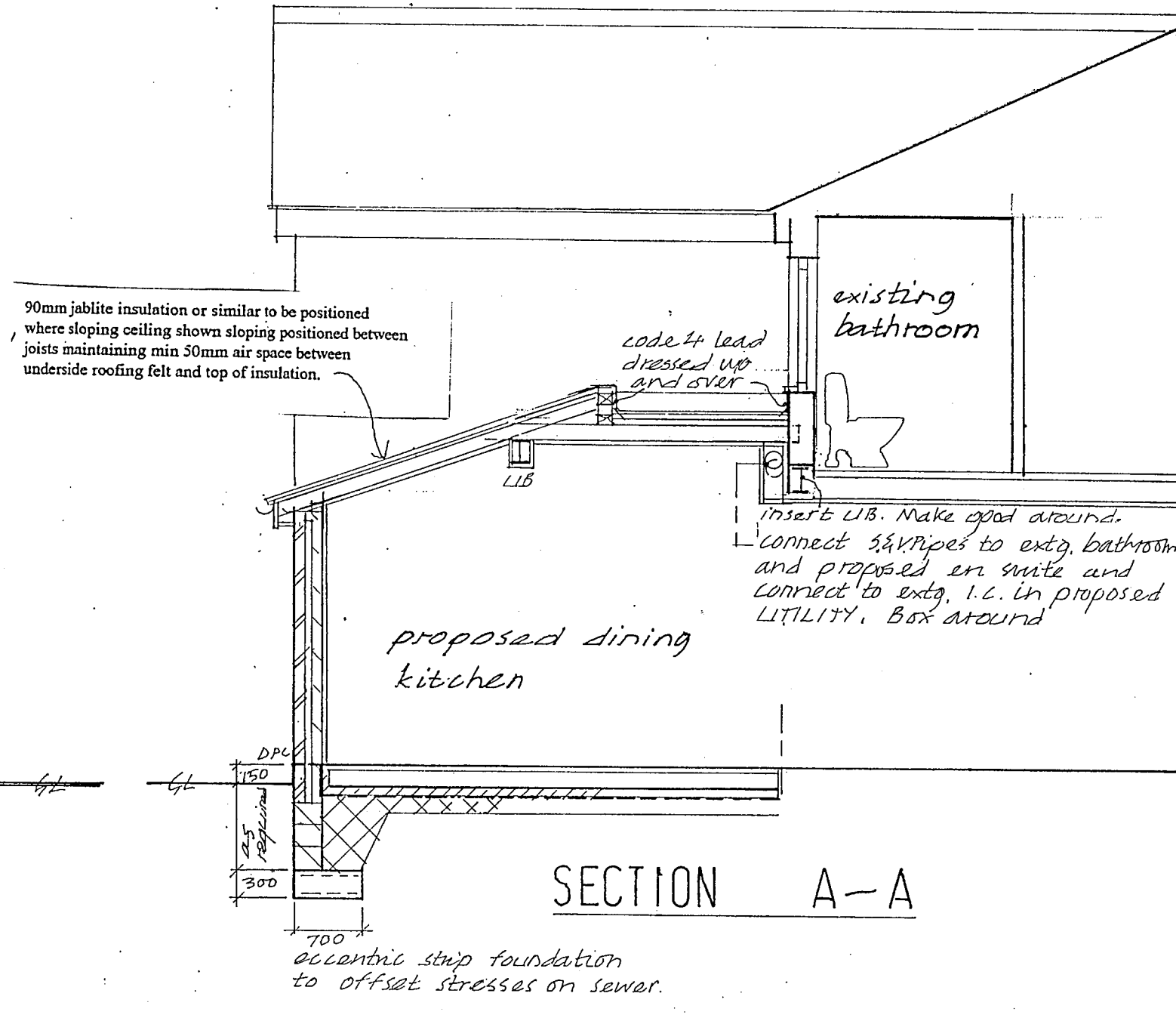
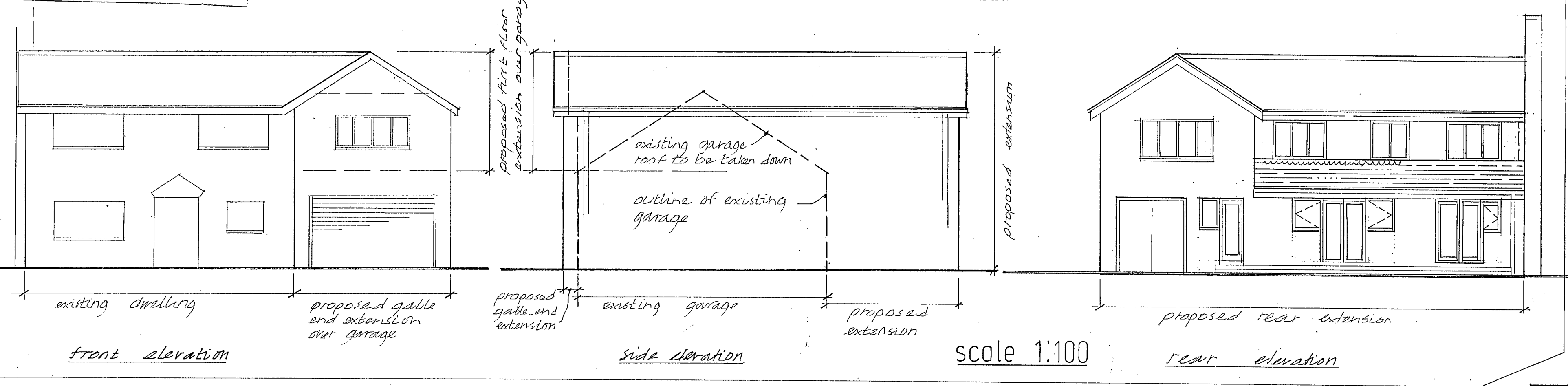
**ROOF over new bedrooms**

Roof construction to comprise clay tiles upon 38 x 25mm ov battens on Tyvek PRO vapour permeable roofing membrane on gangle trusses at 600mm cts with all bracing to comply with current regulations BS 5268 1998. All timbers to be anchored at 2m cts with 6 x 2mm MS straps and galvanised screws to all enclosing walls. Roof timbers to be fixed to 100 x 75mm timber wallplates. Provide 210mm Crown Wool cross layered quilt insulation first 100mm layer laid between joists, second 110mm layer cross layered and dressed down into cavity to prevent cold bridging. U value thro roof 0.18 Wm2 Oc. Position and install glide vane baffle vents between top of insulation and underside of roofing felt to maintain min 50mm air space. Roof pitch to be 45 degrees (approx). All structural timbers should be SC3 grade and treated with a spirit borne preservative. Corbelled brickwork eaves. Eaves and soffit details to be brickwork corbelled detail and ventilation to be provided by over fascia strip vents to eaves equal to 10 mm continuous air gap.

external walls to have maximum u value of 0.35/wsq degrees c. roof to have a maximum u value of 0.2/wsq degrees c. floor construction to have u value of 0.2/wsq degrees c.

**WALLS**

Main external walls to be facing brickwork with 85mm cavity with 85mm full fill Crown Dritherm insulation board or similar approved, internal skin to be 150mm celcon blockwork. Internal walls to be 100mm & 150mm celcon blockwork where shown and to be plastered with 12mm wet plaster finish. Stainless steel wall ties to be built in at 900mm horizontal and 450mm vertical centres to all areas in staggered rows, with ties for every 300mm in height around all openings. Provide pre insulated cavity closers inclusive of horizontal and vertical dpe's to all openings. Provide IG L1/S or similar approved lintels over all openings. Provide all cavity trays. Provide all lintels to altered openings incorporating pre formed weep holes to all external applications. All jambs and window/door reveals to have installed pre formed insulated cavity closers.



Date	Revisions

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Client  
Mr. and Mrs. Knight

Job Title  
Proposed Extensions  
at 3, Church Close,  
Ranton, Stafford,  
ST18 9JE

Drawing Title

Scale 1:50

Date OCT. 2007 Drawn by BJ

Drg. No. 5574-1 Rev.

FIRST FLOOR PLAN

GF PLAN